

***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 – Discussion of Amenity Facility Policies
 - E. Operations Manager
 - 1. Report
 - 2. Proposal for A/C Repairs
 - 3. Proposals for Splash Pad Refurbishment
- V. Discussion of Suspension of Amenity Privileges
- VI. Discussion of Amenity Policies – Soccer Field and Multi-Purpose Field

- VII. Discussion of Trees Within the Right of Way
- VIII. Financial Reports
 - A. Financial Statements as of August 31, 2026
 - B. Assessment Receipts Schedule
 - C. Check Register
- IX. Engineer's Report – Discussion of Road Repairs
- X. Other Business
- XI. Supervisors' Requests and Audience Comments
- XII. 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
- XIV. 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

D.

Part 1 — Definitions

"Amenities" – shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, the District's clubhouse, fitness center, swimming pool, event field, multi-purpose field, tennis courts, playground, picnic area, parks, green spaces and open lawns, and walking trails, together with their appurtenant areas, facilities, equipment, and any other appurtenances.

"Informal Recreation" – shall mean casual, unscheduled recreational play or exercise (for example, a pick-up game of volleyball, soccer, football or frisbee) among Patrons and their Guests that (i) stays within the Guest limits in these Policies, (ii) involves no fee, instruction for compensation, advertising or outside teams, and (iii) complies with all other Policies. Informal Recreation does not require advance approval.

"Organized Activity" – shall mean a league, tournament, clinic, class, competitive event or other activity that charges a fee, is advertised to the public or to persons outside a Patron's household and Guests, involves outside teams, or is expected to involve more than twenty (20) participants.

Community Programming

Programs and Activities. All programs and services including personal training, group exercise classes, tennis lessons, instructional programs, competitive events, Organized Activities and other programs must be conducted through the Amenity Manager or as directed by the Board. Informal Recreation is not a program or competitive event and does not require approval. A schedule of activities for the Amenities will be posted in each area and updated by the Amenity Manager.

Requests for Organized Activities. A Patron may request approval of an Organized Activity by submitting the request form available from the Amenity Manager and on the District's website at least seven days in advance. The Amenity Manager will respond in writing within three (3) business days and may deny a request only for a scheduling conflict, a posted closure, safety, or a reasonable risk of damage to District property, stating the reason. A request that receives no response within that time is deemed approved. Denials may be reviewed by the District Manager on request. Organized Activities that are larger in scale and resources may require Board approval.

General Provisions

Hours of Operation. All hours of operation of the Amenities will be established and published by the District, and posted at each Amenity and on the District's website. The clubhouse will be closed on the following holidays: Easter, Thanksgiving Day, Christmas Eve, Christmas Day and New Year's Day. The District may restrict access or close some or all of the Amenities for purposes of providing a community activity, for making improvements, for conducting maintenance, or other purposes. Any programs or activities of the District may have priority over other users of the Amenities.

28. Role of Staff and Security Personnel. District staff, the Amenity Manager and Security Personnel contracted by the District may ask a person to stop an activity when the activity presents an immediate safety risk, or clearly violates a policy that is published in these Policies or posted at the Amenity. Personnel may otherwise observe and report concerns to the Amenity Manager. Removal from the Amenities is governed by the District's Suspension and Termination of Access Rule. Security personnel and onsite staff may confirm user's residency and number of guests.

MULTI-PURPOSE FIELD

Our community offers a multi-purpose field. The following policies apply:

1. First Come Basis. The field is available for use by Patrons and Guests only on a first come first serve basis, unless reserved or closed by the District.

2. Permitted Uses. The multi-purpose field is not limited to any single sport. Patrons and Guests may use the multi-purpose field for any reasonable, non-damaging recreational activity, including soccer, volleyball, football, lacrosse, kickball, ultimate frisbee, flag football, fitness activities and Informal Recreation, subject to reservations, posted closures and these Policies. When the field is busy, users are asked to share space and limit play to one (1) hour if others are waiting.

3. Turf Protection Standard. The following standard applies equally to all activities: (a) portable nets, goals and boundary markers are permitted if they are freestanding, weighted, or secured with stakes no longer than six (6) inches, and are removed after use; (b) metal-spike footwear, vehicles and tents are not permitted; and (c) the Amenity Manager may close all or part of the field, without advance notice, for wet conditions, turf recovery, rotation of goal areas, maintenance or safety. Closures will be posted at the field. An activity may be stopped for turf protection only if it violates this standard or a posted closure.

4. Operating Hours. The field is open from Sunrise to Sunset, or as otherwise posted.

5. Vehicles. No bicycles, scooters, skate boards, hover boards or other equipment or vehicles with wheels are permitted.

6. Chalking. Temporary marking using non-toxic, water-based chalk or removable boundary lines is permitted without prior approval. Paint or permanent marking requires advance approval.

Deleted: 2

Deleted: 3

Deleted: Chalking or marking the field must be approved in advance and proper marking materials must be used.

PARKS, GREEN SPACES AND OPEN LAWNS

The following policies apply to District-owned parks, green spaces and open lawns. A map of these areas will be posted on the District's website.

1. Operating Hours. These areas are open from Sunrise to Sunset daily, or as otherwise posted at the area. Areas without posted hours are open during these hours.

2. Permitted Use. Informal Recreation, including volleyball and other pick-up games using portable equipment that meets the Turf Protection Standard for the multi-purpose field, is permitted. Users must respect the privacy of adjacent homes, keep noise at reasonable levels and comply with applicable St. Johns County noise ordinances.

3. General Rules. The General Provisions of these Policies apply in these areas.

Facility Rental Policies

2. Amenities Available for Rental: The following Amenities are available for rental: clubhouse (excluding kitchen), front bar area, ~~veranda~~ and event field (for any permitted use). The rental of the Amenities is subject to availability, and rentals may be denied in the sole discretion of the District and to account for usage and other issues.

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

AMENITIES RULES & POLICIES

Beacon Lake Amenity Center
850 Beacon Lake Parkway
St. Augustine, Florida 32095
P: (904) 217-3052

Adopted April 18, 2019

Amended October 19, 2023, February 20, 2025, April 17, 2025

and August 20, 2026

PART 1: Meadow View at Twin Creeks Community Development District

In accordance with Chapter 190 of the Florida Statutes, and on April 17, 2025, at a duly noticed public meeting, the Board of Supervisors of the Meadow View at Twin Creeks Community Development District adopted the following policies to govern the operation of the District's Amenities. All prior policies of the District are hereby superseded on a going forward basis.

DEFINITIONS

The following definitions shall apply to these policies in their entirety:

"Access Card" – shall mean the identification card issued to Patrons.

"Amenities" – shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, the District's clubhouse, fitness center, swimming pool, multi-purpose field, tennis courts, playground, picnic area, and walking trails, together with their appurtenant areas, facilities, equipment, and any other appurtenances.

"Amenities Policies" or "Policies" – shall mean all Amenities Policies of the District, as amended from time to time.

"Amenity Manager" – shall mean the management company, including Community Manager, Lifestyles Director and its employees, staff and agents, contracted by the District to manage the Amenities.

"Annual User Fee" – shall mean the base fee established by the District for the non-exclusive right to use the Amenities. The amount of the Annual User Fee is set forth in the District's rules.

"Board of Supervisors" or "Board" – shall mean the Board of Supervisors of the District.

"District" – shall mean the Meadow View at Twin Creeks Community Development District.

"District Manager" – shall mean the professional management company with which the District has contracted to provide management services to the District.

"Family" – shall mean a group of individuals living under one roof or head of household. This can consist of individuals who have not yet attained the legal age of majority (i.e., 18 or as otherwise provided by law), together with their parents or legal

guardians. This does not include visiting relatives, or extended family not residing in the home.

“Guest” – shall mean any person or persons, other than a Patron, who are expressly authorized by the District to use the Amenities, or invited and accompanied at all times by a Patron to use the Amenities.

“Guest Access Card” – A type of Access Card purchased at the request of a Patron and for use by a Guest on a temporary basis.

“Non-Resident” – shall mean any person that does not own property within the District.

“Non-Resident Patron” – shall mean any person or Family not owning property in the District who is paying the Annual User Fee to the District.

“Patron” or “Patrons” – shall mean Residents, Non-Resident Patrons, and Renters.

“Person” – shall mean an individual, or legal entity recognized under Florida law.

“Renter” – shall mean any tenant residing in a Resident’s home pursuant to a valid rental or lease agreement.

“Resident” – shall mean any person or Family owning property within the District.

AUTHORIZED USERS

Generally. Only Patrons and Guests, as set forth herein, have the right to use the Amenities.

Residents. A Resident must pay the Annual User Fee applicable to Residents in order to have the right to use the Amenities. Such payment must be made in accordance with the District’s annual assessment collection resolution and typically will be included on the Resident’s property tax bill. Payment of the Annual User Fee entitles the Resident to use the Amenities for one full fiscal year of the District, which year begins October 1 and ends September 30.

Non-Residents. A Non-Resident Patron must pay the Annual User Fee applicable to Non-Residents in order to have the right to use the Amenities for one full year, which year begins from the date of receipt of payment by the District. This fee must be paid in full before the Non-Resident may use the Amenities. Each subsequent Annual User Fee shall be paid in full on the anniversary date of application.

Renter’s Privileges. Residents who rent or lease residential unit(s) in the District shall have the right to designate the Renter of the residential unit(s) as the beneficial users of the Resident’s privileges to use the Amenities.

1. A Renter who is designated as the beneficial user of the Resident's rights to use the Amenities shall be entitled to the same rights and privileges to use the Amenities as the Resident.
2. During the period when a Renter is designated as the beneficial user, the Resident shall not be entitled to use the Amenities.
3. Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Resident owners are responsible for the deportment of their respective Renter.
4. Renters shall be subject to all rules and policies as the Board may adopt from time to time.

Guests. Except as otherwise provided for herein, each Patron household may bring a maximum of four Guests to the Amenities, provided however that Guests must be accompanied by the Patron when using the Amenities and provided however that the Patron will be responsible for any harm caused by the Patron's Guests while using the Amenities. For clarification purposes, the preceding sentence shall be construed to place a four Guest limitation on the total number of Guests that a Patron may bring on behalf of that Patron's particular residence or household – e.g., a Patron Family consisting of four people cannot bring up to four Guests each for a total of 16 Guests, but instead can only bring a total of four Guests on behalf of the entire household. The District may also in its discretion invite Guests as part of any community programming activities. Applicable fees may apply. Guests shall be subject to all rules and policies as the Board may adopt from time to time.

Registration / Disclaimer. In order to use the Amenities, each Patron, all members of a Patron's Family, and all Guests shall register with the District by executing a Registration Form, and by executing the Consent and Waiver Agreement, a copy of which is attached hereto as **Exhibit A. All persons using the Amenities do so at their own risk and agree to abide by the rules and policies for the use of the Amenities. As set forth more fully later herein, the District shall assume no responsibility and shall not be liable for any accidents, personal injury, or damage to, or loss of property arising from the use of the Amenities or from the acts, omissions or negligence of other persons using the Amenities. Patrons are responsible for their actions and those of their Guests.**

ACCESS CARDS

Use of Access Cards. Patrons and Guests can use their Access Cards to gain access to the Amenities. Upon arrival at the clubhouse or other amenity facility, Patrons and Guests will scan their Access Cards in the card reader located outside of the main entrance doors in order to unlock the doors. Under no circumstance should a Patron or Guest provide an Access Card to another person to allow him or her to use the Amenities.

Issuance of Access Cards. Each Patron family will receive two Access Cards per household upon registration with the District.

Non-Transferrable. Access Cards are the property of the District and are nontransferable except in accordance with the District's rules and policies.

Lost or Stolen Cards. All lost or stolen cards need to be reported immediately to the District. Fees may apply to replace any lost or stolen cards. Patron will be financially responsible for damages resulting from unreported loss or theft of the access card.

GATE KEY FOBS AND WINDOW STICKERS

Use of Key Fobs and Window Stickers. Patron and their Guests can use key fobs and window stickers to gain access through The Landing entry gate. Upon arrival at the entry gate, Patrons and/or Guests will scan their fob or window sticker to open the gate. Under no circumstances should a Patron or Guest provide a key fob or window sticker to another person.

Issuance of Key Fobs and Window Stickers. Each Patron family will receive two (2) window stickers per household upon registration with the District. Key fobs are reserved for Patrons with specific vehicles where window stickers are unrecognizable by the gate monitoring system.

Non-Transferrable. Key fobs and window stickers are the property of the District and are non-transferrable except in accordance with the District's rules and policies.

Lost, Stolen or Additional Fobs or Window Stickers. All lost, stolen or additional key fobs or window stickers need to be reported immediately to the District. Fees may apply to replace any lost, stolen or additional fobs or window stickers. Patrons will be financially responsible for damages resulting from unreported lost or stolen fobs or window stickers.

COMMUNITY PROGRAMMING

Resources. The District is pleased to offer a wide variety of programs and activities designed to meet the needs of community members of all ages, interests and skill levels. Each year, the Amenity Manager will evaluate and improve upon existing programs, as well as continually add new activities in each category. The format of each program or activity will be structured to most effectively provide participants with a positive recreational experience of the highest caliber. Patrons can easily find information on new programs and events by picking up the monthly program calendars, reviewing the community bulletin board, or by contacting the Amenity Manager at the clubhouse:

Amenity Manager
The Lake House at Beacon Lake
850 Beacon Lake Parkway
St. Augustine, Florida 32095

Patrons and Guests Only. Unless otherwise directed by the District, programs will be open to Patrons and their Guests only, subject to payment of any applicable fees. Patrons may register Guests for programs; however, in order to provide Patrons with priority registration, Guests may be assessed a surcharge and will only be able to register for programs if space permits.

Registration. Most programs will require advanced registration or an RSVP to allow the staff to plan effectively. To avoid the unnecessary cancellation of a program, register by the posted

deadline. Late registrations may be accepted on a case-by-case basis. Due to the nature of some programs and the availability of space, late registration may not always be feasible. Some programs will have maximum registration limitations. In the event a program is full, a waiting list will be created. If there are cancellations in the program, the Patrons on the waiting list will be contacted. This waiting list will also be used to determine if an additional program can be offered.

Programs and Activities. All programs and services including personal training, group exercise, tennis lessons, instructional programs, competitive events, and other programs must be conducted through the Amenity Manager or as directed by the Board. A schedule of activities for the Amenities will be posted in each area and updated by the Amenity Manager.

Athletic Teams. The District may from time to time authorize certain District sponsored athletic teams that may be eligible to use the Amenities for both practice and competitions. For such events, teams from outside the District may be invited to participate in competitions. The District's rules and policies apply to all such teams, and all such members of any outside teams shall be considered Guests within the meaning of these policies. Please contact the Amenity Manager for further information.

Cancellation by the District. The Amenity Manager will notify Patrons if there is a need to change or cancel a program. If a program is cancelled, Patrons will be issued a refund or credit on their account.

Refunds. Program refunds and credit may be granted on a case by case basis. Refunds and credits after the program registration deadline or after a program begins may not be approved.

GENERAL PROVISIONS

All Patrons and Guests using the Amenities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all rules and policies of the District.

Emergencies: After contacting 911 if required, all emergencies and injuries must be reported to the on-site Amenity Manager at beaconmanager@rmsnf.com and to the office of the District Manager at joliver@gmsnf.com.

Hours of Operation. All hours of operation of the Amenities will be established and published by the District. The clubhouse will be closed on the following holidays: Easter, Thanksgiving Day, Christmas Eve, Christmas Day and New Year's Day. The District may restrict access or close some or all of the Amenities for purposes of providing a community activity, for making improvements, for conducting maintenance, or other purposes. Any programs or activities of the District may have priority over other users of the Amenities.

PLEASE BE AWARE THAT USE OF THE AMENITIES IS AT YOUR OWN RISK. THE DISTRICT DOES NOT PROVIDE ANY SUPERVISION WITH RESPECT TO THE USE OF THE AMENITIES, AND THERE ARE INHERENT RISKS IN THE USE OF THE AMENITIES – E.G., THE USE OF THE PLAYGROUND, POOL, ETC. CAN RESULT IN SERIOUS BODILY INJURY OR EVEN DEATH. PARENTS AND LEGAL GUARDIANS ARE

RESPONSIBLE FOR THEIR MINOR CHILDREN WHO USE THE AMENITIES. THE DISTRICT STRONGLY ENCOURAGES PARENTS AND LEGAL GUARDIANS TO ACCOMPANY AND SUPERVISE THEIR MINOR CHILDREN WHILE AT THE AMENITIES.

Except as otherwise stated herein, the following additional guidelines govern the use of the Amenities generally:

1. **Registration, Access Cards and Key Fobs.** All Patrons must have their assigned Access Card or Key Fob upon entering the clubhouse. Cards are only to be used by the Patron to whom they are issued. Patrons must present their Access Cards or Key Fob upon request by the Amenity Manager.
2. **Guests.** Guests must be accompanied by a Patron while using the Amenities, unless the Guest has purchased a Guest Access Card.
3. **Minors.** Adult Patrons are responsible for all minor Patrons from their household or visiting the Amenities as Guests of the Patron, and, to better protect the health, welfare and safety of such minors, a parent/guardian (guardian 18 years of age or older) must accompany all such minors who are under the age of 15 or who are otherwise unable to govern and look after themselves in an appropriate manner.
4. **Attire.** With the exception of the pool and wet areas where bathing suits are permitted, Patrons and Guests must be properly attired with shirts and shoes to use the Amenities. Bathing suits and wet feet are not allowed indoors with the exception of the locker room areas.
5. **Food and Drink.** Food and drink will be limited to designated areas only.
6. **Alcohol.** Patrons and Guests may bring their own alcoholic beverages to the Amenities for personal use, but only within designated areas. Patrons and Guests who exercise this right shall do so consistent with federal, state and local laws... For rentals and planned events, patrons will be required to hire a licensed and insured vendor of alcoholic beverages, and they must provide proof of this to the Amenity Manager prior to the event. Notwithstanding the foregoing, the District reserves the right to require anyone appearing excessively intoxicated or displaying loud, unruly, or belligerent behavior to leave District property immediately and further reserves the right to call law enforcement to enforce the same.
7. **No Smoking** Smoking (including e-cigarettes) is not permitted in any building, or enclosed or fenced area to the maximum extent of the prohibitions set forth in the Florida Clean Indoor Air Act or other subsequent legislation. All waste must be disposed of in the appropriate receptacles. No employee or contractor of the District shall smoke in any building, or enclosed or fenced area of the Amenities. Any violation of this policy shall be reported to the Amenity Manager.
8. **Pets.** With the exception of service animals, pets are only permitted in designated areas, and they are not permitted indoors. Where service animals are permitted on the grounds, they must be leashed. Patrons are responsible for picking up after all pets as a courtesy to others and in accordance with the law.
9. **Vehicles.** Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, or in any way which blocks the normal flow of traffic. Golf carts, off-road bikes/vehicles (including ATV's), and motorized scooters are prohibited on all

property owned, maintained, and operated by the District or at any of the Amenities within District unless they are owned by the District.

10. **Skateboards, Etc.** Bicycles, skateboards, rollerblades, scooters, hover boards and other similar uses are limited to designated outdoor areas only.
11. **Fireworks.** Fireworks of any kind are not permitted anywhere on the Amenities or adjacent areas.
12. **Service Areas.** Only District employees and staff are allowed in the service areas of the Amenities.
13. **Courtesy.** Patrons and their Guests shall treat all staff members and other Patrons and Guests with courtesy and respect.
14. **Profanity.** Loud, profane or abusive language is prohibited.
15. **Horseplay.** Disorderly conduct and horseplay are prohibited.
16. **Equipment.** All equipment and supplies provided for use of the Amenities must be returned in good condition after use. Patrons are encouraged to let the staff know if an area of the Amenities or a piece of equipment is in need of cleaning or maintenance.
17. **Littering.** Patrons are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.
18. **Solicitation and Advertising.** Commercial advertisements shall not be posted or circulated in the Amenities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenities property unless approved in writing by the District.
19. **Outside Vendors/Commercial Activity.** Outside vendors and commercial activity are prohibited on District property unless they are invited by the District as part of a District event or program or as authorized by the District in connection with a rental of the Amenity Facilities. Residents may not use the Lake House to conduct private business meetings.
20. **Firearms.** Firearms are not permitted in any of the Amenities or on any District property in each case to the extent such prohibitions are permitted under Florida law. Among other prohibitions, no firearms may be carried to any meeting of the District's Board of Supervisors.
21. **Trespassing / Loitering.** There is no trespassing or loitering allowed at the Amenities. Any individual violating this policy may be reported to the local authorities.
22. **Compliance with Laws.** All Patrons and Guests shall abide by and comply with any and all federal, state and local laws and ordinances, as well as any District rules and policies, while present at or utilizing the Amenities, and shall ensure that any minor for whom they are responsible also complies with the same.
23. **Surveillance.** Various areas of all Amenities are under twenty-four (24) hour video surveillance.
24. **Grills.** Grills are permitted only outdoors and at the discretion of, and in areas designated by, the District.
25. **Bounce Houses.** Bounce houses and similar apparatus are permitted only outdoors and at the discretion of, and in areas designated by, the District. Proof of liability insurance acceptable to the District shall also be required.
26. **Cellular Phones.** To prevent disturbance to others, use of cellular telephones is limited while in the clubhouse. Patrons and guests are asked to keep their ringers turned off or on vibrate while in the clubhouse.

27. **Lost Property.** The District is not responsible for lost or stolen items. Staff members are not permitted to hold valuables or bags for Patrons or Guests. All found items should be turned in to the Amenity Manager for storage in the lost and found. Items will be stored in the lost and found for up to one month.

FITNESS CENTER

The following policies apply to the District's fitness center:

1. **Exercise at Your Own Risk.** The fitness center is not supervised during operating hours. All Patrons are encouraged to consult their physician before beginning an exercise program.
2. **Operating Hours.** The fitness room hours will be from 4:00 a.m. to 11:00 p.m. daily.
3. **Usage Restrictions.** For safety purposes, only patrons and Guests ages 15 and older may use, or be in, the fitness center. Due to space limitations, Patrons may only bring a maximum of two Guests to the fitness room.
4. **Attire.** Appropriate attire including shorts, shirts, and closed toed athletic footwear must be worn at all times in the fitness center. To maintain clean and sweat-free equipment, clothing must cover any part of the body exposed to direct contact with the equipment.
5. **Courtesy.** If a Patron/guest is waiting, cardiovascular equipment utilization is limited to 30 minutes. If a Patron or Guest is waiting for the weight equipment, individuals should allow others to "work in" between sets. All equipment must be wiped down after use with the wipes and/or spray provided.**Food and Drink.** No food or chewing gum is permitted in the fitness center. Water or other sport drinks must be contained in non-breakable spill-proof containers.
6. **Noise.** Personal music devices are permitted if used with headphones and played at a volume that does not disturb others.
7. **Equipment.** Weights or other fitness equipment may not be removed from the fitness center. Please replace weights to their proper location after use. Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.
8. **Hand Chalk.** Hand chalk is not permitted.
9. **Personal Training.** Except as expressly authorized by the District, personal training for fees, or solicitation of personal training services for fees, is prohibited.

SWIMMING POOLS

The following policies apply to the District's pools:

1. **Swim at Your Own Risk.** The pool areas are not supervised, and so all Patrons use the pools at their own risk.
2. **Operating Hours.** The pool areas are open from dawn to dusk only. No one is permitted in the pools at any other time unless a specific event is scheduled.
3. **Slides.** The slides are open only at designated times, and only when lifeguards are present. No one is permitted to use the slides when they are closed. When the slides are

closed, staff will put in place a panel barrier and/or close-off netting (as applicable) to restrict access.

4. **Skateboards, Etc.** No bicycles, scooters, roller skates, roller blades, hover boards, skate boards or other similar items are permitted on the pool deck.
5. **Food and Drink.** Patrons are permitted to bring their own snacks and water to the pools; however, no food or beverages are permitted in the pools or the pool wet deck area, as defined by Florida law. Glass containers or breakable objects of any kind are not permitted within the fenced area surrounding the pool. Additionally, all General Provisions previously set forth herein apply.
6. **Unsafe Behavior.** No pushing, running, horseplay or other similarly unsafe behavior is allowed in the pool or on the pool deck area.
7. **Diving.** Diving is strictly prohibited at the pools, with the exception of swim team competitions pre-approved by the District.
8. **Noise.** Radios, tape players, CD players, MP3 players and televisions, and the like are not permitted unless they are personal units equipped with headphones.
9. **Aquatic Toys and Recreational Equipment.** Prohibited items include, but are not limited to, rafts, inner tubes, scuba gear, squirt guns, swim fins, hard balls, frisbees, inflatable objects, or other similar water play items. Exceptions are small personal floatation devices for swimming assistance, kickboards, masks, goggles, pool noodles, dive sticks, snorkels and water wings. Amenities staff has the final say regarding the use of any and all recreational floatation devices, and the District reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pools, or if the equipment provides a safety concern.
10. **Entrances.** Pool entrances, including stairs and ladders, must be kept clear at all times.
11. **Railings.** No swinging on ladders, fences, or railings is allowed.
12. **Pool Furniture.** Pool furniture is not to be removed from the pool area or placed in the pools.
13. **Chemicals.** Chemicals used in the pools may affect certain hair or fabric colors. The District is not responsible for these effects.
14. **Pets.** Pets, (with the exception of service animals), are not permitted on the pool deck area inside the pool gates at any time.
15. **Attire.** Appropriate swimming attire (swimsuits) must be worn at all times.
16. **Parties.** Parties at the pool are prohibited, and participants may be asked to leave by the Amenity Manager.
17. **Prevention of Disease.** All swimmers must shower before initially entering the pools. Persons with open cuts, wounds, sores or blisters may not use the pools. No person should use the pools with or suspected of having a communicable disease which could be transmitted through the use of the pool.
18. **Swim Diapers.** All persons who are not reliably toilet trained must wear swim diapers and a swimsuit over the swim diaper. If contamination occurs, the pool will be closed for twenty four (24) hours and the water will be shocked with chlorine to kill the bacteria. Any individual responsible for contamination of the pools may be held responsible for any clean-up or decontamination expenses incurred by the District.
19. **Pollution.** No one shall pollute the pools. Anyone who does pollute the pools is liable for any costs incurred in treating and reopening the pool.

20. **Lap Lanes.** Lap lanes are to be used only by persons swimming laps or water walking or jogging.
21. **Reservation of Tables or Chairs.** Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them, except for up to thirty minutes.
22. **Pool Closure.** The pools may close due to weather warnings, fecal accidents, chemical balancing, or general maintenance and repairs.
23. **Weather.** The pools and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pools or pool bottom clearly. The pools will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty 30 minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning, or when instructed to do so by the staff.
24. **Swim Instruction.** Except as expressly authorized by the District, swim instruction for fees, or solicitation of swim instruction for fees, is prohibited.
25. **ADA Compliant Chair Lift.** The two chair lifts in the pool area are provided pursuant to the Americans with Disabilities Act. They are to be used only to facilitate usage of the pools by disabled individuals. Any use of the chair lift for other than its intended purpose is strictly prohibited.

BATHING LOAD/MAXIMUM CAPACITY: Pursuant to the Florida Department of Health's operating permit for the District's swimming pool, the maximum bathing load for the pools is **210 individuals (54 individuals** for the water activity pool, and **156 individuals** for the lap pool), and the maximum capacity for the swimming pool is **525 individuals** in the enclosed deck area and pools (together, "**Capacity Limits**"). The Amenity Manager will post the Capacity Limits at the pools, and will ensure that the Capacity Limits are not exceeded by periodically monitoring the area. On peak days where there is a potential that the Capacity Limits may be exceeded, the Amenity Manager shall close and lock three of the four gated entrances and require Patrons to access the swimming pools only via the main entrance, where Patrons shall be counted manually by the Amenity Manager. Additionally, the Amenity Manager may issue colored wrist bands to Patrons to ensure that only authorized Patrons are accessing the pools. Further, in the event that the Capacity Limits are exceeded, the Amenity Manager shall request that Patrons leave the pool area until the Capacity Limits are met.

TENNIS COURTS

The following policies apply to the tennis courts:

1. **First Come Basis.** Courts are available for use by Patrons and Guests only on a first come first serve basis, unless reserved. When other players are waiting tennis court use should be limited to 1 hour.
2. **Attire.** All players shall be dressed in appropriate attire, which includes: shirts, tennis shoes, shorts or warm up suits. These items must be worn at all times. Hard and/or black soled shoes are restricted from the tennis courts.
3. **Use.** Tennis courts are for tennis only.
4. **Pets.** Pets, with the exception of service animals, are not permitted on the tennis courts at any time.

5. **Food and Drinks.** Food and gum are not permitted on the courts. Drinks must be in a non-breakable spill-proof container.
6. **Glass Containers.** No glass containers or breakable objects of any kind are permitted on the tennis courts.
7. **Operating Hours.** The tennis courts are open from 6:30 a.m. to 9 p.m. or as otherwise posted. No one is permitted on the tennis courts at any other time unless a specific event is scheduled.
8. **Skateboards, Etc.** No bicycles, scooters, roller skates, roller blades or skate boards, hover boards or similar items are permitted on the tennis courts.
9. **Furniture.** No furniture, other than benches already provided, will be allowed on the playing surfaces.
10. **Equipment.** Patrons are responsible for bringing their own equipment.
11. **Tennis Instruction.** Except as expressly authorized by the District, tennis instruction for fees, or solicitation of tennis instruction for fees, is prohibited.

MULTI-PURPOSE FIELD

Our community offers a multi-purpose field. The following policies apply:

1. **First Come Basis.** The field is available for use by Patrons and Guests only on a first come first serve basis, unless reserved.
2. **Vehicles.** No bicycles, scooters, skate boards, hover boards or other equipment or vehicles with wheels are permitted.
3. **Chalking.** Chalking or marking the field must be approved in advance and proper marking materials must be used.
4. **Glass Containers.** No glass containers or breakable objects of any kind are permitted on the field.
5. **Pets.** Pets must be kept on leash, and Patrons and Guests must pick up and dispose of pet waste in appropriate receptacles.
6. **Equipment.** Patrons are responsible for bringing their own equipment.
7. **Golfing.** Golfing is not permitted on the field.
8. **Sports Instruction.** Except as expressly authorized by the District, sports instruction for fees, or solicitation of sports instruction for fees, is prohibited.

EVENT LAWN, PATIO, PICNIC AREAS, AND OUTDOOR AREAS

The following policies apply to the event lawn, patio, and other outdoor areas:

1. **First Come Basis.** The picnic areas, and patio grill, are available for use by Patrons and Guests only on a first come first serve basis. The event lawn and patio areas may only be reserved for a program or event approved by the District.
2. **Vehicles.** No bicycles, scooters, skate boards, hover boards or other equipment or vehicles with wheels are permitted.
3. **Grill.** Patrons are responsible for cleaning District-owned grills after use. Personal grills are not permitted.

4. **Skateboards, Etc.** Bikes, rollerblades, skateboards, scooters, hover boards and equipment with wheels are prohibited.
5. **Glass Containers.** No glass containers or breakable objects of any kind are permitted.
6. **Chalking.** Chalking or marking the outdoor areas must be approved in advance and proper marking materials must be used.
7. **Pets.** Pets must be kept on leash and Patrons must pick up and dispose of pet waste in appropriate receptacles.
8. **Equipment.** Patrons and Guests are responsible for bringing their own equipment. The staff may have some equipment available for sign out on a first come first serve basis. Removal of tables and grills from the picnic area is prohibited.
9. **Noise.** Amplified sound systems and DJs are prohibited unless it is an approved program, event or rental.
10. **Clean-Up.** Patrons and Guests must clean up after themselves and dispose of trash in the appropriate receptacles.
11. **Hours – Sunrise to Sunset**

OFF LEASH DOG PARK FACILITY

1. All Patrons and Guests using the Off-Leash Dog Park (the “Bark Park”) are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all District policies governing amenity facilities. Any disregard or violation of these policies or misuse or destruction of Bark Park facilities or equipment may result in the suspension or termination of Bark Park or Amenity Center privileges. Guests may use the Bark Park if accompanied by an adult Patron.
2. Please note that the Bark Park is an unattended facility and persons using the Bark Park do so at their own risk. Voluntary use of the Bark Park evidences waiver of any claims against the District resulting from activities occurring at the Bark Park. The District is not responsible for any injury or harm caused from the use of the Bark Park
3. General Policies applicable to those owners and handlers bringing dogs to the Dog Park:
 - a. The only pets permitted to use the Bark Park are dogs; no other pets permitted.
 - b. Dogs shall be leashed at all times except when in designated “off-leash” areas within the fenced Bark Park.
 - c. Dogs shall be supervised and in view at all times and never left unattended.
 - d. Children under 16 must be closely supervised by an adult at all times.
 - e. Dogs must be leashed quickly and removed from the dog from the Bark Park in the event of any problems. Any dogs displaying aggressive behavior shall immediately be leashed by the owner and removed from the Bark Park.
 - f. Be polite and “Scoop the Poop!” Pet waste stations and trash cans are located at the Bark Park.
 - g. No prong, pinch or spiked collars are permitted within the fenced area of the Bark Park.
 - h. Dogs shall be kept from digging or damaging any equipment or Bark Park lands or facilities. Any holes made by a person’s dog shall be filled by that person.

- i. Dogs under four months old, in heat, with fleas, skin conditions, or are otherwise ill are not permitted in the Bark Park.
- j. Dogs shall be up-to-date on vaccinations prior to entering the Bark Park, and shall have current rabies and applicable license tags clipped to their collars at all times.
- k. No food is permitted at the Bark Park, except food/treats for dogs.

KAYAK LAUNCH

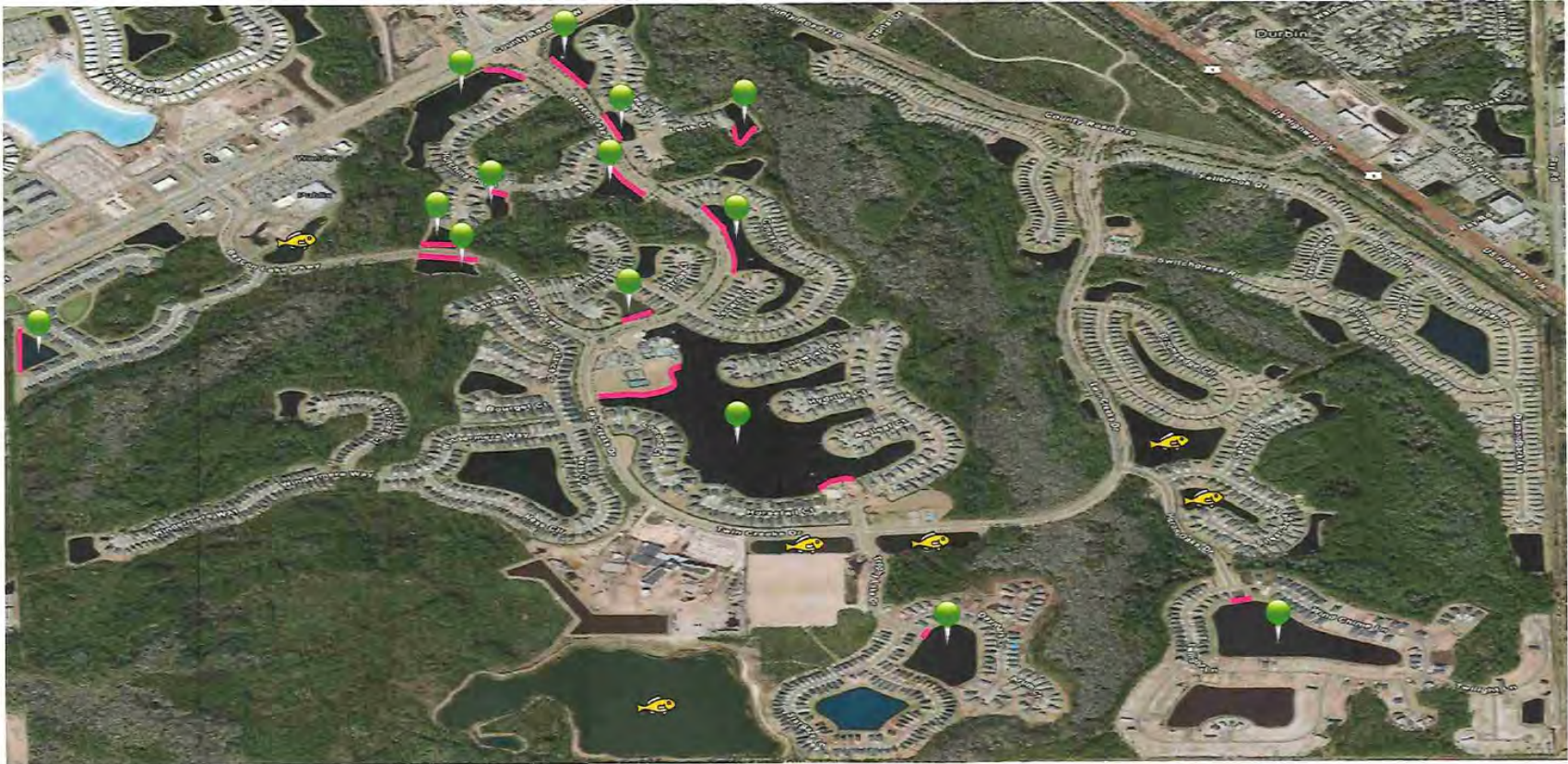
- 1. The Kayak Launch shall be used for the sole purpose of launching non-motorized watercraft
- 2. No diving or swimming
- 3. No roughhousing or horseplay
- 4. Unattended watercraft are private property and are not to be disturbed
- 5. Do not feed the wildlife
- 6. No fishing

Use of Equipment:

- 1. Non-motorized watercraft vessels including kayaks and canoes will be made available to Patrons and their Guests for a maximum two - hour period per vessel. This will allow availability for other Patrons and Guests.
- 2. Patrons and Guests using watercraft must wear lifeguard approved life jackets for the duration of the rental.
- 3. Children under the age of 18 years old operating a non-motorized watercraft vessel must be accompanied by an adult.
- 4. Patrons and Guests must be able to enter and exit the non-motorized watercraft from the launch.
- 5. Patrons and Guests are responsible for lost or damaged equipment.
- 6. Amenity staff has the right to refuse service based on safety concerns.
- 7. Amenity staff will close all rentals for inclement weather or conditions deemed unsafe.
- 8. All rentals are due in 30 minutes prior to close.
- 9. Hours of operation are subject to change without notice.
- 10. Operating any non-motorized equipment under the influence of alcohol or drugs is strictly prohibited.

LAKE OR POND AREAS

The lakes and ponds throughout the community are not designed for swimming or boating. However, Patrons and their Guests may use the ponds for fishing as set forth herein. (NOTE: Only Patrons and their Guests are authorized to use the ponds for fishing, and any access by non-Patrons is prohibited.) We ask that you respect your fellow landowners and access the ponds through the proper access points. Fishing is only allowed in the ponds identified in the map below:



 = Permitted Fishing Location

 = Permitted Fishable Bank

 = Pond Not Owned by Meadow View at Twin Creeks CDD

**** Areas not marked or not pictured are PROHIBITED.**



FISHING POLICY

PERMITTED FISHING AREAS

- 1 Fishing is permitted for Beacon Lake residents and their accompanied guests at **CDD designated ponds ONLY**, which are publicly visible and are not behind or beside homes.



Fishing is **NOT** permitted for Beacon Lake residents and their accompanied guests from the backyards or behind/beside the homes of other residents without the permission of that homeowner. Residents are permitted to fish from their own homes.

CATCH-AND-RELEASE

- 2 The District's system of ponds are stormwater management facilities (SMFs), components of the stormwater management system. The SMFs receive roadway chemicals, oils, landscape related fertilizers and insecticides, and other contaminants.

Fishing is catch-and release only.



NO POND STOCKING

- 3 Pond treatments may include the introduction of triploid carp to assist in control of aquatic vegetation, as coordinated by the District. Other species of fish may impact the effectiveness and longevity of the triploid carp.

Stocking fish at District ponds is **PROHIBITED**.



EASEMENT RULES

- 4 Easements are granted to the CDD for specific and restricted purposes such as: (1) maintenance of pond and banks, and (2) drainage as a component of the stormwater management system. These recorded easements do not grant the District or residents the right to use these easements for general or recreational purposes such as fishing.



To clarify, using easements as justification to fish directly behind/beside homes without resident permission is not valid.

Please consult with CDD staff if you need additional guidance regarding approved fishing locations.

This document outlines the policy and designated ponds within the Beacon Lake subdivision for recreational fishing while maintaining the respect and privacy for lake-lot homeowners, as approved by the Meadow View at Twin Creeks CDD. Your cooperation is greatly appreciated. The CDD reserves the right to revoke fishing privileges at any time. Violation of this policy could result in 'No Fishing' implemented across all ponds in the neighborhood.

The District has a catch and release policy for all fish caught in the ponds. The ponds are not intended for anything but catch and release, as they are mostly retention ponds and man-made lakes. The purpose of the ponds is to help facilitate the District's natural water system for run off and overflow. The ponds are not to State code for keeping your catch so please protect yourself and the fish population and return them to the water.

The following additional guidelines apply:

1. Please be respectful of the privacy of the residents living near the ponds. Residents may only fish directly behind private homes if granted permission by that homeowner.
2. Pets must be accompanied and in their owners control at all times around ponds.
3. Parking along the county right of way or on any grassed area near the ponds is prohibited. It is recommended that Patrons wishing to fish walk or ride bicycles to the ponds.
4. Do not leave fishing poles, lines, equipment or bait unattended.
5. Do not leave any litter. Fishing line is hazardous to wildlife.
6. Do not feed the wildlife anything, ever.
7. Fish caught from the lakes may not be edible since the lakes are designed to detain pollutants. Catch and release is required.
8. Swimming is prohibited in all ponds on District property.
9. No watercrafts of any kind are allowed in any of the ponds on District property.
10. Licensing requirements from other governmental agencies may apply. Check the regulations.
11. Fishing is permitted by poles only. No cast nets are permitted.

PLAYGROUND AND TOT LOTS

The community provides several tot lots and playground areas for Patrons and Guests to enjoy with their children. The following guidelines apply:

1. Patrons and Guests may use the playgrounds and tot lots at their own risk.
2. Proper footwear is required and no loose clothing especially with strings should be worn.
3. The mulch material is necessary for reducing fall impact and for good drainage. It is not to be picked up, thrown, or kicked for any reason.
4. No food, drinks or gum are permitted at the playground.
5. No pets of any kind are permitted at the playground, with the exception of service animals.
6. No glass containers are permitted at the playground.
7. No jumping off from any climbing bar or platform.
8. Profanity, rough-housing, and disruptive behavior are prohibited.
9. If anything is wrong with the equipment or someone gets hurt, notify the District immediately.
10. Operating Hours. Sunrise to Sunset including greenspaces.

LAKESIDE FIRE PIT

All Patron and Guests using the Fire Pit Area are expected to conduct themselves in a responsible, courteous and safe manner in compliance with the Policies. Disregard or violation of the Policies and misuse or destruction of the Fire Pit or furniture in the Fire Pit Area may result in the suspension or termination of Amenity Center privileges.

The following policies apply to the Lakeside Park Fire Pit:

1. Use of the Fire Pit is at the Patron's own risk and on a first come, first serve basis, unless reserved.
2. Obey Florida open fire burning rules.
3. Patrons and Guests must be eighteen (18) years of age and older to use the fire pit or be in the Fire Pit area.
4. Operating Hours. The fire pit may only be used during designated hours.
5. Furniture shall not be removed from the Fire Pit.
6. Smoking (including e-cigarettes) is not permitted in the Fire Pit Area.
7. Bring firewood and kindling or charcoal with you.
8. Burn only firewood or logs shorter than 18 inches and smaller than 3 inches in diameter.
9. The cooking of food (i.e. marshmallows, hotdogs, etc.) is not permitted.
10. Do not burn lumber or any building materials.
11. Never use gasoline or other flammable or combustible liquids.
12. Do not leave open flames unattended.
13. Extinguish fire completely before leaving.
14. Clean up: Patrons and Guests must clean up the area and remove all trash when done.
15. Glass Containers, breakable objects of any kind and alcoholic beverages are not permitted.
16. No pets (other than service animals) are permitted in the Fire Pit area.

SPORTS PARK

The following policies apply to the sports park facility:

1. ***First Come Basis.*** Courts are available for use by Patrons and Guests only on a first come first serve basis, unless reserved. When other players are waiting to use the sport courts, use should be limited to 1 hour.
2. ***Attire.*** All players shall be dressed in appropriate attire, which includes shirts, tennis shoes, shorts or warm up suits. These items must be worn at all times. Hard and/or black soled shoes are restricted from the sport courts.
3. ***Use.*** Courts are for game specific use only.
4. ***Vehicles.*** No bicycles, scooters, skate boards, hover boards or other equipment or vehicles with wheels are permitted in the Sports Park facility.
5. ***Pets.*** Pets, except for service animals, are not permitted in the Sports Park facility at any time.
6. ***Food and Drinks.*** Food and gum are not permitted on the courts. Drinks must be in a non-breakable spill-proof container.

7. ***Glass Containers.*** No glass containers or breakable objects of any kind are permitted in the Sports Park facility.
8. ***Operating Hours.*** The Sports Park Facility is open from Sunrise to Sunset. or as otherwise posted. No one is permitted in the Sports Park at any other time unless a specific event is scheduled.
9. ***Noise.*** Amplified sound systems and DJs are prohibited unless it is an approved program, event or rental.
10. ***Skateboards, Etc.*** No bicycles, scooters, roller skates, roller blades or skate boards, hover boards or similar items are permitted in the Sports Park facility.
11. ***Furniture.*** No furniture, other than benches already provided, will be allowed on the playing surfaces.
12. ***Equipment.*** Patrons are responsible for bringing their own equipment.
13. ***Chalking or Taping.*** Chalking, taping or marking the court areas are prohibited.
14. ***Sports Instructions.*** Except as expressly authorized by the District, instructions for fees, or solicitation of sports instruction for fees, is prohibited.
15. ***Clean-Up.*** Patrons and Guests must clean up after themselves and dispose of trash in the appropriate receptacles.

PICKLE BALL COURT

The following policies apply to the pickleball courts:

1. **First Come Basis.** Courts are available for use by Patrons and Guests only on a first come first serve basis, unless reserved. When other players are waiting pickleball court use should be limited to 1 hour.
2. **Attire.** All players shall be dressed in appropriate attire, which includes: shirts, tennis shoes, shorts or warm up suits. These items must be worn at all times. Hard and/or black soled shoes are restricted from the pickleball courts.
3. **Use.** Pickleball courts are for pickleball only.
4. **Pets.** Pets, except for service animals, are not permitted on the pickleball courts at any time.
5. **Food and Drinks.** Food and gum are not permitted on the courts. Drinks must be in a non-breakable spill-proof container.
6. **Glass Containers.** No glass containers or breakable objects of any kind are permitted in the Sports Park facility.
7. **Operating Hours.** The pickleball courts are open from 6:30 a.m. to 9:00 p.m. or as otherwise posted. No one is permitted on the pickleball courts at any other time unless a specific event is scheduled.
8. **Skateboards Etc.** No bicycles, scooters, roller skates, roller blades or skateboards, hover boards or similar items are permitted on the pickleball courts.
9. **Furniture.** No furniture, other than benches already provided, will be allowed on the playing surfaces.
10. **Equipment.** Patrons are responsible for bringing their own equipment.
11. **Pickleball Instruction.** Except as expressly authorized by the District, pickleball instruction for fees, or solicitation of tennis instruction for fees, is prohibited.
12. **Guests.** Each Patron household may bring a maximum of three Guests to the pickleball courts, provided however that Guests must be accompanied by the Patron when using the pickleball courts and provided however that the Patron will be responsible for any harm caused by the Patron's Guests while using the pickleball courts.

FACILITY RENTAL POLICIES

The following policies apply to the rental of the Amenities:

1. **Patrons Only.** Unless otherwise directed by the District, only Patrons may reserve designated Amenities for parties and events. Please contact the Amenity Manager in order to determine availability of the Amenities for any particular reservation. Rental reservations should be made no later than 14 days in advance in order to schedule staffing.
2. **Amenities Available for Rental:** The following Amenities are available for rental: clubhouse (excluding kitchen), front bar area, veranda, and multi-purpose field. The rental of the Amenities is subject to availability, and rentals may be denied in the sole discretion of the District and to account for usage and other issues.
3. **Payment & Registration.** At the time the reservation is made, a check or money order (no cash) for the rental fee and a separate check for the security & cleaning deposit (both

payable to the District) must be delivered to the **Facility Manager** along with completed paperwork and insurances, if necessary. Each Patron renting the Amenities must sign and execute a Rental Agreement acceptable to the District, must schedule a time to complete a rental check list with Facility Manager one week in advance. Regardless of whether the Rental Agreement is executed, the Patron is bound by the Rental Agreement, which is incorporated herein by this reference.

4. **Rates and Deposits.** The rental rates and deposits for use of the Amenities are as set forth in the District's rules. The deposit will secure the rental time, location and date. To receive the full refund of the deposit within 10 days after the party, the renter must:
 - i. Remove all garbage, place in dumpster and replace garbage liners;
 - ii. Take down all decorations or event displays; and
 - iii. Otherwise clean the rented Amenities and restore them to their pre-rented condition, and to the satisfaction of the District.

The District may retain all or part of any deposit if the District determines, in its sole discretion, that it is necessary to repair any damages (including any clean-up costs) arising from the rental.

5. **Computation of Rental Time.** The rental time period is inclusive of set-up and clean-up time.
6. **Duration of Rentals.** The Amenity Manager shall have the right to set minimum and maximum periods for rentals, in their discretion. Please check with the Amenity Manager at the time of rental.
7. **Available Hours.** The Amenities may be rented for parties and events during normal operating hours. Additionally, the clubhouse may be rented after hours until 10:00 pm. Private events held after normal operating hours may require a staff attendant, to be paid by the patron renting the facility.
8. **Capacity.** The clubhouse capacity limit shall not be exceeded at any time for a party or event.
9. **Noise.** The volume of live or recorded music must not violate applicable St. Johns County noise ordinances, or unreasonably interfere with residents' enjoyment of their homes and staff offices
10. **Insurance.** Additional liability insurance coverage may be required for all events that are approved to serve alcoholic beverages, or for other events that the District determines in its sole discretion should require additional liability insurance. The District, its staff and consultants are to be named on these policies as an additional insured party.
11. **Cancellation.** If the renter wishes to cancel a reservation, the cancellation must be communicated to the Facility Manager no later than two weeks prior to the scheduled event to receive 100% of the rental fee and deposit. If the event is cancelled less than 3 days prior to the event 0% of the security deposit and 100% of the rental fee will be returned, unless is cancelled due to inclement weather.

PROPERTY DAMAGE

Each Patron shall be liable for any property damage at the Amenities caused by him or her, his or her Guests, or members of his or her Family. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage.

Each Patron and Guest, as a condition of invitation to the premises of the Amenities, assumes sole responsibility for his or her property. The District shall not be responsible for the loss or damage to any private property used or stored on the premises of the Amenities, whether in lockers or elsewhere.

USE AT OWN RISK; INDEMNIFICATION

Any Patron, Guest, or other person who participates in the Activities (as defined below), shall do so at his or her own risk, and shall indemnify, defend, release, hold harmless, and forever discharge the District and its contractors, and the present, former, and future supervisors, staff, officers, employees, representatives, agents, and contractors of each (together, "Indemnitees"), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorney's fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings), and harm of any kind or nature arising out of, or in connection with, the participation in the Activities, by said Patron, Guest, or other person, and any of his or her Guests and any members of his or her Family.

Should any Patron, Guest, or other person, bring suit against the Indemnitees in connection with the Activities or relating in any way to the Amenities, and fail to obtain judgment therein against the Indemnitees, said Patron, Guest, or other person shall be liable to the District for all attorney's fees, costs, and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings.

The waiver of liability contained herein does not apply to any act of intentional, willful or wanton misconduct by the Indemnitees.

For purposes of this section, the term "Activities," shall mean the use of or acceptance of the use of the Amenities, or engagement in any contest, game, function, exercise, competition, sport, event, or other activity operated, organized, arranged or sponsored by the District, its contractors or third parties authorized by the District.

SOVEREIGN IMMUNITY

Nothing herein shall constitute or be construed as a waiver of the Districts' limitations on liability contained in Section 768.28, F.S., or other statutes or law.

SEVERABILITY

The invalidity or unenforceability of any one or more provisions of these policies shall not affect the validity or enforceability of the remaining provisions, or any part of the policies not held to be invalid or unenforceable.

AMENDMENTS / WAIVERS

The Board in its sole discretion may amend these policies from time to time. The Board may also elect in its sole discretion at any time to grant waivers to any of the provisions of these policies.

ATTACHMENT A: Consent and Waiver Agreement

ATTACHMENT A

CONSENT AND WAIVER AGREEMENT

- Meadow View at Twin Creeks Community Development District -

The Meadow View at Twin Creeks Community Development District (“**District**”) owns and operates certain amenities, including a clubhouse, pool, playground, walking trails, and other facilities, and offers certain amenity programs, to the District’s patrons. In consideration for being allowed to use the amenities and/or participate in the amenity programs (together, “**Activities**”), I hereby voluntarily assume any and all risk, including injury to my person and property, relating to the Activities, and agree to indemnify, defend and hold harmless the District, Beacon Lake Community Association, Inc., Governmental Management Services, Riverside Management Services, and any of their affiliates, supervisors, officers, staff, agents, employees, volunteers, organizers, officials or contractors (collectively, the “**Indemnitees**”) from any claim, liability, cost, or loss of any kind sustained or incurred by either any of the Indemnitees or by other residents, users or guests, and resulting from any acts or omissions of myself, my family members, or my guests, and arising out of or incident to the Activities, unless such loss is solely the result of Indemnitees’ gross negligence or intentional, willful, or wanton misconduct. I further acknowledge and agree that I shall be bound at all times by the terms and conditions of the policies, rules and regulations of the District, as currently in effect and as may be amended from time to time. I have read and understand the terms of this Consent and Waiver Agreement and have willingly signed below as my own free act, being both of lawful age and legally competent to do so. Nothing herein shall constitute or be construed as a waiver of the District’s limitations on liability contained in section 768.28, Florida Statutes or other statute or law.

Participant Name: _____

Participant Signature: _____ Date: _____
(if Participant is 18 years of age or older)

Parent/Guardian Name: _____ Date: _____
(if Participant is a minor child)

Parent/Guardian Signature: _____ Date: _____
(if Participant is a minor child)

Address: _____

Phone Number (home): _____

Phone Number (alternate): _____

Emergency Contact & Phone Number: _____

NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE DISTRICT MANAGER.

PRIVACY NOTICE: Under Florida’s Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, Florida Statutes, please notify the District Manager.

PART 2: Meadow View at Twin Creeks
Community Development District
Rule for Amenities Rates

In accordance with Chapters 190 and 120 of the Florida Statutes, and at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Meadow View at Twin Creeks Community Development District adopted the following rules to govern rates for the District's Amenities.

1. Introduction. This rule addresses various rates, fees and charges associated with the Amenities.

2. Definitions. All capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Amenities Policies of the Meadow View at Twin Creeks Community Development District, as amended from time to time.

3. Annual User Fee. For Non-Resident Patrons, the Annual User Fee is equal to the average annual operation and maintenance assessment and debt assessment as established by the District in connection with the adoption of the District's annual fiscal year budgets. For Residents, the Annual User Fee is paid when the Resident makes payment for the Resident's annual operation and maintenance assessment, and debt service assessment, for the property owned by the Resident.

4. Reservation Rates for Clubhouse. Any Patron wishing to have the exclusive use of any room or area within the clubhouse (excluding kitchen) must pay the appropriate fee and submit a security deposit in the amounts set forth below. (For clarification purposes, all Guests must be represented by a Patron, the Patron must be in attendance at the event, and deposit must be made by the Patron.)

Room / Area	Rental Fee	Deposit
To be determined by District Amenity Staff*	\$0 - \$500	\$250 - \$1,000
Front Bar Area Rental	\$25	N/A

* Rate and deposit based on facility being rented, type of event, and staffing needs.

5. Miscellaneous Fees.

Item	Fee
Replacement of Damaged, Lost, or Stolen Access Card or Key Fob and Window Sticker Replacement	\$25.00
Insufficient Funds Fee (for submitting an insufficient funds check)	\$35.00

6. Special Provisions.

a. Homeowner's Association Meetings. Unless otherwise provided in the District's official policies, as may be amended from time to time, each homeowner's association located within the boundaries of the District is permitted one free meeting per month, subject to availability.

b. Additional Costs. The District may in its sole discretion require additional staffing, insurance, cleaning, or other service for any given event, and, if so, may charge an additional fee for the event equal to the cost of such staffing, insurance, cleaning, or service.

7. Adjustment of Rates. Not more than once per year, the Board may adjust by resolution adopted at a duly noticed public meeting any of the fees set forth in paragraphs 4, 5, and 6 by not more than five percent per year to reflect actual costs of operation of the Amenities, to promote use of the Amenities, or for any other purpose as determined by the Board to be in the best interests of the District. The Board may also in its discretion authorize discounts for certain services.

8. Prior Rules; Policies. The District's prior rules setting amenities rates are hereby rescinded. The District's Amenities Policies, as may be amended from time to time, govern all use of the Amenities.

9. Severability. The invalidity or unenforceability of any one or more provisions of this rule shall not affect the validity or enforceability of the remaining portions of this rule, or any part of this rule not held to be invalid or unenforceable.

Law Implemented: ss. 190.011, 190.035, Fla. Stat. (2018)

Effective Date: February 21, 2019

PART 3: Meadow View at Twin Creeks Community Development District

SUSPENSION AND TERMINATION OF ACCESS RULE

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2022)

Effective Date: August 17, 2023

In accordance with Chapters 190 and 120 of the Florida Statutes, and on August 17, 2023 at a duly noticed public meeting, the Board of Supervisors (“Board”) of the Meadow View at Twin Creeks Community Development District (“District”) adopted the following rules / policies to govern disciplinary and enforcement matters. All prior rules / policies of the District governing this subject matter are hereby rescinded for any violations occurring after the date stated above.

1. Introduction. This rule addresses disciplinary and enforcement matters relating to the use of the Amenity Facilities.

2. General Rule. All persons using the Amenity Facilities and entering District properties are responsible for compliance with the Policies and Rules established for the safe operations of the Amenity Facilities.

3. Access Cards / Key Fobs. Access Cards are the property of the District. The District may request surrender of, or may deactivate, a person’s access card or key fob for violation of the District’s Policies and Rules established for the safe operations of the Amenity Facilities.

4. Suspension and Termination of Rights. The District shall have the right to restrict, suspend, or terminate the Amenity access of any person and members of their household to use all or a portion of the Amenities for any of the following acts (each, a “Violation”):

- a. Submitting false information on any application for use of the Amenities, including but not limited to facility rental applications;
- b. Failing to abide by the terms of rental applications;
- c. Permitting the unauthorized use of an Access Card or otherwise facilitates or allows unauthorized use of the Amenities;
- d. Exhibiting inappropriate behavior or repeatedly wearing inappropriate

attire;

e. Failing to pay amounts owed to the District in a proper and timely manner (with the exception of special assessments);

f. Failing to abide by any District Policies and Rules (e.g., this Amenity Policies, Rules and Rates document);

g. Treating the District's staff, contractors, representatives, residents, landowners, or Patrons in a harassing or abusive manner;

h. Damaging, destroying, rendering inoperable or interfering with the operation of District property, or other property located on District property;

i. Failing to reimburse the District for property damaged by such person, or a minor for whom the person has charge, or a guest;

j. Engaging in conduct that is likely to endanger the health, safety, or welfare of the District, its staff, contractors, representatives, residents, landowners, or Patrons;

k. Committing or is alleged, in good faith, to have committed a crime on or off District property that leads the District to reasonably believe the health, safety or welfare of the District, its staff, contractors, representatives, residents, landowners, or Patrons is likely endangered;

l. Engaging in another Violation after a verbal warning has been given by staff (which verbal warning is not required); or

m. Such person's guest or a member of their household commits any of the above Violations.

Termination of Amenity Facilities access shall only be considered and implemented by the Board in situations that pose a long term or continuing threat to the health, safety and/or welfare of the District, its staff, contractors, representatives, residents, landowners, and Patrons. The Board, in its sole discretion and upon motion of any Board member, may vote to rescind a termination of Amenity access.

5. Administrative Reimbursement. The Board may in its discretion require payment of an administrative reimbursement of up to Five Hundred Dollars (\$500) in order to offset the legal and/or administrative expenses incurred by the District as a result of a Violation ("Administrative Reimbursement"). Such Administrative Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Property Damage Reimbursement (defined below).

6. Property Damage Reimbursement. If damage to District property

occurred in connection with a Violation, the person or persons who caused the damage, or the person whose guest caused the damage, or the person who has charge of a minor that caused the damage, shall reimburse the District for the costs of cleaning, repairing, and/or replacing the property (“Property Damage Reimbursement”). Such Property Damage Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Administrative Reimbursement.

7. Removal from Amenities. The District Manager, Amenity Manager and onsite staff each have the independent ability to remove any person from the Amenities if a Violation occurs, or if in his or her discretion, it is in the District’s best interest to do so.

8. Initial Suspension from Amenities. The District Manager, Amenity Manager or his or her designee may at any time restrict or suspend for cause or causes, including but not limited to a Violation, any person’s access to the Amenities until a date not later than the next regularly scheduled meeting date of the Board that is scheduled to occur at least twenty-one (21) days after the date of initial suspension. In the event of such a suspension, the District Manager or his or her designee shall mail a letter to the person suspended referencing the conduct at issue, the sections of the District’s Policies and Rules violated, the time, date, and location of the next regular Board meeting where the person’s suspension will be presented to the Board, and a statement that the person has a right to appear before the Board and offer testimony and evidence why the suspension should be lifted. If the person is a minor, the letter shall be sent to the adults at the address within the community where the minor resides.

9. Hearing by the Board; Administrative Reimbursement; Property Damage Reimbursement.

a. At the Board meeting referenced in the letter sent under Section 8 above, or as soon thereafter as a Board meeting is held if the meeting referenced in the letter is canceled, a hearing shall be held at which both District staff and the person subject to the suspension shall be given the opportunity to appear, present testimony and evidence, cross examine witnesses present, and make arguments. The Board may also ask questions of District staff, the person subject to the suspension, and witnesses present. All persons are entitled to be represented by a licensed Florida attorney at such hearing.

b. After the presentations by District staff and the person subject to the suspension, the Board shall consider the facts and circumstances and determine whether to lift or extend the suspension or impose a termination. In determining the length of any suspension, or a termination, the Board shall consider the nature

of the conduct, the circumstances of the conduct, the number of Policies and Rules violated, the person's escalation or de-escalation of the situation, and any prior Violations and/or suspensions

c. The Board shall also determine whether an Administrative Reimbursement is warranted and, if so, set the amount of such Administrative Reimbursement.

d. The Board shall also determine whether a Property Damage Reimbursement is warranted and, if so, set the amount of such Property Damage Reimbursement. If the cost to clean, repair and/or replace the property is not yet available, the Property Damage Reimbursement shall be fixed at the next regularly scheduled Board meeting after the cost to clean, repair, and/or replace the property is known.

e. After the conclusion of the hearing, the District Manager shall mail a letter to the person suspended identifying the Board's determination at such hearing.

10. Suspension by the Board. The Board on its own initiative acting at a noticed public meeting may elect to consider a suspension of a person's access for committing any of the Violations outlined in Section 4. In such circumstance, a letter shall be sent to the person suspended which contains all the information required by Section 8, and the hearing shall be conducted in accordance with Section 9.

11. Automatic Extension of Suspension for Non-Payment. Unless there is an affirmative vote of the Board otherwise, no suspension or termination will be lifted or expire until all Administrative Reimbursements and Property Damage Reimbursements have been paid to the District. If an Administrative Reimbursement or Property Damage Reimbursement is not paid by its due date, the District reserves the right to request surrender of, or deactivate, all access cards or key fobs associated with an address within the District until such time as the outstanding amounts are paid.

12. Appeal of Board Suspension. After the hearing held by the Board required by Section 9, a person subject to a suspension or termination may appeal the suspension or termination, or the assessment or amount of an Administrative Reimbursement or Property Damage Reimbursement, to the Board by filing a written request for an appeal ("Appeal Request"). The filing of an Appeal Request shall not result in the stay of the suspension or termination. The Appeal Request shall be filed within thirty (30) calendar days after mailing of the notice of the Board's determination as required by Section 9(e), above. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file an Appeal Request shall constitute a waiver of all rights to protest the District's suspension or termination,

and shall constitute a failure to exhaust administrative remedies. The District shall consider the appeal at a Board meeting and shall provide reasonable notice to the person of the Board meeting where the appeal will be considered. At the appeal stage, no new evidence shall be offered or considered. Instead, the appeal is an opportunity for the person subject to the suspension or termination to argue, based on the evidence elicited at the hearing, why the suspension or termination should be reduced or vacated. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension or termination. The Board's decision on appeal shall be final.

13. Legal Action; Criminal Prosecution; Trespass. If any person is found to have committed a Violation, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature. If a person subject to a suspension or termination is found at an Amenity Facility, such Person will be subject to arrest for trespassing. If a trespass warrant is issued to a person by a law enforcement agency, the District has no obligation to seek a withdrawal or termination of the trespass warrant even though the issuance of the trespass warrant may effectively prevent a person from using the Amenity Facilities after expiration of a suspension imposed by the District.

14. Severability. If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section.

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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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3.7 ★★★★★ (47) | [Search this page](#)

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-27% **\$153⁹⁹**

List Price: ~~\$209.99~~

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[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](#)

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	12119.00	12119.00
	includes pumpdown and drier		
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 INVOICE	EXPENSED TO YRMO DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
8/04/26	00215	8/01/26	2607482 AUG26	202608 320-57200-45506 POOL CHEMICALS			COASTAL POOL CARE LLC	*	2,305.10	2,305.10	003488
8/04/26	00215	8/01/26	2607491 AUG26	202608 320-57200-45505 POOL MAINTENANCE			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

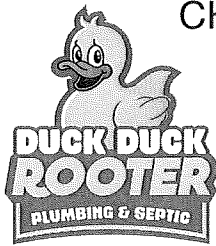
\$1,362.90

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 2 LABOR PER HOUR: MATERIAL: PRESSURE SWITCH	 95.00 190.00 45.00	 95.00 380.00 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

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

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	2,200.00	2,200.00
	MATERIAL: 5 HP MOTOR 5 HP LIQUID END 10/3 WIRE	4,908.00	4,908.00

Total	\$7,108.00
--------------	-------------------

Payments/Credits	\$0.00
------------------	--------

Balance Due	\$7,108.00
--------------------	-------------------

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:	<u>600.00</u>
Total	600.00
Current Amount Due	<u>\$ 600.00</u>

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

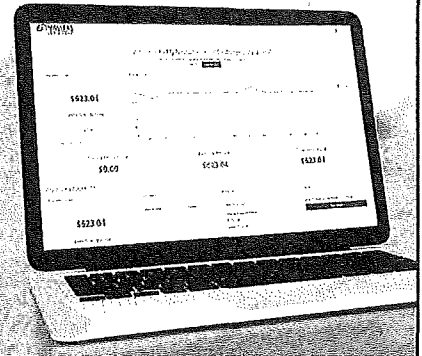
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- ➡ Manage Payments
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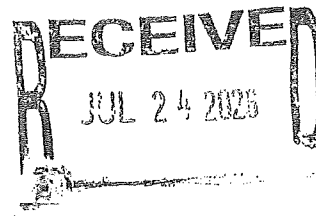
Click the Link Above



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

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 Meadow View At Twin Creeks Cdd	ACCOUNT NUMBER 764130	INVOICE PERIOD Jul 1- Jul 31, 2026	INV DATE 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 Service Fee 3.99% *Cash/Check/ACH Discount *Payment Amount by Cash/Check/ACH Payment Amount by Credit Card	\$691.44 \$27.59 -\$27.59 \$691.44 \$719.03
--	--	---

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Meadow View At Twin Creeks Cdd		ACCOUNT NUMBER 764130		INVOICE NUMBER 0007822470		AMOUNT PAID
CURRENT DUE \$691.44	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$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

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF 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.

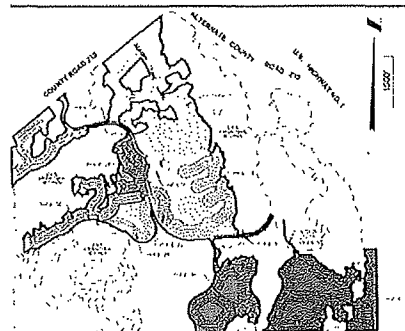
Additional Provisions

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 true and correct.

1/24/27 10:00

2/24/27 10:00

1/24/27 10:00

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 07/08/2026
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

My commission expires

Publication Cost: \$104.00

Tax Amount: \$0.00

Payment Cost: \$104.00

Order No: 12438556

Customer No: 764130

PO #:

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

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 mblagett@gmsnf.com. Matthew Blagett, 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

PO #:

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

**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	INVOICE INVOICE	EXPENSED TO YRMO DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
8/18/26	00038	6/15/26	450237 JUL26	202606 320-57200-45400 CELL FIRE MONITOR			ATLANTIC SECURITY	*	110.95	110.95	000001
8/18/26	00038	6/15/26	451847 AUG26	202607 320-57200-45400 CELL FIRE MONITOR			ATLANTIC SECURITY	*	110.95	110.95	000002
8/18/26	00076	8/10/26	55941	202608 320-53800-45007 RPL STRT & RUN CAPACITORS			EAST COAST WELLS & PUMPS SERVICES	*	356.00	356.00	000003
8/18/26	00076	8/11/26	55956	202608 320-53800-45007 METER REPLACEMENT			EAST COAST WELLS & PUMPS SERVICES	*	1,900.00	1,900.00	000004
8/18/26	00005	8/11/26	227594	202607 310-51300-31100 JUL ENGINEERING SERVICES			ENGLAND THIMS & MILLER INC	*	1,128.75	1,128.75	000005
8/18/26	00020	7/31/26	473	202607 320-57200-45510 JUL FACILITY ATTENDANT			RIVERSIDE MANAGEMENT SERVICES	*	4,970.70	4,970.70	000006
8/18/26	00020	7/31/26	474	202607 320-57200-45509 JUL PRIVATE EVT ATTENDENT			RIVERSIDE MANAGEMENT SERVICES	*	1,056.30	1,056.30	000007
8/18/26	00020	7/31/26	475	202607 320-57200-49400 JUL SPECIAL EVT ASSISTANT			RIVERSIDE MANAGEMENT SERVICES	*	368.10	368.10	000008
8/18/26	00020	7/31/26	476	202607 320-57200-45501 JUL LIFEGUARDS			RIVERSIDE MANAGEMENT SERVICES	*	15,082.54	15,082.54	000009
8/18/26	00020	7/31/26	477	202607 320-57200-45511 JUL POOL MONITOR SERVICES			RIVERSIDE MANAGEMENT SERVICES	*	5,266.50	5,266.50	000010
8/18/26	00046	8/13/26	62261710	202608 320-57200-45917 AUG PEST CONTROL SERVICES			TURNER PEST CONTROL LLC	*	240.38	240.38	000011
8/18/26	00040	8/01/26	1237098	202608 320-53800-45003 AUG LANDSCAPE MAINTENANCE			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>165.69</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



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 NOT VALID UNTIL 08/05/2026

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

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 Morning 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 RECEIVED JOB HAS BEEN COMPLETED
08/21/2026

PLEASE PAY BY

07/27/2026

AMOUNT

\$3,992.50

INVOICE DATE

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

AMOUNT

INVOICE DATE

07/27/2026

\$3,992.50

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.

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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:

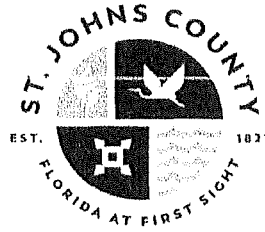
Meadow View at Twin Creeks CCD

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

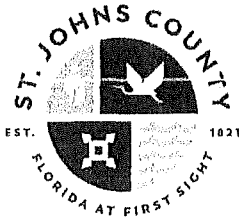
Please note that the cost listed above is based on the current Utility fee schedule. Actual cost will be based on the fee schedule at time of payment. The fee schedule is normally adjusted in October at the beginning of each fiscal year.

*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

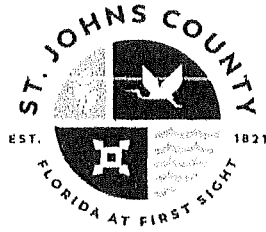
Backflow Test Due: _____ (Test must be current before application will be accepted.)
Installation and maintenance of the backflow prevention device for each meter and valve are the responsibility of the owner or occupant of the premises. Backflow prevention devices are required to be tested annually 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

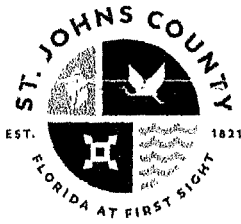
Item	Unit Cost	Quantity	Cost
• Reuse Connection Fees:	\$1,386.45	3.32EIC	\$4,603.01
• 3/4" Pre-Run Reuse Meter	\$240.00	1 Ea.	\$240.00
• MXU	\$145.00	1 Ea.	\$145.00
• Deposit	\$50/EIC	3.32EIC	\$166.00
Total Utility Fees:			\$5,154.01

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.

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: _____

NINTH ORDER OF BUSINESS



LEGACY
ENGINEERING

GEOTECHNICAL ENGINEERING REPORT

Legacy Project No. 26-1201.1
October 14, 2026

Twilight Lane

Beacon Lakes
St. Augustine, Florida 32095

Prepared for:

Governmental Management Services, LLC
475 West Town Place, Suite 114,
St. Augustine, Florida 32092
(904) 940-5850

October 14, 2026

Governmental Management Services, LLC

475 West Town Place, Suite 114, St. Augustine, Florida 32092 | (904) 940-5850

Attn: Matt Biagetti, <mailto:mbiagetti@gmsnf.com>

Re: Geotechnical Engineering Report
Legacy Project No. 26-1201.1
Twilight Lane
St. Augustine, Florida

Dear Matt:

As requested and authorized, Legacy Engineering, Inc. has completed a geotechnical exploration for the subject project. The exploration was performed to evaluate the general subsurface soil and groundwater level conditions within the subject roadway areas.

The recommendations outlined in this report are made based upon a review of the attached soil test data, our understanding of the proposed construction, and experience with similar projects and subsurface conditions. We have conducted the services in accordance with principles and practices normally accepted in the geotechnical engineering profession. Our analysis and recommendations are dependent on the information provided to us. If the project information is different than that presented in this report or should the location of the proposed construction be changed, we request the opportunity to review and possibly amend our recommendations with respect to those changes. Please report to us any conditions encountered during construction that were not observed during the performance of the borings. We will review and provide additional evaluation as required. Legacy Engineering Inc. is not responsible for independent conclusions or interpretations based on the information presented in this report.

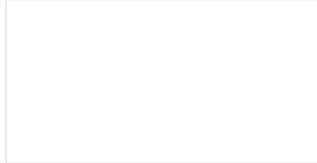
A brief summary of the results of our field exploration, observations, and recommendations are listed below:

- Soil borings and full-depth pavement cores with auger borings were performed adjacent to and in the subject project roadway to help determine the existing soil conditions and groundwater levels. The majority of the field work was performed between the addresses of 699 through 799 Twilight Lane.
- The borings generally encountered fine sands (SP), fine sands with silt (SP-SM), and fine sands containing traces to some organics (SP) beginning at the ground surface to depths of 6 feet below the existing ground surface.
- The groundwater levels at the boring locations at the time of drilling and following the field work were measured to be at depths of approximately 0.2 to 2.6 feet below the existing ground surface.

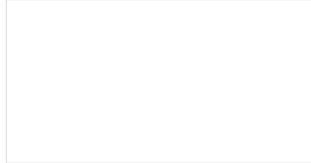
-
- The surficial soils along the roadways were observed to be in a very moist to wet condition. Surface water was observed to be flowing across, upward, and through the joints within the sidewalks, driveways, and concrete curb sections. Some moisture was observed in the small cracks within the asphalt pavement.
 - The FPL powerline easement located to the east of the Twilight roadway section was observed to have standing water present within the existing low areas and ditch areas along the powerline easement access roadway. It also appears that the adjacent property to the east of Twilight Lane is draining towards the project site and “dumping” additional surface water runoff onto the project site.
 - It appears that the cause(s) of the wet surficial soil conditions along the roadway are the result of surface water being trapped along the subject roadway areas, not being able to be removed through positive drainage or the lack of percolation within the soils.

We appreciate this opportunity to be of service as your geotechnical consultant on this phase of the project. We look forward to serving you for the remainder of this and future projects. If you have any questions, or if we may be of any further service, please contact us.

Sincerely,
Legacy Engineering, Inc.



Joseph Aganon, E.I.
Project Engineer II
(904) 320-0410
jaganon@legacyengineering.com



John E. Ellis, II, P.E.
Chief Executive Officer
(904) 721-1100
jellis@legacyengineering.com

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PROJECT INFORMATION

We understand that the existing roadway, Twilight Lane, is experiencing pavement distress and wet surficial soils along the roadway due to high groundwater levels. The existing roadway consists of 24-foot-wide flexible pavement section (asphalt pavement, limerock base, and stabilized subgrade) with concrete curbing along both sides of the roadway. This section of the roadway only has homes located along the west side of the roadway. The existing concrete sidewalk is also located along the west side of the roadway.

Examples of the observed pavement distress are staining of the asphalt pavement, caused by the limerock base fines seeping upward through the small cracks in the pavement. This appears to be the result of inadequate subsurface drainage, including the collection and removal of the groundwater from below and along the edges of the roadway areas. The existence of fine sands with varying amounts of organic materials also appears to help in preventing adequate permeation of the water through the surficial soils on Twilight Lane.

There are elevation differences across the site. The highest elevation was observed to be located east of the site, in the adjacent property, beyond the existing utility easement, and slopes down towards the wetlands located west of Twilight Lane. The elevations go from an elevation of EL +44.0 feet on the east of the site, to EL +42.45 feet on Twilight Lane, to an EL +37.4 in the wetland areas located west of Twilight Lane. The natural flow of the surface water and groundwater appears to be towards the wetlands located west of Twilight Lane. The collected surface water is routed along the curblin to curb inlets located at the north end of the roadway near the cul-de-sac. The collected water is then piped to a stormwater pond located off of Ripple Road.

SCOPE OF SERVICES

The primary purpose of this report is to provide geotechnical engineering recommendations for the proposed site development. Our Scope of Services consisted of the following:

1. Drilling eight (8) soil auger borings to a depth of approximately 6 feet along the roadway areas.
2. Performing three (3) full-depth pavement cores with auger borings within the existing asphalt pavement on Twilight Lane.
3. Installing and monitoring six (6) piezometers to monitor groundwater levels along the roadway areas.
4. Performing laboratory testing of selected soil samples obtained from the borings.
5. Providing engineering analysis and preparation of this report discussing, in general, project description, scope of services, subsurface conditions, testing results, and repair recommendations.

The auger borings and full-depth pavement cores were located in the field and the positions illustrated on the attached Field Exploration Plan were obtained using a hand-held Global Positioning System (GPS) unit and should be considered accurate to the degree implied by the method utilized.

The auger borings were performed using a hand auger; and thus, in general accordance with ASTM D1452, "Soil Investigation and Sampling by Auger Borings". The samples were retrieved at each of the intervals from the boreholes and a representative sample of the material was placed in a watertight container and sealed. The samples for each boring were transported to our laboratory for selective testing and will be kept in our laboratory for a period of two months after submittal of formal written report.

The existing pavement cores (C1-C3) were obtained with portable core drill equipment and patched upon completion.

SUBSURFACE CONDITIONS

A relatively detailed description of the surface conditions encountered is presented on the attached Boring Logs. The soil conditions may change significantly between and away from the boring locations. The following table summarizes the general soil conditions encountered.

Depth (ft)	General Material Description
0 to 0.5	Topsoil
0.5 to 6	Fine Sand and Fine Sand with Silt with trace to some Organics (SP)

The depth of the groundwater level encountered during and at the completion of drilling at the boring locations ranged from approximately 0.2 to 2.6 feet below the existing ground surface. The depth of the groundwater level encountered during and at the completion of drilling at each boring location is presented on Boring Logs and summarized in the table below.

The pavement cores were measured and found to have thicknesses of 1.75 to 2.0 inches. The limerock base thicknesses were measured and found to have thicknesses of 7.0 to 8.25 inches.

Boring	Ground or Pavement Elevation	Groundwater Depth Below Surface (ft)	Groundwater Elevation
C1	42.8	1.8	41.0
C2	43.8	1.7	42.1
C3	44.4	2.4	42.0
A7	44.0	0.7	43.3
A8	46.0	0.5	45.5
P1	42.4	2.6	39.8
P2	43.4	2.2	41.2
P3	43.6	1.2	42.4
P4	44.3	0.6	43.6
P5	45.0	0.2	44.8
P6	45.2	0.2	45.0

The groundwater table will fluctuate depending on seasonal rainfall activity, seasonal variations, adjacent construction, surface water runoff, etc. Should rainfall intensity exceed normal quantities or should other variables that affect the groundwater level be altered, the seasonal high groundwater profile at the site could change significantly.

LABORATORY TESTING RESULTS

Laboratory tests were conducted on selected samples in general accordance with ASTM standards. The laboratory testing performed for this project consisted of performing sieve analysis - No. 200 sieve wash method (ASTM D1140), moisture content (ASTM D2216), and organic content (ASTM D2974) testing. The test results are presented on the Boring Logs and summarized below.

Boring	Depth (ft)	Moisture Content (%)	% Fines Passing No. 200 Sieve	USCS Group Symbol	Organic Content (%)
C1	0.1 to 0.9	15.4	17.6	Limerock	N/T
	0.9 to 1.8	10.9	10.4	SP-SM	3.0
	1.8 to 3.5	11.6	6.2		1.6
	3.5 to 6	30.6	1.3	SP	1.2
C2	0.2 to 0.8	16.1	18.5	Limerock	N/T
	0.8 to 1.8	12.3	11.9	SP-SM	3.2
	1.8 to 3.5	10.4	1.5	SP	2.1
	3.5 to 4.4	33.8	1.6		5.1
C3	0.1 to 0.8	17.1	15.5	Limerock	N/T
	0.8 to 1.8	11.8	5.2	SP-SM	4.4
	1.8 to 3.3	14.0	1.9	SP	1.6
A7	0.1 to 1.5	22.3	1.8		2.4
A8	0.3 to 1.3	34.3	1.3		4.0
	1.3 to 4	28.9	1.3		2.0
P1	0.5 to 3.4	20.7	5.9	SP-SM	3.5
	3.4 to 5	23.5	1.7	SP	1.8
P2	0.4 to 1.4	12.6	11.1	SP-SM	2.4
	1.4 to 5	23.4	3.6	SP	1.8
P3	0.3 to 1.5	25.3	0.9		N/T
	1.5 to 4	27.5	4.2		1.6
P4	0.3 to 4	15.8	3.5		N/T
P5	0.3 to 1	16.8	8.4	SP-SM	2.4
P6	0.2 to 1.5	16.2	4.8	SP	1.7
P6	1.5 to 4.5	14.4	2.6	SP	1.7

N/T = Not Tested

The moisture content and fines contents of each of the limerock base samples taken from the roadway were tested to determine the existing condition of the base materials. The moisture content of the base samples indicated moisture contents ranging from 15.4% to 17.1%. Optimum moisture content for these limerock base materials typically will range from 12% to 13%, thus indicating that the moisture content of the base materials are slightly elevated at the test locations.

RECOMMENDATIONS

Our recommendations are based on the results of our field exploration, testing performed, our discussions with the civil engineer, and our site observations. Please understand that the wet soil and site conditions currently being observed are following a prolonged period of drought conditions. Many areas of this site have been recently developed, and these wet soil conditions are perhaps the first time that these developed residential lots and roadway areas have experienced these conditions. It is expected that some corrections to the existing lot and right of way drainage will have to be performed to help correct the existing drainage issues. As referenced in the recent community development district board meeting, we understand that some edge drains were previously installed along the edges of some areas of the existing roadway areas located towards the north and west of this site. It is understood that these edge drains help to correct many of the standing water issues along the curblines and sidewalks in these areas.

Regarding the drainage conditions along Twilight Lane, we would recommend that the existing surface water drainage and runoff from the adjacent property to the east of the powerline easement be collected and re-routed to the wetland areas located to the west of Twilight Lane. It appears that a ditch, or deep swale may be installed within the powerline easement to cut off and collect runoff and then direct the surface water to the north along the powerline easement to the wetland areas located just north of the Twilight Lane cul-de-sac. For the new ditch to be effective, it is recommended that the new ditch be installed such that bottom of the new ditch is at least 4 feet below the existing grades. The existing wetland areas to the north and west of Twilight appear to naturally flow in a southerly direction to the west of the homes located along the west side of Twilight.

Secondly, we would recommend that the surface drainage for the residential lots in the affected areas be checked to ensure that the final lot grading after the home construction process was installed properly. It appears that some of the lots may have too much of the surface drainage graded such that the surface water is flowing to the sidewalk and street areas in lieu of the rear of the lots. Some lot re-grading between the houses may be required to correct the flow of the surface water to the rear of the lots. If re-grading of the lots is not possible, some underdrain collection systems may have to be installed within the lots to help collect and remove the standing water and to reduce and lower the existing groundwater levels within the residential lots.

Thirdly, as discussed in the recent board meeting, the installation of edge drains along the back of the curblines should help to correct and remove the excess groundwater and surface water that is collecting in these areas. These drains can be installed vertically behind the curbline and connected to the existing stormwater collection for removal and treatment.

If the existing groundwater levels along the roadway areas cannot be reduced, the existing roadway pavement sections will continue to deteriorate and possibly fail prematurely due to the exposure of the excessive moisture conditions and wheeled traffic. We typically recommend that the groundwater levels be maintained at levels of at least 2 feet below the bottom of the base materials. For this section of the roadway, none of the locations tested, both in the roadway and adjacent to the roadway had groundwater levels of at least 2 feet below the bottom of the base materials.

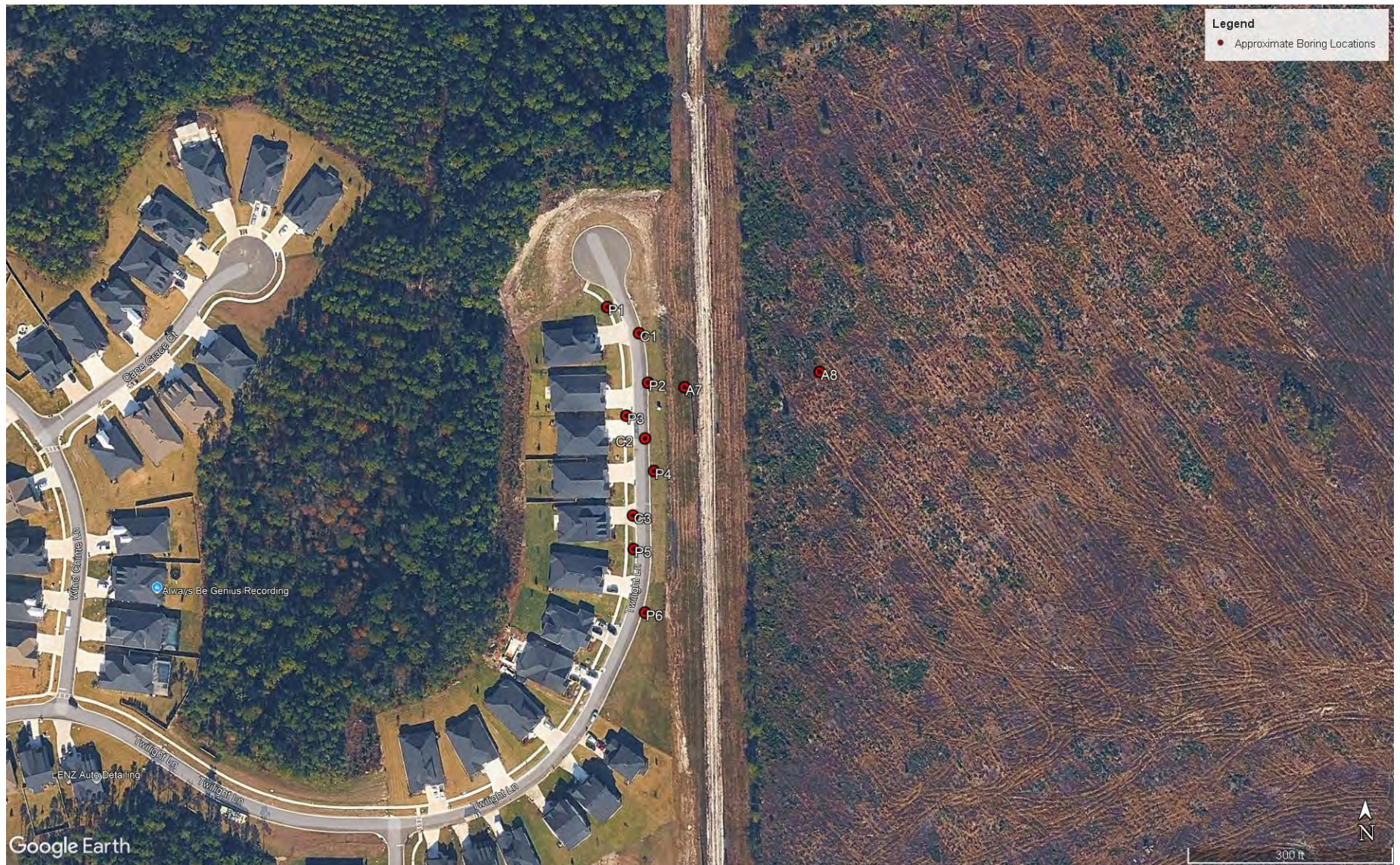


SITE LOCATION MAP

Twilight Lane, St. Augustine, Florida 32095

Project No. 26-1201.1



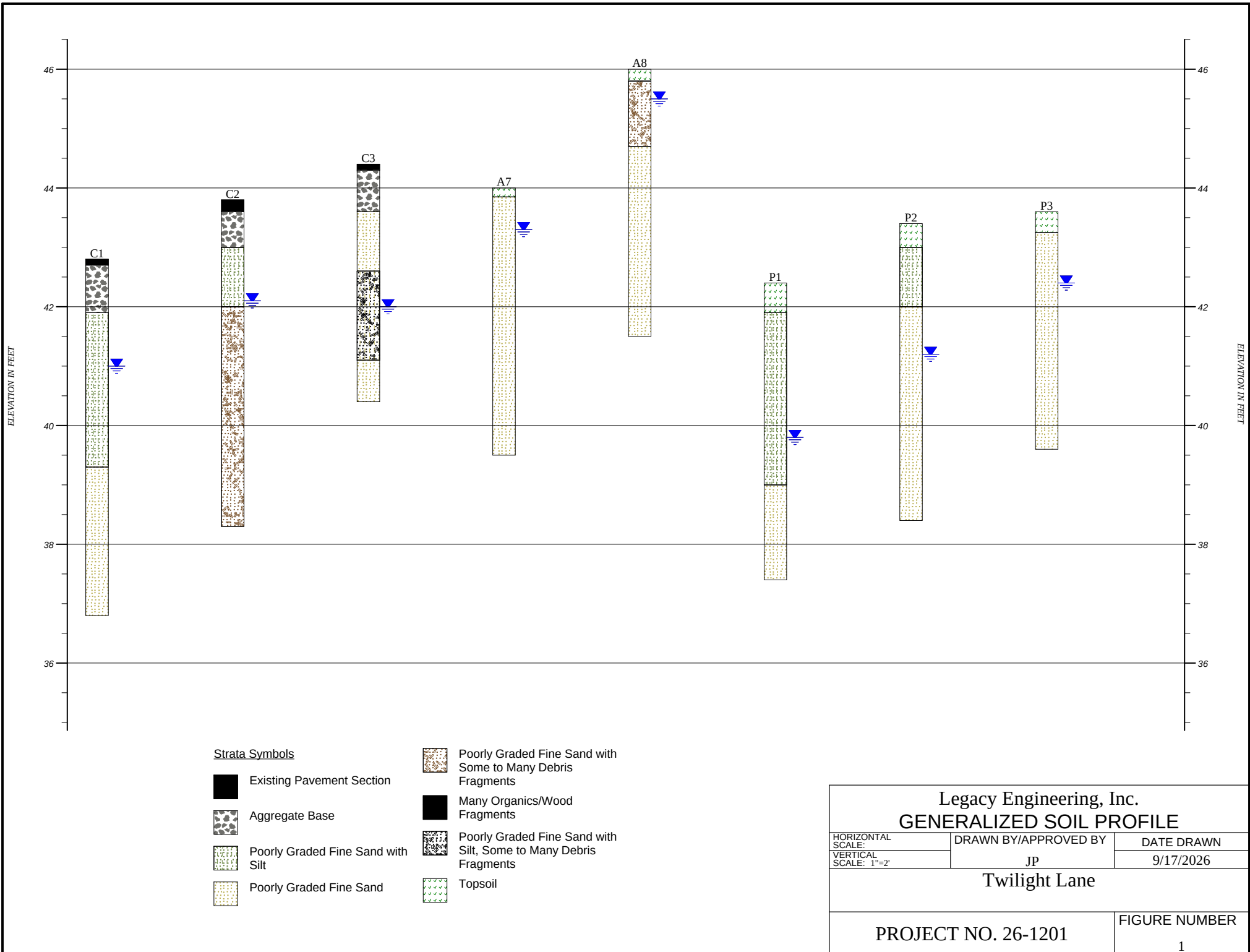


FIELD EXPLORATION PLAN

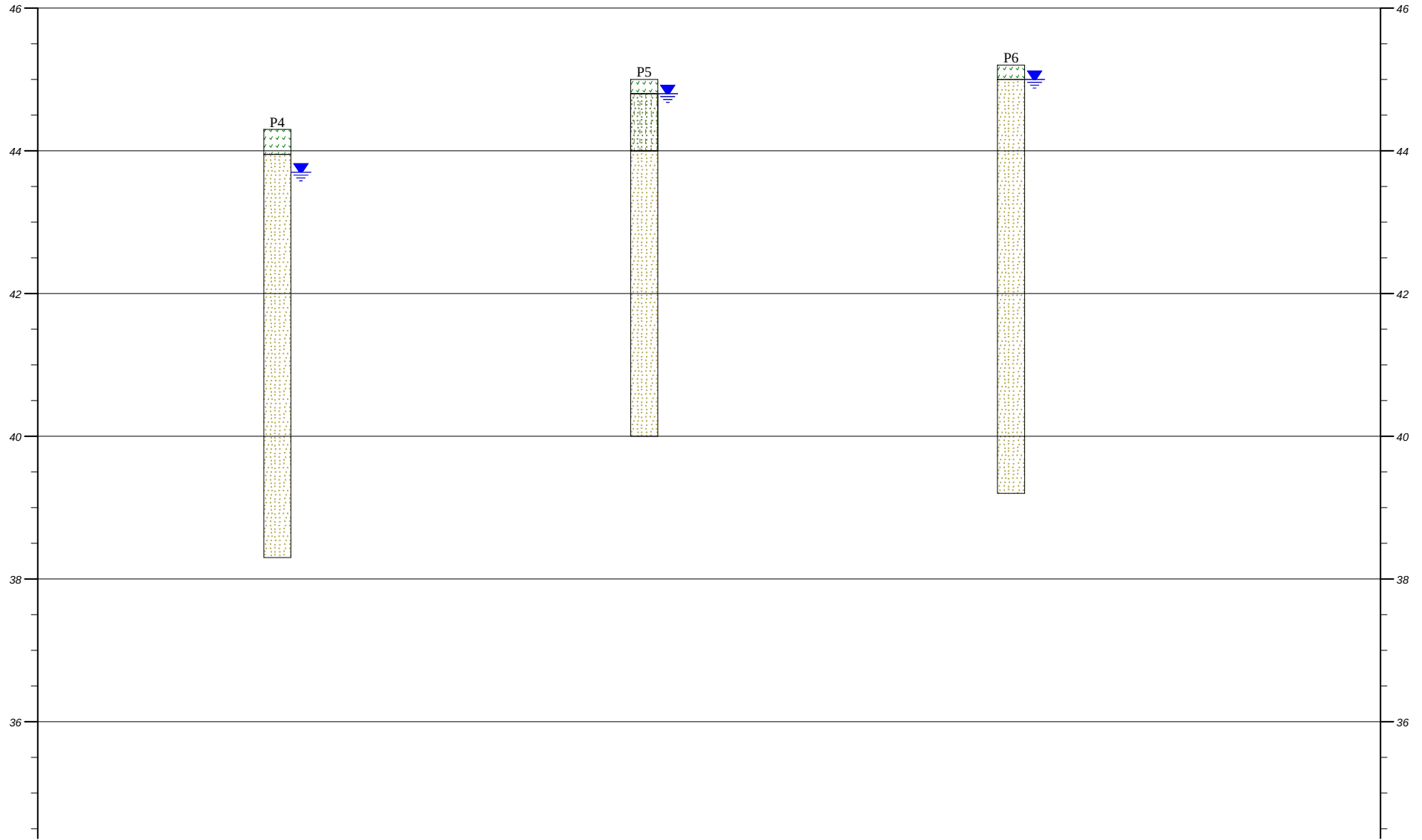
Twilight Lane, St. Augustine, Florida 32095

Project No. 26-1201.1





ELEVATION IN FEET



ELEVATION IN FEET

Strata Symbols

 Existing Pavement Section

 Aggregate Base

 Poorly Graded Fine Sand with Silt

 Poorly Graded Fine Sand

 Poorly Graded Fine Sand with Some to Many Debris Fragments

 Many Organics/Wood Fragments

 Poorly Graded Fine Sand with Silt, Some to Many Debris Fragments

 Topsoil

Legacy Engineering, Inc. GENERALIZED SOIL PROFILE		
HORIZONTAL SCALE:	DRAWN BY/APPROVED BY	DATE DRAWN
VERTICAL SCALE: 1"=2'	JP	9/17/2026
Twilight Lane		
PROJECT NO. 26-1201		FIGURE NUMBER
		2



LOG OF BORING

C1

PROJECT: Twilight Lane

CLIENT: Governmental Management Services, LLC

PROJECT NO.: 26-1201

PROJECT LOCATION: Twilight Lane, St. Augustine, Florida 32095

LOCATION: Station # 70+62 Left

ELEVATION: 42.8

DRILLER: Dion C.

LOGGED BY: Caleb W.

DRILLING RIG: Hand Auger

METHOD: Hand Auger

START: 09/11/2026

FINISH: 09/11/2026

DEPTH TO WATER> INITIAL: 1.8

AT COMPLETION: 1.8

CAVING> C N/A

This information pertains only to this boring and should not be interpreted as being indicative of the site.

Depth & Elevation (feet)	Sampler Type	Description	Graphic	USCS Symbol	SPT N-value (bpf)	Groundwater	Moisture Content, %	% < #200	Organic Content, %	Liquid Limit	Plastic Limit	Plasticity Index
0 42.8		ASPHALT - 1.75 Inches					15.4	17.6				
		LIMEROCK - 8.25 Inches										
1 41.8		Dark Brown Fine SAND w/ Silt and Few Organics and Trace Limerock		SP-SM			10.9	10.4	3.0			
2 40.8		Dark Gray Fine SAND w/ Silt and Trace Organics		SP-SM			11.6	6.2	1.6			
3 39.8												
4 38.8		Dark Grayish Brown Fine SAND w/ Trace Organics		SP			30.6	1.3	1.2			
5 37.8												
6 36.8												
		Boring terminated at 6 ft.										

The fine sands were dry until the field exploration reached a depth of 4 feet, then the groundwater table rose.



CAVING> C 5.5

[illegible]

This information pertains only to this boring and should not be interpreted as being indicative of the site.



CAVING> C 4.0

Depth & Elevation (feet)	Sampler Type	Description	Graphic	USCS Symbol	SPT N-value (bpf)	Groundwater	Moisture Content, %	% < #200	Organic Content, %	Liquid Limit	Plastic Limit	Plasticity Index
0 - 44.4		ASPHALT - 2 Inches LIMEROCK - 7.25 Inches		SP			17.1	15.5				
1 - 43.4		Brown Fine SAND										
2 - 42.4		Dark Grayish Brown Fine SAND w/ Silt and Some Organics		SP-SM			11.8	5.2	4.4			
3 - 41.4		Dark Brown Fine SAND w/ Trace Organics		SP			14.0	1.9	1.6			
4 - 40.4		Boring terminated at 4 ft.				C						

This information pertains only to this boring and should not be interpreted as being indicative of the site.

This information pertains only to this boring and should not be interpreted as being indicative of the site.



LOG OF BORING

A7

PROJECT: Twilight Lane
CLIENT: Governmental Management Services, LLC PROJECT NO.: 26-1201
PROJECT LOCATION: Twilight Lane, St. Augustine, Florida 32095
LOCATION: Station # 70+00, 50' Right of EoP ELEVATION: 44.0
DRILLER: Dion C. LOGGED BY: Caleb W. DRILLING RIG: Hand Auger
METHOD: Hand Auger START: 09/11/2026 FINISH: 09/11/2026
DEPTH TO WATER> INITIAL: 0.7 AT COMPLETION: 0.7 CAVING> C 4.5

Depth & Elevation (feet)	Sampler Type	Description	Graphic	USCS Symbol	SPT N-value (bpf)	Groundwater	Moisture Content, %	% < #200	Organic Content, %	Liquid Limit	Plastic Limit	Plasticity Index
0 44		TOPSOIL & UNDERBRUSH - 2 Inches		SP			22.3	1.8	2.4			
		Dark Gray Fine SAND w/ Few Organics										
1 43												
		Dark Gray Fine SAND		SP								
2 42												
3 41		Gray Fine SAND		SP								
4 40												
		Boring terminated at 4.5 ft.										

Drillers noted that the boring hole location looked 1 foot higher than the elvation of Twilight Lane

This information pertains only to this boring and should not be interpreted as being indicative of the site.



LOG OF BORING

A8

PROJECT: Twilight Lane
CLIENT: Governmental Management Services, LLC PROJECT NO.: 26-1201
PROJECT LOCATION: Twilight Lane, St. Augustine, Florida 32095
LOCATION: Station # 70+00, 200' Right of Centerline ELEVATION: 46.0
DRILLER: Dion C. LOGGED BY: Caleb W. DRILLING RIG:
METHOD: Hand Auger START: FINISH:
DEPTH TO WATER> INITIAL: 0.5 AT COMPLETION: 0.5 CAVING> C 4.0

Depth & Elevation (feet)	Sampler Type	Description	Graphic	USCS Symbol	SPT N-value (bpf)	Groundwater	Moisture Content, %	% < #200	Organic Content, %	Liquid Limit	Plastic Limit	Plasticity Index
0 46		TOPSOIL & WEEDS - 3 Inches										
		Dark Brown Fine SAND w/ Some Organics		SP			34.3	1.3	4.0			
1 45												
		Gray Fine SAND w/ Few Organics		SP			28.9	1.3	2.0			
2 44												
3 43												
4 42												
		Boring terminated at 4.5 ft.										

Drillers noted that the boring hole location looked about 9 Inches higher than the elevation of Twilight lane.



CAVING> C 5.0

Depth & Elevation (feet)	Sampler Type	Description	Graphic	USCS Symbol	SPT N-value (bpf)	Groundwater	Moisture Content, %	% < #200	Organic Content, %	Liquid Limit	Plastic Limit	Plasticity Index
0 42.4		TOPSOIL & GRASS - 6 Inches		SP-SM			20.7	5.9	3.5			
		Dark Gray Fine SAND w/ Silt and Few Organics										
1 41.4							SP					
2 40.4												
3 39.4		Gray Fine SAND w/ Trace Organics										
4 38.4												
5 37.4						C						
		Boring terminated at 5 ft.										

This information pertains only to this boring and should not be interpreted as being indicative of the site.



CAVING> C 5.0

Depth & Elevation (feet)	Sampler Type	Description	Graphic	USCS Symbol	SPT N-value (bpf)	Groundwater	Moisture Content,%	% < #200	Organic Content,%	Liquid Limit	Plastic Limit	Plasticity Index
0 43.4		TOPSOIL & GRASS - 5 Inches		SP-SM			12.6	11.1	2.4			
		Dark Brown Fine SAND w/ Silt and Few Organics and Trace Limerock										
1 42.4		Dark Brown Fine SAND w/ Trace Organics		SP			23.4	3.6	1.8			
2 41.4												
3 40.4												
4 39.4												
5 38.4		Boring terminated at 5 ft.				C						



CAVING> C 4.0

This information pertains only to this boring and should not be interpreted as being indicative of the site.



LOG OF BORING

P4

PROJECT: Twilight Lane

CLIENT: Governmental Management Services, LLC

PROJECT NO.: 26-1201

PROJECT LOCATION: Twilight Lane, St. Augustine, Florida 32095

LOCATION: Station # 68+60 Right

ELEVATION: 44.3

DRILLER: Dion C.

LOGGED BY: Caleb W.

DRILLING RIG: Hand Auger

METHOD: Hand Auger

START: 09/11/2026

FINISH: 09/11/2026

DEPTH TO WATER> INITIAL: 0.6

AT COMPLETION: 0.6

CAVING> C

This information pertains only to this boring and should not be interpreted as being indicative of the site.

Depth & Elevation (feet)	Sampler Type	Description	Graphic	USCS Symbol	SPT N-value (bpf)	Groundwater	Moisture Content, %	% < #200	Organic Content, %	Liquid Limit	Plastic Limit	Plasticity Index
0 44.3		TOPSOIL & PATCHY GRASS - 4 Inches										
		Grayish Brown Fine SAND w/ Trace Limerock		SP			15.8	3.5				
1 43.3												
2 42.3												
3 41.3												
4 40.3		Dark Brown Fine SAND		SP								
5 39.3												
		Dark Grayish Brown Fine SAND		SP								
6 38.3												
		Boring terminated at 6 ft.										

Drillers noted that this piezometer was installed 1'6" from the curb on Twilight Lane.



CAVING> C 5.0

This information pertains only to this boring and should not be interpreted as being indicative of the site.

CAVING> C N/A[illegible]

This information pertains only to this boring and should not be interpreted as being indicative of the site.

KEY TO BORING LOGS

	Standard Penetration Test
	Auger
	Bulk Sample w/ Augers
	Bulk/Grab Sample
	Undisturbed Thin Wall Shelby Tube
	Rock Core
	Topsoil
	Aggregate Base
	Existing Pavement
	Poorly Graded Sand
	Poorly Graded Sand w/ Silt
	Poorly Graded Sand w/ Clay
	Clayey Sand
	Silty Sand
	Low Plasticity Clay
	High Plasticity Clay
	Low to High Plasticity Clay
	Low Plasticity Organic Silts/Clays
	Poorly Graded Sand w/ Silt, many Organics
	Poorly Graded Sand w/ many Organics
	Organics
	Silty Sand w/ many Organics
	Peat

Sand and Gravel	
SPT N-Value	Relative Density
0 to 4	Very Loose
5 to 10	Loose
11 to 30	Medium Dense
31 to 50	Dense
50+	Very Dense

Silt and Clay	
SPT N-Value	Consistency
0 to 2	Very Soft
3 to 4	Soft
5 to 8	Firm
16 to 30	Very Stiff
31 to 50	Hard
50+	Very Hard

Classification	Particle Size Diameter
Boulders	> 12 inches
Cobbles	3 to 12 inches
Gravel	Coarse – 0.75-to-3-inch Fine – 4.76 mm to 0.75-inch
Sand	Coarse – 2.0 mm to 4.76 mm Medium – 0.42 mm to 2.0 mm Fine – 0.074 mm to 0.42 mm
Silt/Clay	< 0.074 mm (invisible to the eye)

Percentage of Minor Constituent (%)	Modifiers
0 to 5	No Modifier
5 to 12	with Silt, with Clay
12 to 30	Silty, Clayey, Sandy
30 to 50	Very Silty, Very Clayey, or Very Sandy

Percentage of Shell, Gravel, etc. (%)	Modifiers	Percentage of Organic Content (%)
0 to 5	Trace	1 to 2
5 to 12	Few	2 to 4
12 to 30	Some	4 to 8
30 to 50	Many	> 8



LEGACY
ENGINEERING

GEOTECHNICAL ENGINEERING REPORT

Legacy Project No. 26-1202.1
October 14, 2026

Convex Lane

Beacon Lakes
St. Augustine, Florida 32095

Prepared for:

Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, Florida 32092
(904) 940-5850

October 14, 2026

Governmental management Services, LLC

475 West Town Place, Suite 114, St. Augustine, Florida 32092 | (904) 940-5850

Attn: Matt Biagetti, <mailto:mbiagetti@gmsnf.com>

Re: Geotechnical Engineering Report
Legacy Project No. 26-1202.1
Convex Lane
St. Augustine, Florida

Dear Matt:

As requested and authorized, Legacy Engineering, Inc. has completed a geotechnical exploration for the subject project. The exploration was performed to evaluate the general subsurface soil and groundwater conditions within the subject roadway areas.

The recommendations outlined in this report are made based upon a review of the attached soil test data, our understanding of the proposed construction, and experience with similar projects and subsurface conditions. We have conducted the services in accordance with principles and practices normally accepted in the geotechnical engineering profession. Our analysis and recommendations are dependent on the information provided to us. If the project information is different than that presented in this report or should the location of the proposed construction be changed, we request the opportunity to review and possibly amend our recommendations with respect to those changes. Please report to us any conditions encountered during construction that were not observed during the performance of the borings. We will review and provide additional evaluation as required. Legacy Engineering Inc. is not responsible for independent conclusions or interpretations based on the information presented in this report.

A brief summary of the results of our field exploration, observations, and recommendations are listed below:

- Soil borings were performed along the edges of the existing roadway section to help determine the existing soil conditions and groundwater levels. The field work for this section of the roadway included the addresses 54 through 405 Convex Lane.
- The auger borings generally encountered fine sands (SP), fine sands with silt (SP-SM), and fine sands with varying amounts of organic materials (SP) beginning at the ground surface to depths of 6 feet below the existing ground surface.
- The groundwater levels at the auger boring locations at the time of drilling and following the field work were measured to be at depths of approximately 0.5 to 2.9 feet below the existing ground surface.

-
- The surficial soils along the edges of the roadways were observed to be in a very moist to wet condition. Surface water within the existing grasses in some of the yard areas was observed to be standing, and the yards were observed to be very saturated and muddy like conditions existed.
 - It appears that the wet surficial soil conditions along the roadway are the result of surface water being trapped along the edges of the roadway areas, not being able to be removed through positive drainage or the lack of percolation within the soils.

We appreciate this opportunity to be of service as your geotechnical consultant on this phase of the project. We look forward to serving you for the remainder of this and future projects. If you have any questions, or if we may be of any further service, please contact us.

Sincerely,
Legacy Engineering, Inc.



Joseph Aganon, E.I.
Project Engineer II
(904) 320-0410
jaganon@legacyengineering.com



John E. Ellis, II, P.E.
Chief Executive Officer
(904) 721-1100
jellis@legacyengineering.com

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PROJECT INFORMATION

We understand that the existing roadway, Convex Lane, is experiencing pavement distress and wet surficial soils along the roadway due to high groundwater levels. The existing roadway consists of a 24-foot-wide flexible pavement section (asphalt pavement, limerock base, and stabilized subgrade) with concrete curbing along both sides of the roadway.

Examples of the observed pavement distress are staining of the asphalt pavement surface, caused by the limerock base fines seeping upward through the small cracks in the pavement. This appears to be the result of inadequate subsurface drainage, including the collection and removal of the groundwater from below and adjacent to the edges of the roadway areas. The existence of the fine sands containing varying amounts of organic matter also appears to be preventing the adequate permeation of water through the surficial soils on Convex Lane.

The site is generally level with minimal elevation differences across the site. There are existing wetland areas to the north and east of Convex Lane. The surface water is collected via curb inlets along the curblin and deposited into various stormwater management facilities along Convex Lane. The elevation of the existing wetland areas is approximately EL +36.1 feet, and the storm water management facility has a normal water elevation of EL +35.0 feet. The project roadways at the test locations along Convex Lane have existing elevations of EL +39.2 to EL +38.3 feet.

SCOPE OF SERVICES

The primary purpose of this report is to provide geotechnical engineering recommendations for the correction(s) to the existing drainage conditions observed at the site. Our Scope of Services consisted of the following:

1. Drilling four (4) auger borings to a depth of 6 feet along the edges of the existing pavement areas.
2. Installing and monitoring four (4) piezometers at the auger boring locations.
3. Performing laboratory testing on selected soil samples obtained from the borings.
4. Providing engineering analysis and preparation of this report discussing, in general, project description, scope of services, subsurface conditions, testing results, and repair recommendations.

The borings were located in the field and the positions illustrated on the attached Field Exploration Plan were obtained using a hand-held Global Positioning System (GPS) unit and should be considered accurate to the degree implied by the method utilized.

The auger borings were performed using a hand auger; and thus, in general accordance with ASTM D1452, "Soil Investigation and Sampling by Auger Borings". The samples were retrieved at each of the intervals from the boreholes and a representative sample of the material was placed in a watertight container and sealed. The samples for each boring were transported to our laboratory for selective testing and will be kept in our laboratory for a period of two months after submittal of formal written report.

SUBSURFACE CONDITIONS

A relatively detailed description of the surface conditions encountered is presented on the attached Boring Logs. The soil conditions may change significantly between and away from the boring locations. The following table summarizes the general soil conditions encountered.

Depth (ft)	General Material Description
0 to 0.4	Topsoil
0.4 to 6	Fine Sands and Fine Sands with Some Organics (SP)

The depth of the groundwater level encountered during and at the completion of drilling at the boring locations ranged from approximately 0.5 to 2.9 feet below the existing ground surface. The depth of the groundwater level encountered during and at the completion of drilling at each boring location is presented on Boring Logs and summarized in the table below.

Boring	Ground Elevation	Groundwater Depth Below Surface (ft)	Groundwater Elevation
P1	39.3	0.5	38.8
P2	38.3	1.2	37.1
P3	38.8	2.9	35.9
P4	39.1	1.1	38.0

The groundwater table will fluctuate depending on seasonal rainfall activity, seasonal variations, adjacent construction, surface water runoff, etc. Should rainfall intensity exceed normal quantities or should other variables that affect the groundwater level be altered, the seasonal high groundwater profile at the site could change significantly.

LABORATORY TESTING RESULTS

Laboratory tests were conducted on selected samples in general accordance with ASTM standards. The laboratory testing performed for this project consisted of performing sieve analysis - No. 200 sieve wash method (ASTM D1140), moisture content (ASTM D2216), and organic content (ASTM D2974) testing. The test results are presented on the Boring Logs and summarized below.

Boring	Depth (ft)	Moisture Content (%)	Fines Passing No. 200 Sieve (%)	USCS Group Symbol	Organic Content (%)
P1	0.3 to 2.5	17.5	2.7	SP	N/T
P2	0.4 to 1.8	16.5	7.8	SP-SM	6.3
	1.8 to 3.2	15.2	2.2	SP	6.6
P3	0.3 to 6	27.5	5.1	SP-SM	6.2
P4	0.3 to 3.5	16.2	7.1		6.2
	3.5 to 6	16.0	3.2	SP	N/T

N/T = Not Tested

RECOMMENDATIONS

Our recommendations are based on the results of our field exploration, testing performed, our discussions with the civil engineer, and our site observations. Please understand that the wet soil and site conditions currently being observed are following a prolonged period of drought conditions. Many areas of this site have been recently developed, and these wet soil conditions are perhaps the first time that these developed residential lots and roadway areas have experienced these conditions. It is expected that some corrections to the existing lot and right of way drainage will have to be performed to help correct the existing drainage issues. As referenced in the recent community development district board meeting, we understand that some edge drains were previously installed along the edges of some areas of the existing roadway areas located towards the north and west of this site. It is understood that these edge drains help to correct many of the standing water issues along the curblines and sidewalks in these areas.

We would first recommend that the surface drainage for the residential lots in the affected areas be checked to ensure that the final lot grading after the home construction process was installed properly. It appears that some of the lots may have too much of the surface drainage graded such that the surface water is flowing to the sidewalk and street areas in lieu of the rear of the lots. Some lot re-grading between the houses may be required to correct the flow of the surface water to the rear of the lots. If re-grading of the lots is not possible, some underdrain collection systems may have to be installed within the lots to help collect and remove the standing water and to reduce and lower the existing groundwater levels within the residential lots.

Secondly, as discussed in the recent board meeting, the installation of edge drains along the back of the curblines should help to correct and remove the excess groundwater and surface water that is collecting in these areas. These drains can be installed vertically behind the curbline and connected to the existing stormwater collection for removal and treatment.

Thirdly, the soils containing some organic materials along the edges of the roadways are reducing the soils ability to allow for the percolation of the surface water and groundwater to pass through or penetrate the soils. These organic materials will reduce the permeability of these fine sands, and help to prevent the groundwater from flowing through the existing soils.

If the existing groundwater levels along the roadway areas cannot be reduced, the existing roadway pavement sections will continue to deteriorate and possibly fail prematurely due to the exposure of the excessive moisture conditions and wheeled traffic. We typically recommend that the groundwater levels be maintained at levels of at least 2 feet below the bottom of the base materials. For this section of the roadway, only one of the locations tested adjacent to the roadway had groundwater levels of at least 2 feet below the bottom of the base materials (boring P3).

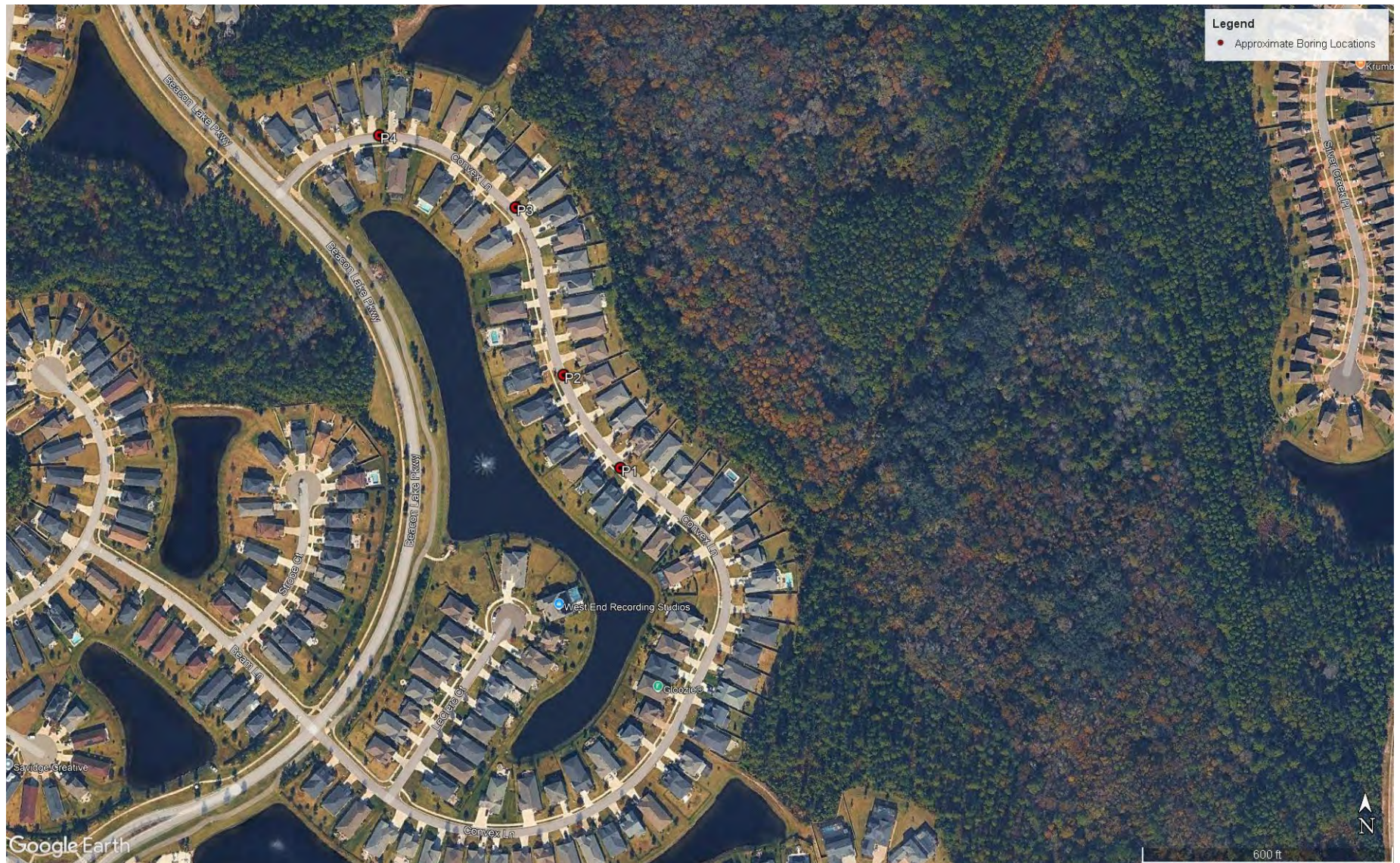


SITE LOCATION MAP

Convex Lane, St. Augustine, Florida 32095

Project No. 26-1202.1



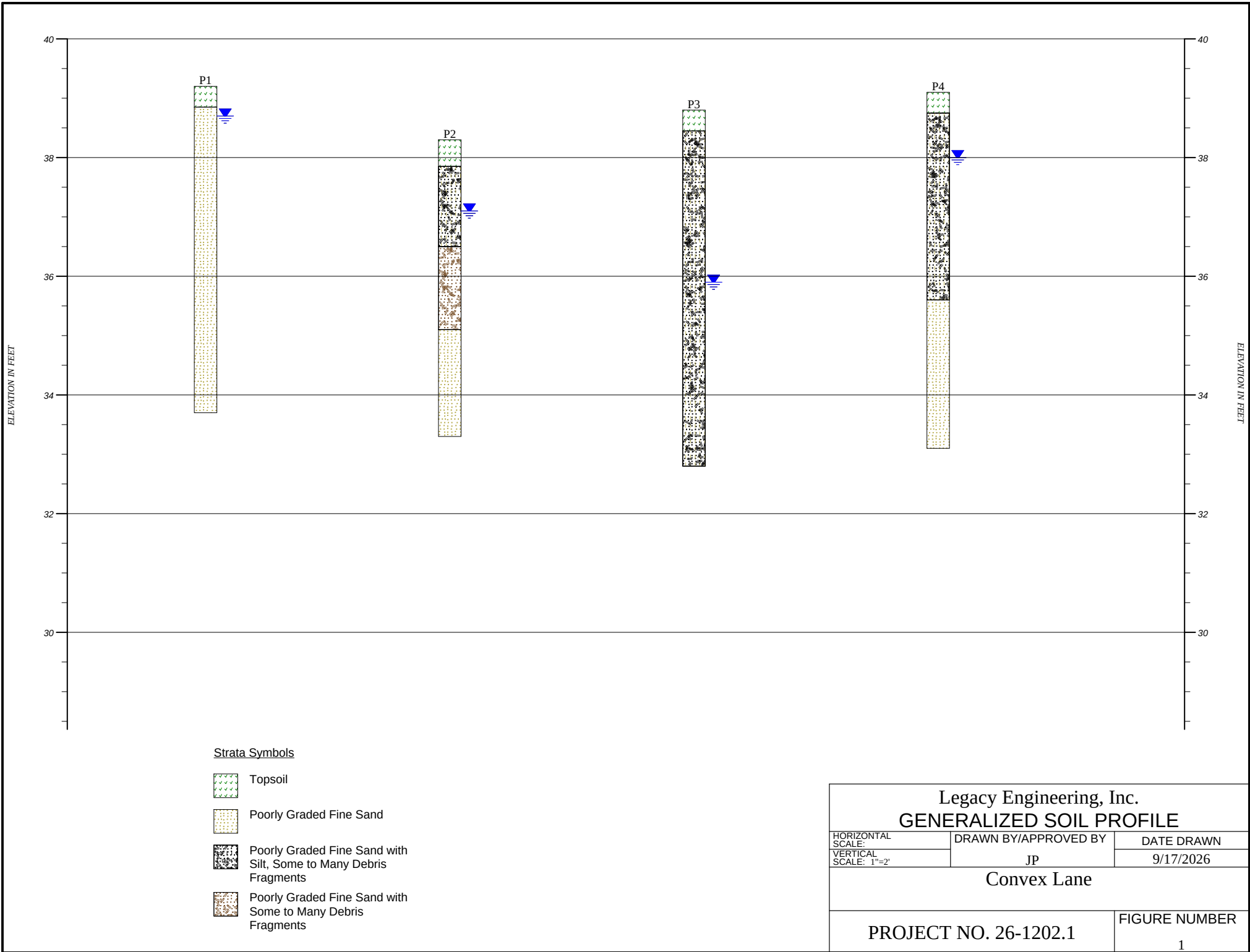


FIELD EXPLORATION PLAN

Convex Lane, St. Augustine, Florida 32095

Project No. 26-1202.1





This information pertains only to this boring and should not be interpreted as being indicative of the site.



LOG OF BORING P1

PROJECT: Convex Lane
CLIENT: Governmental Management Services, LLC PROJECT NO.: 26-1202.1
PROJECT LOCATION: Convex Lane, St. Augustine, Florida 32095
LOCATION: 260-270 Convex Lane, Station # 23+40 Right ELEVATION: 39.2
DRILLER: Dion C. LOGGED BY: Caleb W. DRILLING RIG: Hand Auger
METHOD: Hand Auger START: 09/11/2026 FINISH: 09/11/2026
DEPTH TO WATER> INITIAL: 0.5 AT COMPLETION: 0.5 CAVING> C 5.5

Depth & Elevation (feet)	Sampler Type	Description	Graphic	USCS Symbol	SPT N-value (bpf)	Groundwater	Moisture Content, %	% < #200	Organic Content, %	Liquid Limit	Plastic Limit	Plasticity Index							
0 39.2		TOPSOIL & GRASS - 4 Inches		SP			17.5	2.7											
		Dark Grayish Brown Fine SAND																	
1 38.2			SP																
2 37.2																			
		Gray Fine SAND		SP															
3 36.2		Dark Brown Fine SAND		SP															
4 35.2																			
5 34.2																			
		Boring terminated at 5.5 ft.				C													



LOG OF BORING

P2

PROJECT: Convex Lane

CLIENT: Governmental Management Services, LLC

PROJECT NO.: 26-1202.1

PROJECT LOCATION: Convex Lane, St. Augustine, Florida 32095

LOCATION: 223 Convex Lane, Station # 20+90 Left

ELEVATION: 38.3

DRILLER: Dion C.

LOGGED BY: Caleb W.

DRILLING RIG: Hand Auger

METHOD: Hand Auger

START: 09/11/2026

FINISH: 09/11/2026

DEPTH TO WATER> INITIAL: 1.2

AT COMPLETION: 1.2

CAVING> C 5.0

This information pertains only to this boring and should not be interpreted as being indicative of the site.

Depth & Elevation (feet)	Sampler Type	Description	Graphic	USCS Symbol	SPT N-value (bpf)	Groundwater	Moisture Content, %	% < #200	Organic Content, %	Liquid Limit	Plastic Limit	Plasticity Index
0 38.3		TOPSOIL & GRASS - 5 Inches										
		Dark Brown Fine SAND w/ Silt and Some Organics		SP-SM			16.5	7.8	6.3			
1 37.3												
2 36.3		Grayish Dark Brown Fine SAND w/ Some Organics		SP			15.2	2.2	6.6			
3 35.3												
4 34.3		Dark Brown Fine SAND		SP								
5 33.3		Grayish Dark Brown Fine SAND		SP								
		Boring terminated at 5 ft.				C						

CAVING> C N/A[illegible]

This information pertains only to this boring and should not be interpreted as being indicative of the site.

CAVING> C N/A[illegible]

This information pertains only to this boring and should not be interpreted as being indicative of the site.

KEY TO BORING LOGS

	Standard Penetration Test
	Auger
	Bulk Sample w/ Augers
	Bulk/Grab Sample
	Undisturbed Thin Wall Shelby Tube
	Rock Core
	Topsoil
	Aggregate Base
	Existing Pavement
	Poorly Graded Sand
	Poorly Graded Sand w/ Silt
	Poorly Graded Sand w/ Clay
	Clayey Sand
	Silty Sand
	Low Plasticity Clay
	High Plasticity Clay
	Low to High Plasticity Clay
	Low Plasticity Organic Silts/Clays
	Poorly Graded Sand w/ Silt, many Organics
	Poorly Graded Sand w/ many Organics
	Organics
	Silty Sand w/ many Organics
	Peat

Sand and Gravel	
SPT N-Value	Relative Density
0 to 4	Very Loose
5 to 10	Loose
11 to 30	Medium Dense
31 to 50	Dense
50+	Very Dense

Silt and Clay	
SPT N-Value	Consistency
0 to 2	Very Soft
3 to 4	Soft
5 to 8	Firm
16 to 30	Very Stiff
31 to 50	Hard
50+	Very Hard

Classification	Particle Size Diameter
Boulders	> 12 inches
Cobbles	3 to 12 inches
Gravel	Coarse – 0.75-to-3-inch Fine – 4.76 mm to 0.75-inch
Sand	Coarse – 2.0 mm to 4.76 mm Medium – 0.42 mm to 2.0 mm Fine – 0.074 mm to 0.42 mm
Silt/Clay	< 0.074 mm (invisible to the eye)

Percentage of Minor Constituent (%)	Modifiers
0 to 5	No Modifier
5 to 12	with Silt, with Clay
12 to 30	Silty, Clayey, Sandy
30 to 50	Very Silty, Very Clayey, or Very Sandy

Percentage of Shell, Gravel, etc. (%)	Modifiers	Percentage of Organic Content (%)
0 to 5	Trace	1 to 2
5 to 12	Few	2 to 4
12 to 30	Some	4 to 8
30 to 50	Many	> 8



6415 Greenland Road
Jacksonville, FL 32258
904-721-1100 Office
904-735-1100 Dispatch
www.legacyengineering.com

October 12, 2026

Governmental Management Services, LLC
Mr. Matt Biagetti
475 West Town Place, Suite 114
World Golf Village
St. Augustine, Florida 32092

RE: Proposal to Provide Geotechnical Exploration and Pavement Inspection
Beacon Lakes
Arum Court and Daymark Lane
St. Johns, Florida
Legacy Proposal #26-65076767847.1

Dear Matt:

Thank you for allowing Legacy Engineering, Inc. the opportunity to provide this proposal for this geotechnical exploration for Arum Court and Daymark Lane. Based on the request, we have prepared a proposal containing our proposed scope of work and charges for this project.

PROJECT INFORMATION

Project information has been provided to us in our discussions with Mr. Scott Lockwood, P.E. and yourself, and our review of the plans provided. It is our understanding that these two cul-de-sac roadway sections have also been experiencing water and groundwater issues along the roadway. Staining of the roadway has also been observed in these areas. The staining appears to be the base materials coming through small cracks in the asphalt pavement surface.

Recent rain showers have caused the groundwater levels along the roadway to rise, and wet soil conditions have been observed along the roadway section. It is our understanding that the purpose of this field exploration and inspection is to install piezometers along the roadway to help measure and monitor the actual groundwater levels along the roadway section. If the results of the piezometers indicate that the groundwater levels are high, then recommendations for permanent dewatering (underdrains) may be provided.

SCOPE OF SERVICES

The scope of services included in this proposal includes the installation of piezometers along the roadway. The piezometers will be installed by performing hand auger borings adjacent to the rear of the concrete curbline and installing a 5-foot-deep piezometer (slotted PVC pipe). The piezometers will be installed flush with the ground surface to prevent them from being a hazard to pedestrians. The piezometers will be monitored to determine the groundwater levels over time.



GEOTECHNICAL ENGINEERING



PLAN REVIEW



MATERIALS TESTING



PRIVATE INSPECTION



THRESHOLD INSPECTION



ENERGY RATING

The scope of our services and field work will include the following:

- Perform auger borings adjacent to both sides of the existing roadway section to determine the soil types and existing groundwater levels.
- Install piezometers at the auger boring locations to monitor groundwater levels
- Review existing pavement section and subsurface soils information, and groundwater level information.
- Provide written report with findings and recommendations for underdrains (if required)

COMPENSATION

Based on our review of the project plans and our understanding of the scope of the project, we have provided an estimate of our proposed charges for the requested work. A summary of our proposed charges is listed below, with an actual breakdown attached. We are proposing to provide the requested field work and analysis for a lump sum fee of \$3,275.00.

CLOSING

In closing, thank you again for allowing Legacy Engineering, Inc. the opportunity to provide this proposal for this Beacon Lakes project. We truly believe that our firm has what it takes to provide you with the best services possible. No other engineering firm in the area can match our experience with regards to testing and inspection experience.

If you should have any questions and/or comments regarding this proposal, please contact me at (904) 219-5086.

Respectfully submitted,
LEGACY ENGINEERING, INC.

John E. Ellis, II, P.E.
CEO

JEE/mm
w/attachments



PROPOSED CHARGES TO PROVIDE TESTING AND INSPECTION SERVICES
BEACON LAKES
ARUM COURT AND DAYMARK LANE
ST. JOHNS, FLORIDA
LEGACY PROPOSAL #26-65076767847.1

I. FIELD SERVICES

A. Mobilization of Drill Crew, Lump Sum =	\$ 250.00
B. Auger Borings on Outside of Pavement Areas - 5 locations @ \$100/each =	\$ 500.00
C. Install 5-foot-deep (flush with ground surface) piezometers - 5 locations @ \$125.00/each =	\$ 625.00

II. LABORATORY TESTING

Lab testing budget to include moisture content testing, fines content testing, and organic content testing, Lump Sum Budget	\$ 300.00
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III. ENGINEERING

To review plans, auger boring logs and soil samples, groundwater levels, site visits, groundwater level monitoring, evaluation and report, Lump Sum	\$1,600.00
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TOTAL PROPOSED CHARGES TO PROVIDE SERVICES	\$3,275.00
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6415 Greenland Road
Jacksonville, FL 32258
904-721-1100 Office
904-735-1100 Dispatch
www.legacyengineering.com

October 12, 2026

Governmental Management Services, LLC
Mr. Matt Biagetti
475 West Town Place, Suite 114
World Golf Village
St. Augustine, Florida 32092

RE: Proposal to Provide Geotechnical Exploration and Pavement Inspection
Beacon Lakes
Whirlwind Place - Addresses 294 to 406
St. Johns, Florida
Legacy Proposal #26-65124275618.1

Dear Matt:

Thank you for allowing Legacy Engineering, Inc. the opportunity to provide this proposal for the geotechnical exploration for Whirlwind Place. Based on the request, we have prepared a proposal containing our proposed scope of work and charges for this project.

PROJECT INFORMATION

Project information has been provided to us in our discussions with Mr. Scott Lockwood, P.E. and yourself, and our review of the plans provided. It is our understanding that this section of the roadway has been experiencing water and groundwater issues along the roadway and staining of the roadway has also been observed in these areas. The staining appears to be the base materials coming through small cracks in the asphalt pavement surface.

Recent rain showers have caused the groundwater levels along the roadway to rise, and wet soil conditions have been observed along the roadway section. It is our understanding that the purpose of this field exploration and inspection is to install piezometers along the subject roadway to help measure and monitor the actual groundwater levels along the roadway section. If the results of the piezometers indicate that the groundwater levels are high, then recommendations for permanent dewatering (underdrains) may be provided.

SCOPE OF SERVICES

The scope of services included in this proposal includes the installation of piezometers along the roadway. The piezometers will be installed by performing hand auger borings adjacent to the rear of the concrete curbline and installing a 5-foot-deep piezometer (slotted PVC pipe). The piezometers will be installed flush with the ground surface to prevent them from being a hazard to pedestrians. The piezometers will be monitored to determine the groundwater levels over time.



GEOTECHNICAL ENGINEERING



PLAN REVIEW



MATERIALS TESTING



PRIVATE INSPECTION



THRESHOLD INSPECTION



ENERGY RATING

The scope of our services and field work will include the following:

- Perform auger borings adjacent to both sides of the existing roadway section to determine the soil types and existing groundwater levels.
- Install piezometers at the auger boring locations to monitor groundwater levels
- Review existing pavement section and subsurface soils information, and groundwater level information.
- Provide written report with findings and recommendations for underdrains (if required)

COMPENSATION

Based on our review of the project plans and our understanding of the scope of the project, we have provided an estimate of our proposed charges for the requested work. A summary of our proposed charges is listed below, with an actual breakdown attached. We are proposing to provide the requested field work and analysis for a lump sum fee of \$2,900.00.

CLOSING

In closing, thank you again for allowing Legacy Engineering, Inc. the opportunity to provide this proposal for this Beacon Lakes project. We truly believe that our firm has what it takes to provide you with the best services possible. No other engineering firm in the area can match our experience with regards to testing and inspection experience.

If you should have any questions and/or comments regarding this proposal, please contact me at (904) 219-5086.

Respectfully submitted,
LEGACY ENGINEERING, INC.

John E. Ellis, II, P.E.
CEO

JEE/mm
w/attachments



PROPOSED CHARGES TO PROVIDE TESTING AND INSPECTION SERVICES
BEACON LAKES
WHIRLWIND PLACE
ST. JOHNS, FLORIDA
LEGACY PROPOSAL #26-65124275618.1

I. FIELD SERVICES

A. Mobilization of Drill Crew, Lump Sum =	\$ 250.00
B. Auger Borings on Outside of Pavement Areas - 4 locations @ \$100/each =	\$ 400.00
C. Install 5-foot-deep (flush with ground surface) piezometers - 4 locations @ \$125.00/each =	\$ 500.00

II. LABORATORY TESTING

Lab testing budget to include moisture content testing, fines content testing, and organic content testing, Lump Sum Budget	\$ 250.00
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III. ENGINEERING

To review plans, auger boring logs and soil samples, groundwater levels, site visits, groundwater level monitoring, evaluation and report, Lump Sum	\$1,500.00
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TOTAL PROPOSED CHARGES TO PROVIDE SERVICES	\$2,900.00
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