

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

OCTOBER 15, 2026

AGENDA

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

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

www.meadowviewattwincreeksccd.com

October 8, 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, October 15, 2026 at 6:00 p.m. at the Lake Houses at Beacon Lake, 850 Beacon Lake Parkway St. Augustine, Florida 32095.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment
- III. Approval of Minutes of the September 17, 2026 Meeting
- IV. Staff Reports
 - A. Landscape
 - B. District Counsel
 - C. District Manager – Update on the Fiscal Year 2026 Goals & Objectives
 - D. Amenity Manager
 - E. Operations Manager – Report
- V. Discussion of Suspension of Amenity Privileges
- VI. Discussion of Trees Within the Right of Way
- VII. Financial Reports
 - A. Financial Statements as of August 31, 2026
 - B. Assessment Receipts Schedule

C. Check Register

VIII. Engineer's Report – Discussion of Road Repairs

IX. Other Business

X. Supervisors' Requests and Audience Comments

XI. Next Scheduled Meetings – November 19, 2026 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095

XIII. 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, September 17, 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	District Counsel
Scott Lockwood	District Engineer
Jennifer Erickson	Amenity Manager
Christian Birol	Operations Manager
Rich Gray	Riverside Management Services
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 September 17, 2026 meeting.

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Public Comment

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes of the August 20, 2026 Meeting

A copy of the minutes of the August 20, 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 August 20, 2026 meeting minutes were approved as presented.

FOURTH ORDER OF BUSINESS**Staff Reports****A. Landscape**

Mr. Arnold went over the upcoming landscape projects. He informed the Board the area off the backside of the pond with the two fountains is staying wet from the drainage of the houses. It was also noted a palm is being tested for fungus as it is declining.

Mr. McNamee asked Mr. Arnold to stay on top of clearing the drain boxes on the multi-use path.

B. District Engineer – Discussion of Road Repairs

Mr. Ellis reported that piezometers were installed on Twilight and Convex to measure the groundwater levels. During a visual inspection, it was found that the ground is wet between the houses and at the edge of the roads and the water level is high on both sides of the roads. He believes that is due to drain off from the property next door to Beacon Lake. The soil is all sand, and the water appears to be moving through the soil well.

Mr. Lockwood recommended the Board authorize looking at Whirlwind and Arum as well. As for the drainage issues that were found on Twilight and Convex, he believes a solution is to install installing edge drains on either side of the roads. Three dry days are needed before Mr. Lockwood can confirm the ponds are draining properly. Additionally, he recommends the FPL right of way ditch for the trail road that is owned by the CDD be cleared out.

The Board discussed needing to find the source of the muck on the sides of the roads that is preventing water from flowing correctly and authorizing Legacy to do further testing.

Mr. Arias asked Mr. Ellis to attend the next meeting in person to go over the results. He also asked Ms. Buchanan to look into what needs to be done to file a complaint prior to the statute of limitations expire depending on the results of the tests.

On MOTION by Mr. Berman seconded by Ms. Brown with all in favor authorizing Legacy Engineering to test Fresnel,

Whirlwind, Arum, and Hutchinson and delegating the Chairman the authority to provide final approval was approved.

Ms. Buchanan asked if the Board would like to authorize an amount for staff to approve between meetings to keep the road drainage investigation process moving.

Mr. Berman and Ms. Brown indicated they were against authorizing anything higher than what staff is already authorized to spend.

C. District Counsel

There being nothing to report, the next item followed.

D. District Manager

There being nothing to report, the next item followed.

E. Amenity Manager – Information on Ping Pong Tables

Ms. Erickson provided an overview of past and future community events. Next, she presented some options for replacing the furniture in the TV room for a total of \$7,392.

Mr. Berman stated that he felt like right chairs was too much for the number of people that are typically watching TV.

On MOTION by Mr. Arias seconded by Mr. Berman with all in favor purchasing one couch and four chairs for the TV room for a total of \$4,292 was approved.

Next, Ms. Erickson suggested purchasing Kettler ping pong tables for outdoor use for a total of \$2,375.99 for the turf area at the request of residents.

On MOTION by Mr. McNamee seconded by Ms. Brown with all in favor purchasing one ping pong table for \$2,375.99 was approved.

F. Operations Manager**1. Report**

A copy of the operations report was included in the agenda package for the Board's review. Mr. Birol informed the Board that he's in the process of getting pricing to resurface the splash park, and the estimates are coming in around \$130,000 to \$150,000.

2. Ratification of Pool Pump Repairs

Mr. Birol informed the Board that the pool pump for the splash park went down just after the last meeting and was replaced for a total of \$6,500

On MOTION by Mr. Berman seconded by Ms. Brown with all in favor the replacement of the pool pump totaling \$6,500 was ratified

3. Proposal for Soccer Field Fence

Mr. Birol presented a proposal from Sterling Specialties to replace the fencing by behind the soccer goals with a thicker gauge fence for a total of \$3,460. He also gave an option of installing Plexi-glass behind the goals with the Beacon Lake logo, which would be pricey.

The Board's consensus was to table this item and ask Sterling if there are any other options.

FIFTH ORDER OF BUSINESS**Discussion of Liquor License**

This item was tabled.

SIXTH ORDER OF BUSINESS**Financial Reports****A. Financial Statements as of July 31, 2026**

Mr. Biagetti provided an overview of the financial statements, copies of which were included in the agenda package for the Board's review. There is a positive variance overall.

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 \$1,106,495.35 was included in the agenda package for the Board's review. It was noted the check register includes transfers to the general fund and capital reserve accounts in the amount of \$900,000.

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

SEVENTH ORDER OF BUSINESS**Other Business**

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS**Supervisors' Requests and Audience Comments**

Mr. Arias thanked the staff members for their efforts on the roadway issues and liquor license.

Mr. McNamee stated that the board needs to think about what needs to be done with the area where the fire pit was pulled out. Mr. Arias added that other items to think about are the beach erosion, the kayak launch, the splash pool resurfacing, and the weight/exercise room.

Mr. McNamee recommended instead of engaging residents on social media, board members should direct the residents to District staff to voice their concerns.

A resident asked if the security reports can be released to the residents.

Mr. Berman responded that he would not suggested releasing the detailed report to residents, but possibly a monthly safety update of things that have occurred that could affect everyone, or things that residents could look out for.

Tyler Thors recommended making sure Legacy Engineering is aware that time is of the essence when approval is given for the proposals to test the other areas and provide a report on the results.

A resident commented that the residents would like the Lakeside fire pit back. Next, she asked if the fountain at Lakeside is having issues again.

Mr. Arias responded that the fire pit became a safety hazard with the vandalism that kept occurring.

Mr. Birol responded that the fountain was shut off to avoid damaging the motor as it was not feeding water well. The fountain vendor is scheduled to look at it.

The resident suggested letting residents know when the fountain will be down for maintenance. Next, she asked if the sod will be repaired in the main landscaping areas from the e-bikes.

Mr. Birol stated that anything that gets put in the area gets destroyed immediately.

A resident asked if the gate and the rusted benches would be painted.

Mr. Birol responded that they would.

A resident stated that some people have planted trees between the sidewalks and the street and asked if that is an HOA or CDD issue.

Ms. Buchanan responded that typically the CDD owns that area, but the homeowner has the obligation to maintain it. Mr. Arias added that he does not recall anyone coming to the Board to ask for approval to plant a tree in those areas.

The Board's consensus was that the CDD would be in agreeance with the HOA that if there is no approval, the tree would have to be removed.

NINTH ORDER OF BUSINESS

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

TENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

C.

Meadow View at Twin Creeks Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☒ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☒ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☒ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☒ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☒ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☒ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☒ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☒ No ☐

Chair/Vice Chair:_____

Date:_____

Print Name:_____

Meadow View at Twin Creeks Community Development District

District Manager:_____

Date:_____

Print Name:_____

Meadow View at Twin Creeks Community Development District

E.

1.

Meadow View at Twin Creeks

10/15/2026

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

October 15, 2026

To: Board of Supervisors

From: Christian Birol
Field Operations Manager

Jennifer Erickson Amenity Manager

RE: Beacon Lake Field Operations & Amenity Management Report – October 15, 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 closed for the season
-

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.
 - **New Club - Croquet Club :** Meets each Tuesday at 9am
-

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
-

Community Entertainment

- **Live Music at the Pool - Violette** performing on 10/9 and Kenny Nuttuno and Jus Cuz concert on the lawn on 10/16
- **Vendor Village :** Sat. 10/17 11am-2pm
- **2nd Annual Haunted House** - Fri. 10/23 5pm DJ, food truck, movie on the lawn and haunted house

☀️ Classes, Camps & Youth Activities

- **Mary Time Music** - Session starts August 24th
 - **RoboThink** - Session started August 24th
 - **Home School Club** - Each Wednesday at 12pm, home school family join together to interact, do projects and team build
 - **Kid's Fall Art Day:** 10/17 Water color and pumpkin decorating.
-

🌸 Creative Workshops

- **Floral Arrangement Class:** 11/17 Coastal Blooms hosting floral class
-

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

- **LaLa Pooloza:** 9/12/2026



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

Completed daily inspections of all amenity areas, parks, courts, event spaces, food-truck alley, and trash stations.

Checked and adjusted pool chemicals daily to maintain proper balance and compliance.

Replaced Lakeside Park hinges after tightening existing hardware did not resolve the issue.

Corrected battery/chirping alarm issue on pool deck gate.

Lakeside Fountain & Lighting repaired.

Spot-painted/repainted gate areas at Lakeside and The Landings to improve appearance and prevent rusting.

Repaired damaged wind screens at the tennis courts.

Soccer Gate repaired and returned to normal operation

Fire-Pit Gate Push-bar alarm repaired and tested

Patched and repaired fence sections where full replacement was not required.

Phase 4 light pole issue addressed and corrected

Electrical pole issue addressed and corrected.

Installed yard-sale signs at the Phase 4 entrance/711 and main entrance.

Repainted “No Parking” signs in the small field on Windermere Way.

Addressed the no-parking issue at 500 Loosestrife.

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



Meadow View at Twin Creeks CDD – Security Log

Park Violations & Juvenile Harassment (Lakeside Park)

- **Date:** September 18, 2026 (Post Orders / Areas of Concern)
- **Issues:**
 - **E-Bikes & Scooters:** An influx of kids bringing bikes and e-bikes into Lakeside Park during busy after-school hours (4:00 PM – 6:00 PM). E-bikes were reported speeding, riding on grass/field areas, and performing wheelies.
 - **Behavioral Issues:** Juveniles dancing on tables, using profanity, and engaging in reported harassment toward security personnel.
 - **Non-Resident Access:** Non-residents entering the resident-only Lakeside Park

Meadow View at Twin Creeks CDD – Movie Room Furniture Options

ROOMS TO GO®

YC
Jc

LIVING ROOMS BEDROOMS DINING ROOMS MATTRESS PATIO KIDS & TEENS RUGS & DECOR ONLIN

Online Cart (3 Items)



Camelot Slate Blue Leather Chair
SKU: 1438255P
Quantity: ⊖ 3 ⊕
Protect Your Purchase:
☐ Three (3) Years Furniture Service Contract ... \$134.40 [What's Covered?](#)

[Remove](#) [Move to Favorites](#)

TOTAL

\$1344

CHECKOUT NOW

\$179 delivery fee



Chesterfield Chair, Faux Leather Chair with Tufted Backrest & Nailhead Trim, Mid Century Square Arm Chesterfield Couch, Upholstered Armchair with Solid Wood for Living Room Office Apartment, Blue

[Visit the EYBCT Store](#)
[Search this page](#)

\$358⁹⁹

Or \$119⁶⁶ /mo (3 mo). [Select from 1 plan](#)

[Get a \\$125 Amazon Gift Card instantly](#) upon approval and acceptance of the Prime Business Card. No annual fee.

 Buying multiple items? [Go to multi-select](#)

Color: **Blue Square Armrest**



\$39.98 Delivery fee



Blue Faux Leather Accent Chair, Oversized Tufted Armchair with Side Pockets

TYBOATLE Leather Reading Chair, Wider Armchair with Mid-Century Modern Design, Office Bedroom Lobby, Blue

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-27% **\$153⁹⁹**

List Price: ~~\$209.99~~

Or **\$51³³** /mo (3 mo). [Select from 1 plan](#)

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Size: **1pc**

1pc

2pcs

Color: **Blue**

Free Delivery

2.

THIGPEN

HEATING & COOLING, INC.

Since 1962

Service Estimate: 051522

Requested Date: 10/07/2026

Division: THIG

Customer P.O.:

Total Cost: 12,139.00

Page: 1

Bill To : 123452

Meadow View At Twin Creeks CDD
850 Beacon Lake Pkwy
Saint Augustine, FL 32095
Phone :(904) 217-3052

Location : 123452

Meadow View At Twin Creeks CDD
850 Beacon Lake Pkwy
Saint Augustine, FL 32095
Phone:(904) 217-3052 Fax:

Requested By	Contact	Authorized	SA. No.
Jennifer	Multiple	Jennifer	
Terms	Telephone	Quote Auth Date	Prepared By
DUE UPON RECEIPT	(904) 217-3052		scomay

# Unit	Description	Brand	Model	Serial
107518		MISC	40RUAA08A2A6	4817U13322
quote to replace evaporator coil in Carrier AHU with serial # 4817U1332 Pump remaining refrigerant into compressor section replace evaporator coil and filter drier.evacuate coil section to below 500 microns check and adjust charge to factory specs as needed any additional refrigerant needed additional to quote will be billed out @ \$78.00 per lb. 1 year warranty on parts 90 day warranty on labor.				

Qty	Description	Price	Extended
1	Uncased Coil 7..5. Ton UP/DN/HZ C/HP R410-Brand A includes pumpdown and drier	12119.00	12119.00
1	Commercial Environmental Fee	20.00	20.00
Material Subtotal			12,139.00

Subtotal :	12,139.00
Total :	12,139.00
Estimate Total :	12,139.00

Customer Signature _____ Print _____ Date _____

3.



1512 Millcoe Road, Jacksonville FL 32225 / Phone: (904) 724-8967 / Fax: (904) 724-8155
CPC # 1457065

Prepared for	Beacon Lakes - SPLASH PAD	Date	10.08.2026
Located at	850 Beacon Lakes	Cell:	-
	0	Contact	-
Email	chris@rmsnf.com	Wheel:	Pump:
		POOL SIZE	4120 SPA SIZE 0

GATE CODE 0

Prep and plaster the pool, ##### sq ft, located at the address above.

Included Services / Warranty

Drain & Secure / Pool Wash / Bond Kote
15 year PEBBLE plaster material warranty
5 Year warranty on labor

PROJECT DETAILS

QTY included INCLUDES WHITE PEBBLE FINISH AS DIRECTED BY THE DEPARTMENT OF HEALTH

1	DRAIN AND SECURE POOL.
295	REPLACE 6 X6 SMOOTH WATERLINE TILE, INCLUDING DEPTH MARKERS TO MEET SATE CODES.
165	INSTALL 6 X 6 NON-SKID TILE ON GUTTER LIP, INCLUDES GUTTER FITTINGS.
0	REPLACE 6 X 6 MUDCAP BACKSPLASH TILE.
200	INSTALL NEW 2 X 6 STEP TRIM TILE.
119	INSTALL NEW DEPTH MARKERS.
30	INSTALL NEW BREAK LANE TILE.
0	INSTALL NEW RACE LANE TILE.
0	REMOVE AND REPLACE ROPE ANCHORS.
165	GUTTER CHIP-OUT.
0	REMOVE AND INSTALL NEW HANDRAIL(S).
0	REMOVE AND INSTALL NEW LADDER(S).
3	INSTALL NEW VGB MAIN DRAIN FRAME AND GRATES.
0	INSTALL NEW RETURNS.
2	INSTALL NEW LIGHTS.
17	REMOVE AND REPLACE FLOORHEADS.
1	INSTALL NEW RECESSED STEPS.
0	REMOVE AND REPLACE COPING.
1	INSTALL NEW RECESSED STEPS.
0	REPAIR EXPANSION JOINT WITH LIKE MATERIAL.

****IF POOL NEEDS A FULL CHIP OUT, PLEASE ADD \$41,200.00**

INCLUDES PERMITS AND ASSOCIATED FEES AND SUBMISSION OF VGB TO HEALTH DEPARTMENT.
OWNER RESPONSIBLE FOR CHEMICALS AND MAINTENANCE.

PRICE GOOD FOR 30 DAYS

TOTAL FOR THE ABOVE SERVICES	\$153,760.78
25% DOWN PAYMENT DUE UPON CONTRACT SIGNING	\$38,440.20
50% PAYMENT DUE 7 DAYS BEFORE PLASTER	\$76,880.39
25% FINAL PAYMENT DUE UPON DOH INSPECTION	\$38,440.20

START WEEK GIVEN UPON DEPOSIT PAYMENT RECEIVED AND SIGNING THIS CONTRACT

CUSTOMER MUST NOTIFY TEMPOOL OF DECK WORK BEING DONE

ESTIMATED START WEEK :

PERMITS MUST BE PULLED PRIOR TO STARTING THE PROJECT.

In the event that payment is not made to Tempool Inc. as set out in this agreement, customer agrees to pay all costs of collection, including a reasonable attorney's fee and court costs.

Notes: In the unlikely case that work cannot continue due to high water tables and Tempool Inc. has to install one or more well points to remove water from the work area, the customer must be aware that there will be an additional fee and a new quote will be provided for this addition. Tempool Inc. will not be held liable for any damage to the project or materials due to vandalism or theft. When installing new tile, it is at the contractor's discretion whether the existing tile is to be removed prior to installing the new tile. This bid is based on there being no hidden conditions that are not visible. Plaster, paver, deck stain, and tile materials are subject to natural and manufacturing variations in shade, color, and texture. Swimming pool remodeling and its process are all hand finished and subject to variability in installation, such as trowel marks, thickness of grout lines, and paver cuts. Upon commencement of the work, the entire pool area shall be closed to homeowner and resident access. The Contractor shall not be responsible for any damage due to vandalism caused by a lack of security. Repair of any damage caused by these activities shall be considered extra. Tempool not responsible for any crack repairs and / or expansion joint leaks. In the event that payment is not made as set out in the above agreement, customer agrees to pay all costs of collection, including attorney's fee and court costs.

In the event that the Building and/or Health Department find any items or repairs NOT outlined on this contract, there will be an estimate provided and you agree to cover all additional cost. Tempool not responsible for any DOH closures not related to the work outline above.

Tempool Inc. Date: _____

Management / Authorized signer Date: _____

OWNER NAME AS ON PROPERTY APPRAISERS _____

OWNERS MAILING ADDRESS AS ON SUNBIZ _____

OWNER'S PHONE NUMBER _____

EMAIL _____

HEALTH DEPARTMENT NUMBER _____

PLASTER FINISH COBALT WHITE _____

TILE COLOR CHOICE _____

GATE CODE _____



Beacon Lakes Splash Pool

POOL REMODEL PROPOSAL

Joe Brown

Coastal Pool Care, LLC

8/28/26

PROPOSAL

Re-Plaster POOL.....\$132,818

Plaster/price includes: all labor and materials to drain, secure, power wash, prep and plaster with standard white Cove blue pebble finish. The entire surface will be pressure washed with a high-power pressure washer to remove all poorly bound marcite from existing surface. Contractor will remove all loose materials and haul off premises. Prep involves draining of pool, removing loose material and application of bond-coat for correct Plaster cohesion. **Limited Lifetime manufacturer's material warranty** on Marcite material (manufacturer conditions apply). Price to include **new white goods** (main drain frame and grate, return fittings, etc.). Price may vary depending on the exact finish material the customer chooses. Prices include the necessary notice and paperwork required for the Department of Health.

POOL RE-PLASTER

1) Remove existing material around all fixtures and fittings and replace with new SP1022

fittings

2) Pressure clean the entire pool surface removing any degraded or hollow material

3) Demo gutters to original concrete

5) Install new 12X12 anti-vortex code compliant main drains

6) Install SGM bond-kote bonding agent over prepared surface

8) Install Cove Blue on the entire surface of pool

9) Install Cove Blue on gutters and steps

RemarcitePerimeter Drain.....\$4,362.82

We will chip and demolish the existing gutter (approximately 205 linear feet). We will remove the existing gutter

grates and throats and make the necessary adjustments to achieve the proper slope of the gutter. We will adjust the

tile line and gutter heights to achieve the necessary 2-inch slope required by the Health Department Code. The

above cost includes the labor and materials to demolish the existing surface, properly prepare the surface with

bonding agent, and plaster to meet required building codes. The price also includes replacement of the 21 throats

and grates.

Pool Tile

.....**\$16,974.35**

Prepare existing tile surface and install new waterline tile around the pool and skimmer.

NEW TILE

- 1) Remove existing tile and down chip for new tile install
- 2) Install bonding agent over prepared tile line surface
- 3) Install 410 linear feet of 6X6 bullnose tile color TBD
- 4) Install 410 linear feet of 6X6 waterline tile color TBD
- 5) Install 125 linear feet of 2X6 nonskid cap tile on steps and benches
- 6) Install new Lap Lane Tile and Targets

Permit Fee**\$1,200**

Permit cost for application and county fees

Exclusions:

- Deck repair/work/paint
- Electrical work/repair (including potentially damaged conduit for lights)
- Light Transformers -
- Fence repair (should not be needed)
- Chemical Feeders
- Pump repair/replacement
- Entry stair handrail and/or Grab Bar replacements

Note: Due to the nature of renovation work, there may be problems unforeseen at this point. With notification to the customer first, CPC reserves the right to use any additional material and/or labor necessary to correct any problems that may arise. By signing this agreement, I understand that this is a renovation and not new construction. Due to the nature of going over an existing, imperfect surface; the new plaster may have streaks, swirls, or other imperfections within the surface. The new tile is going over existing tile and may have imperfect texture. We will make every effort to create a perfect surface, however, cannot guarantee that some imperfections may not be noticed. Your project may be videoed or photographed during the renovation process. By signing this agreement, you agree that the video/photographs are the property of CPC and affiliates and can be used for future marketing purposes.

Time for Completion: A replaster takes approximately Thirty (30) days of labor to complete upon the start of the renovation. Due to the nature of the preparation work, pressure washing of the pool, settling, and drying of the new pool plaster finish, these 30 days of labor are completed over a 6 to 8-week time period depending on the weather conditions. Please be patient with our progress, you will appreciate the attention to detail. Due to the nature of material orders, supply chain delays and deliveries, the exact completion time may vary.

Payment Terms: $\frac{1}{2}$ of payment down upon agreement execution, 25% upon completion of pool tile, 20% upon completion of marcite, 5% balance due upon job completion.

Acceptance: If you wish to accept the above estimate, please sign down below and email back to us jb@coastalpoolcare.net. Once we have received both ½ down and the signed proposal, we will be able to schedule your renovation. This proposal is valid for 60 sixty days from the proposal date above.

Thank you for your consideration of Coastal Pool Care. Should you have any questions, please do not hesitate to give us a call. We look forward to earning your business.

Customer Signature:

Date



904.710.8161
clayton@cbussenterprises.com
www.cbussenterprises.com
152 Lipizzan Trail
Saint Augustine, FL 32095

October 10, 2026

Ms. Jennifer Erikson
Riverside Management
850 Beacon Lake Parkway
St. Augustine, FL 32095

Meadow View at Twin Creeks CDD
850 Beacon Lake Parkway
St. Augustine FL, 32095
Beaconmanager@rmsnf.com

COMMERCIAL SPLASH PARK REFINISHING PROPOSAL. (VOID AFTER 30 DAYS)

SCOPE OF WORK:

- Complete Commercial Splash Park Pool Refinish and Verification of Entrapment Safety --Features forms for St. Johns County Department of Health.
- Obtain St. Johns County Building Department Permit.
- The 3,852SQFT Splash Park Pool shall be drained in a professional manner, using pump(s) and or existing well points as needed.
- Complete chip-out, mechanically scarify down to solid substrate, 5000PSI hydro blast and prepare wall and bottom surfaces of pool.
- Cut off and chip out the existing 386LFT perimeter overflow gutter. Level overflow gutter drains. Rebuild and level the gutter to maintain proper slope to the gutter outlets and backsplash tiles.
- Inspect the shell of the spa and the hydraulic pressure beneath the pool through the access hole.
- Replace hydrostatic valves.
- Chip out around all penetrations and lights and apply waterproofing hydraulic cement.
- Pneumatically Apply Multicoat bonding and waterproofing agents.
- Install new 6x6 smooth flat Backsplash Tiles
- Install new Depth Markers in backsplash tile.
- Install non-skid mudcap tiles on benches and steps.
- Chip down 3FT Beach Entry Marcite to Allow for New Marcite Cohesion.
- *Replace one (1) Expansion Joint w/ SikaFlex Membrane and install new 2"X2" Non-Skid White tile on both sides of Joint.
- Install new floor and Leak stopper wall return fittings.
- Install new VGB main drain frames and grates.
- Apply plaster material to pool walls and bottom and hand trowel to proper finish.
- Refill and chemically balance water. Owner is responsible for the water bill.

Option 1:

Refinish Pools per above with CLI Krystal Krete QUARTZ

(10-Year Manufacturer Warranty)\$118,950.00

Option 2:

Refinish Pools per above with Element Series Cobalt White PEBBLE

(15-Year Manufacturer Warranty)\$135,460.00



904.710.8161
clayton@cbussenterprises.com
www.cbussenterprises.com
152 Lipizzan Trail
Saint Augustine, FL 32095

Meadow View at Twin Creeks

This Job is expected to take 3-4 Weeks once the Pool is drained and work commences, weather permitting.

This project will be performed in a timely manner with myself as the contractor on the job during each phase of the work and completing the work at hand. This project will not run simultaneously with any other job and will be top priority. The jobsite will be kept clean and free from trash and rubbish. A 14' Dump Trailer will be left on site during construction and dumped periodically. All other tools will be picked up daily and not left on site. The spa will be drained in a professional manner and secured by a dewatering pump with well points (as needed) and relief holes through the pool shell/bottom to ensure proper ground water control.

Tile selections will be made and approved by Meadow View at Twin Creeks BOD. There are many colors to choose from.

After the Pool is plastered and filled with water, C. Buss Enterprises will initiate the National Plasters Council Start Up Process of the pool to ensure proper chemical balance and customer satisfaction. After the pool is chemically balanced and satisfactory, the County will be notified for reinspection to have the pool reopened.

Notes: This bid is based upon there being no hidden conditions that are not visible from deck side. **A 5-year labor warranty from the Contractor applies.** This bid is based on using existing wellpoints. Cementous finish materials are subject to natural variations in shade, color, and texture. The finish material is a hand mixed, hand troweled and hand exposed application and is subject to natural variations in appearance and workmanship. Examination of the finish shall be in accordance with the National Plasters Council guidelines. Repair of loose rail anchor cups, if needed, shall be a billable extra. Upon commencement of the work, the entire pool area shall become a designated construction site. Due to the inherent safety problems associated with the nature of the work, the area shall be closed to all homeowner and all resident access. The Contractor shall not be responsible for any damage due to vandalism caused by a lack of security. Repair of any damage caused by these activities shall be considered an extra. Subcontractors under the direction and supervision of the refinish contractor shall accomplish phases of this renovation. In the event that payment is not made as set out in this agreement, customer agrees to pay all costs of collection, including a reasonable attorney's fee and court costs.

Terms: The Owner agrees to comply with the following schedule:

10% with Contract

50% upon Commencement

Remaining Balance due upon water fill.

Clayton Buss

October 10, 2026

Clayton Buss, President C. Buss Enterprises

Date

Meadow View at Twin Creeks Representative

Date

SEVENTH ORDER OF BUSINESS

A.

Meadow View at Twin Creeks
Community Development District

Unaudited Financial Reporting
August 31, 2026



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Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

August 31, 2026

	General Fund	Debt Service Fund	Capital Project Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
<u>Cash:</u>					
Operating Account-Wells Fargo	\$ 17,680	\$ -	\$ -	\$ 1,075	\$ 18,755
Operating Account-Seacoast Bank	103,892	-	-	182,497	286,389
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	-	-	-	-	-
<u>Investments:</u>					
General Fund Custody	359,066	-	-	-	359,066
State Board of Administration (SBA)-GF	215,538	-	-	-	215,538
General Fund Reserve-Seacoast	500,923	-	-	-	500,923
State Board of Administration (SBA)-Fence Easement	100,396	-	-	-	100,396
Fence Easement-Seacoast	1,770	-	-	-	1,770
State Board of Administration (SBA)-Capital Reserve	-	-	-	5,174	5,174
<u>Series 2016</u>					
Reserve	-	-	-	-	-
Revenue	-	-	-	-	-
Prepayment	-	-	-	-	-
<u>Series 2026</u>					
Revenue	-	2,303	-	-	2,303
Interest	-	82,248	-	-	82,248
Prepayment	-	-	-	-	-
Cost of Issuance	-	14,420	-	-	14,420
<u>Series 2018</u>					
Reserve A1	-	216,357	-	-	216,357
Revenue A1	-	330,902	-	-	330,902
<u>Series 2019</u>					
Reserve	-	91,058	-	-	91,058
Revenue	-	135,358	-	-	135,358
Prepayment A1	-	-	-	-	-
<u>Series 2020</u>					
Reserve A1	-	44,276	-	-	44,276
Revenue A1	-	68,702	-	-	68,702
Prepayment A1	-	1,050	-	-	1,050
<u>Series 2021 Ph3B</u>					
Reserve	-	138,806	-	-	138,806
Revenue	-	105,340	-	-	105,340
Prepayment	-	0	-	-	0
Construction	-	-	25,729	-	25,729
<u>Series 2021 Ph4</u>					
Reserve	-	210,450	-	-	210,450
Interest	-	-	-	-	-
Revenue	-	145,646	-	-	145,646
Prepayment	-	-	-	-	-
Construction	-	-	36,479	-	36,479
Due From Developer - BBX RETAINAGE	-	-	-	-	-
Prepaid Expenses	7,916	-	-	-	7,916
Deposits	3,760	-	-	-	3,760
Total Assets	\$ 1,315,863	\$ 1,586,917	\$ 62,208	\$ 188,746	\$ 3,153,734

Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

August 31, 2026

	General Fund	Debt Service Fund	Capital Project Fund	Capital Reserve Fund	Totals Governmental Funds
Liabilities:					
Accounts Payable	\$ 47,669	\$ -	\$ -	\$ 6,500	\$ 54,169
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	\$ 47,669	\$ -	\$ -	\$ 6,500	\$ 54,169
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 7,916	\$ -	\$ -	\$ -	\$ 7,916
Deposits	3,760	-	-	-	3,760
Restricted for:					
Debt Service	-	1,586,917	-	-	1,586,917
Capital Project			62,208	-	62,208
Assigned for:					
Capital Reserve Fund	-	-	-	182,246	182,246
Capital Reserves	-	-	-	-	-
Unassigned	1,256,518	-	-	-	1,256,518
Total Fund Balances	\$ 1,268,194	\$ 1,586,917	\$ 62,208	\$ 182,246	\$ 3,099,565
Total Liabilities & Fund Balance	\$ 1,315,863	\$ 1,586,917	\$ 62,208	\$ 188,746	\$ 3,153,734

Meadow View at Twin Creeks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	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	50,681	25,681
Restricted Easement Fence Fund	-	-	9,000	9,000
Facility Revenue	20,000	20,000	24,423	4,423
Revenue Share	-	-	983	983
Total Revenues	\$ 2,297,864	\$ 2,297,864	\$ 2,353,814	\$ 55,950

Expenditures:

General & Administrative:

Supervisor Fees	\$ 9,600	\$ 9,600	\$ 9,800	\$ (200)
PR-FICA	734	734	750	(15)
Engineering	36,000	33,000	34,089	(1,089)
Attorney	30,000	27,500	19,017	8,483
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	13,261	13,019	241
Trustee Fees	24,241	24,241	20,497	3,744
Management Fees	60,289	55,265	55,265	-
Information Technology	1,865	1,709	1,710	-
Website Maintenance	1,336	1,224	1,225	-
Website Hosting	3,600	3,300	-	3,300
Telephone	700	700	1,038	(338)
Postage & Delivery	1,600	1,600	2,919	(1,319)
Insurance General Liability/Public Officials	9,824	9,824	9,256	568
Printing & Binding	2,300	2,300	2,849	(549)
Legal Advertising	1,500	1,500	2,241	(741)
Other Current Charges	1,600	1,600	2,357	(757)
Office Supplies	300	275	9	266
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 223,003	\$ 210,682	\$ 199,088	\$ 11,594

Meadow View at Twin Creeks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
<i>Operations & Maintenance</i>				
Amenity Center Expenditures				
<i>Utilities</i>				
Telephone/Cable/Internet	\$ 14,902	\$ 13,660	\$ 14,850	\$ (1,190)
Electric	48,000	44,000	35,377	8,623
Water/Sewer/Irrigation	55,000	50,417	44,948	5,469
Gas	2,500	2,292	2,369	(77)
Trash Removal	9,860	9,860	17,803	(7,943)
<i>Security</i>				
Security Monitoring	1,440	1,320	1,220	100
Gate Monitoring	32,500	29,792	31,001	(1,209)
Gate Repairs	3,000	2,750	1,377	1,373
Access Cards	1,500	1,375	1,058	317
Contacted Security	30,000	27,500	10,914	16,586
Roving Security	-	-	24,883	(24,883)
<i>Management Contracts</i>				
Facility Management	104,652	95,931	95,931	0
Facility Attendant	41,498	38,040	40,187	(2,147)
Pool Attendants	61,479	56,356	49,338	7,017
Pool Monitors	6,000	6,000	12,548	(6,548)
Trash Collection	-	-	2,747	(2,747)
Canoe Launch Attendant	2,000	1,833	-	1,833
Field Management / Admin	100,700	92,308	92,308	-
Pool Maintenance	21,000	19,250	13,629	5,621
Pool Chemicals	29,044	26,624	25,356	1,268
Janitorial	31,940	29,278	21,725	7,553
Facility Maintenance	103,200	94,600	87,288	7,312
Private Event Attendant	6,500	6,500	10,192	(3,692)
Repairs & Maintenance	62,800	62,800	86,369	(23,569)
Pressure Washing	10,000	9,167	8,784	383
Food Service License	600	550	492	58
Community Website Services	3,600	3,300	3,340	(40)
Subscriptions	4,000	3,667	1,809	1,858
Pest Control	2,878	2,638	2,621	16
Supplies	1,800	1,650	-	1,650
Furnitures, Fixtures & Equipment	5,000	4,583	846	3,737
Special Events	25,000	22,917	24,917	(2,000)
Holiday Decorations	20,000	20,000	27,262	(7,262)
Fitness Center Repairs/Supplies	5,500	5,042	925	4,116
Office Supplies	2,050	1,879	1,733	146
ACA++SCAP/BMI Licenses	800	733	-	733
Property Insurance	74,906	74,906	66,270	8,636
Permit and License	850	779	575	204
Rental and Leases	-	-	19,357	(19,357)
Subtotal Amenity Center Expenditures	\$ 926,499	\$ 864,296	\$ 882,347	\$ (18,051)

Meadow View at Twin Creeks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Ground Maintenance Expenditures				
Hydrology Quality/Mitigation	\$ 6,400	\$ 5,867	\$ -	\$ 5,867
Electric	36,321	33,294	30,030	3,264
Landscape Maintenance	592,940	543,528	549,327	(5,799)
Mulching	73,664	67,525	45,410	22,115
Annuals Rotation	52,020	47,685	26,010	21,675
Landscape Contingency	74,000	67,833	32,461	35,372
Tree Removal	15,000	13,750	5,027	8,723
Lake Maintenance	31,118	28,525	28,525	-
Grounds Maintenance	41,400	37,950	29,706	8,244
Pump Repairs	15,000	15,000	18,865	(3,865)
Streetlighting	87,000	79,750	78,865	885
Streetlight Repairs	5,000	4,583	3,168	1,415
Irrigation Repairs	40,000	36,667	26,653	10,014
Miscellaneous	2,500	2,292	25	2,266
Contingency	26,000	23,833	9,509	14,324
Capital Reserve	50,000	50,000	50,000	-
Subtotal Ground Maintenance Expenditures	\$ 1,148,362	\$ 1,058,082	\$ 933,580	\$ 124,502
Total Operations & Maintenance	\$ 2,074,861	\$ 1,922,378	\$ 1,815,927	\$ 106,451
Total Expenditures	\$ 2,297,864	\$ 2,133,060	\$ 2,015,015	\$ 118,045
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 338,799	
<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	\$ -		\$ 115,930	
Fund Balance - Beginning	\$ -		\$ 1,152,264	
Fund Balance - Ending	\$ -		\$ 1,268,194	

(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	2,521	-	50,681
Restricted Easement Fence Fund	600	1,200	600	600	-	1,200	1,800	600	600	1,200	600	-	9,000
Facility Revenue	4,555	2,250	1,813	650	1,288	1,350	1,275	5,438	2,481	275	3,050	-	24,423
Revenue Share	-	-	-	-	-	-	-	66	196	508	213	-	983
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	\$ 6,384	\$ -	\$ 2,353,814
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ -	\$ 1,600	\$ 800	\$ 800	\$ 800	\$ 400	\$ 1,600	\$ 1,600	\$ 600	\$ 800	\$ -	\$ 9,800
PR-FICA	61	-	122	61	61	61	31	122	122	46	61	-	750
Engineering	7,598	2,505	3,994	1,721	2,458	-	6,116	3,824	1,302	1,129	3,443	-	34,089
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	964	-	13,019
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	5,024	-	55,265
Information Technology	155	155	155	155	155	155	155	155	155	155	155	-	1,710
Website Maintenance	111	111	111	111	111	111	111	111	111	111	111	-	1,225
Telephone	83	-	55	88	78	86	120	109	104	189	126	-	1,038
Postage & Delivery	63	418	41	190	76	169	322	155	101	1,277	107	-	2,919
Insurance General Liability/Public Officials	9,256	-	-	-	-	-	-	-	-	-	-	-	9,256
Printing & Binding	39	23	41	45	57	50	113	76	237	2,132	36	-	2,849
Legal Advertising	96	97	97	96	96	272	99	294	289	691	114	-	2,241
Other Current Charges	201	55	86	114	153	98	431	123	113	709	274	-	2,357
Office Supplies	1	1	1	1	1	1	1	1	1	1	1	-	9
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	\$ 13,870	\$ 11,217	\$ -	\$ 199,088

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	\$ 1,425	\$ -	\$ 14,850
Electric	3,431	2,932	2,848	3,407	3,152	2,639	3,036	3,044	3,313	3,827	3,749	-	35,377
Water/Sewer/Irrigation	4,691	3,125	5,495	4,284	5,098	3,814	2,871	4,539	3,192	3,688	4,151	-	44,948
Gas	124	14	167	27	374	185	266	194	260	475	284	-	2,369
Trash Removal	983	982	1,168	1,208	1,027	989	1,083	1,724	1,724	4,280	2,634	-	17,803
Security													
Security Monitoring	111	111	111	111	111	111	111	111	111	111	111	-	1,220
Gate Monitoring	2,665	2,697	2,681	2,681	2,681	2,681	4,046	2,681	2,731	2,731	2,731	-	31,001
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	9,128	-	24,883
Management Contracts													
Facility Management	8,721	8,721	8,721	8,721	8,721	8,721	8,721	8,721	8,721	8,721	8,721	-	95,931
Facility Attendant	4,359	3,069	2,006	2,826	2,102	2,613	2,261	5,412	5,955	5,339	4,245	-	40,187
Pool Attendants	-	-	-	-	-	2,600	4,048	5,708	15,282	15,083	6,617	-	49,338
Pool Monitors	-	-	-	-	-	-	-	884	4,781	5,267	1,616	-	12,548
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	8,392	-	92,308
Pool Maintenance	1,363	1,363	1,363	1,363	-	1,363	1,363	1,363	1,363	1,363	1,363	-	13,629
Pool Chemicals	2,305	2,305	2,305	2,305	2,305	2,305	2,305	2,305	2,305	2,305	2,305	-	25,356
Janitorial	2,089	1,944	1,439	1,835	1,368	2,265	1,728	2,287	2,240	2,102	2,430	-	21,725
Facility Maintenance	8,347	6,029	7,783	9,240	5,099	10,989	8,551	8,211	7,727	6,991	8,322	-	87,288
Private Event Attendant	630	1,056	1,190	150	424	252	755	1,745	1,159	1,056	1,774	-	10,192
Repairs & Maintenance	9,967	4,942	8,395	4,931	4,425	7,631	10,004	12,987	8,390	11,873	2,823	-	86,369
Pressure Washing	1,060	-	-	2,239	525	-	-	4,960	-	-	-	-	8,784
Food Service License	-	-	-	-	-	-	242	-	-	-	250	-	492
Community Website Services	300	300	300	300	300	340	300	300	300	300	300	-	3,340
Subscriptions	309	319	500	259	-	127	47	61	47	92	47	-	1,809
Pest Control	233	233	233	240	240	240	240	240	240	240	240	-	2,621
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	448	-	24,917
Holiday Decorations	27,262	-	-	-	-	-	-	-	-	-	-	-	27,262
Fitness Center Repairs/Supplies	925	-	-	-	-	-	-	-	-	-	-	-	925
Office Supplies	-	191	175	92	-	472	86	214	170	24	308	-	1,733
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	3,160	-	19,357
Subtotal Amenity Center Expenditures	\$ 159,870	\$ 55,798	\$ 59,654	\$ 61,281	\$ 49,564	\$ 67,048	\$ 67,751	\$ 87,773	\$ 95,854	\$ 100,181	\$ 77,574	\$ -	\$ 882,347

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	2,600	-	30,030
Landscape Maintenance	49,668	49,668	49,668	49,668	49,668	49,668	49,668	49,668	49,668	51,158	51,158	-	549,327
Mulching	-	-	-	-	-	45,410	-	-	-	-	-	-	45,410
Annual Rotation	-	-	-	-	-	13,005	-	-	-	-	13,005	-	26,010
Landscape Contingency	375	6,465	12,378	2,361	-	-	-	5,000	5,882	-	-	-	32,461
Tree Removal	-	-	-	982	-	-	1,060	-	-	2,985	-	-	5,027
Lake Maintenance	2,593	2,593	2,593	2,593	2,593	2,593	2,593	2,593	2,593	2,593	2,593	-	28,525
Grounds Maintenance	3,080	4,064	2,191	1,496	2,300	3,523	1,984	2,033	2,531	3,936	2,569	-	29,706
Pump Repairs	-	-	-	-	-	1,440	7,541	-	-	520	9,364	-	18,865
Streetlighting	6,695	6,695	6,695	7,044	7,044	7,449	7,449	7,449	7,449	7,449	7,449	-	78,865
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	3,265	-	26,653
Miscellaneous	25	-	-	-	-	-	-	-	-	-	-	-	25
Contingency	1,000	258	1,000	640	208	1,000	1,554	1,005	750	1,407	687	-	9,509
Capital Reserve	-	-	-	50,000	-	-	-	-	-	-	-	-	50,000
Subtotal Ground Maintenance Expenditures	\$ 67,609	\$ 72,017	\$ 78,494	\$ 124,250	\$ 65,239	\$ 128,561	\$ 78,839	\$ 77,124	\$ 73,205	\$ 75,552	\$ 92,690	\$ -	\$ 933,580
Total Operations & Maintenance	\$ 227,479	\$ 127,815	\$ 138,148	\$ 185,531	\$ 114,803	\$ 195,609	\$ 146,590	\$ 164,897	\$ 169,058	\$ 175,733	\$ 170,263	\$ -	\$ 1,815,927
Total Expenditures	\$ 270,221	\$ 142,659	\$ 165,792	\$ 196,203	\$ 127,895	\$ 208,271	\$ 164,650	\$ 181,117	\$ 187,124	\$ 189,603	\$ 181,480	\$ -	\$ 2,015,015
Excess (Deficiency) of Revenues over Expenditures	\$ (261,579)	\$ (18,498)	\$ 23,944	\$ 1,620,268	\$ (41,165)	\$ (180,591)	\$ (122,516)	\$ (169,648)	\$ (169,517)	\$ (166,800)	\$ (175,096)	\$ -	\$ 338,799
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)	\$ (122,516)	\$ (169,648)	\$ (169,517)	\$ (166,800)	\$ (175,096)	\$ -	\$ 115,930

Meadow View at Twin Creeks

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues				
Capital Reserve Transfer In	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
Interest	1,000	1,000	3,822	2,822
Total Revenues	\$ 51,000	\$ 51,000	\$ 53,822	\$ 2,822
Expenditures:				
Capital Outlay	\$ 15,000	\$ 15,000	\$ 55,190	\$ (40,190)
Repair and Replacement	-	-	69,438	(69,438)
Other Current Charges	-	-	4,400	(4,400)
Total Expenditures	\$ 15,000	\$ 15,000	\$ 129,028	\$ (40,190)
Excess (Deficiency) of Revenues over Expenditures	\$ 36,000		\$ (75,206)	
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		\$ 152,794	
Fund Balance - Beginning	\$ 29,307		\$ 29,452	
Fund Balance - Ending	\$ 65,307		\$ 182,246	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2016 A1

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 443,364	\$ 443,364	\$ 443,014	\$ (350)
Interest Income	12,000	12,000	13,635	1,635
Prepayments	-	-	19,479	
Total Revenues	\$ 455,364	\$ 455,364	\$ 476,128	\$ 1,285
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	(53,029)
Principal - 7/6	-	-	5,550,000	(5,550,000)
Total Expenditures	\$ 445,225	\$ 445,225	\$ 6,048,254	\$ (5,603,029)
Excess (Deficiency) of Revenues over Expenditures	\$ 10,139	\$ 10,139	\$ (5,572,126)	\$ (5,601,744)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (84,229)	\$ (84,229)
Bond Proceeds	-	-	-	-
Cost of Issuance Expense	-	-	-	-
Payment to Escrow Agent	-	-	5,262,112	5,262,112
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 5,177,883	\$ 5,177,883
Net Change in Fund Balance	\$ 10,139	\$ 10,139	\$ (394,243)	\$ (423,862)
Fund Balance - Beginning	\$ 234,748		\$ 394,243	
Fund Balance - Ending	\$ 244,888		\$ -	

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 August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 612,533	\$ 612,533	\$ 616,058	\$ 3,525
Interest Income	20,000	20,000	20,165	165
Total Revenues	\$ 632,533	\$ 632,533	\$ 636,223	\$ 3,690
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	\$ 17,858	\$ 21,548	\$ 3,690
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	\$ 17,858	\$ 18,373	\$ 515
Fund Balance - Beginning	\$ 309,007		\$ 528,885	
Fund Balance - Ending	\$ 326,865		\$ 547,259	

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 August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	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	8,250	8,397	147
Total Revenues	\$ 264,335	\$ 263,585	\$ 289,365	\$ 25,779
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)
Interest - 5/1	-	-	73	(73)
Special Call - 8/1	-	-	5,000	(5,000)
Total Expenditures	\$ 252,290	\$ 252,290	\$ 282,363	\$ (30,073)
Excess (Deficiency) of Revenues over Expenditures	\$ 12,045	\$ 11,295	\$ 7,002	\$ (4,293)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 12,045	\$ 11,295	\$ 7,002	\$ (4,293)
Fund Balance - Beginning	\$ 126,995		\$ 219,414	
Fund Balance - Ending	\$ 139,040		\$ 226,416	

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 August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 113,041	\$ 113,041	\$ 113,692	\$ 651
Interest Income	5,000	4,583	4,138	(445)
Total Revenues	\$ 118,041	\$ 117,624	\$ 117,830	\$ 205
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	\$ 5,806	\$ 6,011	\$ 205
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	\$ 5,806	\$ 4,055	\$ (1,751)
Fund Balance - Beginning	\$ 65,250		\$ 109,973	
Fund Balance - Ending	\$ 71,473		\$ 114,028	

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 August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 277,963	\$ 277,963	\$ 279,466	\$ 1,503
Interest Income	9,000	8,250	9,646	1,396
Prepayments	-	-	-	-
Total Revenues	\$ 286,963	\$ 286,213	\$ 289,112	\$ 2,899
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)
Interest - 8/1	-	-	41	(41)
Special Call - 8/1	-	-	5,000	(5,000)
Total Expenditures	\$ 274,990	\$ 274,990	\$ 289,949	\$ (14,959)
Excess (Deficiency) of Revenues over Expenditures	\$ 11,973	\$ 11,223	\$ (838)	\$ (12,060)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (6,159)	\$ (6,159)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (6,159)	\$ (6,159)
Net Change in Fund Balance	\$ 11,973	\$ 11,223	\$ (6,997)	\$ (18,219)
Fund Balance - Beginning	\$ 106,534		\$ 251,143	
Fund Balance - Ending	\$ 118,506		\$ 244,146	

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 August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 422,200	\$ 422,200	\$ 424,852	\$ 2,652
Interest Income	12,000	11,000	13,955	2,955
Total Revenues	\$ 434,200	\$ 433,200	\$ 438,808	\$ 5,608
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)
Interest - 8/1	-	-	50	(50)
Special Call - 8/1	-	-	5,000	(5,000)
Total Expenditures	\$ 420,385	\$ 420,385	\$ 435,354	\$ (14,969)
Excess (Deficiency) of Revenues over Expenditures	\$ 13,815	\$ 12,815	\$ 3,454	\$ (9,361)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (7,001)	\$ (7,001)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (7,001)	\$ (7,001)
Net Change in Fund Balance	\$ 13,815	\$ 12,815	\$ (3,547)	\$ (16,363)
Fund Balance - Beginning	\$ 142,572		\$ 359,643	
Fund Balance - Ending	\$ 156,387		\$ 356,096	

Meadow View at Twin Creeks

Community Development District

Debt Service Refunding Bond Series 2026

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ -	\$ -	\$ -	\$ -
Interest Income	-	-	379	379
Total Revenues	\$ -	\$ -	\$ 379	\$ 379
Expenditures:				
Interest - 11/1	\$ -	\$ -	\$ -	\$ -
Interest - 5/1	-	-	-	-
Principal - 5/1	-	-	-	-
Interest - 7/6	-	-	-	-
Principal - 7/6	-	-	-	-
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 379	\$ 379
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ 84,229	\$ 84,229
Bond Proceeds	-	-	5,465,000	5,465,000
Cost of Issuance Expense	-	-	(188,525)	(188,525)
Payment to Escrow Agent	-	-	(5,262,112)	(5,262,112)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 98,592	\$ 98,592
Net Change in Fund Balance	\$ -	\$ -	\$ 98,971	\$ 98,971
Fund Balance - Beginning	\$ 234,748		\$ -	
Fund Balance - Ending	\$ 234,748		\$ 98,971	

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 August 31, 2026

	Actual
	Thru 08/31/26
Revenues	
Interest Income	\$ 715
Developer Contributions	34,116
Total Revenues	\$ 34,830
Expenditures:	
Capital Outlay	\$ 34,116
Total Expenditures	\$ 34,116
Excess (Deficiency) of Revenues over Expenditures	\$ 715
Other Financing Sources/(Uses)	
Transfer In/(Out)	\$ 6,159
Total Other Financing Sources (Uses)	\$ 6,159
Net Change in Fund Balance	\$ 6,873
Fund Balance - Beginning	\$ 18,856
Fund Balance - Ending	\$ 25,729

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 August 31, 2026

	Actual
	Thru 08/31/26
Revenues	
Interest Income	\$ 1,062
Developer Contribution	78,648
Total Revenues	\$ 79,710
Expenditures:	
Capital Outlay	\$ 78,648
Total Expenditures	\$ 78,648
Excess (Deficiency) of Revenues over Expenditures	\$ 1,062
Other Financing Sources/(Uses)	
Transfer In/(Out)	\$ 7,001
Total Other Financing Sources (Uses)	\$ 7,001
Net Change in Fund Balance	\$ 8,064
Fund Balance - Beginning	\$ 28,415
Fund Balance - Ending	\$ 36,479

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	216,357
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	\$75,889
Reserve Fund Balance	91,058
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)
Less: August 1, 2026 - Special Call	(\$5,000)
Current Bonds Outstanding	\$3,190,000

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	44,276
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	138,806
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)
Less: August 1, 2026 - Special Call	(\$5,000)
Current Bonds Outstanding	\$4,645,000

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)
Less: August 1, 2026 - Special Call	(\$5,000)
Current Bonds Outstanding	\$6,930,000

TOTAL Bonds Outstanding	\$29,760,000
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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	-	4,008.97	1,671.14	739.84	1,818.61	2,764.70	17,646.52	28,649.78
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
TOTAL TAX ROLL RECEIPTS		443,013.92	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	350.23	(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	100%	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

Date	Check #'s	Amount
General Fund - Wells Fargo		
8/4/26	3488-3499	\$40,669.69
8/10/26	3500-3504	36,187.82
TOTAL		\$76,857.51
General Fund - Seacoast		
8/18/26	1-13	\$82,274.10
8/24/26	14-19	17,792.45
TOTAL		\$100,066.55
Capital Reserve Fund - Seacoast		
8/24/26	1	\$7,985.00
8/26/26	2-3	\$9,517.98
TOTAL		\$17,502.98
Autopayments		
8/5/26 Florida Natural Gas		107.88
8/6/26 Republic Services		2,634.04
8/18/26 AT&T		97.20
8/18/26 St Johns County Utility Dept		4,151.05
8/18/26 DBPR		250.00
8/18/26 FPL		13,798.28
8/20/26 Comcast		1,252.43
8/25/26 IRS FICA Tax Payment		122.40
8/28/26 WF CC Autopayment - Jen Erickson Clark		3,382.27
8/28/26 WF CC Autopayment - Christian Birol		564.87
8/31/26 AT&T		75.60
8/31/26 TECO		176.17
Total Paid Electronically		\$26,612.19
Total		\$221,039.23

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
8/04/26	00215	8/01/26 2607482 AUG26 POOL	202608 320-57200-45506	COASTAL POOL CARE LLC	*	2,305.10	2,305.10 003488
8/04/26	00215	8/01/26 2607491 AUG26 POOL	202608 320-57200-45505	COASTAL POOL CARE LLC	*	1,362.90	1,362.90 003489
8/04/26	00196	4/22/26 12286313 SENSOR/STANDARD VALVES	202604 320-57200-44200	DUCK DUCK ROOTER LLC	*	3,690.70	3,690.70 003490
8/04/26	00076	7/28/26 55831 REPLACED PRESSURE SWITCH	202607 320-53800-45007	EAST COAST WELLS & PUMPS SERVICES	*	520.00	520.00 003491
8/04/26	00076	8/03/26 55887 REPLED SUBMERSIBLE PUMP	202608 320-53800-45007	EAST COAST WELLS & PUMPS SERVICES	*	7,108.00	7,108.00 003492
8/04/26	00045	7/30/26 95897 JUL26 LAKE MAINTENANCE	202607 320-53800-45005	FUTURE HORIZONS INC	*	2,593.14	2,593.14 003493
8/04/26	00047	7/30/26 29971 ARB SVCS SE2020A FYE 5/26	202607 310-51300-31200	GRAU & ASSOCIATES	*	600.00	600.00 003494
8/04/26	00209	8/01/26 3677 AUG26 WEB HOSTING/MAINT	202608 320-57200-44205	JSK MARKETING LLC	*	300.00	300.00 003495
8/04/26	00178	7/30/26 3780029 MAY26 GENERAL COUNSEL	202605 310-51300-31500	KUTAK ROCK LLP	*	3,419.00	3,419.00 003496
8/04/26	00224	7/19/26 41573746 JUL26 EQUIPMENT LEASE	202607 320-57200-45915	NAVITAS CREDIT CORP	*	3,159.65	3,159.65 003497
8/04/26	00040	7/31/26 1229041 JUL26 IRRIGATION REPAIRS	202607 320-53800-45009	YELLOWSTONE LANDSCAPE INC	*	2,606.20	2,606.20 003498
8/04/26	00040	8/03/26 1233905 SUMMER ANNUAL ROTATION-26	202608 320-53800-45015	YELLOWSTONE LANDSCAPE INC	*	13,005.00	13,005.00 003499

MVTP MEADOW VIEW TP TLEE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/10/26	00114	8/03/26	771896	202608 320-57200-45410	GATE MONITORING SEP26	*	2,730.54		
					HIDDEN EYES LLC			2,730.54	003500
8/10/26	00001	8/01/26	144	202608 310-51300-34000	AUG MANAGEMENT FEES	*	5,024.08		
		8/01/26	144	202608 310-51300-35300	AUG WEBSITE ADMIN	*	111.33		
		8/01/26	144	202608 310-51300-35100	AUG INFORMATION TECH	*	155.42		
		8/01/26	144	202608 310-51300-31600	AUG DISSEMINATION SVCS	*	964.40		
		8/01/26	144	202608 310-51300-51000	OFFICE SUPPLIES	*	.78		
		8/01/26	144	202608 310-51300-42000	POSTAGE	*	107.30		
		8/01/26	144	202608 310-51300-42500	COPIES	*	36.45		
		8/01/26	144	202608 310-51300-41000	TELEPHONE	*	125.81		
					GOVERNMENTAL MANAGEMENT SERVICES			6,525.57	003501
8/10/26	00020	8/01/26	472	202608 320-57200-45504	AUG FIELD MGMT/ADMIN	*	8,391.67		
		8/01/26	472	202608 320-57200-45500	AUG FACILITY MANAGEMENT	*	8,721.00		
					RIVERSIDE MANAGEMENT SERVICES			17,112.67	003502
8/10/26	00229	8/01/26	12082	202608 320-57200-45400	AUG26 SECURITY SERVICES	*	9,127.60		
					SECURITY DEVELOPMENT GROUP LLC			9,127.60	003503
8/10/26	00221	7/31/26	7822470	202607 310-51300-48000	NTC-BUDGET HEARING 8/20	*	426.32		
		7/31/26	7822470	202607 310-51300-48000	NTC-RULE DEVELOPMENT	*	104.00		
		7/31/26	7822470	202607 310-51300-48000	NTC-RULEMAKING/PROCEDURES	*	161.12		
					USA TODAY MEDIA CORP			691.44	003504
TOTAL FOR BANK A							76,857.51		
TOTAL FOR REGISTER							76,857.51		

MVTP MEADOW VIEW TP TLEE

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

APPROVED POOL CHEMICALS
57200.320.45506
CHRISTIAN BIROL 08/03/2026



RECEIVED
By Tara Lee at 1:25 pm, Aug 03, 2026

INVOICE

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

INVOICE 2607482
DATE 08/01/2026
TERMS Net 30
DUE DATE 08/31/2026

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
57200.320.45505
CHRISTIAN BIROL 08/03/2026

**RECEIVED*****By Tara Lee at 1:23 pm, Aug 03, 2026*****BILL TO**

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

INVOICE #
2607491

DATE
08/01/2026

TERMS
20th of Month (30 days)

DUE DATE
08/20/2026

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 monitors, routine cleaning out the pump baskets, keeping o-ring lubricate, filters back washed and cleaned properly along with maintaining proper water chemistry. A logbook on site for DOH to verify dates of testing.

Chemicals: Included and provided and invoiced separately. Additional chemicals not included but available and billed in addition, algicide, metal out phosphate treatments, and black algae treatments.

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

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

THANK YOU FOR YOUR BUSINESS!

BALANCE DUE

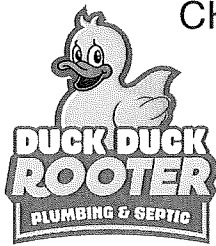
\$1,362.90

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

LICENSED AND INSURED CPC1459939 LI45356



View and pay



1.320.57200.44200

CHRISTIAN BIROL 08/04/2026

Duck Duck Rooter Plumbing, Septic & Air Conditioning

4567 Blanding Blvd, Jacksonville FL 32210

www.DuckDuckRooter.com

904-862-6769

RECEIVED

By Tara Lee at 9:17 am, Aug 04, 2026

Certified Plumbing Contractor - CFC 1429193

Certified Mechanical Contractor - CMC 1250980

Master Septic Tank Contractor - SM0051487

BILL TO

Meadowview At Twin Creeks CDD

850 Beacon Lake Parkway

St. Augustine, FL 32095 USA

INVOICE

122863134

INVOICE DATE

Apr 22, 2026

JOB ADDRESS

Meadowview At Twin Creeks CDD

850 Beacon Lake Parkway

St. Augustine, FL 32095 USA

Completed Date: 4/22/2026

Payment Term: Due Upon Receipt

Due Date: 4/22/2026

DESCRIPTION OF WORK

Replacing 3 urinal sensor valves and 4 standard valves. Customer no longer wants manual flush.

Customer happy

Labor and materials

SUB-TOTAL \$3,690.70

TAX \$0.00

TOTAL DUE \$3,690.70

BALANCE DUE \$3,690.70

Thank you for choosing Duck Duck Rooter Plumbing, Septic & Air Conditioning. We greatly appreciate your business.

CUSTOMER AUTHORIZATION

This invoice is agreed and acknowledged. Payment is due upon receipt.

Terms:

A service fee will be charged for any returned checks, and a financing charge of 1% per month shall be applied for overdue amounts.

1. Drain Cleaning Warranty does not apply to objects not usually or customarily disposed of through the drainage system.

2. A "Late Payment Charge" of 1.5% applies to all amounts over 30 days unpaid from invoice date. In the event it becomes necessary to Duck Duck Rooter Plumbing and Septic Services, LLC, at its option to place this invoice in the hands of an attorney or collection agency for purpose of debt collection, the above named customer agrees to pay an additional sum equal to the costs of collection, including but not limited to attorney's fees or collection agent's fees or return visit fees for the purpose of collection.

3. The terms and performance under this Agreement shall be governed by the Laws of the State of Florida. Venue for any legal actions shall be in Jacksonville, Duval Country, Florida

4. A \$25.00 service charge will be added for any check returned to us by your bank for any reason.

5. Duck Duck Rooter Plumbing and Septic Services, LLC is not responsible for any damage which may occur to driveways, sidewalks, patios, shrubbery, flowers, grass, fences, etc. We are not responsible for any damage to any existing installations, such as septic tank lids, manholes, sprinkler systems, telephone or electric cables, water lines, gas lines, etc.

6. Duck Duck Rooter Plumbing and Septic Services, LLC is not responsible for broken, settled, rusted, deteriorated, or damaged piping. We are not responsible for damage resulting from cleaning or repairing plumbing, fixture, faucets, valves, etc ...

You have the option to cancel this transaction within 3 business days of signing the contract without incurring any penalties, provided that no products have been ordered for the job or installed on the specified date.

Sign here



Date 4/22/2026

CUSTOMER ACKNOWLEDGEMENT

I find and agree that all work performed by Duck Duck Rooter Plumbing, Septic & Air Conditioning has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

Sign here



Date 4/22/2026

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

INVOICE

DATE	INVOICE #
7/28/2026	55831

APPROVED PUMP REPAIRS
53800.320.45007
CHRISTIAN BIROL

BILL TO:

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

RECEIVED

By Tara Lee at 2:24 pm, Jul 29, 2026

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

QUANTITY	DESCRIPTION	RATE	AMOUNT
	SITE: BEACON LAKES - MAIN ENTRANCE - EXIT SIDE		
	SERVICE CALL: - REPLACED SWITCH - 5 HP SUBMERSIBLE PUMP IS BAD ON EXIT SIDE - CHECKED ALL PUMPS & TESTED SYSTEMS	95.00	95.00
2	LABOR PER HOUR:	190.00	380.00
	MATERIAL: PRESSURE SWITCH	45.00	45.00

We accept cash, check, and all major cards (3% credit/debit card processing fee applies)

Total \$520.00

All pumps carry a one year manufacturer's warranty. Parts & labor are provided free of charge for a 30 day period following installation. Labor is not covered under warranty after the first 30 days and will be billed at the current business rate.

All discrepancies must be reported within 10 days. 18% APR will be applied to past due invoices not paid in full within 30 days. Reasonable collection and attorney's fees will be assessed to all accounts placed for collection.

Payments/Credits \$0.00

Balance Due \$520.00

INVOICE

DATE	INVOICE #
8/3/2026	55887

BILL TO:

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

APPROVED PUMP REPAIRS
1.320.53800.45007
CHRISTIAN BIROL 08/04/2026

RECEIVED

By Tara Lee at 9:23 am, Aug 04, 2026

P.O. NO	TERMS	REP	PERMIT #
	DUE UPON RECEIPT	MC	

QUANTITY	DESCRIPTION	RATE	AMOUNT
	SITE: BEACON LAKES - MAIN ENTRANCE - EXIT SIDE SERVICE CALL: - REPLACED SUBMERSIBLE PUMP & WIRE MATERIAL: 5 HP MOTOR 5 HP LIQUID END 10/3 WIRE	 2,200.00 4,908.00	 2,200.00 4,908.00

We accept cash, check, and all major cards (3% credit/debit card processing fee applies)

Total	\$7,108.00
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All pumps carry a one year manufacturer's warranty. Parts & labor are provided free of charge for a 30 day period following installation. Labor is not covered under warranty after the first 30 days and will be billed at the current business rate.

All discrepancies must be reported within 10 days. 18% APR will be applied to past due invoices not paid in full within 30 days. Reasonable collection and attorney's fees will be assessed to all accounts placed for collection.

Payments/Credits	\$0.00
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Balance Due	\$7,108.00
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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 08/04/2026

INVOICE

Invoice Number: 95897

Invoice Date: Jul 30, 2026

Page: 1

RECEIVED**By Tara Lee at 8:27 am, Aug 04, 2026****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		8/29/26

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in July	1,769.14	1,769.14
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in Phase 4 July	515.00	515.00
1.00	Aquatic Weed Control	Aquatic Weed Control performed in 3B July	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.

Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 29971
Date 07/30/2026

SERVICE

AMOUNT

Project: Arbitrage - Series 2020A FYE 5/31/26
Arbitrage Services
Arbitrage

\$ 600.00

Subtotal: 600.00

Total 600.00

Current Amount Due \$ 600.00

RECEIVED

By Tara Lee at 11:45 am, Aug 03, 2026

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

Payment due upon receipt.

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 8.3.2026 Jen Erickson



INVOICE

BILL TO
Jim Oliver
Meadow View at Twins Creek CDD

INVOICE 3677
DATE 08/01/2026
TERMS Net 15
DUE DATE 08/16/2026

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Web Hosting		1	300.00	300.00

BALANCE DUE \$300.00

Ways to pay

BANK

View and pay

RECEIVED
By Tara Lee at 11:48 am, Aug 03, 2026

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

July 30, 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 8:15 am, Aug 04, 2026**

Invoice No. 3780029

35723-1

Re: General Counsel

For Professional Legal Services Rendered

05/01/26	K. Buchanan	1.40	518.00	Review matters relating to termination of janitorial agreement; confer with district manager; confer with vendor
05/01/26	J. Daly	0.10	20.00	Draft rules of procedure
05/06/26	J. Daly	0.30	60.00	Draft resolution setting public hearing on rules of procedure, notices of rule development and rulemaking and resolution adopting same
05/07/26	K. Buchanan	1.00	370.00	Research ability to utilize concession contract with private company under IRS guidelines for facilities financed with tax exempt bonds
05/11/26	K. Buchanan	0.80	296.00	Prepare for and attend agenda call
05/12/26	J. Daly	0.20	40.00	Review and revise rules of procedure; confer with staff regarding same
05/13/26	K. Buchanan	0.50	185.00	Review proposed revision to parking and towing policies

KUTAK ROCK LLP

Meadow View at Twin Creeks CDD

July 30, 2026

Client Matter No. 35723-1

Invoice No. 3780029

Page 2

05/20/26	K. Buchanan	2.00	740.00	Research alcohol license modifications; confer with representative of DBPR regarding same; confer with management representatives regarding same
05/21/26	K. Buchanan	2.50	925.00	Prepare for and attend board meeting
05/22/26	K. Buchanan	0.50	185.00	Perform meeting follow up; confer with district manager
05/28/26	J. Daly	0.40	80.00	Coordinate response to auditor letter

TOTAL HOURS 9.70

TOTAL FOR SERVICES RENDERED \$3,419.00

TOTAL CURRENT AMOUNT DUE \$3,419.00



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

Return Service Requested

Invoice Date: 07/19/2026

4630000273 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: 8/10/2026
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



000415737462026071900003159659

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



DUE DATE
8/10/2026

CONTRACT NO.
41573746

EQUIPMENT DESCRIPTION
FITNESS EQUIPMENT

CUSTOMER NAME
MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT D

PH: 888-978-6353

Important Messages

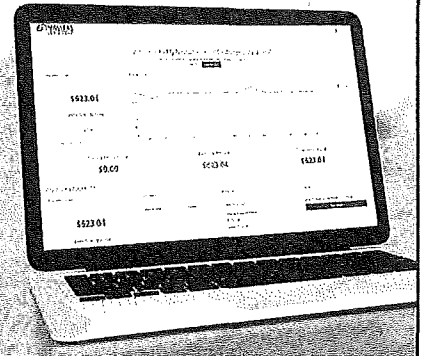
INTRODUCING... <http://my.navitascredit.com>

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

- ➡ Update Account Information
- ➡ Manage Payments
- ➡ Download Invoices
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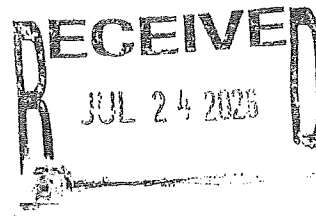
Click the Link Above



CONTRACT NUMBER	DESCRIPTION	DUE DATE	PAYMENT AMOUNT	SALES/ USE TAX	LATE CHARGE	INSURANCE CHARGES	OTHER CHARGES	TOTAL AMOUNT
41573746-1	Contract Payment	08/10/2026	\$3,159.65					\$3,159.65
SUBTOTALS:			\$3,159.65					\$3,159.65

RECEIVED

By Tara Lee at 11:55 am, Aug 04, 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	CONTRACT NO.	EQUIPMENT DESCRIPTION
8/10/2026	41573746	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>

APPROVED IRRIGATION REPAIRS

53800.320.45009

CHRISTIAN BIROL 07/31/2026

INVOICE


YELLOWSTONE
 LANDSCAPE
Bill To:

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

Property Name: Meadow View at Twin Creeks CDD
Address: 850 Beacon Lake Pkwy
 St. Augustine, FL 32095

INVOICE #	INVOICE DATE
122904	7/31/2026
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
 PO Box 101017
 Atlanta, GA 30392-1017

Invoice Due Date: August 30, 2026**Invoice Amount:** \$2,606.20

Description	Current Amount
July irrigation repairs-2026	
Irrigation Repairs	\$2,606.20

RECEIVED**By Tara Lee at 11:15 am, Jul 31, 2026****Invoice Total****\$2,606.20**

IN COMMERCIAL LANDSCAPING

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

APPROVED ANNUALS ROTATION
1.320.53800.45015
CHRISTIAN BIROL 08/04/2026



INVOICE

Bill To:

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

Property Name: Meadow View at Twin Creeks CDD

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

INVOICE #	INVOICE DATE
1233905	8/3/2026
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: September 2, 2026

Invoice Amount: \$13,005.00

Description	Current Amount
Summer Annual Rotation	
Landscape Enhancement SUBCONTRACT	\$13,005.00

RECEIVED

By Tara Lee at 8:35 am, Aug 04, 2026

Invoice Total \$13,005.00

IN COMMERCIAL LANDSCAPING

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

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

APPROVED GATE MONITORING
1.320.57200.45410
CHRISTIAN BIROL 08/05/2026

RECEIVED
By Tara Lee at 3:00 pm, Aug 05, 2026

Invoice	
Invoice Number	Date
771896	08/03/2026
Customer Number	Due Date
300380	09/01/2026

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Meadow View at Twin Creeks CDD	300380		08/03/2026	09/01/2026

Quantity	Description	Months	Rate	Amount
4776 - Gate Access - Meadow View at Twin Creeks CDD - 850 Beacon Lake Pkwy, Saint Augustine, FL				
1.00	Envera Kiosk System 09/01/2026 - 09/30/2026	1.00	\$500.00	\$500.00
1.00	Data Management 09/01/2026 - 09/30/2026	1.00	\$150.00	\$150.00
1.00	Service & Maintenance 09/01/2026 - 09/30/2026	1.00	\$334.54	\$334.54
1.00	Network Monitoring 09/01/2026 - 09/30/2026	1.00	\$50.00	\$50.00
1.00	Virtual Gate Guard Monitoring 09/01/2026 - 09/30/2026	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
8/3/2026	771896	Monitoring Services	\$2730.54	\$2730.54

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

Invoice	
Invoice Number	Date
771896	08/03/2026
Customer Number	Due Date
300380	09/01/2026

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

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

REMIT TO:
Envera
PO Box 2086
Hicksville, NY 11802

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

Invoice

Invoice #: 144
Invoice Date: 8/1/26
Due Date: 8/1/26
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - August 2026		5,024.08	5,024.08
Website Administration - August 2026		111.33	111.33
Information Technology - August 2026		155.42	155.42
Dissemination Agent Services - August 2026		964.40	964.40
Office Supplies		0.78	0.78
Postage		107.30	107.30
Copies		36.45	36.45
Telephone		125.81	125.81
Total			\$6,525.57

RECEIVED
By Tara Lee at 1:11 pm, Aug 06, 2026

Total	\$6,525.57
Payments/Credits	\$0.00
Balance Due	\$6,525.57

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

Invoice

Invoice #: 472
Invoice Date: 8/1/2026
Due Date: 8/1/2026
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
1.320.57200.45504 - Contract Administration - August 2026		8,391.67	8,391.67
1.320.57200.45500 - Facility Management - Meadow View - August 2026		8,721.00	8,721.00
Alison Moring 8-6-26			

RECEIVED

By Tara Lee at 1:10 pm, Aug 06, 2026

Total \$17,112.67

Payments/Credits \$0.00

Balance Due \$17,112.67

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 7.24.2026

Invoice details

Service Month: August

Invoice no.: 12082

Terms: End of the month

Invoice date: 08/01/2026

Due date: 08/31/2026

#	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

Total

\$9,127.60

Ways to pay

BANK

View and pay

RECEIVED

By Tara Lee at 12:37 pm, Jul 26, 2026

USA TODAY CO.



ACCOUNT NAME		ACCOUNT #	INV DATE
Meadow View At Twin Creeks Cdd		764130	07/31/26
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL	
0007822470	Jul 1- Jul 31, 2026	\$691.44	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$691.44	

BILLING ACCOUNT NAME AND ADDRESS	PAYMENT DUE DATE: AUGUST 31, 2026
Meadow View At Twin Creeks Cdd 475 W Town PL # 114 Saint Augustine, FL 32092-3649	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
7/1/26	Balance Forward	\$288.88
7/17/26	PAYMENT - THANK YOU	-\$288.88

Legal Advertising:

Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
7/28/26	SAG St Augustine Record	12506973	Meadow View at Twin Creeks Budget Hearing		1	2.0000 x 13 in	\$426.32

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
7/8/26	12438556	SAG St Augustine Record	Rule Development Notice		\$104.00
7/15/26	12438605	SAG St Augustine Record	Rulemaking Notice		\$161.12

RECEIVED**By Tara Lee at 2:07 pm, Aug 05, 2026**

USA TODAY CO. *LocalIQ	ACCOUNT NAME	ACCOUNT NUMBER	INVOICE PERIOD	INV DATE
	Meadow View At Twin Creeks Cdd	764130	Jul 1- Jul 31, 2026	07/31/26

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	\$691.44
	Service Fee 3.99%	\$27.59
	*Cash/Check/ACH Discount	-\$27.59
	*Payment Amount by Cash/Check/ACH	\$691.44
	Payment Amount by Credit Card	\$719.03

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Meadow View At Twin Creeks Cdd		764130		0007822470		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$691.44	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$691.44
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
						\$719.03
			To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/			

00007641300000000000000078224700006914467178

USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Meadow View at Twin Creeks CDD
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 , 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 07/28/2026

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 07/28/2026

Legal Clerk

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost: \$426.32
Tax Amount: \$0.00
Payment Cost: \$426.32
Order No: 12506973
Customer No: 764130
PO #:

of Copies:
1

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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 PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") for the Meadow View at Twin Creeks Community Development District ("District") will hold the following public hearings and regular meeting:

DATE: August 30, 2026
TIME: 10:00 AM
LOCATION: Lake House at Beacon Lake
850 Beacon Lake Parkway
St. Augustine, Florida 32095

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("FY 2027"). The second public hearing is being held pursuant to Chapters 190, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District to fund the Proposed Budget for FY 2027; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of Assessments

The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefited from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearings:

Land Use	Total # of Units / Acres	EAU/ERU Factor	Proposed O&M Assessment
Townhomes	196	0.80	\$1,435.77
43' Lots	472	0.90	\$1,616.24
53' Lots	830	1.00	\$1,794.71
63' Lots	309	1.10	\$1,974.19
73' Lots	66	1.15	\$2,063.92
73' Premium Lots	103	1.39	\$2,461.89

*includes collection costs and early payment discounts

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the St. Johns County ("County") Tax Collector on the tax bill. Moreover, pursuant to Section 197.8632(4), *Florida Statute*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.8632(4), *Florida Statute*, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2027, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefited property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

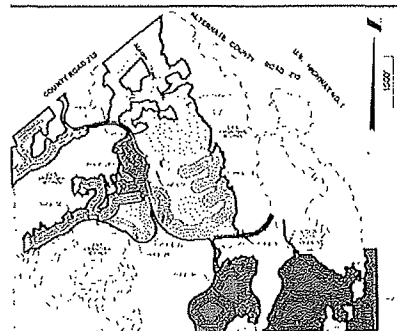
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Malt Biagetti, c/o Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, FL 32092, (904) 940-5850 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://meadowviewattwincreeksdcd.com/>. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and 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.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or 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.

Malt Biagetti, District Manager



MASTER PROJECT SITE MAP

EXHIBIT 2

BEACON LAKE

noted and hereby stated to be a true and correct copy

1/24/27 10:00

2/24/27 10:00

1/24/27 10:00

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 07/08/2026
SAG staugustine.com 07/08/2026

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 07/08/2026



Legal Clerk



Notary, State of WI, County of Brown

8-25-26

My commission expires

Publication Cost: \$104.00
Tax Amount: \$0.00
Payment Cost: \$104.00
Order No: 12438556 # of Copies: 1
Customer No: 764130
PO #:

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MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF RULE DEVELOPMENT BY THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, *Florida Statutes*, Meadow View at Twin Creeks Community Development District (the "District") hereby gives the public notice of its intention to develop revised Rules of Procedure (the "Proposed Rules") to govern the operations of the District. The rule number for the Proposed Rule of the District is 2026-01. The revised Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings, competitive purchase including procedure under the Consultants' Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District. The purpose and effect of the revised Rules of Procedure is to provide for efficient and effective district operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the proposed revised Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, *Florida Statutes*. The specific laws implemented in the proposed revised Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, *Florida Statutes*. A copy of the proposed revised Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 or mblagettl@gmsnf.com. Matthew Blagettl, District Manager Meadow View at Twin Creeks Community Development District Run Date: July 8, 2026; #12430556

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 07/15/2026

SAG staugustine.com 07/15/2026

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 07/15/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$161.12
Tax Amount: \$0.00
Payment Cost: \$161.12
Order No: 12438605
Customer No: 764130

of Copies:
1

PO #:

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Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

**NOTICE OF RULEMAKING
REGARDING THE REVISED RULES
OF PROCEDURE OF
MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT
DISTRICT**

In accordance with Chapters 120 and 190, *Florida Statutes*, the Meadow View at Twin Creeks Community Development District (the "District") hereby gives the public notice of its intent to adopt its proposed revised Rules of Procedure (the "Proposed Rules"). The rule number for the Proposed Rules of the District is 2026-01. Prior notice of rule development relative to the Proposed Rules was published in the St. Augustine Record on July 8, 2026.

A public hearing will be conducted by the Board of Supervisors (the "Board") of the District on **August 20, 2026, at 10:00 a.m.** at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095 relative to the adoption of the Proposed Rules. Pursuant to Sections 190.011(5) and 190.012(3), *Florida Statutes*, the Proposed Rules will not require legislative ratification.

The summary of, purpose and effect of the revised Rules of Procedure is to provide for efficient and effective district operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the Proposed Rules includes Sections 190.011(5), 190.011(15) and 190.035, *Florida Statutes*. The specific laws implemented in the Proposed Rule include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, *Florida Statutes*.

A statement of estimated regulatory costs, as defined in Section 120.541(2), *Florida Statutes*, has not been prepared relative to the Proposed Rules. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), *Florida Statutes*, must do so in writing within twenty one (21) days after publication of this notice to the District Manager's Office.

For more information regarding the public hearing, the Proposed Rules, or for a copy of the Proposed Rules and the related incorporated documents, if any, please contact the District Manager, c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 or

mblagetti@gmsnf.com (the "District Manager's Office").

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Manager's Office.

Matthew Blagetti
Meadow View at Twin Creeks
Community Development District
Run Date: July 15, 2026: #12438605

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	 #
8/18/26	00038	6/15/26	450237 JUL26 CELL FIRE MONITOR	202606	320-57200-45400				ATLANTIC SECURITY	*	110.95	110.95	000001
8/18/26	00038	6/15/26	451847 AUG26 CELL FIRE MONITOR	202607	320-57200-45400				ATLANTIC SECURITY	*	110.95	110.95	000002
8/18/26	00076	8/10/26	55941 RPL STRT & RUN CAPACITORS	202608	320-53800-45007				EAST COAST WELLS & PUMPS SERVICES	*	356.00	356.00	000003
8/18/26	00076	8/11/26	55956 METER REPLACEMENT	202608	320-53800-45007				EAST COAST WELLS & PUMPS SERVICES	*	1,900.00	1,900.00	000004
8/18/26	00005	8/11/26	227594 JUL ENGINEERING SERVICES	202607	310-51300-31100				ENGLAND THIMS & MILLER INC	*	1,128.75	1,128.75	000005
8/18/26	00020	7/31/26	473 JUL FACILITY ATTENDANT	202607	320-57200-45510				RIVERSIDE MANAGEMENT SERVICES	*	4,970.70	4,970.70	000006
8/18/26	00020	7/31/26	474 JUL PRIVATE EVT ATTENDENT	202607	320-57200-45509				RIVERSIDE MANAGEMENT SERVICES	*	1,056.30	1,056.30	000007
8/18/26	00020	7/31/26	475 JUL SPECIAL EVT ASSISTANT	202607	320-57200-49400				RIVERSIDE MANAGEMENT SERVICES	*	368.10	368.10	000008
8/18/26	00020	7/31/26	476 JUL LIFEGUARDS	202607	320-57200-45501				RIVERSIDE MANAGEMENT SERVICES	*	15,082.54	15,082.54	000009
8/18/26	00020	7/31/26	477 JUL POOL MONITOR SERVICES	202607	320-57200-45511				RIVERSIDE MANAGEMENT SERVICES	*	5,266.50	5,266.50	000010
8/18/26	00046	8/13/26	62261710 AUG PEST CONTROL SERVICES	202608	320-57200-45917				TURNER PEST CONTROL LLC	*	240.38	240.38	000011
8/18/26	00040	8/01/26	1237098 AUG LANDSCAPE MAINTENANCE	202608	320-53800-45003				YELLOWSTONE LANDSCAPE INC	*	51,157.93	51,157.93	000012

MVTP MEADOW VIEW TP TLEE

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
8/18/26	00040	8/12/26 1243536	202608 320-53800-45009	MAINLINE REPAIR	*	525.00	
				YELLOWSTONE LANDSCAPE INC			525.00 000013
8/24/26	00038	5/15/26 446313	202605 320-57200-45400	JUN26 CELL FIRE MONITOR	*	110.95	
				ATLANTIC SECURITY			110.95 000014
8/24/26	00038	7/14/26 457540	202607 320-57200-44200	SVC CALL - CARD READER	*	303.75	
				ATLANTIC SECURITY			303.75 000015
8/24/26	00038	8/17/26 460943	202608 320-57200-45400	SEP26 CELL FIRE MONITOR	*	110.95	
				ATLANTIC SECURITY			110.95 000016
8/24/26	00226	8/15/26 5047	202608 320-57200-45507	AUG26 JANITORIAL SERVICES	*	1,875.00	
				KC SUPREME CLEAN LLC			1,875.00 000017
8/24/26	00020	8/14/26 478	202607 320-57200-45508	FACILITY MAINTENANCE-JUL	*	6,900.00	
		8/14/26 478	202607 320-57200-44200	REPAIRS & MAINTENANCE-JUL	*	2,400.00	
		8/14/26 478	202607 320-53800-45006	GROUND MAINTENANCE-JUL	*	1,700.00	
		8/14/26 478	202607 320-53800-45011	CONTINGENCY-JUL	*	1,406.80	
				RIVERSIDE MANAGEMENT SERVICES			12,406.80 000018
8/24/26	00040	8/19/26 1246041	202607 320-53800-45016	JULY TREE FELLINGS	*	2,985.00	
				YELLOWSTONE LANDSCAPE INC			2,985.00 000019
TOTAL FOR BANK B						100,066.55	
TOTAL FOR REGISTER						100,066.55	

MVTP MEADOW VIEW TP TLEE



APPROVED SECURITY MONITORING
1.320.57200.45400
CHRISTIAN BIROL 08/13/2026

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	AMOUNT	INVOICE DATE
07/06/2026	\$110.95	06/15/2026

INVOICE NO. 450237

Site: Beacon Lakes Clubhouse - 850
Beacon Lakes Pkwy St Augustine
Site Address: 850 Beacon Lakes Pkwy
St Augustine FL 32092
Period: 07/01/2026 to 07/31/2026
Recurring No.: 17336
Job Name:
Order No.:

RECEIVED

By Tara Lee at 12:46 pm, Aug 13, 2026

Description
Meadow View @ Twin Creeks

MONITORING - MONTHLY

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

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

IMPORTANT: Please remember to test your system monthly.

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

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

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



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
07/06/2026	\$110.95	06/15/2026

INVOICE NO. 450237

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. 450237

NAME: Meadow View at Twin Creeks CCD

DUE DATE: 07/06/2026

AMOUNT DUE:

\$110.95



APPROVED SECURITY
MONITORING
57200.320.45400
Jen Erickson

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	AMOUNT	INVOICE DATE
07/06/2026	\$110.95	06/15/2026

INVOICE NO. 451847

Site: Beacon Lakes Clubhouse - 850
Beacon Lakes Pkwy St Augustine
Site Address: 850 Beacon Lakes Pkwy
St Augustine FL 32092
Period: 08/01/2026 to 08/31/2026
Recurring No.: 17336
Job Name:
Order No.:

RECEIVED

By Tara Lee at 12:53 pm, Aug 17, 2026

Description
Meadow View @ Twin Creeks

MONITORING - MONTHLY

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

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

IMPORTANT: Please remember to test your system monthly.

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

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

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



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
07/06/2026	\$110.95	06/15/2026

INVOICE NO. 451847

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. 451847

NAME: Meadow View at Twin Creeks CCD

DUE DATE: 07/06/2026

AMOUNT DUE:

\$110.95

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

INVOICE

DATE	INVOICE #
8/10/2026	55941

BILL TO:

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

APPROVED PUMP REPAIRS
 1.320.53800.45007
 CHRISTIAN BIROL 08/11/2026

RECEIVED

By Tara Lee at 1:49 pm, Aug 11, 2026

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

QUANTITY	DESCRIPTION	RATE	AMOUNT
	SITE: BEACON LAKES - MAIN ENTRANCE - EXIT SIDE		
	SERVICE CALL: - REPLACED START & RUN CAPACITORS	95.00	95.00
0.5	LABOR PER HOUR:	190.00	95.00
	MATERIAL: START & RUN CAPACITORS	166.00	166.00

We accept cash, check, and all major cards (3% credit/debit card processing fee applies)

Total \$356.00

All pumps carry a one year manufacturer's warranty. Parts & labor are provided free of charge for a 30 day period following installation. Labor is not covered under warranty after the first 30 days and will be billed at the current business rate.

All discrepancies must be reported within 10 days. 18% APR will be applied to past due invoices not paid in full within 30 days. Reasonable collection and attorney's fees will be assessed to all accounts placed for collection.

Payments/Credits \$0.00

Balance Due \$356.00

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

APPROVED PUMP REPAIRS
1.320.53800.45007
CHRISTIAN BIROL 08/13/2026

INVOICE

DATE	INVOICE #
8/11/2026	55956

BILL TO:

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

RECEIVED

By Tara Lee at 12:52 pm, Aug 13, 2026

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

QUANTITY	DESCRIPTION	RATE	AMOUNT
	SITE: BEACON LAKES - METER REPLACEMENT AS QUOTED: - REPLACED (2) EXISTING METERS WITH (2) NEW BRASS ANALOG METERS	1,900.00	1,900.00
We accept cash, check, and all major cards (3% credit/debit card processing fee applies)		Total	\$1,900.00
All pumps carry a one year manufacturer's warranty. Parts & labor are provided free of charge for a 30 day period following installation. Labor is not covered under warranty after the first 30 days and will be billed at the current business rate. All discrepancies must be reported within 10 days. 18% APR will be applied to past due invoices not paid in full within 30 days. Reasonable collection and attorney's fees will be assessed to all accounts placed for collection.		Payments/Credits	\$0.00
		Balance Due	\$1,900.00



ENGLAND-THIMS & MILLER

14775 Old St. Augustine Road, Jacksonville, FL 32258

etm-inc.com | 904.642.8990

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

August 11, 2026

Invoice No: 227594

Total This Invoice \$1,128.75

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

Professional Services rendered through August 01, 2026

Phase 1. General Consulting Engineering Services

Notes:

CDD Meeting with Board online

Annual Report Signed and sealed

Field Review of Pavement with Christian Birol - Convex and Twilight

Labor

			Hours	Rate	Amount
Senior Engineer/Project Manager					
Lockwood, Scott	7/11/2026		1.50	255.00	382.50
Lockwood, Scott	7/25/2026		1.75	255.00	446.25
Engineer Intern					
Zierden, Ashley	7/25/2026		2.00	150.00	300.00
Totals			5.25		1,128.75
Total Labor					1,128.75
				Total this Phase	\$1,128.75

Phase XP. Expenses

Total this Phase 0.00**RECEIVED****By Tara Lee at 8:58 am, Aug 14, 2026****Total This Invoice \$1,128.75**

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

Invoice

Invoice #: 473
Invoice Date: 7/31/2026
Due Date: 7/31/2026
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Attendant through July 2026 001.320.57200.45510	165.69	30.00	4,970.70
Alison Moring 8-11-26			

RECEIVED

By Tara Lee at 1:13 pm, Aug 11, 2026

Total \$4,970.70

Payments/Credits \$0.00

Balance Due \$4,970.70

MEADOW VIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT

**RIVERSIDE MANAGEMENT SERVICES, INC.
FACILITY ATTENDANT INVOICE DETAIL**

Quantity	Description	Rate	Amount
165.69	Facility Attendant	\$ 30.00	\$ 4,970.70
	Covers July 2026		
	TOTAL DUE:		<u>\$ 4,970.70</u>
	Facility Management 001.320.57200.45510		

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/1/26	0.5	K.B.	Facility Attendant
7/2/26	2.02	S.D.	Facility Attendant
7/3/26	8.27	M.K.	Facility Attendant
7/4/26	6.59	K.L.	Facility Attendant
7/4/26	2	M.K.	Facility Attendant
7/5/26	2.05	S.D.	Facility Attendant
7/5/26	7.52	K.L.	Facility Attendant
7/6/26	2	K.B.	Facility Attendant
7/6/26	7.55	K.L.	Facility Attendant
7/7/26	2.12	S.D.	Facility Attendant
7/7/26	7.7	M.K.	Facility Attendant
7/8/26	2	K.B.	Facility Attendant
7/8/26	7.49	K.L.	Facility Attendant
7/9/26	7.5	K.B.	Facility Attendant
7/9/26	2.12	S.D.	Facility Attendant
7/10/26	7.62	K.L.	Facility Attendant
7/11/26	7.64	K.L.	Facility Attendant
7/11/26	2.08	M.K.	Facility Attendant
7/12/26	2.09	S.D.	Facility Attendant
7/12/26	7.57	K.L.	Facility Attendant
7/13/26	2.27	K.B.	Facility Attendant
7/14/26	2.04	S.D.	Facility Attendant
7/14/26	4.29	M.K.	Facility Attendant
7/15/26	2	K.B.	Facility Attendant
7/16/26	2.07	S.D.	Facility Attendant
7/18/26	7.52	K.L.	Facility Attendant
7/19/26	2.14	S.D.	Facility Attendant
7/19/26	7.52	K.L.	Facility Attendant
7/20/26	2	K.B.	Facility Attendant
7/22/26	9	K.B.	Facility Attendant
7/23/26	2.04	S.D.	Facility Attendant
7/25/26	7.65	K.L.	Facility Attendant
7/25/26	1	K.B.	Facility Attendant
7/26/26	2.04	S.D.	Facility Attendant
7/26/26	7.54	K.L.	Facility Attendant
7/27/26	2.02	K.B.	Facility Attendant
7/28/26	2.09	S.D.	Facility Attendant
7/29/26	2.99	M.K.	Facility Attendant
7/30/26	3.04	M.K.	Facility Attendant
TOTAL	<u><u>165.69</u></u>		

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

Invoice

Invoice #: 474
Invoice Date: 7/31/2026
Due Date: 7/31/2026
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Private Event Attendant through July 2026 1.320.57200.45509	35.21	30.00	1,056.30
Alison Moring 8-11-26			

RECEIVED

By Tara Lee at 1:13 pm, Aug 11, 2026

Total \$1,056.30

Payments/Credits \$0.00

Balance Due \$1,056.30

MEADOW VIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT

RIVERSIDE MANAGEMENT SERVICES, INC.
PRIVATE EVENT ATTENDANT INVOICE DETAIL

Quantity	Description	Rate	Amount
35.21	Private Event Attendant	\$ 30.00	\$1,056.30
	Covers July 2026		
	TOTAL DUE:		<u>\$1,056.30</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 JULY 2026

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/1/26	3	K.B.	Private Event Attendant
7/2/26	3.64	M.K.	Private Event Attendant
7/5/26	4	K.B.	Private Event Attendant
7/11/26	4	K.B.	Private Event Attendant
7/18/26	5.02	K.B.	Private Event Attendant
7/18/26	4.48	K.B.	Private Event Attendant
7/25/26	7	K.B.	Private Event Attendant
7/27/26	4.07	K.B.	Private Event Attendant
TOTAL	<u>35.21</u>		

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

Invoice

Invoice #: 475
Invoice Date: 7/31/2026
Due Date: 7/31/2026
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Special Event Assistant through July 2026 1.320.57200.49400	12.27	30.00	368.10
Alison Moring 8-11-26			

RECEIVED
By Tara Lee at 1:13 pm, Aug 11, 2026

Total	\$368.10
Payments/Credits	\$0.00
Balance Due	\$368.10

MEADOW VIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT

**RIVERSIDE MANAGEMENT SERVICES, INC.
SPECIAL EVENT ASSISTANT INVOICE DETAIL**

Quantity	Description	Rate	Amount
12.27	Special Event Assistant	\$ 30.00	\$ 368.10
	Covers July 2026		
	TOTAL DUE:		<u>\$ 368.10</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 JULY 2026

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/10/26	3	K.B.	Special Event - Food Truck Friday
7/17/26	3.2	M.K.	Special Event - Food Truck Friday
7/24/26	3	K.B.	Special Event - Food Truck Friday
7/31/26	3.07	K.B.	Special Event - Food Truck Friday
TOTAL	<u>12.27</u>		

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

Invoice

Invoice #: 476
Invoice Date: 7/31/2026
Due Date: 7/31/2026
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Lifeguards through July 2026 1.320.57200.45501	641.81	23.50	15,082.54
Alison Moring 8-11-26			

RECEIVED

By Tara Lee at 1:13 pm, Aug 11, 2026

Total \$15,082.54

Payments/Credits \$0.00

Balance Due \$15,082.54

MEADOW VIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT

**RIVERSIDE MANAGEMENT SERVICES, INC.
LIFEGUARD INVOICE DETAIL**

Quantity	Description	Rate	Amount
641.81	Lifeguard Services	\$ 23.50	\$ 15,082.54

Covers July 2026

TOTAL DUE:	<u>\$ 15,082.54</u>
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LIFEGUARDS #1.320.57200.45501

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

Date	Hours	Employee	Description
7/1/26	4.34	I.C.	Lifeguarding
7/1/26	6.82	E.H.	Lifeguarding
7/1/26	3.25	A.K.	Lifeguarding
7/1/26	3.25	R.R.	Lifeguarding
7/1/26	4.35	B.T.	Lifeguarding
7/2/26	4.35	I.C.	Lifeguarding
7/2/26	3.3	A.K.	Lifeguarding
7/2/26	6.85	V.M.	Lifeguarding
7/2/26	3.32	R.R.	Lifeguarding
7/2/26	4.39	B.T.	Lifeguarding
7/3/26	6.79	E.H.	Lifeguarding
7/3/26	4.32	A.K.	Lifeguarding
7/3/26	6.77	R.R.	Lifeguarding
7/3/26	2.24	M.R.	Lifeguarding
7/4/26	6.8	E.H.	Lifeguarding
7/4/26	3.37	A.K.	Lifeguarding
7/4/26	4.1	V.M.	Lifeguarding
7/4/26	4.24	R.R.	Lifeguarding
7/4/26	6.72	B.T.	Lifeguarding
7/4/26	3.3	M.R.	Lifeguarding
7/5/26	6.79	E.H.	Lifeguarding
7/5/26	1.74	A.K.	Lifeguarding
7/5/26	3.42	V.M.	Lifeguarding
7/5/26	3.27	R.R.	Lifeguarding
7/5/26	4.34	B.T.	Lifeguarding
7/6/26	4.27	M.A.	Lifeguarding
7/6/26	6.75	E.H.	Lifeguarding
7/6/26	3.3	Z.L.	Lifeguarding
7/6/26	3.29	R.R.	Lifeguarding
7/6/26	4.32	B.T.	Lifeguarding
7/7/26	3.45	I.C.	Lifeguarding
7/7/26	6.79	V.M.	Lifeguarding
7/7/26	6.49	R.R.	Lifeguarding
7/7/26	3.35	M.R.	Lifeguarding
7/7/26	4.2	O.W.	Lifeguarding
7/8/26	4.24	M.A.	Lifeguarding
7/8/26	6.84	E.H.	Lifeguarding
7/8/26	3.3	Z.L.	Lifeguarding
7/8/26	4.34	B.T.	Lifeguarding
7/8/26	3.39	O.W.	Lifeguarding
7/9/26	3.15	A.K.	Lifeguarding
7/9/26	4.29	R.R.	Lifeguarding
7/9/26	6.85	M.R.	Lifeguarding
7/9/26	4.4	B.T.	Lifeguarding
7/9/26	3.25	O.W.	Lifeguarding
7/10/26	3.29	M.A.	Lifeguarding
7/10/26	6.75	E.H.	Lifeguarding
7/10/26	4.25	Z.L.	Lifeguarding
7/10/26	3.29	R.R.	Lifeguarding
7/10/26	4.34	O.W.	Lifeguarding
7/11/26	3.39	S.B.	Lifeguarding
7/11/26	4.25	I.C.	Lifeguarding
7/11/26	6.84	E.H.	Lifeguarding
7/11/26	6.72	V.M.	Lifeguarding
7/12/26	6.24	M.A.	Lifeguarding
7/12/26	3.72	Z.L.	Lifeguarding
7/12/26	3.34	V.M.	Lifeguarding
7/12/26	3.89	B.T.	Lifeguarding
7/13/26	2.5	M.A.	Lifeguarding

7/13/26	3.3	I.C.	Lifeguarding
7/13/26	5.02	E.H.	Lifeguarding
7/13/26	3.35	A.K.	Lifeguarding
7/13/26	2	M.R.	Lifeguarding
7/13/26	2.49	B.T.	Lifeguarding
7/14/26	3.25	I.C.	Lifeguarding
7/14/26	6.79	Z.L.	Lifeguarding
7/14/26	6.84	M.R.	Lifeguarding
7/14/26	4.22	O.W.	Lifeguarding
7/15/26	4.27	M.A.	Lifeguarding
7/15/26	3.3	S.B.	Lifeguarding
7/15/26	6.8	E.H.	Lifeguarding
7/15/26	4.27	V.M.	Lifeguarding
7/15/26	3.24	M.R.	Lifeguarding
7/16/26	6.8	E.H.	Lifeguarding
7/16/26	3.3	A.K.	Lifeguarding
7/16/26	4.25	Z.L.	Lifeguarding
7/16/26	3.27	V.M.	Lifeguarding
7/16/26	4.3	B.T.	Lifeguarding
7/17/26	6.77	E.H.	Lifeguarding
7/17/26	4.29	A.K.	Lifeguarding
7/17/26	3.25	Z.L.	Lifeguarding
7/17/26	6.85	V.M.	Lifeguarding
7/18/26	6.85	E.H.	Lifeguarding
7/18/26	4.29	A.K.	Lifeguarding
7/18/26	3.3	Z.L.	Lifeguarding
7/18/26	4.35	V.M.	Lifeguarding
7/18/26	3.25	R.R.	Lifeguarding
7/19/26	2.64	M.A.	Lifeguarding
7/19/26	3.3	Z.L.	Lifeguarding
7/19/26	3.32	V.M.	Lifeguarding
7/19/26	2.62	R.R.	Lifeguarding
7/19/26	5.12	B.T.	Lifeguarding
7/20/26	3.5	S.B.	Lifeguarding
7/20/26	4.94	E.H.	Lifeguarding
7/20/26	3.3	A.K.	Lifeguarding
7/20/26	2.45	M.R.	Lifeguarding
7/20/26	2.32	B.T.	Lifeguarding
7/21/26	6.19	E.H.	Lifeguarding
7/21/26	3.67	A.K.	Lifeguarding
7/21/26	3.7	Z.L.	Lifeguarding
7/21/26	3.24	R.R.	Lifeguarding
7/21/26	3.25	M.R.	Lifeguarding
7/22/26	4.25	M.A.	Lifeguarding
7/22/26	3.3	I.C.	Lifeguarding
7/22/26	6.79	E.H.	Lifeguarding
7/22/26	4.3	A.K.	Lifeguarding
7/22/26	3.3	M.R.	Lifeguarding
7/23/26	4.42	S.B.	Lifeguarding
7/23/26	3.25	Z.L.	Lifeguarding
7/23/26	6.77	V.M.	Lifeguarding
7/23/26	3.24	R.R.	Lifeguarding
7/23/26	4.35	M.R.	Lifeguarding
7/24/26	3.27	M.A.	Lifeguarding
7/24/26	6.87	E.H.	Lifeguarding
7/24/26	4.37	A.K.	Lifeguarding
7/24/26	3.37	V.M.	Lifeguarding
7/24/26	4.32	M.R.	Lifeguarding
7/25/26	6.79	E.H.	Lifeguarding
7/25/26	3.24	A.K.	Lifeguarding
7/25/26	4.25	Z.L.	Lifeguarding
7/25/26	3.25	R.R.	Lifeguarding
7/26/26	5.49	M.A.	Lifeguarding
7/26/26	3.4	S.B.	Lifeguarding
7/26/26	2.97	Z.L.	Lifeguarding

7/26/26	3	R.R.	Lifeguarding
7/26/26	3.29	B.T.	Lifeguarding
7/27/26	4.37	M.A.	Lifeguarding
7/27/26	6.87	E.H.	Lifeguarding
7/27/26	6.75	M.R.	Lifeguarding
7/27/26	3.32	O.W.	Lifeguarding
7/28/26	3.32	S.B.	Lifeguarding
7/28/26	4.25	Z.L.	Lifeguarding
7/28/26	4.29	R.R.	Lifeguarding
7/28/26	6.84	M.R.	Lifeguarding
7/28/26	3.37	O.W.	Lifeguarding
7/29/26	4.24	M.A.	Lifeguarding
7/29/26	6.8	E.H.	Lifeguarding
7/29/26	4.25	Z.L.	Lifeguarding
7/29/26	3.35	R.R.	Lifeguarding
7/29/26	3.39	M.R.	Lifeguarding
7/30/26	6.75	E.H.	Lifeguarding
7/30/26	6.7	R.R.	Lifeguarding
7/31/26	3.32	M.A.	Lifeguarding
7/31/26	3.37	S.B.	Lifeguarding
7/31/26	6.82	E.H.	Lifeguarding
7/31/26	4.27	Z.L.	Lifeguarding

TOTAL	<u><u>641.81</u></u>		
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Riverside Management Services, Inc
475 West Town Place
Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 477
Invoice Date: 7/31/2026
Due Date: 7/31/2026
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Pool Monitor through July 2026	175.55	30.00	5,266.50
Alison Mossing 8-11-26			

RECEIVED

By Tara Lee at 1:57 pm, Aug 11, 2026

Total \$5,266.50

Payments/Credits \$0.00

Balance Due \$5,266.50

MEADOW VIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT

RIVERSIDE MANAGEMENT SERVICES, INC.
POOL MONITOR INVOICE DETAIL

Quantity	Description	Rate	Amount
175.55	Pool Monitor	\$ 30.00	\$ 5,266.50
	Covers July 2026		
	TOTAL DUE:		<u>\$ 5,266.50</u>

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/1/26	5.7	J.K.	Pool Monitor
7/2/26	5.54	J.K.	Pool Monitor
7/3/26	5.57	J.K.	Pool Monitor
7/4/26	5.5	M.K.	Pool Monitor
7/5/26	6.1	M.K.	Pool Monitor
7/6/26	5.62	J.K.	Pool Monitor
7/7/26	5.6	J.K.	Pool Monitor
7/8/26	5.59	J.K.	Pool Monitor
7/9/26	5.6	J.K.	Pool Monitor
7/10/26	5.67	J.K.	Pool Monitor
7/11/26	4.68	M.K.	Pool Monitor
7/12/26	6.27	M.K.	Pool Monitor
7/13/26	5.59	J.K.	Pool Monitor
7/14/26	5.62	J.K.	Pool Monitor
7/15/26	5.6	J.K.	Pool Monitor
7/16/26	5.62	J.K.	Pool Monitor
7/17/26	5.54	J.K.	Pool Monitor
7/18/26	6.14	M.K.	Pool Monitor
7/19/26	6.14	M.K.	Pool Monitor
7/20/26	5.64	J.K.	Pool Monitor
7/21/26	5.6	J.K.	Pool Monitor
7/22/26	5.59	J.K.	Pool Monitor
7/23/26	5.59	J.K.	Pool Monitor
7/24/26	5.54	J.K.	Pool Monitor
7/25/26	6.12	M.K.	Pool Monitor
7/26/26	6.05	M.K.	Pool Monitor
7/27/26	5.54	J.K.	Pool Monitor
7/28/26	5.62	J.K.	Pool Monitor
7/29/26	5.54	J.K.	Pool Monitor
7/30/26	5.64	J.K.	Pool Monitor
7/31/26	5.39	J.K.	Pool Monitor
TOTAL	<u>175.55</u>		

APPROVED PEST CONTROL
57200.320.45917
CHRISTIAN BIROL 08/14/2026



Turner
Pest Control
turnerpest.com

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

Service Slip/Invoice

INVOICE: 622617109
DATE: 08/13/2026
ORDER: 622617109

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
08/13/2026	10:01 AM	MICE, RATS, ROACH, S			10:01 AM
Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	08/13/2026			10:23 AM

Service

Description

Price

CPCM

Commercial Pest Control - Monthly Service

\$240.38

RECEIVED

By Tara Lee at 11:22 am, Aug 14, 2026

SUBTOTAL	\$240.38
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$240.38

AMOUNT DUE \$240.38

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE



YELLOWSTONE
LANDSCAPE

Bill To:

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

Property Name: Meadow View at Twin Creeks CDD

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

INVOICE

INVOICE #	INVOICE DATE
1237098	8/1/2026
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 31, 2026

Invoice Amount: \$51,157.93

Description	Current Amount
Monthly Landscape Maintenance August 2026	\$51,157.93

RECEIVED

By Tara Lee at 12:09 pm, Aug 05, 2026

Invoice Total **\$51,157.93**

THIS INVOICE IS NON-NEGOTIABLE AND NOT SUBJECT TO DISCOUNTS

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

APPROVED IRRIGATION REPAIRS
1.320.53800.45009
CHRISTIAN BIROL 08/13/2026



INVOICE

INVOICE #	INVOICE DATE
1243536	8/12/2026
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: September 11, 2026

Invoice Amount: \$525.00

Description	Current Amount
Mainline repair in middle island	
Irrigation Repairs	\$525.00

RECEIVED

By Tara Lee at 12:50 pm, Aug 13, 2026

Invoice Total

\$525.00

INVOICE TOTAL \$525.00

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



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	AMOUNT	INVOICE DATE
06/05/2026	\$110.95	05/15/2026

INVOICE NO. 446313

APPROVED SECURITY MONITORING
1.320.57200.45400
CHRISTIAN BIROL 08/21/2026

Site: Beacon Lakes Clubhouse - 850
Beacon Lakes Pkwy St Augustine
Site Address: 850 Beacon Lakes Pkwy
St Augustine FL 32092
Period: 06/01/2026 to 06/30/2026
Recurring No.: 17336
Job Name:
Order No.:

Description
Meadow View @ Twin Creeks

RECEIVED

By Tara Lee at 12:35 pm, Aug 21, 2026

MONITORING - MONTHLY

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

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

IMPORTANT: Please remember to test your system monthly.

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

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

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



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
06/05/2026	\$110.95	05/15/2026

INVOICE NO. 446313

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. 446313

NAME: Meadow View at Twin Creeks CCD DUE DATE: 06/05/2026 AMOUNT DUE: \$110.95



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	AMOUNT	INVOICE DATE
08/11/2026	\$808.75	07/14/2026

INVOICE NO. 457540

APPROVED REPAIRS AND MAINTENANCE
1.320.57200.44200
CHRISTIAN BIROL 08/21/2026

Site: Beacon Lakes Clubhouse - 850
Beacon Lakes Pkwy St Augustine
Site Address: 850 Beacon Lakes Pkwy
St Augustine FL 32092
Job No.: 94223
Job Name:
Order No.:

Description

Customer is having issues with a card reader gate by Gazebo by pool

Service - Security

Item	Quantity	Unit Price	Total
Service commercial	2.25 hrs	\$150.00	\$337.50
		Discount	\$-33.75
		Sub-Total ex Tax	\$303.75
		Tax	\$0.00
		Total	\$303.75

"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	\$-33.75
Sub-Total ex Tax	\$303.75
Tax	\$0.00
Total Inc Tax	\$303.75
Amount Applied	\$0.00
Balance Due	\$303.75

RECEIVED

By Tara Lee at 12:38 pm, Aug 21, 2026



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
08/11/2026	\$303.75	07/14/2026

INVOICE NO. 457540

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. 457540

NAME:

Meadow View at Twin Creeks CCD

DUE DATE:

08/11/2026

AMOUNT DUE:

\$303.75



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	AMOUNT	INVOICE DATE
09/07/2026	\$110.95	08/17/2026

INVOICE NO. 460943

APPROVED SECURITY MONITORING
1.320.57200.45400
CHRISTIAN BIROL 08/21/2026

Site: Beacon Lakes Clubhouse - 850
Beacon Lakes Pkwy St Augustine
Site Address: 850 Beacon Lakes Pkwy
St Augustine FL 32092
Period: 09/01/2026 to 09/30/2026
Recurring No.: 17336
Job Name:
Order No.:

Description
Meadow View @ Twin Creeks

RECEIVED

By Tara Lee at 12:46 pm, Aug 21, 2026

MONITORING - MONTHLY

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

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

IMPORTANT: Please remember to test your system monthly.

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

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

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



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
09/07/2026	\$110.95	08/17/2026

INVOICE NO. 460943

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. 460943

NAME:

Meadow View at Twin Creeks CCD

DUE DATE:

09/07/2026

AMOUNT DUE:

\$110.95

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 #5047

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

Total	\$1,875.00
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Meadow View at Twin Creeks August 2026 cleaning invoice #5047

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

1 320 57200 45507 Janitorial
Approved Jen Erickson
8.17.2026

RECEIVED

By Tara Lee at 12:47 pm, Aug 18, 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

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

Invoice

Invoice #: 478
Invoice Date: 8/14/2026
Due Date: 8/14/2026
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance July 1 - July 30, 2026	310.17	40.00	12,406.80
APPROVED CHRISTIAN BIROL 08/18/2026			
FACILITY MAINTENANCE- \$6900.00 57200.320.45508			
REPAIRS AND MAINTENANCE- \$2400.00 57200.320.44200			
GROUNDS MAINTENANCE- \$1700.00 53800.320.45006			
CONTINGENCY- \$1406.80 53800.320.45011			
Alison Moring 8-19-26			

RECEIVED

By Tara Lee at 9:58 am, Aug 20, 2026

Total \$12,406.80

Payments/Credits \$0.00

Balance Due \$12,406.80

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/1/26	8.04	D.M.	Installed new corner brackets for metal sheeting on walls in gym, replaced trash receptacle bags at lake side park, straightened and organized pool deck and patio furniture, removed debris from pool deck
7/1/26	7.95	N.Y.	Sheet metal and aluminum installed in gym, correct screws located and used for metal corners, removed debris from common areas and pool deck, checked and changed all trash receptacles
7/2/26	7.54	D.M.	Planted wooden stakes around palm trees on pool deck, straightened and organized all pool deck and patio furniture, removed debris on pool deck, checked and changed trash receptacles, emptied and restocked dog waste receptacles
7/2/26	7.57	N.Y.	Readjusted lightning vents, protected ducks and duck eggs, straightened and organized pool deck and patio furniture, removed debris around amenity center, checked and changed trash receptacles, emptied and restocked dog waste receptacles
7/6/26	8.72	N.Y.	Straightened and organized pool deck and patio furniture, removed trash receptacles filled with firework trash from holiday weekend, checked and changed all trash receptacles, emptied and restocked dog waste receptacles, cleaned off trash receptacle with hose
7/7/26	8	N.Y.	Installed guest parking only signs installed at town homes, straightened and organized pool deck and patio furniture, removed debris from pool deck, around amenity center and roadways, checked and changed trash receptacles, emptied and restocked dog waste receptacles
7/8/26	7.75	D.M.	Cemented paver that was loose at stairs leading to pool deck, straightened and organized pool deck and patio furniture, removed debris around amenity center, parking lot and pool deck, checked and changed trash receptacles at phase four children's park, emptied and changed filled dog pot at phase four entrance
7/8/26	7.54	N.Y.	Worked on shower faucet, placed tile and glued back in place, straightened and organized pool deck and patio furniture, removed debris around amenity center, pool deck, courts, field, parking lot and roadways, checked and changed trash receptacles, emptied and restocked dog waste receptacle in phase four
7/9/26	7.89	D.M.	Fixed broken soccer goal and installed new bolts in frame, straightened and organized pool deck and patio furniture, removed debris around pool deck and main entrance roadway
7/9/26	7.79	N.Y.	Fixed loose sign, adjusted shower handle, removed and cleaned ketchup on floor, bolted together broken soccer goal, straightened and organized pool deck and patio furniture, removed debris in phase one and phase eleven
7/10/26	6.94	D.M.	Fixed leaking shower head at lake side park, shoveled sand from pathway near volleyball court, fixed broken sign on Enchanted Way, removed debris around roadways and pool deck, straightened and organized pool deck and patio furniture
7/10/26	6.85	N.Y.	Readjusted fence, reorganized social hall, shoveled sand at lake side park, fixed shower faucet, put zip ties on soccer fence, fixed rear bathroom door, straightened and organized pool deck and patio furniture, tightened sign bolts
7/13/26	7.82	D.M.	Fixed damaged piping to shower on right side of pool deck, installed bolts on sign in townhomes, removed wood stakes on pool deck, straightened and organized pool deck and patio furniture, removed debris around pool deck
7/13/26	7.84	N.Y.	Removed zip ties and replaced with bolts on sign, shower leaking work down on handle and installed new handle, straightened and organized pool deck and patio furniture, removed wood to protect ducks and eggs, removed debris around pool deck, amenity center, parking lot, courts, field, common areas, roadways and around community
7/14/26	7.89	D.M.	Re-zip tied windscreens at tennis ball and pickleball courts, straightened and organized pool deck and patio furniture, removed debris around pool deck, checked and changed trash receptacles, emptied and restocked dog waste

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/14/26	8.19	N.Y.	receptacles Windscreen that ripped from storm re-zip tied, blew leaves and debris off tennis court, street sign piece recovered and placed at lake side, straightened and organized pool deck and patio furniture, removed debris around pool deck, amenity center, roadways, playground, field, courts and common areas, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
7/15/26	7.85	D.M.	Fixed damaged bollard at landings housing front gate, straightened and organized pool deck and patio furniture, removed debris around pool deck and lake side park
7/15/26	7.87	N.Y.	Located two missing soccer balls that were kicked into the lake and retrieved, cemented and drilled damaged bollard at lake side, straightened and organized pool deck and patio furniture, inspected dog park
7/16/26	7.92	D.M.	Fixed broken water sign out by the playground, placed cones in front of bollards at call box, straightened and organized pool deck and patio furniture, removed debris around pool deck and main roads
7/16/26	7.57	N.Y.	Adjusted tilted sign, placed cone in front of bollards, straightened and organized pool deck and patio furniture, removed debris from roadways and pool deck
7/17/26	7.14	D.M.	Installed five no parking signs in phase four housing on twilight, fixed broken fence panel at children's park in phase four, straightened and organized pool deck and patio furniture, removed debris from pool deck, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
7/17/26	7	N.Y.	Fixed windscreen, moved luggage, installed five no parking signs, straightened and organized pool deck and patio furniture, checked and changed trash receptacles, emptied and restocked dog waste receptacles
7/20/26	7.64	D.M.	Fixed netting for splash park, fixed shower handle on right side of pool deck, fixed loose step on stairs for kids splash pad, straightened and organized pool deck and patio furniture, removed debris on pool deck
7/20/26	8	N.Y.	Reattached netting on splash park, fixed shower handle on pool deck, disposed of broken big foot figure, anchored soccer goals into ground, straightened and organized pool deck and patio furniture, removed debris from pool deck, soccer field and roadways, checked and changed trash receptacles on soccer field
7/21/26	7.87	D.M.	Used sealant to reattached tiles in pool, reattached stool legs on table in social hall, straightened and organized pool deck and patio furniture, removed debris from pool deck and along roadways, checked and changed trash receptacles, emptied and restocked dog waste receptacles
7/21/26	8	N.Y.	Secured three pool tiles in place on pool ledge, fixed social hall table legs, removed debris from parking lot and roadways, checked and changed trash receptacles, emptied and restocked dog waste receptacles
7/22/26	8.2	D.M.	Replaced broken handle to left side shower on pool deck, changed six light bulbs at landings main gate, straightened and organized pool deck and patio furniture, removed debris off pool deck
7/22/26	7.67	N.Y.	Replaced six light bulbs on lake side, replaced pool deck shower handle on left side, straightened and organized pool deck and patio furniture, removed debris from pool deck and around amenity center, straightened and organized lake side area
7/23/26	7.57	D.M.	Removed remaining signs at twilight drive, secured soccer field and reattached bolt, straightened and organized pool deck and patio furniture, removed debris from pool deck and main roads
7/23/26	7.59	N.Y.	Checked signs placed at lake side, straightened and organized lake side furniture, installed chains and locks for soccer goals, straightened and organized pool deck and patio furniture, removed debris from pool deck, lake side park, courts, playgrounds, parking lots, roadways and common areas
7/24/26	8.07	D.M.	Removed signs from twilight lane, started removing signs from poles to install on fence, straightened and organized pool deck and patio furniture, removed debris

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
			from pool deck, checked and changed trash receptacles, emptied and restocked dog waste receptacles
7/24/26	4.4	N.Y.	Inspected signs, fences and playgrounds around community, removed debris around amenity center, pool deck, courts, beach area, lakeside park, basketball courts, playgrounds, common areas, sports fields, parking lots and roadways
7/27/26	7.82	D.M.	Posted no parking signs in phase four at twilight, fixed broken gate at phase four children's park, fixed windscreens at pickleball court, straightened and organized pool deck and patio furniture, removed debris from pool deck, around amenity center, tennis and pickleball courts and beach
7/27/26	8.15	N.Y.	Reattached windscreens, installed no parking signs on posts, straightened and organized all pool deck and patio furniture, removed debris on pool deck, soccer field, tennis courts, playgrounds and roadways, checked and changed trash receptacles
7/28/26	7.59	N.Y.	Gathered pool noodles left in gutters, straightened and organized pool deck and patio furniture, removed debris from pool deck, soccer field, playgrounds, tennis and pickleball courts and through phases one, two, three and four, emptied and restocked dog waste receptacles
7/29/26	6.39	D.M.	Straightened and organized pool deck and patio furniture, removed debris from pool deck, disposed of two broken umbrellas, placed umbrellas out on pool deck, cleaned maintenance closet in main building
7/29/26	7.55	N.Y.	Placed umbrellas out on the pool deck, took down two broken umbrellas and disposed of them, straightened and organized pool deck and patio furniture, removed debris on pool deck, around amenity center, parking lot, field and courts, straightened and organized maintenance closet
7/30/26	7.87	D.M.	Picked up signs on the side of main roads, removed construction sign from basketball court, fixed handicap chair on pool deck, straightened and organized pool deck and patio furniture, removed debris from pool deck
7/30/26	8	N.Y.	Removed construction signs, repaired and adjusted handicap in pool, removed debris around amenity center and pool deck, straightened and organized pool deck and patio furniture
7/31/26	7.87	D.M.	Straightened and organized pool deck and patio furniture, removed debris from pool deck and children's park in phase four, checked and changed trash receptacles, emptied and restocked dog waste receptacles
7/31/26	4.25	N.Y.	Moved maintenance items into closet, disposed of boxes, straightened and organized pool deck and patio furniture, removed debris from pool deck, checked and changed trash receptacles, emptied and restocked dog waste receptacles

TOTAL 310.17

MILES 0

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



INVOICE

INVOICE #	INVOICE DATE
1246041	8/19/2026
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: September 18, 2026

Invoice Amount: \$2,985.00

Description	Current Amount
July Tree Fellings	
Tree Care Services	
APPROVED TREE REMOVAL 1.320.53800.45016 CHRISTIAN BIROL 08/19/2026	\$2,985.00

Invoice Total \$2,985.00

RECEIVED

By Tara Lee at 1:32 pm, Aug 19, 2026

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

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/24/26	00038	6/29/26 454614	202605 600-53800-60000	NEW CAMERAS-LAKESIDE PARK	*	7,985.00	
				ATLANTIC SECURITY			7,985.00 000001
8/26/26	00098	8/21/26 SUBCON18	202608 600-53800-60000	233 WINDERMERE WAY-REUSE	*	4,363.97	
				ST JOHNS COUNTY UTILITY DEPARTMENT			4,363.97 000002
8/26/26	00098	8/21/26 SUBCON19	202608 600-53800-60000	12 DAYMARK LN-REUSE C.FEE	*	5,154.01	
				ST JOHNS COUNTY UTILITY DEPARTMENT			5,154.01 000003
TOTAL FOR BANK A						17,502.98	
TOTAL FOR REGISTER						17,502.98	

MVTP MEADOW VIEW TP TLEE



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

APPROVED CAPITAL RESERVE
NEW SECURITY CAMERAS
CHRISTIAN BIROL 08/21/2026

PLEASE BE ADVISED DEPOSIT INVOICE WAS
NEVER RECIEVED JOB HAS BEEN COMPLETED
08/21/2026

PLEASE PAY BY	AMOUNT	INVOICE DATE
07/27/2026	\$3,992.50	06/29/2026

INVOICE NO. 454614 - FINAL INVOICE

Site: Beacon Lakes Clubhouse - 850
Beacon Lakes Pkwy St Augustine
Site Address: 850 Beacon Lakes Pkwy
St Augustine FL 32092
Job No.: 93635
Job Name:
Order No.:

RECEIVED

By Tara Lee at 10:55 am, Aug 24, 2026

Equipment & Installation

Work Order to add to CCTV System per proposal dated 5-21-26

Item	Quantity	Unit Price	Total
Existing Video Recorder with a pre-installed hard drive	1.00	\$0.00	\$0.00
4-Port Outdoor PoE+ Hardened Switch	1.00	\$1,787.50	\$1,787.50
5-Port Gigabit PoE+ Switch, 60W Power Budget	1.00	\$125.00	\$125.00
Vigilant Performance 5MP Starlight 98 Feet IR IP Turret Camera	3.00	\$380.00	\$1,140.00
Reinstall existing exterior camera	1.00	\$0.00	\$0.00
Junction Box	1.00	\$45.00	\$45.00
Pole Mount	1.00	\$19.53	\$19.53
Installation and Programming	1.00	\$4,867.97	\$4,867.97
Vigilant Performance 8MP Starlight+ SmartSense IllumiNite 98 Feet IR IP Turret Camera	1.00	\$600.00	\$600.00
Sub-Total ex Tax			\$7,985.00
Tax			\$0.00
Total			\$7,985.00
Previous Claim Amount (50.00%)			\$3,992.50
This Claim Amount (50.00%)			\$3,992.50
Claim Remaining (0.00%)			\$0.00



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
07/27/2026	\$3,992.50	06/29/2026

INVOICE NO. 454614 - FINAL INVOICE

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

IMPORTANT: Please remember to test your system monthly.

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

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

Sub-Total ex Tax	\$3,992.50
Tax	\$0.00
Total Inc Tax	\$3,992.50
Amount Applied	\$0.00
Balance Due	\$3,992.50



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

PLEASE PAY BY

07/27/2026

AMOUNT

\$3,992.50

INVOICE DATE

06/29/2026

INVOICE NO. 454614 - FINAL INVOICE

Original Contract

Description	Total Value	Current		To Date	
		%	\$	%	\$
Work Order to add to CCTV System per proposal dated 5-21-26	\$7,985.00	50.00	\$3,992.50	100.00	\$7,985.00
Total	\$7,985.00	50.00	\$3,992.50	100.00	\$7,985.00

Claim Breakdown (Amount Including Tax)

Date	Invoice No.	Claimed	Paid	Amount Outstanding
05/27/2026	446838	\$3,992.50	\$0.00	\$3,992.50
06/29/2026	454614	\$3,992.50	\$0.00	\$3,992.50
Total		\$7,985.00	\$0.00	\$7,985.00

Contract Summary

Claim to Date	\$7,985.00
Remaining Claim Balance	\$0.00

How To Pay

INVOICE NO. 454614



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: _____



Mall

Detach this section and mail check to:

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

NAME:

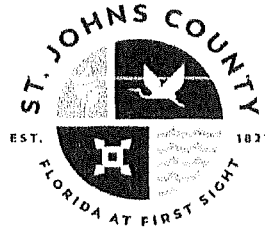
Meadow View at Twin Creeks CCD

DUE DATE:

07/27/2026

AMOUNT DUE:

\$3,992.50



May 15, 2026

Christian Birol
Operations Manager, Beacon Lake
850 Beacon Lake Parkway
St. Augustine, FL 32095

email: cbirol@rmsnf.com

Re: Beacon Lake 2C – Reuse for Common Area
SUBCON18-17
Reuse Unit Connection Fees

Dear Mr. Birol,

Please find listed below the required utility unit connection fees for the referenced project.

Service Address: 233 Windermere Way

EIC Calculation: Area to be irrigated by reuse = 10,000S.F. = 2.77EIC.

Item	Unit Cost	Quantity	Cost
• Reuse Connection Fees:	\$1,386.45	2.77EIC	\$3,840.47
• 3/4" Pre-Run Reuse Meter	\$240.00	1 Ea.	\$240.00
• MXU	\$145.00	1 Ea.	\$145.00
• Deposit	\$50/EIC	2.77EIC	\$138.50
Total Utility Fees:			\$4,363.97

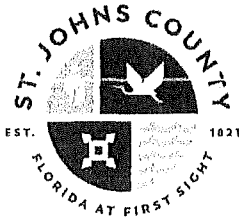
Please note that the cost listed above is based on the current Utility fee schedule. Actual cost will be based on the fee schedule at time of payment. The fee schedule is normally adjusted in October at the beginning of each fiscal year.

*Senior
Utility
Tech*

Approved

Utilities

1205 State Road 16, St. Augustine, FL 32084
904.209.2700 | sjcfl.us



St. Johns County Board of County Commissioners

Utility Department – Customer Service

PO Drawer 3006, St. Augustine, FL 32085-3006

P: 904.209.2700 | F: 904.209.2718 | utiltch@sjcfl.us

COMMERCIAL ACCOUNT APPLICATION

All commercial account requests must be approved by SJCUD Engineering before fees can be assessed.

Once approved, please allow a minimum of 72 hours for processing

Date: 8.21.2024 Service Start Date: _____
Service Address: 233 Windermere way, Saint Augustine, FL 32095
Business Description: CDD
Account Name: Meadow View at Twin Creeks CDD
Mailing Address:
Street: 475 W. Town Place Unit/Suite No.: 114
City: Saint Augustine State: Florida Zip Code: 32092
Primary Phone Number: 904.217.3052 Secondary Phone Number: _____
Contact Name: Christian Birol Tax ID: 811752367 (tax exemp
Email Address: CBirol@RMSNF.com

I understand and agree that the current monthly Base Rate (based on meter size) and usage will apply immediately, once the meter has been placed.

Name: Christian Birol Signature: [Signature] Title: Operations Manager

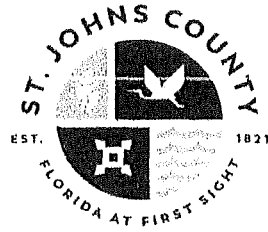
Backflow Test Due: _____ (Test must be current before application will be accepted.)
Installation and maintenance of the backflow prevention device for each meter and valve are the responsibility of the owner or occupant of the premises. Backflow prevention devices are required to be tested annually and maintained annually by a certified tester. A copy of the test report must be provided to SJCUD along with the application.

Name of Certified Backflow Testing Company: _____

Scheduled Date of Test: _____

Office Use Only

Date Paid: _____ Amount Paid: \$ _____
Customer Number: _____ Location Number: _____



May 15, 2026

Christian Birol
Operations Manager, Beacon Lake
850 Beacon Lake Parkway
St. Augustine, FL 32095

email: cbirol@rmsnf.com

Re: Beacon Lake 3B – Reuse for Common Area
SUBCON19-39
Reuse Unit Connection Fees

Dear Mr. Birol,

Please find listed below the required utility unit connection fees for the referenced project.

Service Address: 12 Daymark Ln

EIC Calculation: Area to be irrigated by reuse = 12,000S.F. = 3.32EIC

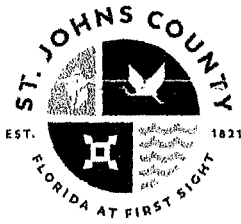
Item	Unit Cost	Quantity	Cost
• Reuse Connection Fees:	\$1,386.45	3.32EIC	\$4,603.01
• 3/4" Pre-Run Reuse Meter	\$240.00	1 Ea.	\$240.00
• MXU	\$145.00	1 Ea.	\$145.00
• Deposit	\$50/EIC	3.32EIC	\$166.00
Total Utility Fees:			\$5,154.01

Please note that the cost listed above is based on the current Utility fee schedule. Actual cost will be based on the fee schedule at time of payment. The fee schedule is normally adjusted in October at the beginning of each fiscal year.

Approved

Utilities

1205 State Road 16, St. Augustine, FL 32084
904.209.2700 | sjcfl.us



St. Johns County Board of County Commissioners

Utility Department – Customer Service

PO Drawer 3006, St. Augustine, FL 32085-3006
P: 904.209.2700 | F: 904.209.2718 | utiltch@sjcfl.us

COMMERCIAL ACCOUNT APPLICATION

All commercial account requests must be approved by SJCUD Engineering before fees can be assessed.

Once approved, please allow a minimum of 72 hours for processing

Date: 8.21.2026 Service Start Date: _____
Service Address: 12 Daymark Lane, Saint Augustine, FL 32095
Business Description: CDD
Account Name: Meadow view at Twin Creeks CDD
Mailing Address:
Street: 475 W. Town Place Unit/Suite No.: 114
City: Saint Augustine State: Florida Zip Code: 32092
Primary Phone Number: 904-217-3052 Secondary Phone Number: _____
Contact Name: Christian Birol Tax ID: 811752367 (tax exempt)
Email Address: CBirol@RMSNF.com

I understand and agree that the current monthly Base Rate (based on meter size) and usage will apply immediately, once the meter has been placed.

Christian Birol

Name

Signature

Operations Manager

Title

Backflow Test Due: _____ (Test must be current before application will be accepted)
Installation and maintenance of the backflow prevention device for each meter and valve are the responsibility of the owner or occupant of the premises. Backflow prevention devices are required to be tested annually and maintained annually by a certified tester. A copy of the test report must be provided to SJCUD along with the application.

Name of Certified Backflow Testing Company: _____

Scheduled Date of Test: _____

Office Use Only

Date Paid: _____ Amount Paid: \$ _____

Customer Number: _____ Location Number: _____