MEADOW VIEW
AT TWIN CREEKS

Community Development District

NOVEMBER 19, 2026

AGENDA

Meadow View at Twin Creeks
Community Development District

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

November 12, 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, November 19, 2026 at 10:00 a.m. at the Lake Houses at Beacon Lake, 850 Beacon Lake Parkway St. Augustine, Florida 32095.**
Following is the agenda for the meeting:

I. Roll Call

II. Public Comment

III. Organizational Matters
   A. Oath of Office for Newly Elected Supervisors

   B. Consideration of Resolution 2027-01, Designating Officers

IV. Approval of Minutes of the October 15, 2026 Meeting

V. Staff Reports
   A. Landscape

   B. Engineer – Discussion of Road Repairs
      1. Legacy Reports

      2. Proposal from NicNevol Engineering (Provided by Supervisor Brown)

   C. District Counsel

   D. District Manager – Consideration of Agreement for Electronic Payments

   E. Amenity Manager

   F. Operations Manager

1. Report

2. Estimates for Soccer Goals

V. Discussion of Liquor License

VI. Consideration of Resolution 2027-02, Amending the Fiscal Year 2026 Budget

VII. Financial Reports
   A. Financial Statements as of September 30, 2026

   B. Assessment Receipts Schedule

   C. Check Register

VIII. Other Business

IX. Supervisors' Requests and Audience Comments

X. Next Scheduled Meetings – December 17, 2026 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095

XI. Adjournment

THIRD ORDER OF BUSINESS

B.

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Meadow View at Twin Creeks Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within St. Johns County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

NOW, THEREFORE, be it resolved by the Board of Supervisors of Meadow View at Twin Creeks Community Development District:

SECTION 1. _____ is appointed Chairman.

SECTION 2. _____ is appointed Vice Chairman.

SECTION 3. _____ is appointed Secretary and Treasurer.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Treasurer.

_____ is appointed Assistant Secretary.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 19TH DAY OF NOVEMBER, 2026.

ATTEST

_____
Secretary/Assistant Secretary

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

_____
Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

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 Thursday, October 15, 2026 at 6:00 p.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 *by phone*	Vice Chairman
Jim McNamee	Supervisor
Jessica Brown	Supervisor
Daryl Berman	Supervisor

Also present were:

Matt Biagetti	District Manager, GMS
Katie Buchanan *by phone*	District Counsel, Kutak Rock
Scott Lockwood	District Engineer, ETM
Jen Erickson	Amenity Manager, RMS
Christian Birol	Operations Manager, RMS
Travis Arnold	Yellowstone Landscape
Several Residents	

The following is a summary of the discussions and actions taken at the October 15, 2026 meeting.

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Biagetti called the roll.

SECOND ORDER OF BUSINESS **Public Comment**

Mr. Arias noted that this comment period was for agenda items only and that there would be an opportunity for comments on other matters toward the end of the meeting.

Mr. Val Steve expressed concern about how residents playing recreational grass volleyball had been treated. He stated that on August 4th, while playing on the Phase IV green space around sunset, a private security officer told the group to leave immediately, citing instructions from the

CDD management office. Toward the end of August, the same officer waited until the exact listed sunset time to tell them to leave while it was still light. On October 1st, a CDD office manager told the group to leave the multi-purpose field because it was reserved exclusively for soccer, and promised a memo to residents that Mr. Steve stated he had not received. He asked the Board for respectful treatment, follow-through on commitments, and a suitable shared space for grass volleyball under reasonable conditions that would protect the turf. It was noted grass volleyball is a separate activity and cannot be compared to sand volleyball. He also stated that the sand volleyball courts need maintenance to address uneven sand, holes and deteriorating nets.

THIRD ORDER OF BUSINESS **Approval of Minutes of the September 17, 2026 Meeting**

Ms. Brown requested the following additions to the minutes:

(1) Under landscaping, her question about how the mini mowers and their housing would be concealed to improve the appearance of the front entrance.

(2) Under item B, Mr. Lockwood's statement that Fresnel should be included in Mr. Ellis's report, and his request that those findings be added when the report was submitted to the Board.

(3) Ms. Brown's question as to whether the road crew should have checked in advance for muck or organic material, and Mr. Lockwood's reply that they should have and that clean fill was to be used.

(4) Mr. Ellis of Legacy's statement that he would be present at the October meeting with results for Arum and Whirlwind.

(5) Under the eighth order of business, her request that the fire pit return to Lakeside Park.

> On MOTION by Mr. McNamee seconded by Mr. Arias with all in favor the Minutes of the September 17, 2026 Meeting, as revised, were approved.

FOURTH ORDER OF BUSINESS Staff Reports

A. Landscape

Mr. Arnold of Yellowstone Landscape reported that the mower garages had been painted green, which made them difficult to see. A programming issue with one of the mowers had been resolved. As for the sane volleyball courts, the need for maintenance had been noted, with regular service to be scheduled approximately once a quarter. Staff are considering a 4x4 border around the courts, similar to the dog park, to keep sand from washing out in heavy rain, followed by resurfacing with new sand. Pricing will be brought to the Board for approval.

Mr. McNamee asked about the nets.

Mr. Birol responded that the nets are about a year old and cost $1,200 each because they are adjustable, custom-ordered and specific to the developer-installed poles. Residents have been tampering with them, including hanging their own nets and using tools to adjust them.

Mr. Arias asked that a message be sent out and that security monitor the courts. It was suggested that one side could be left adjusted for other uses.

Mr. Arnold continued to report that mowing is moving toward a biweekly schedule. Trimming of viburnum and common areas has progressed from Phase Four to the double fountain lake, and from Convex to the entrance and the townhome entrance. Muhly grass will be cut back once its flowering season ends, followed by other winter cutbacks. Weed clumps in the Bermuda along County Road 210 will be pulled and sprayed. Irrigation clocks were placed on a seven-day rain delay and will be programmed to run two days a week. Irrigation inspections will begin next week.

As for the Windemere enhancements, the irrigation heads and meter are in. Next week the Bahia will be sprayed on Monday, the area prepped Wednesday, St. Augustine sod installed

Thursday, and boulders and plants installed Friday, subject to confirmation of the boulder delivery date. The county must also test the meter.

The 3B enhancement is on hold until the erosion project is completed.

Two projects are pending at the main entrance island: flagstone drainage, and replacement of the juniper on the back side. Crews will work around the holiday lights and monitor breaker trips at the front entrance.

Ms. Brown asked whether irrigation had already been reduced given the recent rain.

Mr. Arnold responded that the clocks had been on rain delay and would run two days a week.

Mr. Berman expressed concern if the Windemere project is not completed before Halloween, noting that a dozen vehicles and golf carts had parked in that field in prior years. Mr. Arias agreed that the corner should be completed by the end of the month and that sod should not be installed until the boulders were on site.

Mr. Arnold agreed to review the schedule with Halloween in mind.

Mr. McNamee asked about the erosion on the pond.

Mr. Birol responded that the pond maintenance vendor, had indicated a mid-to-end of October start for the 3B erosion project and had not yet confirmed a date. Staff will notify the Board once a date is set.

Ms. Brown stated that there were other erosion areas in the latest engineering report, so it was agreed that they would be taken care of later.

Mr. Birol responded that the smaller erosion areas on the back side of the Phase IV lake, identified in the engineering report, would be addressed at the same time, at an estimated additional $3,000 to $4,000 on top of the $16,000 planned for 3B.

B. District Counsel

There being nothing to report, the next item followed.

C. District Manager – Update on the Fiscal Year 2026 Goals & Objectives

Mr. Biagetti explained that at the end of each fiscal year the District reviews whether its goals and objectives were met. All Fiscal Year 2026 goals and objectives had been met. This review is an annual requirement, and the document will be posted on the District website upon Board approval.

> On MOTION by Ms. Brown seconded by Mr. Arias with all in favor, the Fiscal Year 2026 Goals and Objectives report was approved.

D. Amenity Manager – Discussion of Amenity Facility Policies

Ms. Erickson reported the following:

The Charlie's Grill vendor has closed for the season and left the space clean. The vendor paid a total of $1,322.41 in revenue share. Once that check clears, the revenue share would be refunded as a first-year courtesy, as previously discussed.

The vendor wishes to return and is interested in a multi-year contract. He proposed operating seven days a week before Memorial Day and after Labor Day; Ms. Erickson recommended three days a week during the slower season. Resident feedback was positive, and the vendor is open to menu changes suggested by the Board.

Mr. Berman supported honoring the refund. The Board agreed.

Ms. Erickson reported that upcoming events include a band, food trucks and bounce houses this Friday; a band with a s'mores station on the 30th; the second annual haunted house and food drive on the 23rd, and pumpkin decorating this Saturday. The adult-only pool event drew about 50 to 60 people and received positive feedback.

The security log from September 18th showed three main issues:

(1) E-bikes and speeding.

(2) Behavioral issues involving unknown juveniles.

(3) Non-residents entering Lakeside Park on Wednesday evenings by popping the gates with paddles and drinking there.

Ms. Brown asked if there's anything that can be done to prevent people from popping the gates open.

Ms. Erickson responded that security has been alerted. Relocating the gate exit buttons was found to be too expensive.

A newly installed park-hours sign on Ripple Road in Phase Four was kicked over and has been repaired. Signs have been posted at all parks and green spaces showing hours of sunrise to sunset. It was noted sunset is a specific time, not when it gets dark.

Ms. Erickson recommended option three for the chair replacements, navy blue faux leather furniture at $154 per piece, noting that genuine leather was costly and the area receives heavy use. Mr. Arias expressed concern about durability. Ms. Erickson responded that the furniture would be returned if unsatisfactory, with free shipping and returns. Mr. Arias stated that he trusted her selection.

Next, the Board discussed the proposed revisions to the amenity rules. Ms. Erickson explained that the revisions were as follows:

(1) label open lawn and green spaces;

(2) distinguish informal activities, such as volleyball, from formal or organized activities, such as outside sports teams or more than four guests per household;

(3) set hours of sunrise to sunset for green spaces, parks, open lawns, and the multi-purpose and event fields;

(4) allow staff to close portions of fields for turf repair; and

(5) prohibit metal or stiff spikes.

Ms. Brown and Mr. McNamee stated that, given the investment in the soccer field turf, goals and fencing, the fenced field should be designated for soccer.

Mr. Biagetti stated that the Board could designate the fenced space as the soccer field and delegate final wording to a Board member, with the revised policies published between meetings. Mr. McNamee was designated to sign off on the final wording.

> On MOTION by Mr. McNamee seconded by Mr. Berman with all in favor, revising the amenity policies as detailed above with Mr. McNamee authorized to approve the final wording, was approved.

Mr. Steve objected. He stated that the other fields have uneven surfaces that cause injuries and that the Phase Four field has drainage problems. He offered to use sandbags rather than pins to secure the net and to leave whenever soccer was being played.

Mr. Birol offered to have Yellowstone check the drainage on the Phase Four field, provided play began later in the morning to avoid disturbing neighbors. He agreed to get Mr. Steve's number and walk the area with him, noting that the flattest area is on the back side near the lake.

Mr. Arias stated that the policy would stand as approved. An audience member suggested eventually budgeting for a separate grass volleyball area in that location.

E. Operations Manager

1. Report

Mr. Birol reported that debris had been cleared with an excavator from the collapsed ditch and culvert on Twilight Lane, and water was now flowing better, with standing water along the fence line gone. The lights on the pool deck will be replaced with matching soft white LEDs within

the next week or two. Commercial-style replacement soccer goals are being priced at around $3,000 for a pair.

2. Proposal for A/C Repairs

Mr. Birol explained that the coils on the main A/C unit were leaking Freon and should be replaced to avoid replacing the entire unit, which would cost almost $80,000. He expected the repair to extend the unit's life by another seven to eight years. The work would be performed under the District's existing A/C service contract.

> On MOTION by Mr. Arias, seconded by Ms. Brown, with all in favor, the proposal for coil repairs to the main A/C unit in the amount of $12,139 was approved.

3. Proposals for Splash Pad Refurbishment

Mr. Birol presented three proposals for white pebble Marcite with larger 6x6 tiles, which would save approximately $15,000 to $20,000 over the original small tile:

(1) Tempool: $153,760, with a 15-year pebble plaster warranty and a five-year labor warranty. A listed $41,200 full chip-out was not needed.

(2) Coastal Pool Care: approximately $155,000, with a limited lifetime warranty.

(3) C Buss Enterprises: $135,460 with a 15-year warranty, or $118,000 with a 10-year warranty.

Mr. Birol recommended the 15-year option. The project would start in January and take four to six weeks, with staff disassembling part of the splash park to reduce cost.

The Board discussed obtaining additional quotes and checking references. Mr. Arias stated that the splash pad should be completed before spring break. Mr. McNamee asked that the Sea Breeze tile color be confirmed as continuing to be available for the future main pool resurfacing, or that additional tile be purchased now.

> On MOTION by Mr. Arias, seconded by Ms. Brown, with all in favor, the proposal from C Buss Enterprises for splash pad refurbishment with the 15-year warranty in the amount of $135,460, in the Sea Breeze color, with additional tile to be purchased if the tile may be discontinued, was approved.

After the vote, Mr. Berman reported a positive review of C Buss Enterprises from an operations manager at a CDD in north Jacksonville. Mr. Biagetti added that another district he works with had been satisfied with the vendor. Mr. Biagetti confirmed that Katie's office would draft an agreement.

FIFTH ORDER OF BUSINESS **Discussion of Suspension of Amenity Privileges**

Mr. Arias suggested an indefinite suspension until they request being placed back on the agenda. Mr. Biagetti and Ms. Buchanan recommended setting a specific term since the suspension was interim until the Board could meet. Ms. Buchanan noted that indefinite suspensions had been used only until payment for damages, and there was no damage in this case. She advised that a letter could impose a suspension of a set number of days starting from the first date of suspension, which the resident could challenge.

Ms. Erickson noted that the matter involved multiple incidents and that the individuals had continued to enter the amenities after receiving suspension letters. Terms of 60 days, 90 days and six months were discussed.

> On MOTION by Mr. Arias seconded by Mr. Berman with all in favor a six-month suspension of amenity privileges for the suspended resident, effective from the date of the letter was approved.

SIXTH ORDER OF BUSINESS **Discussion of Amenity Policies – Soccer Field and Multi-Purpose Field**

This item was discussed and acted upon under Staff Reports, Amenity Manager.

SEVENTH ORDER OF BUSINESS **Discussion of Trees Within the Right of Way**

Mr. Arias explained that some homeowners had planted trees in the CDD right-of-way between the sidewalk and the roadway without approval. He asked the Board to agree that homeowners should not plant trees on CDD property going forward, and to consider what action to take on trees already planted, mostly in Phase 3B.

Mr. Lockwood stated that during construction, the St. Johns County Utility Department did not allow trees in the right-of-way near utilities, which require approximately seven and a half feet of separation. He stated that allowing such planting sets a precedent and risks damage to utilities serving the whole community.

Mr. Berman explained that some builders, including Mattamy and Toll Brothers, had planted trees in the right-of-way on wider lots. The HOA has not approved any such plantings in recent years and is increasing enforcement. The HOA wants assurance that the CDD supports its position before its November meeting.

Tyler Thors presented a survey showing that a builder-installed tree in front of his home in the Landing is on CDD property. Mr. Thors asked whether a homeowner would be liable for a tree the builder installed and noted that the HOA cannot grant permission for planting on CDD property.

Mr. Arias stated that builder-planted trees should remain the CDD's responsibility. He stated that the HOA should provide a list of lots where homeowners, not builders, planted trees, and those homeowners would be asked to remove them.

Mr. McNamee asked if indemnity agreements could be used.

Ms. Buchanan responded that obtaining indemnity agreements from those homeowners would be impractical.

The Board discussed charging homeowners for removal, noting that some current owners did not plant the trees.

Ms. Erickson asked whether root barriers could be installed instead.

Mr. Birol responded that root barriers limit tree growth, and Mr. Berman noted that allowing them would encourage further unapproved planting.

The Board agreed by consensus that the HOA will continue to deny requests to plant trees in the CDD right-of-way, with the CDD's support. The CDD will act on removal of homeowner-planted trees based on information provided by the HOA. No formal action was taken.

EIGHTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of August 31, 2026

Mr. Biagetti reported that the unaudited financial statements through August 31, 2026 showed a positive variance of roughly $174,000.

B. Assessment Receipts Schedule

Mr. Biagetti reported that assessments were 101% collected.

C. Check Register

Mr. Biagetti reported the check register totals $221,039.23.

On MOTION by Mr. Arias seconded by Mr. Berman with all in favor, the Check Register in the amount of $221,039.23 was approved.

Mr. Arias asked when it would be known what the savings for the last fiscal year amounted to.

Mr. Biagetti responded that a good indication would be available at the November meeting. He added that a Fiscal Year 2026 budget amendment may be needed.

NINTH ORDER OF BUSINESS **Engineer's Report – Discussion of Road Repairs**

Mr. Biagetti reported that staff had begun discussions with the utility department and the St. Johns River Water Management District regarding the District's consumptive use permit. Mr. Lockwood explained that the irrigation system draws from deep wells that were installed before reuse water was available. The DRI requires use of the lowest available source, which is reuse. With the permit up for renewal in January, the District may be required to convert irrigation from the wells to reuse. The cost is unknown because the District does not have irrigation as-builts. Mr. Birol will try to obtain them.

Ms. Brown asked whether the District could continue using the wells until they fail, noting that individual well owners had been grandfathered.

Mr. Lockwood stated that the District's permit must be renewed and the Water Management District has authority over the matter. He added that good-faith efforts to comply would likely earn some leniency.

Mr. Birol reported that the District may be able to keep one or two wells as backup and that he will meet with the Water Management District on October 28th to look at the wells. He expected the conversion to be a year or two out.

Mr. Biagetti stated that the Board would be updated at the November meeting.

Next, Mr. Lockwood summarized the Legacy reports from Mr. Ellis on Convex and Twilight:

(1) The borings found silty soils with clay and organics, and surface water was being trapped instead of draining.

(2) For Twilight, Mr. Ellis recommended deepening the ditch in the FPL easement. Mr. Birol had cleared this ditch, which Mr. Lockwood believed would help but not solve the problem.

(3) The reports also raised edge drains, possibly installed two feet below the base, and the grading of residents' yards, which would require survey to evaluate.

Mr. Lockwood offered to prepare a work authorization, billed hourly with a not-to-exceed amount of approximately $12,500, for an edge drain design based on aerials.

Ms. Brown noted that the report describes the subsurface as inadequate. She asked about the presence of organic material, whether there were 12 inches of stabilized subgrade, whether the roads were built on A3 material, and about proctor and density testing.

Mr. Lockwood stated that the plans called for clean fill and 12 inches of stabilized subgrade. ECS, the geotechnical engineer, tested and certified the soils within the roadway, and the soils passed. Mr. Ellis found unsuitable soils outside the pavement.

Mr. Lockwood will pull the geotechnical reports for Twilight and Convex. A Twilight Lane resident in the audience described cracking and lime rock washing through the road.

Ms. Brown stated that this was the third time Legacy had failed to deliver results on schedule and recommended engaging a different firm.

Mr. Biagetti stated that the proposals for Arum and Whirlwind had been approved through delegation to the Chair and were received October 12th. Legacy's team had confirmed the borings would begin early next week. Mr. Lockwood apologized that Hutchinson had not been included because its limits were unclear to him, and agreed to confirm with Mr. Ellis that Fresnel was included.

Mr. Arias asked if there is another possible solution.

Ms. Brown stated that a knowledgeable contact had advised that edge drains would not work and that the least expensive fix might be to tear up and rebuild the roads. She stressed the

need to act within the statute of limitations. Mr. Arias added that the cracking on Hutchinson became noticeable after the edge drain was installed near the entrance.

Mr. Lockwood recommended obtaining a second opinion from a reputable geotechnical firm before tearing up any roads. He suggested evaluating how the existing edge drains at the entrance and near the amenity center are performing.

Mr. McNamee noted that Mr. Lockwood had a conflict of interest as the engineer who certified the work. He added that future contracts should include deadlines and penalties for missed deadlines. Staff indicated this would be addressed with Katie.

> On MOTION by Mr. Arias seconded by Ms. Brown with all in favor, authorizing Mr. Lockwood to perform all work necessary, including survey and design, to determine the work needed on the ditch in the FPL easement draining toward Twilight Lane, together with the ditch work itself to be performed by District staff and Yellowstone, was approved.

Mr. Lockwood noted that 811 locates must be requested by the contractor and that he would provide a separate proposal for survey of the FPL area.

The Board directed that no edge drain or driveway-cutting design be pursued at this time. The pending Legacy reports should be completed by the November meeting so that the full package can be provided to a second firm for review. Ms. Brown will bring a recommendation for that firm. Mr. Biagetti will contact Legacy to express the Board's displeasure with the timeline. Mr. Arias noted that the District is keeping its receipts in hopes of eventual reimbursement.

TENTH ORDER OF BUSINESS **Other Business**

No other business was discussed.

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

A Twilight Lane resident described groundwater pushing under the curb and through the crown of the road, causing cracking and lime residue on his driveway and garage floor. He asked when the statute of limitations period began for Phase Four, noting that St. Johns County records show Phase 4C was accepted in 2024. He also urged the Board to set firm deadlines for vendors.

Ms. Buchanan stated that the county's approval of the as-builts starts the four-year statute of limitations for a breach of contract action, which for Phase Four would run to 2028. She explained that the construction defect deadline is seven years from when the defect was or should have been known. The District is working conservatively toward the four-year deadline.

The resident asked who put the piezometers in and how long they have been in.

Mr. Lockwood responded that Legacy installed and reads the piezometers, likely once or twice a week. He added that he would like Mr. Birol to provide pond elevations near Hutchinson to ensure that pond is operating as it should.

Mr. Arias stated that the Board views the road issues as a final punch list item and does not want the cost to fall on homeowners or the CDD.

Mr. Steve asked about the vacant area behind the school.

Mr. Berman explained that it is county-owned land intended as a community park. The original developer failed to build it, and the project is behind 13 other county park projects, so it is likely at least five years away.

TWELFTH ORDER OF BUSINESS **Next Scheduled Meeting – November 19, 2026 at 10:00 a.m. at the Lake House at Beacon Lake**

THIRTEENTH ORDER OF BUSINESS **Adjournment**

The Board thanked Mr. Kovacic for his service ats this was his last meeting, and he thanked the Board, noting his 12-year involvement with the District since 2013-2014.

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

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS

B.

LEGACY ENGINEERING

GEOTECHNICAL ENGINEERING REPORT

Legacy Project No. 26-1248
November 4, 2026

Arum Court and Daymark 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

LEGACY ENGINEERING

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

November 2, 2026

Governmental Management Services, LLC
475 West Town Place, Suite 114, St. Augustine, Florida 32092 | (904) 940-5850
Attn: Matt Biagetti, mbiagetti@gmsnf.com

Re: Geotechnical Engineering Report | Legacy Project No. 26-1248
Arum Court and Daymark Lane
Arum Court (27 to 97) and Daymark Lane (258 to 323), St. Augustine, Florida 32095

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 is listed below:

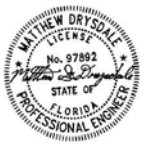
- Soil borings were performed along the edges of the existing roadway section to help determine the existing soil conditions and groundwater levels. The field work for this section of the roadway included the addresses 27 to 97 Arum Court and 258 to 323 Daymark Lane.
- The auger borings generally encountered fine sands (SP), fine sands with silt (SP-SM), and fine sands with varying amounts of organic materials and wood fragments (SP, SP-SM) from the ground surface to a depth of 6 feet below the existing ground surface. A thin layer of limerock was encountered at a depth of approximately 1.7 to 2 feet at borings P4 and P5.
- The groundwater levels at the auger boring locations at the time of drilling were measured to be at depths of approximately 1.5 to 3.2 feet below the existing ground surface, and at depths of approximately 0.8 to 2.3 feet below the existing ground surface at the second reading.
- Evidence of wetness was observed at borings P1 and P3.

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.

John Ellis II
Digitally signed by John Ellis II
Date: 2026.11.06 15:27:42 -05'00'

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



Digitally signed by Matthew Drysdale
Date: 2026.11.06 16:15:36 -05'00'

Matthew S. Drysdale, P.E.
Senior Project Engineer
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PROJECT INFORMATION

Project information has been provided to us in our discussions with Mr. Scott Lockwood, P.E. and Mr. Matt Biagetti, and our review of the plans provided. We understand that the two cul-de-sac roadway sections of Arum Court (addresses 27 to 97) and Daymark Lane (addresses 258 to 323) within Beacon Lakes have been experiencing surface 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. The existing roadways are bordered by concrete curbing.

Recent rain showers have caused the groundwater levels along the roadway to rise, and wet soil conditions have been observed along the roadway sections. The purpose of this field exploration was to install piezometers along the subject roadways to help measure and monitor the actual groundwater levels along the roadway sections and, if the groundwater levels are found to be high, to provide recommendations for permanent dewatering (underdrains).

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. Performing five (5) hand auger borings to a depth of 6 feet adjacent to the rear of the concrete curbline along the existing roadway sections to determine the soil types and existing groundwater levels.
2. Installing five (5) piezometers (slotted PVC pipe) at the auger boring locations to monitor the groundwater levels.
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 in general accordance with ASTM D1452, “Soil Investigation and Sampling by Auger Borings.” The piezometers were installed within the auger boreholes at depths of approximately 5 to 5.5 feet below the existing ground surface and were set flush with the ground surface to prevent them from being a hazard to pedestrians.

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 the formal written report.

SUBSURFACE CONDITIONS

A relatively detailed description of the subsurface 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 1.7	Fine Sands and Fine Sands with Silt (SP, SP-SM)
1.7 to 2	Limerock (Borings P4 and P5) and Fine Sands (SP, SP-SM)
2 to 6	Fine Sands, Fine Sands with Silt, and Fine Sands with Few to Some Organics (SP, SP-SM)

The depth of the groundwater level encountered during drilling at the boring locations ranged from approximately 1.5 to 3.2 feet below the existing ground surface. A second groundwater reading obtained within the piezometers ranged from approximately 0.8 to 2.3 feet below the existing ground surface. The groundwater levels encountered at each boring location are presented on the Boring Logs and summarized in the table below.

Boring	Groundwater Depth during Drilling (ft)	Groundwater Depth at Second Reading (ft)
P1	2.1	1.1
P2	2.3	1.2
P3	1.5	0.8
P4	2.7	2.3
P5	3.2	2.0

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. We estimate the seasonal high groundwater level at the site to be approximately 1 foot below the existing ground surface.

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 No. 200 sieve wash (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 1.5	16.1	5.4	SP-SM	N/T
P2	0.4 to 2.0	19.6	7.8		
	2.0 to 3.5	15.8	6.1		5.2
P3	0.3 to 2.5	17.5	6.7		N/T
	2.5 to 3.8	33.0	4.7	SP	4.2
	3.8 to 4.6	74.8	4.0		6.8
P4	0.3 to 1.7	21.1	8.1	SP-SM	N/T
P5	0.3 to 1.7	13.4	4.9	SP	
	3.5 to 5.2	29.8	3.4		3.5

N/T = Not Tested

RECOMMENDATIONS

Our recommendations are based on the results of our field exploration, the laboratory testing performed, and our site observations. The groundwater levels measured at the second reading ranged from approximately 0.8 to 2.3 feet below the existing ground surface, with the shallowest levels measured at borings P3 (0.8 feet), P1 (1.1 feet), and P2 (1.2 feet). Evidence of wetness was observed at borings P1 and P3. Some corrections to the existing lot and right-of-way drainage are expected to be required to correct the existing drainage issues.

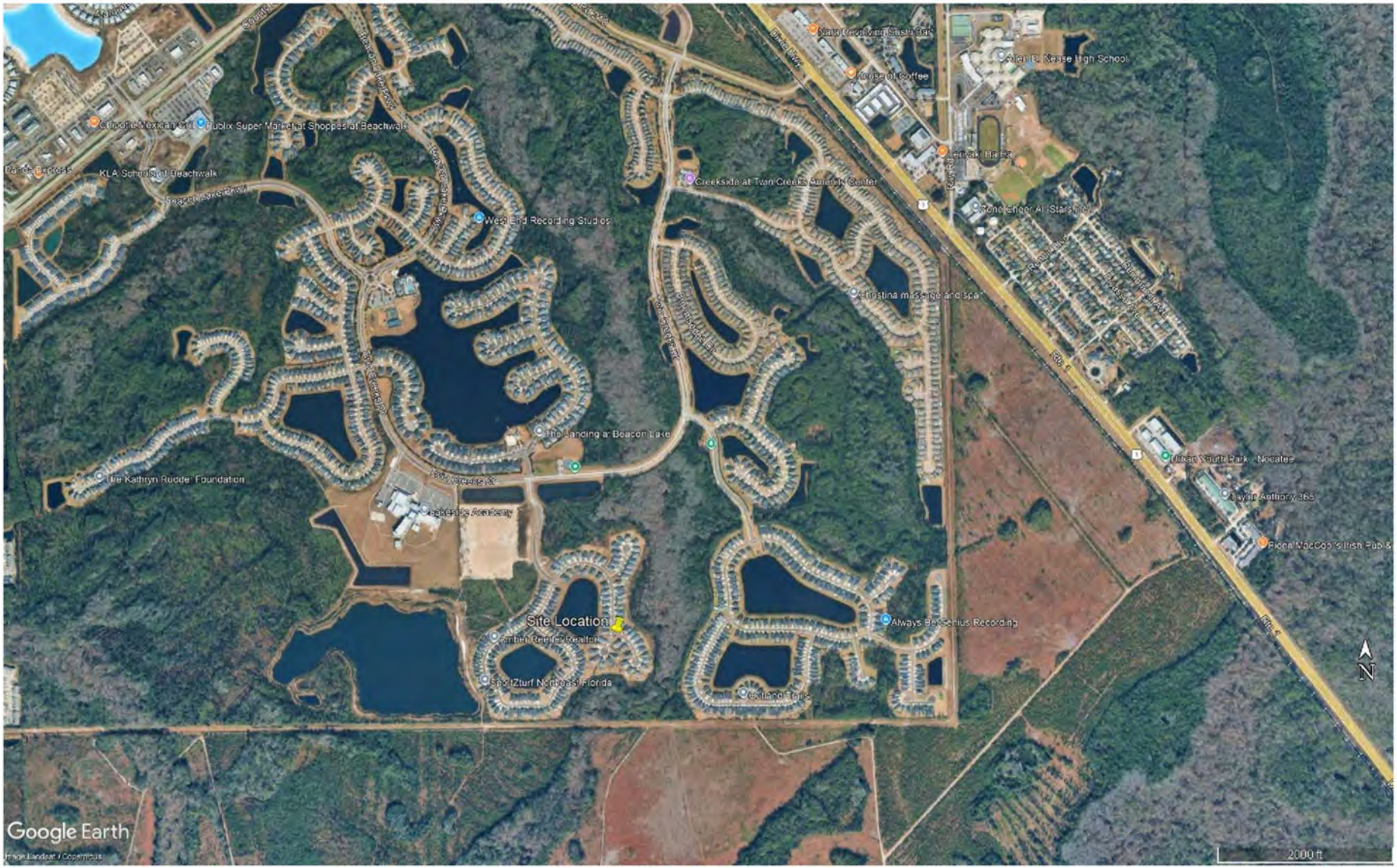
We would first recommend that the surface drainage for the residential lots in the affected areas be checked to ensure that the final lot grading was performed properly after home construction. It appears that some of the lots may have been graded such that too much of the surface water is flowing to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

Secondly, the installation of edge drains along the back of the curblines should help to correct and remove the excess groundwater and surface water that are collecting in these areas. These drains can be installed vertically behind the curbline and connected to the existing stormwater collection system for removal and treatment. A thin layer of limerock was encountered at borings P4 and P5 at a depth of approximately 1.7 to 2 feet, which may affect the excavation for the edge drains in these areas.

Thirdly, the soils containing few to some organic materials (approximately 3.5 to 6.8 percent) and wood fragments (borings P2, P3, and P5), the fine sands with silt (borings P1 to P4), and the cemented sands (borings P1 and P4) encountered along the edges of the roadways are reducing the ability of the surface water and groundwater to percolate through the soils. These materials reduce the permeability of the fine sands and help 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 exposure to excessive moisture conditions and wheeled traffic. We typically recommend that the groundwater levels be maintained at least 2 feet below the bottom of the base materials. With the seasonal high groundwater level estimated at approximately 1 foot below the existing ground surface, the groundwater levels along both roadway sections are expected to rise to within 2 feet of the bottom of the base materials during the wet season; therefore, permanent dewatering (underdrains) along the roadways is recommended.

The piezometers installed at the boring locations can be monitored over time to evaluate the fluctuation of the groundwater levels along the roadways and the effectiveness of any drainage corrections performed.



SITE LOCATION MAP

Arum Court and Daymark Lane, St. Augustine, Florida 32095 Project No. 26-1248

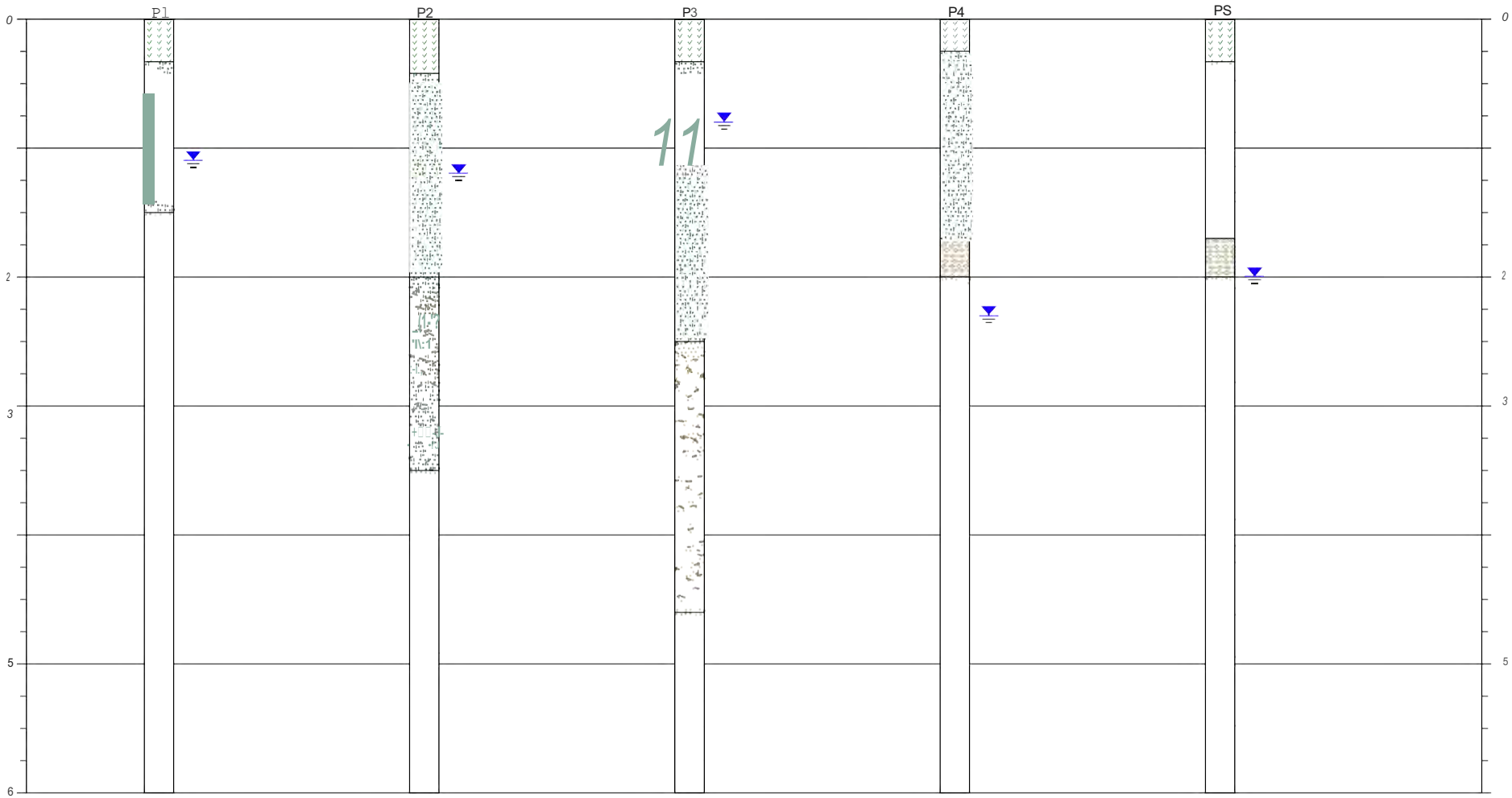
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FIELD EXPLORATION PLAN

Arum Court and Daymark Lane, St. Augustine, Florida 32095 **Project No. 26-1248**

LEGACY ENGINEERING



Strata Symbols

- Topsoil
- Poorly Graded Fine Sand
- Poorly Graded Fine Sand with Silt
- Poorly Graded Fine Sand with Some to Many Organics
- Poorly Graded Fine Sand with Silt, Some to Many Organics
- Limerock

Legacy Engineering, Inc.

GENERALIZED SOIL PROFILE

HORIZONTAL SCALE: VERTICAL SCALE: 1"=1.2'	DRAWN BY/APPROVED BY: JP	DATE DRAWN: 11/2/2026

Arum Court

PROJECT NO. 26-1248

FIGURE NUMBER

LEGACY ENGINEERING

LOG OF BORING PI

PROJECT: Arum Court - Piezometer Borings

CLIENT: Governmental Management Services, LLC **PROJECT NO.:** 26-1248

PROJECT LOCATION: Arum Court and Daymark Lane, St. Augustine, Florida 32095

LOCATION: Between 84 and 90 Arum Court (See Field Exploration Plan) **ELEVATION:** N/A

DRILLER: Dion C. **LOGGED BY:** Caleb W. **DRILLING RIG:** N/A

METHOD: Hand Auger **START:** 10/20/2026 **FINISH:** 10/20/2026

DEPTH TO WATER> INITIAL: -= 2.1 **AT COMPLETION:** 1.1 **CAVING>** C_ N/A

Description							
GRASS, TOPSOIL - 4 Inches							
Dark Brown Fine SAND w/ Silt	SP-SM		T	16.1	5.4		
Dark Brown Fine SAND w/ Few Limerock Fragments and Trace Root Fragments	SP						
Dark Brown Fine SAND w/ Cemented Sand	SP						
Boring terminated at 6 ft. Piezometer installed at 5.0 ft.							

*Hand Auger Was Used For The Entire Depth Of Exploration.
Groundwater measured at 2.1 ft during drilling (Initial) and 1.1 ft at the second reading (At Completion).
Piezometer installed at 5.0 ft below the existing ground surface. Evidence of wetness noted.

LEGACY ENGINEERING

LOG OF BORING P2

PROJECT: Arum Court - Piezometer Borings

CLIENT: Governmental Management Services, LLC **PROJECT NO.:** 26-1248

PROJECT LOCATION: Arum Court and Daymark Lane, St. Augustine, Florida 32095

LOCATION: 63 Arum Court (See Field Exploration Plan) **ELEVATION:** N/A

DRILLER: Dion C. **LOGGED BY:** Caleb W. **DRILLING RIG:** N/A

METHOD: Hand Auger **START:** 10/20/2026 **FINISH:** 10/20/2026

DEPTH TO WATER> INITIAL: - 2.3 **AT COMPLETION:** 1.2 **CAVING>** C_ N/A

Description	USCS	Moisture (%)	Dry Density (pcf)	Unconfined Compressive Strength (psf)
GRASS, TOPSOIL - 5 Inches				
Brown Fine SAND w/ Silt and Few Limerock Fragments	SP-SM	19.6	7.8	
Dark Brown Fine SAND w/ Silt and Some Organics	SP-SM	15.8	6.1	5.2
Dark Gray Fine SAND w/ Few Wood Fragments	SP			
Dark Gray Fine SAND	SP			
Boring terminated at 6 ft. Piezometer installed at 5.5 ft.				

*Hand Auger Was Used For The Entire Depth Of Exploration.
Groundwater measured at 2.3 ft during drilling (Initial) and 1.2 ft at the second reading (At Completion).
Piezometer installed at 5.5 ft below the existing ground surface. Soils not very wet.

LEGACY ENGINEERING

LOG OF BORING P3

PROJECT: Arum Court - Piezometer Borings

CLIENT: Governmental Management Services, LLC **PROJECT NO.:** 26-1248

PROJECT LOCATION: Arum Court and Daymark Lane, St. Augustine, Florida 32095

LOCATION: 30 Arum Court (See Field Exploration Plan) **ELEVATION:** N/A

DRILLER: Dion C. **LOGGED BY:** Caleb W. **DRILLING RIG:** N/A

METHOD: Hand Auger **START:** 10/20/2026 **FINISH:** 10/20/2026

DEPTH TO WATER> INITIAL: - 1.5 **AT COMPLETION:** 0.8 **CAVING>** C_ N/A

Description										
GRASS, TOPSOIL - 4 Inches										
Dark Brown Fine SAND w/ Silt	SP-SM			17.5	6.7					
Brown to Dark Brown Fine SAND w/ Some Organics	SP			33.0	4.7	4.2				
Dark Brown Fine SAND w/ Some Organics	SP			74.8	4.0	6.8				
Grayish Dark Brown Fine SAND w/ Trace Root Fragments	SP									
Boring terminated at 6 ft.										
Piezometer installed at 5.0 ft.										

*Hand Auger Was Used For The Entire Depth Of Exploration.
Groundwater measured at 1.5 ft during drilling (Initial) and 0.8 ft at the second reading (At Completion).
Piezometer installed at 5.0 ft below the existing ground surface. Signs of wetness noted.

LEGACY ENGINEERING

LOG OF BORING P4

PROJECT: Arum Court - Piezometer Borings

CLIENT: Governmental Management Services, LLC **PROJECT NO.:** 26-1248

PROJECT LOCATION: Arum Court and Daymark Lane, St. Augustine, Florida 32095

LOCATION: Side of 30 Arum Court (See Field Exploration Plan) **ELEVATION:** N/A

DRILLER: Dion C. **LOGGED BY:** Caleb W. **DRILLING RIG:** N/A

METHOD: Hand Auger **START:** 10/20/2026 **FINISH:** 10/20/2026

DEPTH TO WATER> INITIAL: - 2.7 **AT COMPLETION:** 2.3 **CAVING>** C_ N/A

Description	USCS	Moisture Content (%)	Dry Density (pcf)
GRASS, TOPSOIL - 3 Inches			
Dark Brown Fine SAND w/ Silt and Few Limerock Fragments	SP-SM	21.1	8.1
LIMEROCK			
Dark Brown Fine SAND w/ Cemented Sand	SP		
Dark Gray Fine SAND w/ Trace Root Fragments	SP		
Gray Fine SAND	SP		
Grayish Brown Fine SAND	SP		
Boring terminated at 6 ft. Piezometer installed at 5.0 ft.			

*Hand Auger Was Used For The Entire Depth Of Exploration.
Groundwater measured at 2.7 ft during drilling (Initial) and 2.3 ft at the second reading (At Completion).
Piezometer installed at 5.0 ft below the existing ground surface.

LEGACY ENGINEERING

LOG OF BORING PS

PROJECT: Arum Court - Piezometer Borings

CLIENT: Governmental Management Services, LLC **PROJECT NO.:** 26-1248

PROJECT LOCATION: Arum Court and Daymark Lane, St. Augustine, Florida 32095

LOCATION: 316 Daymark Lane (See Field Exploration Plan) **ELEVATION:** N/A

DRILLER: Dion C. **LOGGED BY:** Caleb W. **DRILLING RIG:** N/A

METHOD: Hand Auger **START:** 10/20/2026 **FINISH:** 10/20/2026

DEPTH TO WATER> INITIAL: - 3.2 **AT COMPLETION:** 2.0 **CAVING>** C_ N/A

Depth	Description	USCS	Moisture Content (%)	Dry Density (pcf)	Unconfined Compressive Strength (psi)	Pocket Penetrometer (tsf)
0	GRASS, TOPSOIL - 4 Inches					
	Dark Brown Fine SAND	SP				
1			13.4	4.9		
	LIMEROCK					
2	Dark Brown Fine SAND	SP				
3						
	Gray Fine SAND w/ Few Organics and Few Wood Fragments	SP				
4			29.8	3.4	3.5	
5	Dark Brown Fine SAND	SP				
6	Boring terminated at 6 ft.					
	Piezometer installed at 5.0 ft.					

*Hand Auger Was Used For The Entire Depth Of Exploration.
Groundwater measured at 3.2 ft during drilling (Initial) and 2.0 ft at the second reading (At Completion).
Piezometer installed at 5.0 ft below the existing ground surface.

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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 (SP)


Poorly Graded Sand with Silt (SP-SM)


Poorly Graded Sand with Clay (SP-SC)


Clayey Sand (SC)


Silty Sand (SM)


Lean Clay (CL)


Fat Clay (CH)


Lean to Fat Clay (CL/CH)


Organic Silt / Organic Clay (OL)


Poorly Graded Sand with Silt, Many Organics (SP-SM)


Poorly Graded Sand with Many Organics (SP)


Organic Soil (OL/OH)


Silty Sand with Many Organics (SM)


Peat (PT)

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
< 2	Very Soft
2 to 4	Soft
5 to 8	Firm
9 to 15	Stiff
16 to 30	Very Stiff
> 30	Hard

Classification	Particle Size (ASTM D2487)
Boulders	> 12 in. (> 300 mm)
Cobbles	3 to 12 in. (75 to 300 mm)
Gravel	Coarse: 3/4 to 3 in. (19 to 75 mm) Fine: No. 4 sieve to 3/4 in. (4.75 to 19 mm)
Sand	Coarse: No. 10 to No. 4 (2.00 to 4.75 mm) Medium: No. 40 to No. 10 (0.425 to 2.00 mm) Fine: No. 200 to No. 40 (0.075 to 0.425 mm)
Fines (Silt and Clay)	< No. 200 sieve (< 0.075 mm)

Percent (%)	USCS Modifier (Group Symbol)
Coarse-Grained Soils (Sands and Gravels): Percent Fines Passing No. 200 Sieve	
< 5	No Modifier (SP, SW)
5 to 12	"with Silt" or "with Clay" (SP-SM, SP-SC)
> 12	Silty or Clayey (SM, SC)
≥ 15 Gravel	"with Gravel"
Fine-Grained Soils (Silts and Clays): Percent Sand + Gravel	
< 15	No Modifier (ML, CL, MH, CH)
15 to 29	"with Sand" or "with Gravel"
≥ 30	Sandy or Gravelly

(%)	(ASTM D2488)
< 5	Trace
5 to 10	Few
15 to 25	Little
30 to 45	Some
50 to 100	Mostly

Organic Content (%)	Descriptor
1 to 2	Trace
2 to 4	Few
4 to 8	Some
> 8	Many

Soil classifications per ASTM D2487 (laboratory) and ASTM D2488 (visual-manual); organic content per ASTM D2974.

LEGACY ENGINEERING

GEOTECHNICAL ENGINEERING REPORT

Legacy Project No. 26-1249.1
November 4, 2026

Whirlwind Place 294 to 406

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

LEGACY ENGINEERING

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Jacksonville, FL 32258
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November 4, 2026

Governmental Management Services, LLC
475 West Town Place, Suite 114, St. Augustine, Florida 32092 | (904) 940-5850
Attn: Matt Biagetti, mbiagetti@gmsnf.com

Re: Geotechnical Engineering Report | Legacy Project No. 26-1249.1
Whirlwind Place 294 to 406
294 to 406 Whirlwind Place, St. Augustine, Florida 32095

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 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 is presented 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 294 to 406 Whirlwind Place.

- The auger borings generally encountered fine sands (SP) and fine sands with silt (SP-SM) beginning at the ground surface to depths of 5.5 to 6 feet below the existing ground surface. Rock fragments were encountered within the fine sands at boring P3, which limited the piezometer installation depth at this location to 4 feet.

- The groundwater levels at the auger boring locations at the time of drilling were measured to be at depths of approximately 1.3 to 3.8 feet below the existing ground surface.

- Evidence of wetness was observed within the roadway at borings P2 and P3, and some evidence of wetness was observed at boring P1.

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.

John Ellis II

Digitally signed by John Ellis II
Date: 2026.11.06 15:30:49 -05'00'

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RECOMMENDATIONS **5**

APPENDIX

Site Location Map
Field Exploration Plan
Subsurface Profile
Boring Logs
Key to Boring Logs

PROJECT INFORMATION

Project information has been provided to us in our discussions with Mr. Scott Lockwood, P.E. and Mr. Matt Biagetti, and our review of the plans provided. We understand that this section of Whirlwind Place (addresses 294 to 406) within Beacon Lakes 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. The existing roadway is bordered by concrete curbing.

Recent rain showers have caused the groundwater levels along the roadway to rise, and wet soil conditions have been observed along the roadway section. The purpose of this field exploration was to install piezometers along the subject roadway to help measure and monitor the actual groundwater levels along the roadway section and, if the groundwater levels are found to be high, to provide recommendations for permanent dewatering (underdrains).

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. Performing four (4) hand auger borings to depths of 5.5 to 6 feet adjacent to the rear of the concrete curbline along the existing roadway section to determine the soil types and existing groundwater levels.
2. Installing four (4) piezometers (slotted PVC pipe) at the hand auger boring locations to monitor the groundwater levels.
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 in general accordance with ASTM D1452, "Soil Investigation and Sampling by Auger Borings." The piezometers were installed within the auger boreholes at depths of approximately 4 to 5.5 feet below the existing ground surface and were set flush with the ground surface to prevent them from being a hazard to pedestrians.

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 the formal written report.

SUBSURFACE CONDITIONS

A relatively detailed description of the subsurface 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 0.3	Topsoil
0.3 to 6	Fine Sands and Fine Sands with Silt (SP, SP-SM)

The depth of the groundwater level encountered during drilling at the boring locations ranged from approximately 1.3 to 3.8 feet below the existing ground surface. The depth of the groundwater level encountered at each boring location is presented on the Boring Logs and summarized in the table below. The groundwater levels did not appear to change by the end of the drilling day.

Boring	Groundwater Depth during Drilling (ft)
P1	1.8
P2	2.2
P3	3.8
P4	1.3

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. We estimate the seasonal high groundwater level at the site to be approximately 1 foot below the existing ground surface.

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 sieve analysis (No. 200 sieve wash method, ASTM D1140) and moisture content (ASTM D2216) 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
P1	0.3 to 2.5	19.0	4.3	SP
P2	0.3 to 2.3	19.9	1.9	SP
P3	0.3 to 3.5	8.3	2.8	SP
P4	0.3 to 2.3	13.1	9.0	SP-SM

RECOMMENDATIONS

Our recommendations are based on the conditions encountered in hand auger borings P1 through P4, the laboratory test results, and our site observations. The borings encountered 3 to 4 inches of topsoil underlain by fine sands (SP) to the termination depths of 5.5 to 6 feet, except at boring P4, where the upper fine sands contained silt (SP-SM, 9.0 percent fines) to a depth of approximately 2.3 feet. The fine sand samples tested from borings P1, P2, and P3 contained 1.9 to 4.3 percent fines and are expected to be relatively free draining.

Groundwater was measured at depths of 1.3 feet at boring P4, 1.8 feet at P1, 2.2 feet at P2, and 3.8 feet at P3. Evidence of wetness was noted in the roadway at borings P2 and P3, and some evidence of wetness was noted at boring P1. At boring P3, wetness was noted in the roadway even though the deepest groundwater level was measured there, which suggests that surface water, and not groundwater alone, is contributing to the wet conditions.

We recommend that the surface drainage for the residential lots in the affected areas, particularly near borings P1, P2, and P3 (302, 338, and 361 Whirlwind Place), be checked to confirm that the final lot grading directs surface water toward the rear of the lots rather than toward the sidewalk and street. Some lot re-grading between the houses may be required. If re-grading is not possible, underdrain collection systems may be needed within the lots to collect and remove the standing water.

We also recommend installing edge drains along the back of the curblines, connected to the existing stormwater collection system, to collect and remove excess groundwater and surface water. The fine sands (SP) encountered should allow groundwater to flow readily to the drains. At boring P4, the drains should extend below the silty fine sand (SP-SM) into the underlying fine sands (SP), which were encountered below approximately 2.3 feet. Limerock and rock fragments encountered at boring P3 from approximately 0.3 to 5.5 feet may require additional excavation effort in that area.

If groundwater levels along the roadway cannot be reduced, the existing pavement will continue to deteriorate due to excessive moisture and wheeled traffic. We typically recommend that groundwater levels be maintained at least 2 feet below the bottom of the base materials. Groundwater was measured within approximately 1.3 to 2.2 feet of the ground surface at borings P1, P2, and P4, and we estimate the seasonal high groundwater level to be approximately 1 foot below the existing ground surface; therefore, permanent dewatering (underdrains) along the roadway is recommended. The pavement and base thicknesses were not measured as part of this exploration and should be confirmed to set the underdrain depth.

The piezometers installed at depths of 4.0 to 5.5 feet can be monitored over time to evaluate groundwater fluctuations and the effectiveness of any drainage corrections. The P3 piezometer, which was limited to 4 feet by rock, may read dry if groundwater drops more than about 0.2 feet below the level measured there.



SITE LOCATION MAP

Beacon Lakes, St. Augustine, Florida 32095

Project No. 26-1249.1

LEGACY ENGINEERING

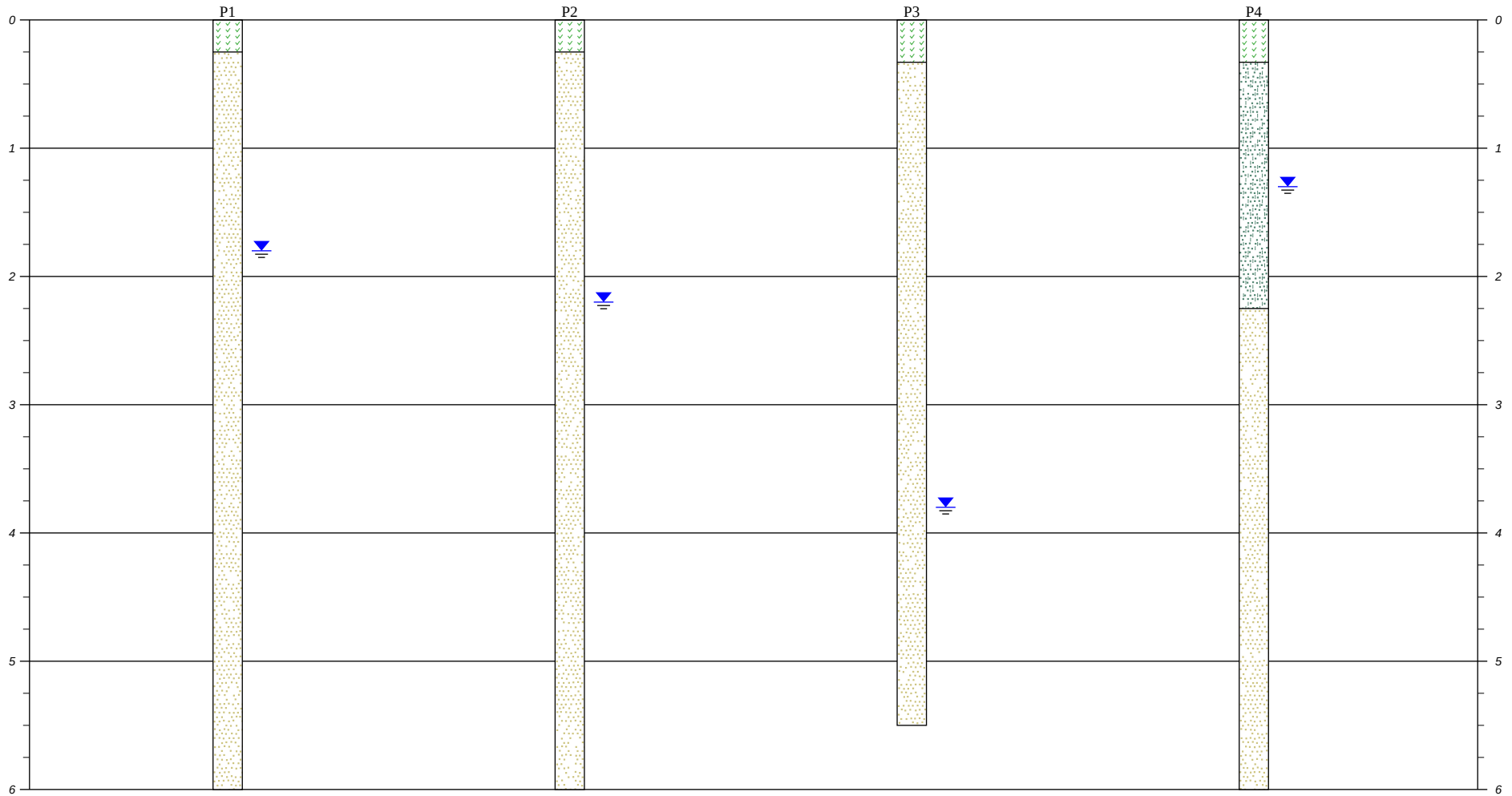


FIELD EXPLORATION PLAN

Beacon Lakes, St. Augustine, Florida 32095

Project No. 26-1249.1

LEGACY ENGINEERING



Strata Symbols

- Topsoil
- Poorly Graded Fine Sand
- Poorly Graded Fine Sand with Silt

Legacy Engineering, Inc.

GENERALIZED SOIL PROFILE

HORIZONTAL SCALE:	DRAWN BY/APPROVED BY	DATE DRAWN
VERTICAL SCALE: 1"=1.2'	JP	11/2/2026

Whirlwind Place

PROJECT NO. 26-1249.1

FIGURE NUMBER

LEGACY ENGINEERING

LOG OF BORING P1

PROJECT: Whirlwind Place - Piezometer Borings

CLIENT: Governmental Management Services, LLC **PROJECT NO.:** 26-1249.1

PROJECT LOCATION: 294 to 406 Whirlwind Place, St. Augustine, Florida 32095

LOCATION: 302 Whirlwind Place (See Field Exploration Plan) **ELEVATION:** N/A

DRILLER: Dion C. **LOGGED BY:** Caleb W. **DRILLING RIG:** N/A

METHOD: Hand Auger **START:** 10/20/2026 **FINISH:** 10/20/2026

DEPTH TO WATER> INITIAL: ▽ 1.8 **AT COMPLETION:** ▽ 1.8 **CAVING>** ◠ N/A

Depth (feet)	Sampler Type	Description	Graphic	USCS Symbol	SPT N-value (bpf)	Groundwater	Moisture Content,%	% < #200	Organic Content,%	Liquid Limit	Plastic Limit	Plasticity Index
0		GRASS, TOPSOIL - 3 Inches										
		Dark Brown Fine SAND		SP								
1							19.0	4.3				
2						▽						
		Light Grayish Brown Fine SAND		SP								
3												
		Dark Grayish Brown Fine SAND		SP								
4												
5												
6		Boring terminated at 6 ft.										
		Piezometer installed at 5.3 ft.										

*Hand Auger Was Used For The Entire Depth Of Exploration.
Piezometer installed at 5.3 ft below the existing ground surface. Some evidence of wetness noted.

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

LEGACY ENGINEERING

LOG OF BORING P2

PROJECT: Whirlwind Place - Piezometer Borings

CLIENT: Governmental Management Services, LLC **PROJECT NO.:** 26-1249.1

PROJECT LOCATION: 294 to 406 Whirlwind Place, St. Augustine, Florida 32095

LOCATION: 338 Whirlwind Place (See Field Exploration Plan) **ELEVATION:** N/A

DRILLER: Dion C. **LOGGED BY:** Caleb W. **DRILLING RIG:** N/A

METHOD: Hand Auger **START:** 10/20/2026 **FINISH:** 10/20/2026

DEPTH TO WATER> INITIAL: ▽ 2.2 **AT COMPLETION:** ▽ 2.2 **CAVING>** ◯ N/A

Depth (feet)	Sampler Type	Description	Graphic	USCS Symbol	SPT N-value (bpf)	Groundwater	Moisture Content,%	% < #200	Organic Content,%	Liquid Limit	Plastic Limit	Plasticity Index
0		GRASS, TOPSOIL - 3 Inches										
		Dark Grayish Brown Fine SAND w/ Trace Root Fragments		SP								
1							19.9	1.9				
2						▽						
		Grayish Brown Fine SAND w/ Trace Root Fragments		SP								
3												
4												
		Dark Brown Fine SAND		SP								
5												
6		Boring terminated at 6 ft.										
		Piezometer installed at 5.2 ft.										

*Hand Auger Was Used For The Entire Depth Of Exploration.
Piezometer installed at 5.2 ft below the existing ground surface. Evidence of wetness noted in road.

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

LEGACY ENGINEERING

LOG OF BORING P3

PROJECT: Whirlwind Place - Piezometer Borings

CLIENT: Governmental Management Services, LLC **PROJECT NO.:** 26-1249.1

PROJECT LOCATION: 294 to 406 Whirlwind Place, St. Augustine, Florida 32095

LOCATION: 361 Whirlwind Place (See Field Exploration Plan) **ELEVATION:** N/A

DRILLER: Dion C. **LOGGED BY:** Caleb W. **DRILLING RIG:** N/A

METHOD: Hand Auger **START:** 10/20/2026 **FINISH:** 10/20/2026

DEPTH TO WATER> INITIAL: ▽ 3.8 **AT COMPLETION:** ▽ 3.8 **CAVING>** ◠ N/A

Depth (feet)	Sampler Type	Description	Graphic	USCS Symbol	SPT N-value (bpf)	Groundwater	Moisture Content,%	% < #200	Organic Content,%	Liquid Limit	Plastic Limit	Plasticity Index
0		GRASS, TOPSOIL - 4 Inches										
		Brown Fine SAND w/ Few Root Fragments and Limerock Fragments		SP			8.3	2.8				
1												
2												
3												
		Dark Brown Fine SAND w/ Rock Fragments and Trace Root Fragments		SP		▽						
4												
5												
5.5		Boring terminated at 5.5 ft.										
		Piezometer installed at 4.0 ft.										

*Hand Auger Was Used For The Entire Depth Of Exploration.
Piezometer installed at 4.0 ft below the existing ground surface due to rock. Evidence of wetness noted in road.

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

LEGACY ENGINEERING

LOG OF BORING P4

PROJECT: Whirlwind Place - Piezometer Borings

CLIENT: Governmental Management Services, LLC **PROJECT NO.:** 26-1249.1

PROJECT LOCATION: 294 to 406 Whirlwind Place, St. Augustine, Florida 32095

LOCATION: 392 Whirlwind Place (See Field Exploration Plan) **ELEVATION:** N/A

DRILLER: Dion C. **LOGGED BY:** Caleb W. **DRILLING RIG:** N/A

METHOD: Hand Auger **START:** 10/20/2026 **FINISH:** 10/20/2026

DEPTH TO WATER> INITIAL: ▽ 1.3 **AT COMPLETION:** ▽ 1.3 **CAVING>** ◡ N/A

Depth (feet)	Sampler Type	Description	Graphic	USCS Symbol	SPT N-value (bpf)	Groundwater	Moisture Content,%	% < #200	Organic Content,%	Liquid Limit	Plastic Limit	Plasticity Index
0		GRASS, TOPSOIL - 4 Inches										
		Brown Fine SAND w/ Silt and Trace Root Fragments		SP-SM								
1						▽	13.1	9.0				
2												
		Dark Gray Fine SAND w/ Trace Root Fragments		SP								
3												
4												
		Dark Gray Fine SAND		SP								
5												
6												
		Boring terminated at 6 ft.										
		Piezometer installed at 5.5 ft.										

*Hand Auger Was Used For The Entire Depth Of Exploration.
Piezometer installed at 5.5 ft below the existing ground surface.

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

LEGACY ENGINEERING

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 (SP)


Poorly Graded Sand with Silt (SP-SM)


Poorly Graded Sand with Clay (SP-SC)


Clayey Sand (SC)


Silty Sand (SM)


Lean Clay (CL)


Fat Clay (CH)


Lean to Fat Clay (CL/CH)


Organic Silt / Organic Clay (OL)


Poorly Graded Sand with Silt, Many Organics (SP-SM)


Poorly Graded Sand with Many Organics (SP)


Organic Soil (OL/OH)


Silty Sand with Many Organics (SM)


Peat (PT)

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
< 2	Very Soft
2 to 4	Soft
5 to 8	Firm
9 to 15	Stiff
16 to 30	Very Stiff
> 30	Hard

Classification	Particle Size (ASTM D2487)
Boulders	> 12 in. (> 300 mm)
Cobbles	3 to 12 in. (75 to 300 mm)
Gravel	Coarse: 3/4 to 3 in. (19 to 75 mm) Fine: No. 4 sieve to 3/4 in. (4.75 to 19 mm)
Sand	Coarse: No. 10 to No. 4 (2.00 to 4.75 mm) Medium: No. 40 to No. 10 (0.425 to 2.00 mm) Fine: No. 200 to No. 40 (0.075 to 0.425 mm)
Fines (Silt and Clay)	< No. 200 sieve (< 0.075 mm)

Percent (%)	USCS Modifier (Group Symbol)
Coarse-Grained Soils (Sands and Gravels): Percent Fines Passing No. 200 Sieve	
< 5	No Modifier (SP, SW)
5 to 12	"with Silt" or "with Clay" (SP-SM, SP-SC)
> 12	Silty or Clayey (SM, SC)
≥ 15 Gravel	"with Gravel"
Fine-Grained Soils (Silts and Clays): Percent Sand + Gravel	
< 15	No Modifier (ML, CL, MH, CH)
15 to 29	"with Sand" or "with Gravel"
≥ 30	Sandy or Gravelly

Percentage (%)	Descriptor (ASTM D2488)
< 5	Trace
5 to 10	Few
15 to 25	Little
30 to 45	Some
50 to 100	Mostly

Organic Content (%)	Descriptor
1 to 2	Trace
2 to 4	Few
4 to 8	Some
> 8	Many

Soil classifications per ASTM D2487 (laboratory) and ASTM D2488 (visual-manual); organic content per ASTM D2974.

NicNevol Engineering Services, Inc.

3728 Philips Highway, Suite 11A, Jacksonville, FL 32207
Tel: 904.423.1083
4131 NW 28th Lane, Suite 7A, Gainesville, FL 32606
Phone: 352.363.2907
5405 NW 102nd Ave, Suite 238, Sunrise, FL 33351
Phone: 954.406.0082

November 17, 2026

Attn.: Jessica Brown

RE: **Pavement Distress Site Reconnaissance**

Beacon Lakes Community – St. Johns County, Florida

Dear Ms. Brown:

NicNevol Engineering Services, Inc. is pleased to provide this proposal for a preliminary site reconnaissance of the reported pavement distress within the Beacon Lakes community.

Our services will include review of the available background information and a site visit to visually observe representative areas of pavement cracking, apparent pumping of water or limerock fines, surface drainage conditions, and other readily accessible features that may be relevant to the reported roadway distress. Based on these observations, we will provide preliminary recommendations for an appropriate investigation program, which may include pavement cores, test pits or core-outs, subsurface soil borings, groundwater observations, material sampling, laboratory testing, or review of available construction quality-control records.

The purpose of this initial visit is to assist in defining the scope of further investigation. This limited reconnaissance does not include destructive testing, pavement coring, surveying, laboratory testing, subsurface exploration, engineering design, determination of responsibility, or preparation of final pavement repair recommendations. If additional evaluation is requested, NicNevol will provide a separate scope and fee proposal.

NicNevol will perform the services described above for a lump-sum fee of **$450.00**.

We appreciate the opportunity to assist the Beacon Lakes community. Please contact us to coordinate access and scheduling or with any questions regarding this proposal.

Sincerely,

NICNEVOL ENGINEERING SERVICES, INC.

Bensa Nukunya, Ph.D., P.E.
Senior Geotechnical and Materials Engineer
Attachment: Fee proposal.

D.

PayGOV.US, LLC.
7915 S. Emerson Ave B199
Indianapolis, IN 46237

PAYMENT PROCESSING SERVICES AGREEMENT

THIS PAYMENT PROCESSING SERVICES AGREEMENT (this "**Agreement**") is made and entered into effective _____, 2026 (the "**Effective Date**"), by and between **PayGOV.US**, LLC, a Indiana limited liability company ("**PGV**"), with its principal address at 7915 S. Emerson Ave B199, Indianapolis, IN 46237, and the Meadow View at Twin Creeks Community Development District, a local unit of special-purpose government established under Chapter 190, Florida Statutes (the "**District**"**)**, with its principal address at c/o Governmental Management Services, LLC, 475 W. Town Place, Suite 114, St. Augustine, Florida 32092.

1. Services. PGV has designed and developed a payment processing system and internet processing services for governmental entities to enhance the collection of payments and other obligations on a 24/7 basis. PGV will provide the District with online payment acceptance, in-person and telephone payment acceptance (if requested by the District), and the related processing, settlement, and reporting services described in this Agreement (collectively, the "**Services**"), so that the District may accept payment by credit card, charge card, bank debit card, and electronic funds transfer, including by a method for accepting payment online, as required by section 215.322(5), *Florida Statutes*, as amended by chapter 2026-169, Laws of Florida, effective January 1, 2027. A person wanting to pay an obligation owed to the District may do so by logging on to the designated website link, or through any other payment channel the District elects to offer under this Agreement, at no cost to the District. PGV will also provide, upon the District's request, card-swipe or other point-of-sale equipment for onsite payments at no cost to the District. The equipment remains PGV's property, and PGV is responsible for installing, maintaining, updating, and replacing it. Upon expiration or termination of this Agreement, the District will make the equipment available for retrieval by PGV at PGV's expense, and the District is not responsible for ordinary wear and tear.

2. Convenience Fees. PGV will assess the person making the payment (and not the District) a convenience fee equal to 3% of the transaction amount for all POS, online, mobile, or over-the-phone (in office) credit card, charge card, and debit card transactions. A minimum flat convenience fee of $1.00 will apply to any such transaction under $33.00. E-Check (ACH) transactions will be charged a flat fee of $1.00 per transaction to the person making the payment, and not to the District. Before the payer submits any transaction, PGV must clearly disclose the amount of the convenience fee and that it is charged by PGV and not by the District, and must allow the payer to cancel the transaction without charge. The convenience fee is billed separately from the amount owed to the District and is paid directly to and retained by PGV as PGV's sole compensation for the Services. The convenience fee is not an assessment, rate, fee, rental, or other charge imposed by the District, is not revenue of the District, and will not be received or retained by the District or its district manager. PGV is solely responsible for ensuring that the convenience fee, as assessed and disclosed, complies with applicable law and all applicable card network rules. PGV may not increase the convenience fee or impose any new or additional fee, on the District or on payers, without a written amendment to this Agreement approved by the District's Board of Supervisors and signed by both parties.

3. Settlement and Reporting. The Services include timely and accurate transaction processing, next business day reconciliation, and transfer by ACH of the full amount of each payment, without deduction or offset for any convenience fee or other charge, from PGV to the District's designated depository account within [two (2)] business days after the transaction is authorized. All payments PGV receives for obligations owed to the District are the property of the District and are held by PGV in trust for the District. PGV must provide the District and its district manager with online access to transaction-level reporting and a monthly statement identifying, for each transaction, the date, payer, amount paid to the District, convenience fee charged, and any refund, return, or chargeback. PGV may not debit the District's account except to reverse an E-Check transaction that is returned or charged back through the ACH network, and then only after written notice to the District identifying the transaction. At the District's written direction, PGV will process refunds to payers of amounts paid to the District (for example, returned rental deposits), and the District will fund the refunded amount. PGV may not charge the District for processing a refund.

4. Card and Account Verification. Section 215.322(5)(a), *Florida Statutes*, requires the District to verify both the validity of any credit card, charge card, bank debit card, or electronic funds transfer used and the existence of appropriate credit with respect to the person using the card or transfer. PGV will perform that verification on the District's behalf before authorizing each transaction and will not authorize any transaction that fails verification.

5. No Cost to District; Independent Contractor; Confidentiality. PGV will provide the Services to the District during the term of this Agreement, beginning on the Effective Date. PGV agrees the District is not responsible for any compensation for the Services, and the District will not pay any setup, equipment, monthly, minimum, transaction, chargeback, or other fees, or any associated operational costs or local, state, or federal taxes, on behalf of PGV. Nothing in this Agreement requires the District to accept payments exclusively through PGV or to process any minimum volume. PGV accepts and agrees to perform all Services as an independent contractor and not as an employee, agent, or partner of the District, except for the limited authorizations in Section 14. PGV and the District each agree (i) to hold the other party's confidential information in strict confidence; and (ii) not to disclose such information to any third parties without the prior written consent of the disclosing party or as required by law or regulation. PGV acknowledges that the District is subject to Chapter 119, *Florida Statutes*, and that the District's obligations under this Section extend only to information that is confidential or exempt from public disclosure under applicable law. Cardholder, bank-account, and other personal information of payers that PGV receives in performing the Services is confidential information of the District.

6. Indemnification; Chargebacks and Returns. PGV will defend, indemnify, and hold harmless the District and its supervisors, officers, staff, district manager, agents, and employees from and against any credit card transaction disputes, chargebacks, claims, losses, damages, and other expenses, including attorneys' fees and litigation expenses (including at trial and on appeal), suffered or incurred due to PGV's negligence or willful misconduct, any security incident involving payer information in the possession or control of PGV or its processors or subcontractors, PGV's violation of law or card network rules, or PGV's failure to perform any of its obligations under this Agreement. The District agrees to reasonably assist PGV, to the extent permitted by law, with (i) any efforts necessary to facilitate collection of funds from any cardholder to include reinstatement of the obligation owed to the District; and (ii) providing cardholder information pertinent to any inquiry or dispute regarding payment made to the District through the Services. Returned or charged-back ACH (aka E-Check) transactions are excluded from PGV's indemnification of chargebacks under this Section, and the District will reconcile those

transactions, including returns and chargeback transactions, but this exclusion does not limit PGV's obligations for its negligence, willful misconduct, or failure to perform. This Section survives expiration or termination of this Agreement.

7. Standards of Performance; Compliance with Laws; Governing Law. PGV represents that it is qualified to perform the Services, and that all work will be accomplished in a professional and workmanlike manner. PGV agrees to observe and comply with all federal, state, and local laws, and all applicable card network and NACHA operating rules, in performing the Services, including section 215.322, *Florida Statutes*, the Payment Card Industry Data Security Standard ("**PCI DSS**"), and the accessibility requirements of Title II of the Americans with Disabilities Act applicable to the online payment website. This Agreement is governed by the laws of the State of Florida. Venue for any action arising under this Agreement lies exclusively in the state courts located in St. Johns County, Florida.

8. Data Security; Security Incidents. PGV must maintain PCI DSS compliance throughout the term of this Agreement and must provide the District, upon request, a copy of PGV's current PCI DSS attestation of compliance and that of each processor PGV uses. PGV must use reasonable administrative, technical, and physical safeguards, consistent with industry best practices, to protect cardholder, bank-account, and other personal information of payers, including encryption of that information in transit and at rest. PGV must promptly notify the District in writing if PGV or any of its processors ceases to be PCI DSS compliant. PGV may not access, use, disclose, sell, or share payer information for any purpose other than performing the Services or as required by law, and may not use it for marketing. PGV may retain payer information only as long as necessary to perform the Services, to comply with card network rules, or to comply with Section 2 of Exhibit A (Public Records), and then must securely destroy it. If PGV discovers or is notified of any actual or reasonably suspected breach of security (as defined in section 501.171(1), *Florida Statutes* and any successor statute) or other unauthorized access to payer information in the possession or control of PGV or its processors or subcontractors, PGV must (i) notify the District in writing within 48 hours after discovery or notice; (ii) take all action reasonably necessary to contain, investigate, and remediate it; (iii) cooperate with the District and any law enforcement or regulatory authority, including preserving relevant evidence; (iv) provide the District a written incident report describing the nature and scope of the incident, the information affected, and the remedial actions taken; and (v) to the extent the incident is attributable to the acts or omissions of PGV or its processors or subcontractors, bear the cost of any notices required by law, including under section 501.171, *Florida Statutes*, and provide credit monitoring services for not less than 12 months to affected individuals, at PGV's sole expense. This Section survives expiration or termination of this Agreement.

9. Insurance. PGV must maintain, at its own expense throughout the term of this Agreement, (i) commercial general liability insurance with limits of not less than $1,000,000 per occurrence and $2,000,000 in the aggregate; (ii) cyber liability (network security and privacy) insurance, including coverage for breach response costs, with limits of not less than $1,000,000 per claim; and (iii) crime insurance covering employee dishonesty and computer and funds transfer fraud with limits of not less than $1,000,000. PGV must name the District as an additional insured on the commercial general liability policy and must provide the District a certificate of insurance upon execution of this Agreement and upon request.

10. Assignment; Subcontractors. PGV may not assign this Agreement or subcontract the Services without the District's prior written consent, except that PGV may use iStream Financial

Services, Inc. ("**iStream**") as described in Section 14 and the card processors PGV identifies to the District in writing before the Effective Date. PGV remains responsible for the acts and omissions of its subcontractors and processors as if they were PGV's own.

11. District Required Provisions; Order of Precedence. **Exhibit A** (District Required Provisions) is incorporated into and made a part of this Agreement. If this Agreement conflicts with any application, enrollment form, or other document submitted under this Agreement, or with any terms of service, privacy policy, or other terms posted on PGV's website or presented in any click-through or similar form, Exhibit A controls first and this Agreement controls next. No click-through, online, or other terms not attached to this Agreement bind the District, even if accepted by the district manager or another District agent in the course of using the Services.

12. Miscellaneous. Notices under this Agreement must be in writing and delivered by hand, by nationally recognized overnight courier, or by certified mail to the party's address stated in the preamble (or another address given by written notice), with a copy of any notice to the District sent to the District's district manager and District counsel. This Agreement, including its exhibits, is the entire agreement of the parties on its subject matter and supersedes all prior agreements and understandings on that subject matter. This Agreement may be amended only by a writing signed by both parties. If any provision of this Agreement is held unenforceable, the remaining provisions remain in effect. In any action to enforce this Agreement, the prevailing party is entitled to recover its reasonable attorneys' fees and costs, including those incurred on appeal. The District's failure to enforce any provision of this Agreement is not a waiver of that provision. This Agreement has been negotiated by both parties and will not be construed against either party as the drafter. This Agreement may be signed in counterparts and by electronic signature, each of which is an original and all of which together are one instrument.

13. Term and Termination. The initial term of this Agreement begins on the Effective Date and ends on the next September 30 (the end of the District's fiscal year). This Agreement will automatically renew for successive one-year terms beginning each October 1 unless terminated as provided in this Section. The District may terminate this Agreement at any time, with or without cause, on 30 days' written notice to PGV, and immediately upon written notice if PGV breaches this Agreement. PGV may terminate this Agreement only on 90 days' written notice to the District. On expiration or termination, PGV must complete and settle all transactions initiated before the effective date of termination, remit to the District all funds due, reasonably cooperate in transitioning the Services to any successor provider, and comply with Section 2 of Exhibit A (Public Records). Sections 3, 5, 6, 8, and 12 and Exhibit A survive expiration or termination of this Agreement.

14. ACH (E-Check) Processing through iStream. PGV has engaged iStream as a third-party payment processor to facilitate the processing of the District's E-Check payments through the ACH network. Subject to this Section, the District authorizes PGV, as the originator and merchant of record, to submit and sign the application for ACH processing services on behalf of the District to iStream. The District also authorizes PGV to execute and deliver to iStream any required documents on behalf of the District for the purpose of boarding and performing required due diligence of the District under the regulatory framework governing iStream as a third-party payment processor, and to make related procedural changes on behalf of the District to the processing account at iStream as reasonably necessary during the processing relationship. PGV must provide the District's district manager a copy of each application and other document PGV signs on the District's behalf before submitting it, and written notice of any procedural change

within five business days after making it. PGV may not, without the District's prior written approval, (i) agree on the District's behalf to any fee, reserve, guaranty, indemnity, or other financial obligation of the District; (ii) change the District's designated depository account; or (iii) bind the District to any terms inconsistent with this Agreement. These authorizations are limited to the ACH processing services described in this Section and terminate automatically upon expiration or termination of this Agreement.

The District acknowledges and agrees that, as of the Effective Date, iStream is entitled to rely on the authorizations in this Section until the District provides written notice to PGV of their revocation or modification. As between the District and PGV, PGV is responsible for the acts and omissions of iStream as if they were PGV's own, and PGV's obligations under Sections 6 and 8 apply to iStream's acts and omissions. Nothing in this Section makes iStream a third-party beneficiary of this Agreement, waives the District's sovereign immunity, or causes the District to assume any risk or liability for the acts or omissions of PGV or iStream.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the Effective Date.

DISTRICT:
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

By: _____
Name: _____
Title: Chairperson / Vice Chairperson, Board of Supervisors
Date: _____

ATTEST:

_____
Secretary / Assistant Secretary

PGV:
PAYGOV.US, LLC, a Indiana limited liability company

By: _____
Name: _____
Title: _____
Date: _____

Exhibit A: District Required Provisions

EXHIBIT A
DISTRICT REQUIRED PROVISIONS

1. Sovereign Immunity; No Third-Party Beneficiaries. Nothing in this Agreement waives or limits the District's sovereign immunity or the limits of liability in section 768.28, *Florida Statutes*, or any other statute or law, and nothing in this Agreement is a consent by the District to be sued by third parties in any matter arising out of this Agreement. This Agreement is solely for the benefit of the District and PGV, and no right or cause of action accrues to or for the benefit of any third party.

2. Public Records. PGV understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, to the extent PGV is acting on behalf of the District as a contractor within the meaning of section 119.0701, *Florida Statutes*, PGV must comply with Florida's public records laws, including Chapter 119, *Florida Statutes*. Specifically, PGV must: (a) keep and maintain public records required by the District to perform the Services; (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*, or as otherwise provided by law; (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of this Agreement and following its completion if PGV does not transfer the records to the District; and (d) upon completion of this Agreement, transfer to the District, at no cost, all public records in PGV's possession or keep and maintain public records required by the District to perform the Services. If PGV transfers all public records to the District upon completion of this Agreement, PGV must destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If PGV keeps and maintains public records upon completion of this Agreement, PGV must meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District. The District may unilaterally terminate this Agreement if PGV refuses to allow public access to public records as required by law.

IF PGV HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO PGV'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, RECORDREQUEST@GMSCFL.COM, AND 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

3. Records and Audit. PGV must keep accurate records of all transactions processed for the District for the longer of five years after the transaction or the period required by the records retention schedules adopted by the Florida Department of State, and must make those records available to the District, its district manager, and its auditors upon reasonable request.

4. E-Verify. PGV must comply with section 448.095, *Florida Statutes*. PGV represents and warrants that it is registered with and uses the E-Verify system to verify the work authorization status of all new employees of PGV. PGV may not subcontract any portion of the Services unless the subcontractor registers with and uses the E-Verify system and provides PGV an affidavit

stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. PGV must maintain a copy of each affidavit for the duration of this Agreement and provide it to the District upon request. If the District has a good faith belief that PGV has knowingly violated section 448.09(1), *Florida Statutes*, the District will terminate this Agreement as required by section 448.095(5)(c), *Florida Statutes*, and PGV will be liable for any additional costs incurred by the District as a result of the termination. If the District has a good faith belief that a subcontractor knowingly violated section 448.095(5), *Florida Statutes*, but PGV otherwise complied, the District will promptly notify PGV, and PGV must immediately terminate its contract with the subcontractor. PGV represents that no public agency has terminated a contract with PGV under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the Effective Date.

5. Scrutinized Companies. PGV certifies that it is not on the Scrutinized Companies or Other Entities that Boycott Israel List created under section 215.4725, *Florida Statutes*, and is not participating in a boycott of Israel. PGV further certifies that it is not on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List created under section 215.473, *Florida Statutes*, and is not engaged in business operations in Cuba or Syria. Under section 287.135*, Florida Statutes*, the District may terminate this Agreement at its option if PGV is found to have submitted a false certification, has been placed on any of those lists, is participating in a boycott of Israel, or has been engaged in business operations in Cuba or Syria.

6. Foreign Countries of Concern; Access to Personal Identifying Information. PGV acknowledges that this Agreement gives PGV access to individuals' personal identifying information. PGV represents that (a) it is not owned by the government of a foreign country of concern; (b) the government of a foreign country of concern does not have a controlling interest in PGV; and (c) PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 287.138(4), Florida Statutes, on the form prescribed by the Florida Department of Management Services (currently Form PUR 1355, adopted by Rule 60A-1.020, Florida Administrative Code), together with the affidavit attached as **Exhibit 1**.

7. Anti-Human Trafficking. PGV certifies that neither it nor its principals use coercion for labor or services as defined in section 787.06, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 787.06(14), *Florida Statutes*, signed by an officer or representative of PGV under penalty of perjury, in the form attached as Exhibit 1.

8. Foreign Source Disclosure. To the extent section 286.101(3), *Florida Statutes*, applies to this Agreement, PGV must disclose to the District any current or prior interest of, any contract with, or any grant or gift received from a foreign country of concern as required by that section.

EXHIBIT 1
CONTRACTOR AFFIDAVIT

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, by means of [ ] physical presence or [ ] online notarization, personally appeared _____ ("Affiant"), who, being first duly sworn, deposes and says:

1. Affiant is the _____ [title] of PayGOV.US, LLC ("PGV"), is an officer or representative of PGV, and is authorized to make this affidavit on PGV's behalf. This affidavit is given in connection with the Payment Processing Services Agreement between PGV and the _____ Community Development District (the "District").

2. Anti-Human Trafficking. PGV does not use coercion for labor or services as defined in section 787.06, Florida Statutes.

3. Foreign Countries of Concern. PGV is not owned by the government of a foreign country of concern; the government of a foreign country of concern does not have a controlling interest in PGV; and PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, Florida Statutes.

4. Scrutinized Companies. PGV is not on the Scrutinized Companies or Other Entities that Boycott Israel List, the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; is not participating in a boycott of Israel; and is not engaged in business operations in Cuba or Syria.

5. E-Verify. PGV is registered with and uses the E-Verify system to verify the work authorization status of all new employees, as required by section 448.095, Florida Statutes. PGV's E-Verify company identification number is _____.

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

_____

Signature of Affiant

Printed Name: _____

Title: _____

Sworn to (or affirmed) and subscribed before me by means of [ ] physical presence or [ ] online notarization this ____ day of _____, 20__, by _____, who is [ ] personally known to me or [ ] has produced _____ as identification.

_____

Notary Public, State of _____

Print Name: _____

My Commission Expires: _____

F.

1.

Meadow View at Twin Creeks

10/19/2026

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

November 19, 2026

To: Board of Supervisors

From: Christian Birol
Field Operations Manager

Jennifer Erickson Amenity Manager

RE: Beacon Lake Field Operations & Amenity Management Report – November 19, 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.

🧘 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 Monday 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

- **Santa's Sweet Shop** - 12/5/2026 12pm - 4pm Kid's can take a picture with Santa, we will have live holiday music all children will receive a special sweet treat from our gingerbread inspired elf.
- **Vendor Village** : 12/5/2026 11am-2pm Holiday gifts and cheer for the whole family
- **Community Golf Cart Parade** - 12/5/2026 - Santa's golf cart parade through the community. Hot chocolate will be served at Lake House and movie on the lawn at 7pm

🌼 Classes, Camps & Youth Activities

- **Mary Time Music** - Session going on now
- **RoboThink** -Monday at 4:30pm
- **Home School Club** - Each Wednesday at 12pm, home school family join together to interact, do projects and team build

🌸 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

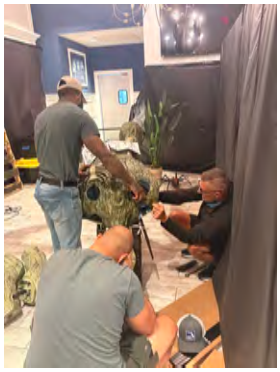
- **2nd Annual Haunted House**: 10/23/2026 - This year's haunted house was a great success, welcoming 572 residents for a fun and memorable Halloween experience. The creativity and effort put into the setup helped create an engaging attraction for the community. In addition to the festivities, the event generated three carts of nonperishable grocery donations, combining seasonal fun with an opportunity for residents to give back. Thank you to everyone who contributed their time, effort, and donations to make the event a success.
- **Pumpkin Decorating** - 10/17/2026 Our pumpkin decorating event welcomed 72 children for a fun and creative fall activity. Children had the opportunity to express their creativity and personalize their pumpkins while enjoying time with family and neighbors. The strong participation made this a successful seasonal event and provided a welcoming opportunity for families to connect within the community.











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

All Star Electric repaired all pool deck lighting, improving visibility and safety throughout the amenity area.

Coastal Pool Care repaired the Splash Park ADA chair, restoring accessibility for residents and guests.

Future Horizons completed erosion repairs in Phases 3B and 4, helping stabilize affected areas and protect community infrastructure.

Yellowstone completed the first phase of the Windermere landscaping project.

Yellowstone installed a new French drain at the main entrance in front of the lighthouse to improve drainage and reduce stormwater concerns.

Thigpen AC completed the replacement of the faulty coil for the Amenities Center air conditioning system, restoring efficient operation.

RMS completed pressure washing at both main entrances, enhancing the community's appearance and curb appeal.

RMS completed routine inspections of all playground equipment throughout the community. Only a few minor repairs were identified and have been addressed to ensure continued safety and functionality for residents.

Conclusion

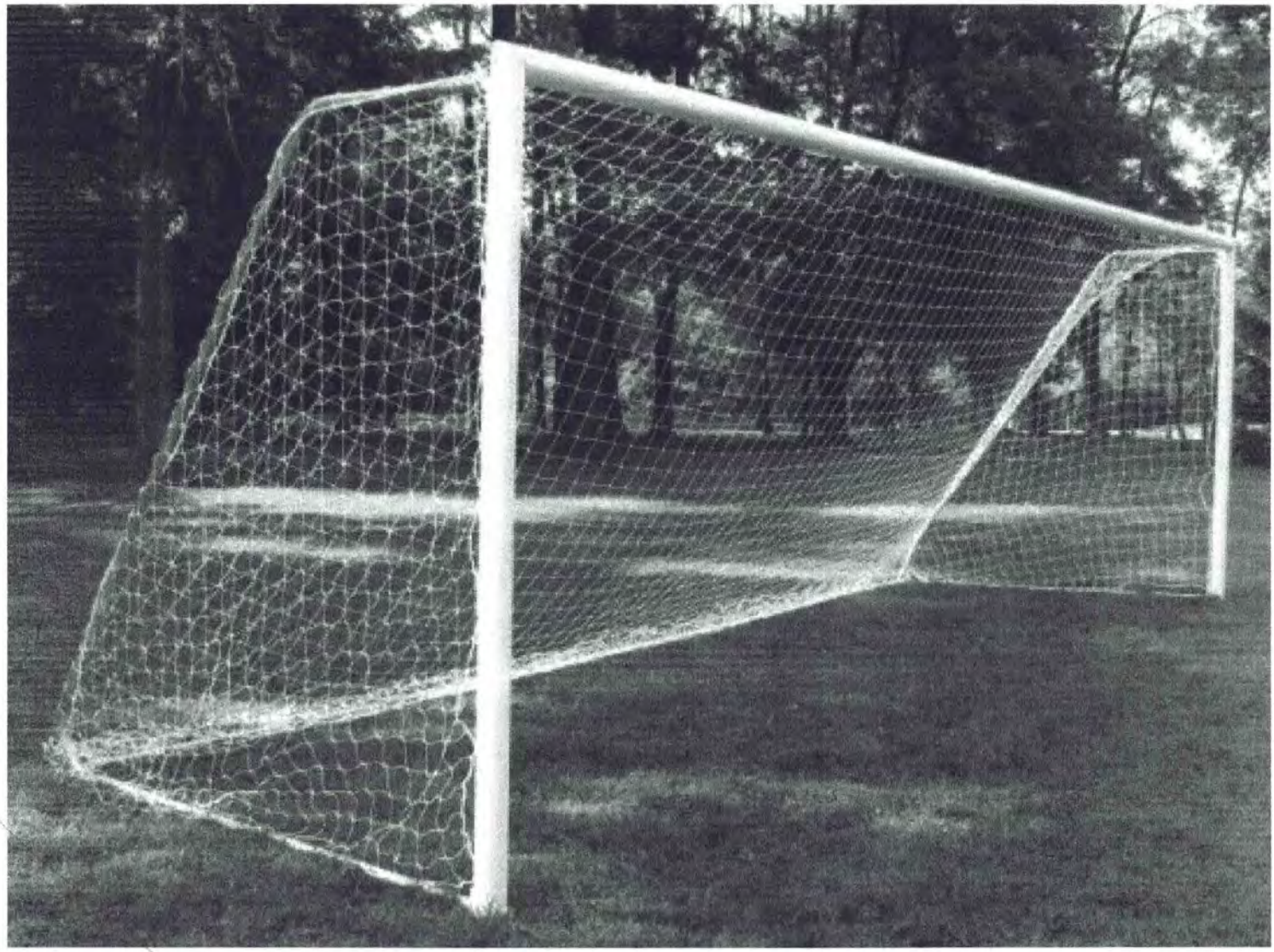
For any questions or comments regarding the above information, contact Christian Birol, Field Operations Manager, at cbirol@rmsnf.com and Jennifer Erickson, Amenity Manager, at beaconmanager@rmsnf.com



2.

Welcome to the new Epic Sports. Same team, same prices, faster site.

Search



All Goals

Item: E204080

7'x21' 4" Round Aluminum Soccer Goals (PAIR)

Free Shipping No Returns or Exchanges

Price: $4,191.29

Bulk Qty 1-9 10+

Add to Cart

norton SHOPPING GUARANTEE 11/13/2026



Size & Quantity

7X21 (PAIR)
1
$4,191.29

Usually processed within 2 to 3 business days.

As low as $225.80/mo with PayPal. Learn more

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ID Theft Protection · Purchase Guarantee · Lowest Price Guarantee

Description

7'x21' 4" Round Aluminum Soccer Goals (PAIR)

Official U-12 size 7'x21'x2'x7' Aluminum soccer goals. This is a heavily feature laden goal that has become the standard for thousands of schools and clubs across America.

Details:
- 4" round extruded aluminum goal face with built-in net fastening channel.
- Radius corners for safety.
- 1.75" galvanized steel backstays and heavy duty rear stabilizer bar included.
- Twistclip net fastening system and steel ring hooks on the base bars included.
- Stainless steel hardware included.
- GM-2 auger goal anchors included.
- 3mm PE nets included.
- White Powder Coated goal mouth.
- Super strong, not super heavy.

170 lbs. per goal. Ships via Truck.

BECAUSE DYE LOTS VARY, WE CANNOT GUARANTEE COLOR MATCHING ON ALL SHIPMENTS

Due to color differences in monitors, the colors on this site are for reference only.

Warning

Resources

Have You Considered



8'x24' Premier Pro Aluminum Goal USA...
E199149
$4,110.59

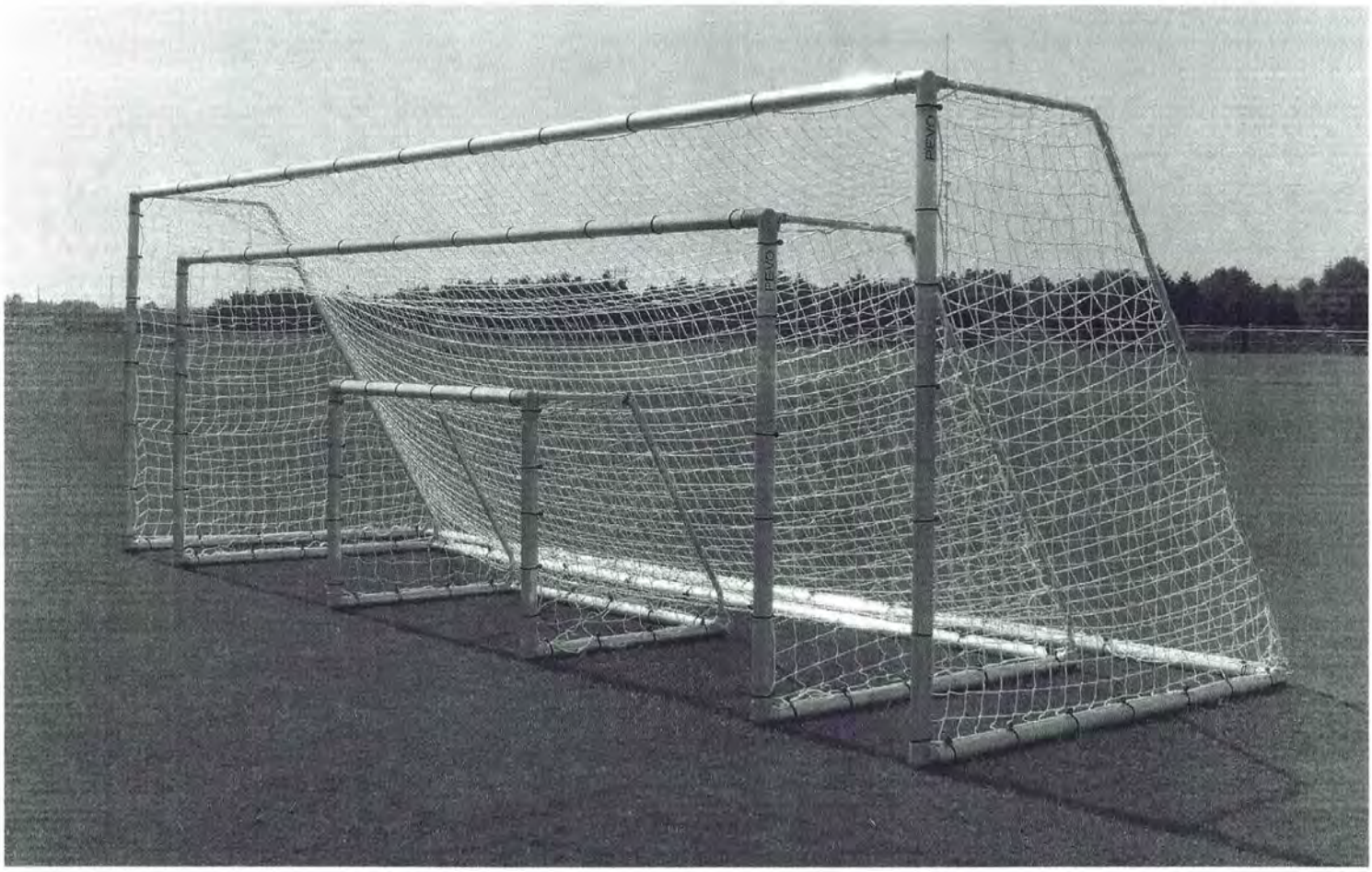


6.5' x 18.5' Premier Pro Aluminum Goal...
E199150
$3,753.39

norton SHOPPING GUARANTEE 11/13/2026

Welcome to the new Epic Sports. Same team, same prices, faster site.

Search



Pevo

Item: E192714

PEVO Economy Series Soccer Goal with Net - 3" Round Unpainted Aluminum (7x21 Ft) (EACH)

Free Shipping

Price: $2,341.09 - $2,853.99

Bulk Qty 1-9 10+

norton SHOPPING GUARANTEE 11/13/2026

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Size & Quantity

Size

7'X21' (NO WHEELS) EACH

Quantity

2

$2,341.09

Usually processed within 4 to 6 business days.

As low as $153.76/mo with PayPal. Learn more

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ID Theft Protection Purchase Guarantee Lowest Price Guarantee

Description

7'x21' Economy Series 3" Round Soccer Goal (EACH) Unpainted

Our PEVO Economy Series Soccer Goal is a great choice for those that are looking for a training or game goal to add to their field. Still maintaining the 3" round all aluminum and rounded bottoms, this is the perfect everyday soccer goal option.

Features:
Lightweight 3" Round Aluminum Tubing that comes in a Mill Finish. Soccer Net is held with Bungee Balls.
Ultimate safety in mind with our soccer goal being designed and tested to meet ASTM Standard F2950-14, FIFA and NCAA/NFSHSA Rules.
Ensure longevity with our high strength, durable aerospace grade aluminum corner castings.
Rounded bottoms for easy transportation on either grass or turf.
Peace of mind with PEVO providing a lifetime manufacturers guarantee.

7'x21' Youth U12 Size: ALL GOALS ARE SOLD AS SINGLES
SGM-7x21E (Net, Bungee Balls, Groundbar, Anchors)
SGM-7x21E-W (Net, Bungee Balls, Groundbar, Anchors, 2 Wheels)
SGM-7x21E-W2 (Net, Bungee Balls, Groundbar, Anchors, 4 Wheels)

Weight: 160 lbs / Height: 7' / Width: 21' / Depth: 3' / Base: 7'

BECAUSE DYE LOTS VARY, WE CANNOT GUARANTEE COLOR MATCHING ON ALL SHIPMENTS

Due to color differences in monitors, the colors on this site are for reference only.

Warning

Resources

Categories: Goals & Nets > Soccer Goals & Nets > Goals Goals & Nets > Soccer Goals & Nets > Goals > Aluminum Soccer Goals Goals & Nets > Soccer Goals & Nets > G

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PRODUCTS SALE PLANNING & DESIGN OUR COMPANY

VISIT A PLAYGROUND #PLAYGROUNDHERO CONTACT

Home > Elite Club Soccer Goals - Aluminum

Elite Club Soccer Goals - Aluminum

$2,871.00

Financing as low as $51.05/mo

Financing as low as $51.05/mo

MODEL NUMBER: SGA

Everything you need to get the game on! The Elite Club Soccer Goals are constructed of high-quality 3" aluminum frame, with custom rounded corner design goal with built-in net clip track. The side frames are one piece welded construction, and the backstays are 2" heavy wall aluminum tubing. Each goal comes with ground anchors and 3mm white net included.

Read Less

Goal Size *

7'H x 21'W x 3'D x 7.5'B +$1,008.00

Qty 1

Add to Cart

I want help with installation

GALLERY



Have questions or need help?

Speak with a Play Specialist

1-800-381-4491

Live Chat

Request a Quote

SPECIFICATIONS

Includes	(2) 3" Aluminum frames, Built-in net clip track, 2" Heavy wall aluminum tubing backstay, Ground anchors, 3mm white net

Reviews

Downloads

Product Warranty

Safety

ASTM, CPSC

Suggested Items



Cantilever Shade

SIXTH ORDER OF BUSINESS

RESOLUTION 2027-02

WHEREAS, the Board of Supervisors, hereinafter referred to as the "Board", of the Meadow View at Twin Creeks Community Development District, hereinafter referred to as "District", adopted a General Fund, Capital Reserve Budget and a Debt Service Budget for Fiscal Year 2026, and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT TO THE FOLLOWING:

1. The General Fund, Capital Reserve Budget and Debt Service Budget are hereby amended in accordance with Exhibit "A" attached.

2. This resolution shall become effective this 19th day of November 2026 and be reflected in the monthly and Fiscal Year End 9/30/26 Financial Statements and Audit Report of the District.

M***eadow View at Twin Creeks***

Community Development District

by: _____
Chairman

Attest:

by: _____
Secretary

MEADOW VIEW AT TWIN CREEKS CDD
RESOLUTION 2027-01

EXHIBIT A

Meadow View at Twin Creeks

Community Development District

General Fund

FY26 Budget Amendment

For The Period Ending September 30, 2026

	Adopted Budget	Increase / (Decrease)	Amended Budget	Actual Thru 09/30/26
Revenues:				
Special Assessments - Tax Roll	$ 2,220,364	$ 15,863	$ 2,236,227	$ 2,236,227
Special Assessments - Gate Monitoring*	32,500	-	32,500	32,500
Interest/Miscellaneous Income	25,000	30,855	55,855	55,855
Restricted Easement Fence Fund	-	9,000	9,000	9,000
Facility Revenue	20,000	6,923	26,923	26,923
Revenue Share	-	1,104	1,104	1,104
Total Revenues	**$ 2,297,864**	**$ 63,745**	**$ 2,361,609**	**$ 2,361,609**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 9,600	$ 1,400	$ 11,000	$ 10,600
PR-FICA	734	266	1,000	811
Engineering	36,000	1,000	37,000	36,257
Attorney	30,000	-	30,000	24,914
Annual Audit	7,700	300	8,000	7,700
Assessment Administration	11,573	427	12,000	11,573
Arbitrage Rebate	3,600	400	4,000	3,600
Dissemination Agent	14,466	(466)	14,000	13,984
Trustee Fees	24,241	(3,241)	21,000	20,497
Management Fees	60,289	711	61,000	60,289
Information Technology	1,865	135	2,000	1,865
Website Maintenance	1,336	664	2,000	1,336
Website Hosting	3,600	(3,600)	-	-
Telephone	700	1,300	2,000	1,233
Postage & Delivery	1,600	1,400	3,000	2,935
Insurance General Liability/Public Officials	9,824	176	10,000	9,256
Printing & Binding	2,300	1,700	4,000	3,009
Legal Advertising	1,500	1,500	3,000	2,431
Other Current Charges	1,600	1,400	3,000	2,748
Office Supplies	300	700	1,000	9
Dues, Licenses & Subscriptions	175	825	1,000	175
Total General & Administrative	**$ 223,003**	**$ 6,997**	**$ 230,000**	**$ 215,222**

Meadow View at Twin Creeks

Community Development District

General Fund

FY26 Budget Amendment

For The Period Ending September 30, 2026

	Adopted Budget	Increase / (Decrease)	Amended Budget	Actual Thru 09/30/26
Operations & Maintenance				
Amenity Center Expenditures				
Utilities				
Telephone/Cable/Internet	$ 14,902	$ 2,098	$ 17,000	$ 16,275
Electric	48,000	(9,000)	39,000	38,860
Water/Sewer/Irrigation	55,000	(6,000)	49,000	48,021
Gas	2,500	500	3,000	2,629
Trash Removal	9,860	10,140	20,000	19,804
Security				
Security Monitoring	1,440	560	2,000	1,331
Gate Monitoring	32,500	1,500	34,000	33,731
Gate Repairs	3,000	(1,000)	2,000	1,377
Access Cards	1,500	500	2,000	1,058
Contacted Security	30,000	(19,000)	11,000	10,914
Roving Security	-	34,000	34,000	33,656
Management Contracts				
Facility Management	104,652	348	105,000	104,652
Facility Attendant	41,498	3,502	45,000	44,197
Pool Attendants	61,479	(7,479)	54,000	53,127
Pool Monitors	6,000	9,000	15,000	14,105
Trash Collection	-	3,000	3,000	2,747
Canoe Launch Attendant	2,000	(2,000)	-	-
Field Management / Admin	100,700	300	101,000	100,700
Pool Maintenance	21,000	(6,000)	15,000	14,992
Pool Chemicals	29,044	(1,044)	28,000	27,661
Janitorial	31,940	(6,940)	25,000	24,072
Facility Maintenance	103,200	(8,200)	95,000	94,637
Private Event Attendant	6,500	4,500	11,000	10,502
Repairs & Maintenance	62,800	31,200	94,000	93,914
Pressure Washing	10,000	-	10,000	9,844
Food Service License	600	400	1,000	492
Community Website Services	3,600	400	4,000	3,663
Subscriptions	4,000	(2,000)	2,000	1,860
Pest Control	2,878	122	3,000	2,862
Supplies	1,800	(1,800)	-	-
Furnitures, Fixtures & Equipment	5,000	1,000	6,000	5,138
Special Events	25,000	1,000	26,000	25,532
Holiday Decorations	20,000	8,000	28,000	27,262
Fitness Center Repairs/Supplies	5,500	(4,500)	1,000	925
Office Supplies	2,050	950	3,000	2,234
ACA++SCAP/BMI Licenses	800	(800)	-	-
Property Insurance	74,906	(7,906)	67,000	66,270
Permit and License	850	150	1,000	575
Rental and Leases	-	23,000	23,000	22,517
Subtotal Amenity Center Expenditures	**$ 926,499**	**$ 52,501**	**$ 979,000**	**$ 962,136**

Meadow View at Twin Creeks

Community Development District

General Fund

FY26 Budget Amendment

For The Period Ending September 30, 2026

	Adopted Budget	Increase / (Decrease)	Amended Budget	Actual Thru 09/30/26
Ground Maintenance Expenditures				
Hydrology Quality/Mitigation	$ 6,400	$ (6,400)	$ -	$ -
Electric	36,321	(3,321)	33,000	32,034
Landscape Maintenance	592,940	8,060	601,000	600,485
Mulching	73,664	(27,664)	46,000	45,410
Annuals Rotation	52,020	(25,020)	27,000	26,010
Landscape Contingency	74,000	(40,000)	34,000	33,821
Tree Removal	15,000	(8,000)	7,000	6,487
Lake Maintenance	31,118	882	32,000	31,118
Grounds Maintenance	41,400	(5,400)	36,000	35,487
Pump Repairs	15,000	4,000	19,000	18,865
Streetlighting	87,000	-	87,000	86,180
Streetlight Repairs	5,000	(1,000)	4,000	3,168
Irrigation Repairs	40,000	(12,000)	28,000	27,899
Miscellaneous	2,500	(1,500)	1,000	25
Contingency	26,000	(15,000)	11,000	10,176
Capital Reserve	50,000	-	50,000	50,000
Subtotal Ground Maintenance Expenditures	**$ 1,148,362**	**$ (132,362)**	**$ 1,016,000**	**$ 1,007,165**
Total Operations & Maintenance	**$ 2,074,861**	**$ (79,861)**	**$ 1,995,000**	**$ 1,969,302**
Total Expenditures	**$ 2,297,864**	**$ (72,864)**	**$ 2,225,000**	**$ 2,184,524**
Excess (Deficiency) of Revenues over Expenditures	$ (0.05)	$ 136,609	$ 136,609	$ 177,085
Other Financing Sources/(Uses):				
Transfer In 2018A2 and 2020A2 Close Out	$ -	$ 5,131	$ 5,131	$ 5,131
Transfer(Out)	-	$ (228,000)	(228,000)	$ (228,000)
Total Other Financing Sources/(Uses)	**$ -**	**$ (222,869)**	**$ (222,869)**	**$ (222,869)**
Net Change in Fund Balance	**$ (0.05)**	**$ (86,260)**	**$ (86,260)**	**$ (45,784)**
Fund Balance - Beginning	$ -	$ 1,152,264	$ 1,152,264	$ 1,152,264
Fund Balance - Ending	$ (0)	$ 1,066,004	$ 1,066,004	$ 1,106,481

(1) Includes special assessments for gate monitoring.

Meadow View at Twin Creeks

Community Development District

Capital Reserve Fund

FY26 Budget Amendment

For The Period Ending September 30, 2026

	Adopted Budget	Increase / (Decrease)	Amended Budget	Actual Thru 09/30/26
Revenues				
Capital Reserve Transfer In	$ 50,000	$ -	$ 50,000	$ 50,000
Interest	1,000	3,077	4,077	4,077
Total Revenues	**$ 51,000**	**$ 3,077**	**$ 54,077**	**$ 54,077**
Expenditures:				
Capital Outlay	$ 15,000	$ 40,190	$ 55,190	$ 55,190
Repair and Replacement	-	75,000	75,000	74,905
Other Current Charges	-	4,500	4,500	4,500
Total Expenditures	**$ 15,000**	**$ 119,690**	**$ 134,690**	**$ 134,594**
Excess (Deficiency) of Revenues over Expenditures	**$ 36,000**	**$ (116,613)**	**$ (80,613)**	**$ (80,518)**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ 228,000	$ 228,000	$ 228,000
Total Other Financing Sources (Uses)	**$ -**	**$ 228,000**	**$ 228,000**	**$ 228,000**
Net Change in Fund Balance	**$ 36,000**	**$ 111,387**	**$ 147,387**	**$ 147,482**
Fund Balance - Beginning	$ 29,307	$ 145	$ 29,452	$ 29,452
Fund Balance - Ending	$ 65,307	$ 111,532	$ 176,839	$ 176,934

Meadow View at Twin Creeks

Community Development District

Debt Service Refunding Bond Series 2026

FY26 Budget Amendment

For The Period Ending September 30, 2026

	Proposed Budget	Increase / (Decrease)	Amended Budget	Actual Thru 09/30/26
Revenues:				
Special Assessments - Tax Roll	$ -	$ -	$ -	$ -
Interest Income	-	673	673	673
Total Revenues	**$ -**	**$ 673**	**$ 673**	**$ 673**
Expenditures:				
Interest -11/1	$ -	$ -	$ -	$ -
Interest - 5/1	-	-	-	-
Principal - 5/1	-	-	-	-
Interest - 7/6	-	-	-	-
Principal - 7/6	-	-	-	-
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ -	$ 673	$ 673	$ 673
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ 84,229	$ -	$ 84,229	$ 84,229
Bond Proceeds	5,465,000	-	5,465,000	5,465,000
Cost of Issuance Expense	(188,525)	-	(188,525)	(188,525)
Payment to Escrow Agent	(5,262,112)	-	(5,262,112)	(5,262,112)
Total Other Financing Sources/(Uses)	$ 98,592	$ -	$ 98,592	$ 98,592
Net Change in Fund Balance	**$ 98,592**	**$ 673**	**$ 99,265**	**$ 99,265**
Fund Balance - Beginning	$ 234,748	$ (234,748)	$ -	$ -
Fund Balance - Ending	$ 333,341	$ (234,076)	$ 99,265	$ 99,265

SEVENTH ORDER OF BUSINESS

A.

Meadow View at Twin Creeks

Community Development District

Unaudited Financial Reporting

September 30, 2026

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Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

September 30, 2026

	General Fund	Debt Service Fund	Capital Project Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account-Wells Fargo	$ 94,400	$ -	$ -	$ 1,075	$ 95,474
Operating Account-Seacoast Bank	46,210	-	-	20,468	66,678
Assessments Receivable	32,260	20,116	-	-	52,376
Due from General Fund	-	-	-	-	-
Due from Debt Service	-	-			
Due from Developer - BBX	-	-	-	-	-
Due from Developer - Dreamfinders	-	-	-	-	-
Due from Other	4,921	-	-	-	4,921
Due from Capital Reserve	-	-	-	-	-
Investments:					
General Fund Custody	360,132	-	-	-	360,132
State Board of Administration (SBA)-GF	116,008	-	-	-	116,008
General Fund Reserve-Seacoast	350,930	-	-	-	350,930
State Board of Administration (SBA)-Fence Easement	100,720	-	-	-	100,720
Fence Easement-Seacoast	1,755	-	-	-	1,755
Capital Reserve-Seacoast	-	-	-	150,201	150,201
State Board of Administration (SBA)-Capital Reserve	-	-	-	5,191	5,191
Series 2016					
Reserve	-	-	-	-	-
Revenue	-	-	-	-	-
Prepayment	-	-	-	-	-
Series 2026					
Revenue	-	2,555	-	-	2,555
Interest	-	82,248	-	-	82,248
Prepayment	-	-	-	-	-
Cost of Issuance	-	14,463	-	-	14,463
Series 2018					
Reserve A1	-	216,999	-	-	216,999
Revenue A1	-	331,884	-	-	331,884
Series 2019					-
Reserve	-	91,328	-	-	91,328
Revenue	-	135,761	-	-	135,761
Prepayment A1	-	-	-	-	-
Series 2020					
Reserve A1	-	44,408	-	-	44,408
Revenue A1	-	68,906	-	-	68,906
Prepayment A1	-	1,053	-	-	1,053
Series 2021 Ph3B					-
Reserve	-	138,806	-	-	138,806
Revenue	-	105,653	-	-	105,653
Prepayment	-	0	-	-	0
Construction	-	-	26,218	-	26,218
Series 2021 Ph4					
Reserve	-	210,450	-	-	210,450
Interest	-	-	-	-	-
Revenue	-	146,079	-	-	146,079
Prepayment	-	-	-	-	-
Construction	-	-	37,212	-	37,212
Due From Developer - BBX RETAINAGE	-	-	-	-	-
Due From General Fund	-	8,207	-	-	8,207
Prepaid Expenses	68,287	-	-	-	68,287
Deposits	3,760	-	-	-	3,760
Total Assets	**$ 1,179,384**	**$ 1,618,916**	**$ 63,430**	**$ 176,934**	**$ 3,038,663**

Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

September 30, 2026

	General Fund	Debt Service Fund	Capital Project Fund	Capital Reserve Fund	Totals Governmental Funds
Liabilities:					
Accounts Payable	$ 37,483	$ -	$ -	$ -	$ 37,483
Accrued Expenses	3,160	-	-	-	3,160
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	-	-	-	-	-
Due to Debt Service Series 2026	8,207	-	-	-	8,207
Total Liabilities	**$ 48,849**	**$ -**	**$ -**	**$ -**	**$ 48,849**
Fund Balance:					
Nonspendable:					
Prepaid Items	$ 68,287	$ -	$ -	$ -	$ 68,287
Deposits	3,760	-	-	-	3,760
Restricted for:					
Debt Service	-	1,618,916	-	-	1,618,916
Capital Project			63,430	-	63,430
Assigned for:					
Capital Reserve Fund	-	-	-	176,934	176,934
Capital Reserves	-		-	-	-
Unassigned	1,058,487	-	-	-	1,058,487
Total Fund Balances	**$ 1,130,534**	**$ 1,618,916**	**$ 63,430**	**$ 176,934**	**$ 2,989,814**
Total Liabilities & Fund Balance	$ 1,179,384	$ 1,618,916	$ 63,430	$ 176,934	$ 3,038,663

Meadow View at Twin Creeks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 2,220,364	$ 2,220,364	$ 2,260,281	$ 39,917
Special Assessments - Gate Monitoring*	32,500	32,500	32,500	-
Interest/Miscellaneous Income	25,000	25,000	55,855	30,855
Restricted Easement Fence Fund	-	-	9,000	9,000
Facility Revenue	20,000	20,000	26,923	6,923
Revenue Share	-	-	1,104	1,104
Total Revenues	**$ 2,297,864**	**$ 2,297,864**	**$ 2,385,663**	**$ 87,799**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 9,600	$ 9,600	$ 10,600	$ (1,000)
PR-FICA	734	734	811	(77)
Engineering	36,000	36,000	36,257	(257)
Attorney	30,000	30,000	24,914	5,086
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	14,466	13,984	482
Trustee Fees	24,241	24,241	20,497	3,744
Management Fees	60,289	60,289	60,289	-
Information Technology	1,865	1,865	1,865	-
Website Maintenance	1,336	1,336	1,336	-
Website Hosting	3,600	3,600	-	3,600
Telephone	700	700	1,233	(533)
Postage & Delivery	1,600	1,600	2,935	(1,335)
Insurance General Liability/Public Officials	9,824	9,824	9,256	568
Printing & Binding	2,300	2,300	3,009	(709)
Legal Advertising	1,500	1,500	2,431	(931)
Other Current Charges	1,600	1,600	2,748	(1,148)
Office Supplies	300	300	9	291
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**$ 223,003**	**$ 223,003**	**$ 215,222**	**$ 7,781**

Meadow View at Twin Creeks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Operations & Maintenance				
Amenity Center Expenditures				
Utilities				
Telephone/Cable/Internet	$ 14,902	$ 14,902	$ 16,275	$ (1,373)
Electric	48,000	48,000	38,860	9,140
Water/Sewer/Irrigation	55,000	55,000	48,021	6,979
Gas	2,500	2,500	2,629	(129)
Trash Removal	9,860	9,860	19,804	(9,944)
Security				
Security Monitoring	1,440	1,440	1,331	109
Gate Monitoring	32,500	32,500	33,731	(1,231)
Gate Repairs	3,000	3,000	1,377	1,623
Access Cards	1,500	1,500	1,058	442
Contacted Security	30,000	30,000	10,914	19,086
Roving Security	-	-	33,656	(33,656)
Management Contracts				
Facility Management	104,652	104,652	104,652	0
Facility Attendant	41,498	41,498	44,197	(2,699)
Pool Attendants	61,479	61,479	53,127	8,352
Pool Monitors	6,000	6,000	14,105	(8,105)
Trash Collection	-	-	2,747	(2,747)
Canoe Launch Attendant	2,000	2,000	-	2,000
Field Management / Admin	100,700	100,700	100,700	-
Pool Maintenance	21,000	21,000	14,992	6,008
Pool Chemicals	29,044	29,044	27,661	1,383
Janitorial	31,940	31,940	24,072	7,868
Facility Maintenance	103,200	103,200	94,637	8,563
Private Event Attendant	6,500	6,500	10,502	(4,002)
Repairs & Maintenance	62,800	62,800	93,914	(31,114)
Pressure Washing	10,000	10,000	9,844	156
Food Service License	600	600	492	108
Community Website Services	3,600	3,600	3,663	(63)
Subscriptions	4,000	4,000	1,860	2,140
Pest Control	2,878	2,878	2,862	16
Supplies	1,800	1,800	-	1,800
Furniture, Fixtures & Equipment	5,000	5,000	5,138	(138)
Special Events	25,000	25,000	25,532	(532)
Holiday Decorations	20,000	20,000	27,262	(7,262)
Fitness Center Repairs/Supplies	5,500	5,500	925	4,575
Office Supplies	2,050	2,050	2,234	(184)
ACA++SCAP/BMI Licenses	800	800	-	800
Property Insurance	74,906	74,906	66,270	8,636
Permit and License	850	850	575	275
Rental and Leases	-	-	22,517	(22,517)
Subtotal Amenity Center Expenditures	**$ 926,499**	**$ 926,499**	**$ 962,136**	**$ (35,638)**

Meadow View at Twin Creeks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Ground Maintenance Expenditures				
Hydrology Quality/Mitigation	$ 6,400	$ 6,400	$ -	$ 6,400
Electric	36,321	36,321	32,034	4,286
Landscape Maintenance	592,940	592,940	600,485	(7,545)
Mulching	73,664	73,664	45,410	28,254
Annuals Rotation	52,020	52,020	26,010	26,010
Landscape Contingency	74,000	74,000	33,821	40,179
Tree Removal	15,000	15,000	6,487	8,513
Lake Maintenance	31,118	31,118	31,118	-
Grounds Maintenance	41,400	41,400	35,487	5,913
Pump Repairs	15,000	15,000	18,865	(3,865)
Streetlighting	87,000	87,000	86,180	820
Streetlight Repairs	5,000	5,000	3,168	1,832
Irrigation Repairs	40,000	40,000	27,899	12,101
Miscellaneous	2,500	2,500	25	2,475
Contingency	26,000	26,000	10,176	15,824
Capital Reserve	50,000	50,000	50,000	-
Subtotal Ground Maintenance Expenditures	**$ 1,148,362**	**$ 1,148,362**	**$ 1,007,165**	**$ 141,197**
Total Operations & Maintenance	**$ 2,074,861**	**$ 2,074,861**	**$ 1,969,302**	**$ 105,559**
Total Expenditures	**$ 2,297,864**	**$ 2,297,864**	**$ 2,184,524**	**$ 113,341**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 201,139	
Other Financing Sources/(Uses):				
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	**$ -**		**$ (21,730)**	
Fund Balance - Beginning	$ -		$ 1,152,264	
Fund Balance - Ending	$ -		$ 1,130,534	

(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	$ -	$ 24,054	$ 2,260,281
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	5,174	55,855
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	2,500	26,923
Revenue Share	-	-	-	-	-	-	-	66	196	508	213	121	1,104
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**	**$ 31,848**	**$ 2,385,663**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 800	$ -	$ 1,600	$ 800	$ 800	$ 800	$ 400	$ 1,600	$ 1,600	$ 600	$ 800	$ 800	$ 10,600
PR-FICA	61	-	122	61	61	61	31	122	122	46	61	61	811
Engineering	7,598	2,505	3,994	1,721	2,458	-	6,116	3,824	1,302	1,129	3,443	2,168	36,257
Attorney	2,068	2,850	1,440	1,061	2,214	2,037	3,931	3,419	3,209	2,689	-	-	24,914
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	964	13,984
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	5,024	60,289
Information Technology	155	155	155	155	155	155	155	155	155	155	155	155	1,865
Website Maintenance	111	111	111	111	111	111	111	111	111	111	111	111	1,336
Telephone	83	-	55	88	78	86	120	109	104	189	126	195	1,233
Postage & Delivery	63	418	41	190	76	169	322	155	101	1,277	107	16	2,935
Insurance General Liability/Public Officials	9,256	-	-	-	-	-	-	-	-	-	-	-	9,256
Printing & Binding	39	23	41	45	57	50	113	76	237	2,132	36	159	3,009
Legal Advertising	96	97	97	96	96	272	99	294	289	691	114	190	2,431
Other Current Charges	201	55	86	114	153	98	431	123	113	709	274	391	2,748
Office Supplies	1	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**	**$ 21,274**	**$ 16,559**	**$ 11,217**	**$ 10,237**	**$ 215,222**

Meadow View at Twin Creeks

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
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	$ 1,425	$ 16,275
Electric	3,431	2,932	2,848	3,407	3,152	2,639	3,036	3,044	3,313	3,827	3,749	3,483	38,860
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	3,072	48,021
Gas	124	14	167	27	374	185	266	194	260	475	284	260	2,629
Trash Removal	983	982	1,168	1,208	1,027	989	1,083	1,724	1,724	4,280	2,634	2,002	19,804
Security			-										
Security Monitoring	111	111	111	111	111	111	111	111	111	111	111	111	1,331
Gate Monitoring	2,665	2,697	2,681	2,681	2,681	2,681	4,046	2,681	2,731	2,731	2,731	2,731	33,731
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	8,773	33,656
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	8,721	104,652
Facility Attendant	4,359	3,069	2,006	2,826	2,102	2,613	2,261	5,412	5,955	5,339	4,245	4,010	44,197
Pool Attendants	-	-	-	-	-	2,600	4,048	5,708	15,282	15,083	6,617	3,789	53,127
Pool Monitors	-	-	-	-	-	-	-	884	4,781	5,267	1,616	1,557	14,105
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	8,392	100,700
Pool Maintenance	1,363	1,363	1,363	1,363	-	1,363	1,363	1,363	1,363	1,363	1,363	1,363	14,992
Pool Chemicals	2,305	2,305	2,305	2,305	2,305	2,305	2,305	2,305	2,305	2,305	2,305	2,305	27,661
Janitorial	2,089	1,944	1,439	1,835	1,368	2,265	1,728	2,287	2,240	2,102	2,430	2,346	24,072
Facility Maintenance	8,347	6,029	7,783	9,240	5,099	10,989	8,551	8,211	7,727	6,991	8,322	7,349	94,637
Private Event Attendant	630	1,056	1,190	150	424	252	755	1,745	1,159	1,056	1,774	311	10,502
Repairs & Maintenance	9,967	4,942	8,395	4,931	4,425	7,631	10,004	12,987	8,390	11,873	2,823	7,546	93,914
Pressure Washing	1,060	-	-	2,239	525	-	-	4,960	-	-	-	1,060	9,844
Food Service License	-	-	-	-	-	-	242	-	-	-	250	-	492
Community Website Services	300	300	300	300	300	340	300	300	300	300	300	323	3,663
Subscriptions	309	319	500	259	-	127	47	61	47	92	47	51	1,860
Pest Control	233	233	233	240	240	240	240	240	240	240	240	240	2,862
Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Furniture, Fixtures & Equipment	-	-	87	260	-	-	-	-	-	499	-	4,292	5,138
Special Events	2,095	4,622	1,742	324	(295)	5,359	1,010	3,701	3,820	2,090	448	616	25,532
Holiday Decorations	27,262	-	-	-	-	-	-	-	-	-	-	-	27,262
Fitness Center Repairs/Supplies	925	-	-	-	-	-	-	-	-	-	-	-	925
Office Supplies	-	191	175	92	-	472	86	214	170	24	308	501	2,234
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	3,160	22,517
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**	**$ 79,789**	**$ 962,136**

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	2,005	32,034
Landscape Maintenance	49,668	49,668	49,668	49,668	49,668	49,668	49,668	49,668	49,668	51,158	51,158	51,158	600,485
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	-	-	1,360	33,821
Tree Removal	-	-	-	982	-	-	1,060		-	2,985	-	1,460	6,487
Lake Maintenance	2,593	2,593	2,593	2,593	2,593	2,593	2,593	2,593	2,593	2,593	2,593	2,593	31,118
Grounds Maintenance	3,080	4,064	2,191	1,496	2,300	3,523	1,984	2,033	2,531	3,936	2,569	5,781	35,487
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	7,315	86,180
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	1,246	27,899
Miscellaneous	25	-	-	-	-	-	-	-	-	-	-	-	25
Contingency	1,000	258	1,000	640	208	1,000	1,554	1,005	750	1,407	687	667	10,176
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**	**$ 73,585**	**$ 1,007,165**
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**	**$ 153,374**	**$ 1,969,302**
Total Expenditures	**$ 270,221**	**$ 142,659**	**$ 165,792**	**$ 196,203**	**$ 127,895**	**$ 208,271**	**$ 164,650**	**$ 181,117**	**$ 190,333**	**$ 192,292**	**$ 181,480**	**$ 163,611**	**$ 2,184,524**
Excess (Deficiency) of Revenues over Expenditures	$ (261,579)	$ (18,498)	$ 23,944	$ 1,620,268	$ (41,165)	$ (180,591)	$ (122,516)	$ (169,648)	$ (172,726)	$ (169,489)	$ (175,096)	$ (131,763)	$ 201,139
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)**	**$ (172,726)**	**$ (169,489)**	**$ (175,096)**	**$ (131,763)**	**$ (21,730)**

Meadow View at Twin Creeks

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues				
Capital Reserve Transfer In	$ 50,000	$ 50,000	$ 50,000	$ -
Interest	1,000	1,000	4,077	3,077
Total Revenues	**$ 51,000**	**$ 51,000**	**$ 54,077**	**$ 3,077**
Expenditures:				
Capital Outlay	$ 15,000	$ 15,000	$ 55,190	$ (40,190)
Repair and Replacement	-	-	74,905	(74,905)
Other Current Charges	-	-	4,500	(4,500)
Total Expenditures	**$ 15,000**	**$ 15,000**	**$ 134,594**	**$ (40,190)**
Excess (Deficiency) of Revenues over Expenditures	**$ 36,000**		**$ (80,518)**	
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**		**$ 147,482**	
Fund Balance - Beginning	$ 29,307		$ 29,452	
Fund Balance - Ending	$ 65,307		$ 176,934	

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 September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	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 September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 612,533	$ 612,533	$ 623,387	$ 10,854
Interest Income	20,000	20,000	21,790	1,790
Total Revenues	**$ 632,533**	**$ 632,533**	**$ 645,177**	**$ 12,644**
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	$ 30,502	$ 12,644
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**	**$ 27,327**	**$ 9,469**
Fund Balance - Beginning	$ 309,007		$ 528,885	
Fund Balance - Ending	$ 326,865		$ 556,212	

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 September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 255,335	$ 255,335	$ 259,860	$ 4,525
Special Assessments - Prepayments	-	-	24,163	24,163
Interest Income	9,000	9,000	9,070	70
Total Revenues	**$ 264,335**	**$ 264,335**	**$ 293,093**	**$ 28,758**
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	$ 12,045	$ 10,730	$ (1,315)
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ 12,045**	**$ 12,045**	**$ 10,730**	**$ (1,315)**
Fund Balance - Beginning	$ 126,995		$ 219,414	
Fund Balance - Ending	$ 139,040		$ 230,144	

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 September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 113,041	$ 113,041	$ 115,044	$ 2,003
Interest Income	5,000	5,000	4,477	(523)
Total Revenues	**$ 118,041**	**$ 118,041**	**$ 119,521**	**$ 1,480**
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	$ 6,222	$ 7,702	$ 1,480
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**	**$ 6,222**	**$ 5,746**	**$ (476)**
Fund Balance - Beginning	$ 65,250		$ 109,973	
Fund Balance - Ending	$ 71,473		$ 115,719	

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 September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 277,963	$ 277,963	$ 282,790	$ 4,828
Interest Income	9,000	9,000	10,372	1,372
Prepayments	-	-	-	-
Total Revenues	**$ 286,963**	**$ 286,963**	**$ 293,163**	**$ 6,200**
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	$ 11,973	$ 3,213	$ (8,759)
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ (6,572)	$ (6,572)
Total Other Financing Sources/(Uses)	$ -	$ -	$ (6,572)	$ (6,572)
Net Change in Fund Balance	**$ 11,973**	**$ 11,973**	**$ (3,358)**	**$ (15,331)**
Fund Balance - Beginning	$ 106,534		$ 251,143	
Fund Balance - Ending	$ 118,506		$ 247,785	

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 September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 422,200	$ 422,200	$ 429,907	$ 7,707
Interest Income	12,000	12,000	15,013	3,013
Total Revenues	**$ 434,200**	**$ 434,200**	**$ 444,920**	**$ 10,720**
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	$ 13,815	$ 9,566	$ (4,249)
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ (7,626)	$ (7,626)
Total Other Financing Sources/(Uses)	$ -	$ -	$ (7,626)	$ (7,626)
Net Change in Fund Balance	**$ 13,815**	**$ 13,815**	**$ 1,940**	**$ (11,875)**
Fund Balance - Beginning	$ 142,572		$ 359,643	
Fund Balance - Ending	$ 156,387		$ 361,583	

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 September 30, 2026

	Approved Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ -	$ -	$ 8,207	$ 8,207
Interest Income	-	-	673	673
Total Revenues	**$ -**	**$ -**	**$ 8,879**	**$ 8,879**
Expenditures:				
Interest -11/1	$ -	$ -	$ -	$ -
Interest - 5/1	-	-	-	-
Principal - 5/1	-	-	-	-
Interest - 7/6	-	-	-	-
Principal - 7/6	-	-	-	-
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ -	$ -	$ 8,879	$ 8,879
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ 84,229	$ 84,229	$ 84,229	$ -
Bond Proceeds	5,465,000	5,465,000	5,465,000	-
Cost of Issuance Expense	(188,525)	(188,525)	(188,525)	-
Payment to Escrow Agent	(5,262,112)	(5,262,112)	(5,262,112)	-
Total Other Financing Sources/(Uses)	$ 98,592	$ 98,592	$ 98,592	$ -
Net Change in Fund Balance	**$ 98,592**	**$ 98,592**	**$ 107,472**	**$ 8,879**
Fund Balance - Beginning	$ 234,748		$ -	
Fund Balance - Ending	$ 333,341		$ 107,472	

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 September 30, 2026

		Actual
		Thru 09/30/26
Revenues		
Interest Income	$	790
Developer Contributions		34,116
Total Revenues	**$**	**34,906**
Expenditures:		
Capital Outlay	$	34,116
Total Expenditures	**$**	**34,116**
Excess (Deficiency) of Revenues over Expenditures	**$**	**790**
Other Financing Sources/(Uses)		
Transfer In/(Out)	$	6,572
Total Other Financing Sources (Uses)	**$**	**6,572**
Net Change in Fund Balance	**$**	**7,362**
Fund Balance - Beginning	$	18,856
Fund Balance - Ending	$	26,218

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 September 30, 2026

		Actual
		Thru 09/30/26
Revenues		
Interest Income	$	1,170
Developer Contribution		78,648
Total Revenues	**$**	**79,818**
Expenditures:		
Capital Outlay	$	78,648
Total Expenditures	**$**	**78,648**
Excess (Deficiency) of Revenues over Expenditures	**$**	**1,170**
Other Financing Sources/(Uses)		
Transfer In/(Out)	$	7,626
Total Other Financing Sources (Uses)	**$**	**7,626**
Net Change in Fund Balance	**$**	**8,797**
Fund Balance - Beginning	$	28,415
Fund Balance - Ending	$	37,212

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:	5/1/2049
Reserve Fund Definition	30% of MADS
Reserve Fund Requirement	$183,765
Reserve Fund Balance	216,999
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:	5/1/2049
Reserve Fund Definition	30% of MADS
Reserve Fund Requirement	$75,889
Reserve Fund Balance	91,328
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:	5/1/2051
Reserve Fund Definition	30% of MADS
Reserve Fund Requirement	$33,986
Reserve Fund Balance	44,408
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**

B.

Meadow View at Twin Creeks

FISCAL YEAR 2026 ASSESSMENT RECEIPTS

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

TAX ROLL RECEIPTS

DISTRIBUTION	DATE	SERIES 2016A-1 SERVICE RECEIVED	SERIES 2018A-1 SERVICE RECEIVED	SERIES 2019A-1 SERVICE RECEIVED	SERIES 2020A-1 DEBT ASMT RECEIVED	SERIES 2021-3B DEBT ASMT RECEIVED	SERIES 2021-4 DEBT ASMT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
1	11/3/2025	935.16	1,291.98	538.56	238.43	586.09	890.99	4,751.80	9,233.01
2	11/18/2025	9,772.52	13,501.30	5,628.03	2,491.62	6,124.67	9,310.90	49,656.97	96,486.01
3	11/21/2025	12,581.30	17,381.79	7,245.62	3,207.75	7,884.99	11,987.00	63,929.17	124,217.62
4	12/16/2025	19,102.75	26,391.56	11,001.35	4,870.48	11,972.14	18,200.42	97,066.58	188,605.28
5	12/24/2026	17,335.83	23,950.45	9,983.77	4,419.98	10,864.77	16,516.95	88,088.32	171,160.07
6	1/14/2026	355,656.52	491,360.08	204,824.00	90,678.98	222,898.25	338,856.72	1,807,192.75	3,511,467.30
INTEREST 1	1/26/2026	965.27	1,333.58	555.91	246.11	604.96	919.68	4,904.84	9,530.35
7	2/20/2026	15,259.74	21,082.22	8,788.15	3,890.66	9,563.64	14,538.93	77,539.11	150,662.45
8	3/13/2026	3,682.21	5,087.19	2,120.60	938.82	2,307.73	3,508.28	18,710.37	36,355.20
INTEREST 2	4/8/2026	389.30	537.84	224.20	99.26	243.98	370.91	1,978.14	3,843.63
9	4/23/2026	6,164.52	8,516.64	3,550.17	1,571.72	3,863.45	5,873.33	31,323.72	60,863.55
10	6/19/2026	1,168.80	1,614.77	673.12	298.00	732.52	1,113.59	5,939.03	11,539.83
11	7/1/2026	2,901.77	4,008.97	1,671.14	739.84	1,818.61	2,764.70	14,744.75	28,649.78
INTEREST 3	10/6/2026	4.31	5.96	2.48	1.10	2.70	4.11	21.93	42.59
EXCESS FEES	10/27/2026	5,300.53	7,322.99	3,052.60	1,351.44	3,321.97	5,050.16	26,933.51	52,333.20
		-	-	-	-	-	-	-	
TOTAL TAX ROLL RECEIPTS		451,220.53	623,387.32	259,859.70	115,044.19	282,790.47	429,906.67	2,292,780.99	4,454,989.87
BALANCE DUE		(7,856.38)	(10,854.07)	(4,524.53)	(2,003.08)	(4,923.80)	(7,485.28)	(39,920.59)	(77,567.73)
PERCENT COLLECTED TAX ROLL		102%	102%	102%	102%	102%	102%	102%	102%

C.

Meadow View at Twin Creeks
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2026
Check Register

Date		Check #'s	Amount
General Fund - Seacoast			
9/1/26		20-24	$12,929.96
9/10/26		25-36	40,359.91
9/16/26		37-47	62,130.67
9/21/26		48-59	91,358.64
9/22/26		60	4,292.00
9/28/26		61-63	2,496.00
		TOTAL	**$213,567.18**
Capital Reserve Fund - Seacoast			
9/10/26		4	$6,500.00
9/16/26		5	$3,741.20
9/28/26		6-7	$1,725.00
		TOTAL	**$11,966.20**
Autopayments			
9/2/26	Florida Natural Gas		101.86
9/8/26	St Johns County Utility Dept		3,072.44
9/9/26	Republic Services		2,001.66
9/17/26	AT&T		97.20
9/18/26	IRS FICA Tax Payment		122.40
9/21/26	Comcast		1,252.43
9/25/26	FPL		12,802.67
9/28/26	WF CC Autopayment - Jen Erickson Clark		2,122.53
9/28/26	WF CC Autopayment - Christian Birol		621.19
9/29/26	AT&T		75.60
9/30/26	TECO		158.55
		Total Paid Electronically	**$22,428.53**
Total			**$247,961.91**

*** CHECK DATES 09/01/2026 - 09/30/2026 *** MEADOW VIEW @ TWIN CREEKS GF
BANK B MEADOW VIEW-GENERAL

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/01/26	00204	5/23/26	8637	202605	320-57200-44200		*	915.00		
			LED SIGN LIGHTS (8)							
						ALLSTAR ELECTRICAL CONTRACTORS INC			915.00	000020
9/01/26	00045	8/31/26	96378	202608	320-53800-45005		*	2,593.14		
			AUG26 LAKE MAINTENANCE							
						FUTURE HORIZONS INC			2,593.14	000021
9/01/26	00209	9/01/26	3715	202609	320-57200-44205		*	300.00		
			SEP26 WEB HOSTING/MAINT							
		9/01/26	3715	202609	320-57200-44205		*	23.19		
			DOMAIN RENEWAL							
						JSK MARKETING LLC			323.19	000022
9/01/26	00224	8/19/26	41573746	202608	320-57200-45915		*	3,159.65		
			AUG26 EQUIPMENT LEASE							
						NAVITAS CREDIT CORP			3,159.65	000023
9/01/26	00077	8/03/26	0024637	202607	320-57200-44200		*	5,938.98		
			REPLACED COIL/DRYER							
						THIGPEN HEATING & COOLING, INC.			5,938.98	000024
9/10/26	00227	9/01/26	03	202609	320-57200-49400		*	300.00		
			9/7 EVENT-FACE PAINTER							
						JESSICA BRYCE			300.00	000025
9/10/26	00215	9/01/26	261281	202609	320-57200-45505		*	1,362.90		
			SEP26 POOL MAINTENANCE							
						COASTAL POOL CARE LLC			1,362.90	000026
9/10/26	00011	7/30/26	23	202607	310-51300-49000		*	100.00		
			AMRT SE2019A-1 PRE $5K							
		7/30/26	23	202607	310-51300-49000		*	100.00		
			AMRT SE2021 PH3B PRE $5K							
		7/30/26	23	202607	310-51300-49000		*	100.00		
			AMRT SE2021 PH4 PRE $5K							
						DISCLOSURE SERVICES LLC			300.00	000027
9/10/26	00114	9/01/26	772954	202609	320-57200-45410		*	2,730.54		
			GATE MONITORING OCT26							
						HIDDEN EYES LLC			2,730.54	000028
9/10/26	00045	6/30/26	95520	202606	320-53800-45006		*	150.00		
			UNCLOGG UNIT-AMENITY CTR							
		6/30/26	95520	202606	320-53800-45006		*	150.00		
			UNCLOGG UNIT-ENTRANCE PND							
						FUTURE HORIZONS INC			300.00	000029

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
9/10/26	00001	9/01/26	146	202609	310-51300-34000				*	5,024.08		
			SEP MANAGEMENT FEES									
		9/01/26	146	202609	310-51300-35300				*	111.33		
			SEP WEBSITE ADMIN									
		9/01/26	146	202609	310-51300-35100				*	155.42		
			SEP INFORMATION TECH									
		9/01/26	146	202609	310-51300-31600				*	964.40		
			SEP DISSEMINATION SVCS									
		9/01/26	146	202609	310-51300-51000				*	.63		
			OFFICE SUPPLIES									
		9/01/26	146	202609	310-51300-42000				*	16.38		
			POSTAGE									
		9/01/26	146	202609	310-51300-42500				*	159.30		
			COPIES									
		9/01/26	146	202609	310-51300-41000				*	195.14		
			TELEPHONE									
								GOVERNMENTAL MANAGEMENT SERVICES			6,626.68	000030
9/10/26	00020	9/01/26	479	202609	320-57200-45504				*	8,391.67		
			SEP FIELD MGMT/ADMIN									
		9/01/26	479	202609	320-57200-45500				*	8,721.00		
			AUG FACILITY MANAGEMENT									
								RIVERSIDE MANAGEMENT SERVICES			17,112.67	000031
9/10/26	00229	9/01/26	12161	202609	320-57200-45450				*	8,773.40		
			SEP26 SECURITY SERVICES									
								SECURITY DEVELOPMENT GROUP LLC			8,773.40	000032
9/10/26	00221	8/31/26	7865032	202608	310-51300-48000				*	113.52		
			NOTICE - BUDGET HEARING									
								USA TODAY MEDIA CORP			113.52	000033
9/10/26	00040	8/31/26	1253964	202608	320-53800-45009				*	683.00		
			VALVE REPLACEMENT-AMENITY									
								YELLOWSTONE LANDSCAPE INC			683.00	000034
9/10/26	00040	9/03/26	1259634	202608	320-53800-45009				*	2,056.40		
			AUG26 IRRIGATION REPAIRS									
								YELLOWSTONE LANDSCAPE INC			2,056.40	000035
9/10/26	00040	8/31/26	1253964.	202608	320-53800-45009				*	.80		
			VALVE REPLACEMENT-AMENITY									
								YELLOWSTONE LANDSCAPE INC			.80	000036
9/16/26	00215	5/09/26	260529	202605	320-57200-44200				*	722.49		
			STENNER PUMP M45									
								COASTAL POOL CARE LLC			722.49	000037

*** CHECK DATES 09/01/2026 - 09/30/2026 *** MEADOW VIEW @ TWIN CREEKS GF
BANK B MEADOW VIEW-GENERAL

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
9/16/26	00215	8/05/26	2607591	202608	320	57200-44200				*	243.75		
			REP STENNER TUBE/ADA										
									COASTAL POOL CARE LLC			243.75	000038
9/16/26	00005	9/09/26	228121	202608	310	51300-31100				*	3,442.50		
			AUG ENGINEERING SERVICES										
									ENGLAND THIMS & MILLER INC			3,442.50	000039
9/16/26	00020	9/14/26	480	202609	320	57200-44201				*	1,060.00		
			PRESSURE WASHING SVCS-SEP										
									RIVERSIDE MANAGEMENT SERVICES			1,060.00	000040
9/16/26	00020	9/14/26	481	202609	320	53800-45006				*	1,624.00		
			PRESSURE WASHING-LANDINGS										
									RIVERSIDE MANAGEMENT SERVICES			1,624.00	000041
9/16/26	00040	4/30/26	1159024	202604	320	53800-45016				*	1,060.00		
			PINE TREE RMVL-TWILIGHT										
									YELLOWSTONE LANDSCAPE INC			1,060.00	000042
9/16/26	00040	9/01/26	1263003	202609	320	53800-45003				*	51,157.93		
			SEP LANDSCAPE MAINTENANCE										
									YELLOWSTONE LANDSCAPE INC			51,157.93	000043
9/16/26	00040	9/10/26	1265406	202609	320	53800-45004				*	1,125.00		
			MOWING TOWNHOMES POND										
									YELLOWSTONE LANDSCAPE INC			1,125.00	000044
9/16/26	00040	9/14/26	1266303	202609	320	53800-45016				*	365.00		
			PINE TREE REMOVAL										
									YELLOWSTONE LANDSCAPE INC			365.00	000045
9/16/26	00040	9/14/26	1266304	202609	320	53800-45004				*	235.00		
			ARBOR INJECTION										
									YELLOWSTONE LANDSCAPE INC			235.00	000046
9/16/26	00040	9/15/26	1266791	202609	320	53800-45016				*	1,095.00		
			PINE TREE RMVL-WHIRLWIND										
									YELLOWSTONE LANDSCAPE INC			1,095.00	000047
9/21/26	00038	9/15/26	466579	202609	320	57200-45400				*	110.95		
			OCT26 CELL FIRE MONITOR										
									ATLANTIC SECURITY			110.95	000048
9/21/26	00215	9/01/26	261273	202609	320	57200-45506				*	2,305.10		
			SEP26 POOL CHEMICALS										
									COASTAL POOL CARE LLC			2,305.10	000049

*** CHECK DATES 09/01/2026 - 09/30/2026 *** MEADOW VIEW @ TWIN CREEKS GF
BANK B MEADOW VIEW-GENERAL

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/21/26	00215	9/10/26	261688	202609	320-57200-44200			*	316.44		
			FLOWMETER W/GASKET CLAMPS								
							COASTAL POOL CARE LLC			316.44	000050
9/21/26	00004	9/14/26	33992	202609	300-15500-10000			*	60,371.00		
			FY27 INSURANCE RENEWAL								
							EGIS INSURANCE ADVISORS, LLC			60,371.00	000051
9/21/26	00226	9/15/26	5111	202609	320-57200-45507			*	1,875.00		
			SEP26 JANITORIAL SERVICES								
							KC SUPREME CLEAN LLC			1,875.00	000052
9/21/26	00020	8/31/26	483	202608	320-57200-45511			*	1,616.40		
			AUG POOL MONITOR SERVICES								
							RIVERSIDE MANAGEMENT SERVICES			1,616.40	000053
9/21/26	00020	8/31/26	484	202608	320-57200-45501			*	6,617.37		
			AUG LIFEGUARDS								
							RIVERSIDE MANAGEMENT SERVICES			6,617.37	000054
9/21/26	00020	8/31/26	485	202608	320-57200-45510			*	362.70		
			AUG SPECIAL EVT ASSISTANT								
							RIVERSIDE MANAGEMENT SERVICES			362.70	000055
9/21/26	00020	8/31/26	486	202608	320-57200-45509			*	1,774.20		
			AUG PRIVATE EVT ATTENDENT								
							RIVERSIDE MANAGEMENT SERVICES			1,774.20	000056
9/21/26	00020	8/31/26	487	202608	320-57200-45510			*	3,882.30		
			AUG FACILITY ATTENDANT								
							RIVERSIDE MANAGEMENT SERVICES			3,882.30	000057
9/21/26	00020	9/15/26	482	202608	320-57200-45508			*	7,000.00		
			FACILITY MAINTENANCE-AUG								
		9/15/26	482	202608	320-57200-44200			*	2,500.00		
			REPAIRS & MAINTENANCE-AUG								
		9/15/26	482	202608	320-53800-45006			*	1,700.00		
			GROUND MAINTENANCE-AUG								
		9/15/26	482	202608	320-53800-45011			*	686.80		
			CONTINGENCY-AUG								
							RIVERSIDE MANAGEMENT SERVICES			11,886.80	000058
9/21/26	00046	9/17/26	62274403	202609	320-57200-45917			*	240.38		
			SEP PEST CONTROL SERVICES								
							TURNER PEST CONTROL LLC			240.38	000059

*** CHECK DATES 09/01/2026 - 09/30/2026 *** MEADOW VIEW @ TWIN CREEKS GF
BANK B MEADOW VIEW-GENERAL

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
9/22/26	00231	9/18/26	850	202609	320	57200-45920				*	4,093.00		
			AMENITY CENTER FURNITURE										
		9/18/26	850	202609	320	57200-45920				*	199.00		
			DELIVERY CHARGE										
									BAER'S FURNITURE COMPANY INC			4,292.00	000060
9/28/26	00204	9/28/26	14397	202609	320	57200-44200				*	1,841.00		
			REPLACED 7 BROKEN LIGHTS										
									ALLSTAR ELECTRICAL CONTRACTORS INC			1,841.00	000061
9/28/26	00045	9/24/26	96742	202609	320	57200-44200				*	150.00		
			AERATOR/UNCLOG UNIT										
									FUTURE HORIZONS INC			150.00	000062
9/28/26	00077	9/25/26	0026608	202609	320	57200-44200				*	505.00		
			COMMERICAL PLANNED MAINT										
									THIGPEN HEATING & COOLING, INC.			505.00	000063

TOTAL FOR BANK B 213,567.18

TOTAL FOR REGISTER 213,567.18

ALLSTAR ELECTRIC

JOB	#8637
SERVICE DATE	Jul 07, 2026
INVOICE DATE	May 23, 2026
PAYMENT TERMS	Net 15
DUE DATE	Jun 07, 2026
AMOUNT DUE	**$915.00**

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

(904) 234-1977
cbirol@rmsnf.com

APPROVED REPAIRS AND MAINTENANCE
1.320.57200.44200
CHRISTIAN BIROL 08/25/2026

RECEIVED
By Tara Lee at 2:06 pm, Aug 25, 2026

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

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

Service completed by: Brantley Kenny

INVOICE

Service	qty	unit price	amount
LED Sign Lights	1.0	$915.00	$915.00
Replace existing LED lights on sign with new warm white (3000k) Sign Lights (8) Remove old lights and put new lights in same exact spot Give Customer their old lights to store			

Subtotal	$915.00
Job Total	**$915.00**
Invoice Amount	**$915.00**

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

See our Terms & Conditions

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 08/31/2026

INVOICE

Invoice Number: 96378
Invoice Date: Aug 31, 2026
Page: 1

RECEIVED
By Tara Lee at 11:42 am, Aug 31, 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	8/6/26	9/30/26

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in August 2026	1,769.14	1,769.14
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in Phase 4	515.00	515.00
1.00	Aquatic Weed Control	Aquatic Weed Control performed in 3B	309.00	309.00

Subtotal	2,593.14
Sales Tax	
Freight	
Total Invoice Amount	2,593.14
Payment/Credit Applied	
TOTAL	**2,593.14**

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

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 9.1.2026 Jen Erickson

JSK MARKETING

RECEIVED
By Tara Lee at 11:12 am, Sep 01, 2026

INVOICE

BILL TO
Jim Oliver
Meadow View at Twins Creek CDD

INVOICE	3715
DATE	09/01/2026
TERMS	Net 15
DUE DATE	09/16/2026

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Web Hosting		1	300.00	300.00
Reimbursable Expenses	Domain Renewal		23.19	23.19

BALANCE DUE **$323.19**

Ways to pay

BANK

View and pay

NAVITAS CREDIT CORP.
A UNITED COMMUNITY BANK COMPANY

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

Return Service Requested

Invoice Date: 08/19/2026

1447000268 PRESORT PBPS001 <B>

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

00041573746202608190000315965 8

Remittance Section

Contract Number:	41573746
Due Date:	9/10/2026
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

RECEIVED
AUG 24 2026

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

NAVITAS CREDIT CORP.
A UNITED COMMUNITY BANK COMPANY

PH: 888-978-6353

DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
9/10/2026	41573746	FITNESS EQUIPMENT

CUSTOMER NAME
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT D

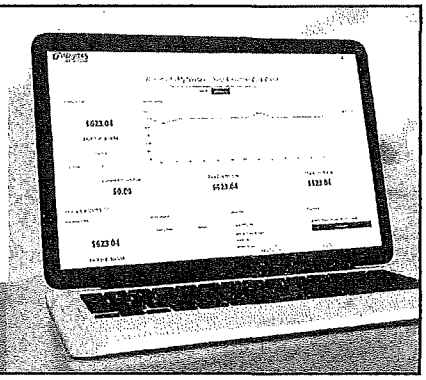
Important Messages

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- Download Invoices
- Access Additional Credit

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



CONTRACT NUMBER	DESCRIPTION	DUE DATE	PAYMENT AMOUNT	SALES/ USE TAX	LATE CHARGE	INSURANCE CHARGES	OTHER CHARGES	TOTAL AMOUNT
41573746-1	Contract Payment	09/10/2026	$3,159.65					$3,159.65
		SUBTOTALS:	$3,159.65					$3,159.65

RECEIVED
By Tara Lee at 10:19 am, Aug 31, 2026

THIGPEN
HEATING & COOLING, INC.
Since 1962

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

INVOICE : 0024637

Invoice Date :08/03/2026 **Install Date :**01/10/2019
Service Order :048592 **Page :** 1 of 1

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

APPROVED REPAIRS AND MAINTENANCE
1.320.57200.44200
CHRISTIAN BIROL 08/24/2026

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

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

Service Comments :
7/20/26 GM. Removed and replaced evaporator coil. Replaced dryer. Evacuated system to 450 µm. Restarted system and added refrigerant. System is running and operating upon departure with 16° across coil.

Description	Mfg Name	Model	Serial No
Air Handler	MISC	FB4CNP048	1818F02115

Qty	Description	Price	Extended
1	PUMP DOWN AND VACUUM REFRIGERANT	176.98	176.98
1	Uncased Coil 4.0 Ton UP/DN/HZ C/HP R410-Brand A	5,546.00	5,546.00
1	3/8 BIFLOW LIQUID LINE 16 CU IN DRIER SWT	196.00	196.00
1	Commercial Environmental Fee	20.00	20.00
	Total Parts for Unit		5,938.98
	Total Labor for Unit		0.00

PLEASE REMIT TO:
Thigpen Heating & Cooling, Inc
2801 Dawn Road
Jacksonville, FL 32207

Materials:	5,938.98
Misc:	0.00
Trip Charge:	0.00
Labor:	0.00
Subtotal:	5938.98
Sales Tax:	0.00
Total:	5938.98 USD
Balance Due:	5938.98 USD

RECEIVED
By Tara Lee at 10:24 am, Aug 25, 2026



1 320 57200 49400 Special Events
Approved Jen Erickson 9.2.2026

RECEIVED
By Tara Lee at 9:14 am, Sep 02, 2026

INVOICE

Jessica L. Bryce
Bryce Brushworks
398 Charlie Way
St Augustine FL 32095
Phone 202.590.6759 | jessica@brycebrushworks.com
https://www.facebook.com/BryceBrushworks/

INVOICE #03
DATE 09/01/2026

TO
Jennifer Erickson
Beacon Lake Amenity Manager
(904) 217-3052
Beaconmanager@rmsnf.com

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

EVENT
Monday, September 7, 2026
Beacon Lakehouse
Set up 10:30 am, Event, 11 am - 1 pm

Description	Quantity	Rate	Amount
Face Painter & Glitter Tattoos (1 artists x 2 hours)	2.0	$150	$300.00
Travel, Set-up & Clean-up Time	1.0	$50	waived
Sub total			$300.00
Payment Due at Time of Service			**$300.00**

Checks made payable to Jessica Bryce dba Bryce Brushworks

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

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

Thank you for your business!

TERMS

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

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

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

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

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

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

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

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

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

APPROVE POOL MAINTENANCE
57200.320.45505
CHRISTIAN BIROL 09/04/2026

RECEIVED
By Tara Lee at 9:47 am, Sep 08, 2026

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

INVOICE #	DATE	TERMS	DUE DATE
261281	09/01/2026	20th of Month (30 days)	09/20/2026

Commercial pool service Oct - March 2x's a week, April - Sept 3x's a week. Service Schedule: Service Includes, cleaning pool surface, gutters, skimmers, vacuuming, brushing walls and steps, waterline tile cleaning, filtration system monitories, routine cleaning out the pump baskets, keeping o-ring lubricate, filters back washed and cleaned properly along with maintaining proper water chemistry. A logbook on site for DOH to verify dates of testing.
Chemicals: Included and provided and invoiced separately. Additional chemicals not included but available and billed in addition, algicide, metal out phosphate treatments, and black algea 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

Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
7/30/2026	23

Bill To
Meadowview at Twin Creek CDD C/O GMS

Terms	Due Date
Net 30	8/29/2026

Description	Amount
Amortization Schedule Series 2019A-1 8-1-26 Prepay $5,000	100.00
Amortization Schedule Series 2021 PH3B 8-1-26 Prepay $5,000	100.00
Amortization Schedule Series 2021 PH4 8-1-26 Prepay $5,000	100.00

RECEIVED
By Tara Lee at 9:50 am, Sep 08, 2026

Total	$300.00
Payments/Credits	$0.00
Balance Due	$300.00

Phone #	E-mail
865-717-0976	tcarter@disclosureservices.info

Envera Systems

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

APPROVED GATE MONITORING
57200.320.45410
CHRISTIAN BIROL 09/02/2026

RECEIVED
By Tara Lee at 9:29 am, Sep 02, 2026

Invoice

Invoice Number	Date
772954	**09/01/2026**
Customer Number	Due Date
300380	**10/01/2026**

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Meadow View at Twin Creeks CDD	300380		09/01/2026	10/01/2026

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 10/01/2026 - 10/31/2026	1.00	$500.00	$500.00
1.00	Data Management 10/01/2026 - 10/31/2026	1.00	$150.00	$150.00
1.00	Service & Maintenance 10/01/2026 - 10/31/2026	1.00	$334.54	$334.54
1.00	Network Monitoring 10/01/2026 - 10/31/2026	1.00	$50.00	$50.00
1.00	Virtual Gate Guard Monitoring 10/01/2026 - 10/31/2026	1.00	$1,696.00	$1,696.00
			Subtotal:	**$2730.54**
	Tax			$0.00
	Payments/Credits Applied			$0.00
			Invoice Balance Due:	**$2730.54**

Date	Invoice #	Description	Amount	Balance Due
9/1/2026	772954	Monitoring Services	$2730.54	**$2730.54**

Envera Systems

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

Invoice

Invoice Number	Date
772954	**09/01/2026**
Customer Number	Due Date
300380	**10/01/2026**

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

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

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

INVOICE

Invoice Number: 95520
Invoice Date: Jun 30, 2026
Page: 1

APPROVED GROUND MAINTENANCE
53800.320.45006
CHRISTIAN BIROL 09/02/2026

RECEIVED
By Tara Lee at 9:29 am, Sep 02, 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	Verbal	Net 30 Days	
Sales Rep ID	**Shipping Method**	**Ship Date**	**Due Date**
Willoughby01	Hand Deliver		7/30/26

Quantity	Item	Description	Unit Price	Amount
1.00	Aerator Service	Unclogged unit at the Amenity Center on 6/01/26	150.00	150.00
1.00	Aerator Service	Unclogged unit at the Entrance Pond on 6/17/26	150.00	150.00

Subtotal	300.00
Sales Tax	
Freight	
Total Invoice Amount	300.00
Payment/Credit Applied	
TOTAL	**300.00**

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

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

Invoice

Invoice #: 146
Invoice Date: 9/1/26
Due Date: 9/1/26
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - September 2026		5,024.08	5,024.08
Website Administration - September 2026		111.33	111.33
Information Technology - September 2026		155.42	155.42
Dissemination Agent Services - September 2026		964.40	964.40
Office Supplies		0.63	0.63
Postage		16.38	16.38
Copies		159.30	159.30
Telephone		195.14	195.14

Total	$6,626.68
Payments/Credits	$0.00
Balance Due	$6,626.68

RECEIVED
By Tara Lee at 8:18 am, Sep 08, 2026

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

Invoice

Invoice #: 479
Invoice Date: 9/1/2026
Due Date: 9/1/2026
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
1.320.57200.45504 - Contract Administration - September 2026		8,391.67	8,391.67
1.320.57200.45500 - Facility Management - Meadow View - September 2026		8,721.00	8,721.00

Alison Mossing
9-4-26

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

RECEIVED
By Tara Lee at 9:45 am, Sep 08, 2026

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 8.24.2026

RECEIVED
By Tara Lee at 9:56 am, Aug 25, 2026

Invoice details
Invoice no.: 12161
Terms: End of the month
Invoice date: 09/01/2026
Due date: 09/30/2026

Service Month: September

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Dedicated Officer I**	Dedicated Officer for 8 Hours A Day Starting 6/10/26	240	$29.95	$7,188.00
2.		**Mobile Vehicle Office**	Dedicated Vehicle	1	$1,500.00	$1,500.00
3.		**Fuel Charge**	Fuel Charge	1	$200.00	$200.00
4.		**Holiday Service**	Labor Day	1	$125.00	$125.00
5.		**Credit - Dedicated Officers**	Credit for 7/31 - 8 Hours Dedicated	1	-$239.60	-$239.60

Total **$8,773.40**

Ways to pay

BANK

View and pay

USA TODAY CO.

LocaliQ

ACCOUNT NAME		ACCOUNT #	INV DATE
Meadow View At Twin Creeks Cdd		764130	08/31/26
INVOICE #	**INVOICE PERIOD**	**CURRENT INVOICE TOTAL**	
0007865032	Aug 1- Aug 31, 2026	$113.52	
PREPAY (Memo Info)	**UNAPPLIED (Included In amt due)**	**TOTAL CASH AMT DUE***	
$0.00	$0.00	**$113.52**	

BILLING ACCOUNT NAME AND ADDRESS

Meadow View At Twin Creeks Cdd
475 W Town PL # 114
Saint Augustine, FL 32092-3649

PAYMENT DUE DATE: SEPTEMBER 30, 2026

Legal Entity: USA TODAY Media Corp.
Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.
All funds payable in US dollars.

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

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

Date	Description	Amount
8/1/26	Balance Forward	$691.44
8/17/26	PAYMENT - THANK YOU	-$691.44

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
8/4/26	12503620	SAG St Augustine Record	Budget Hearing	Budget Hearing	$113.52

RECEIVED
By Tara Lee at 3:51 pm, Sep 03, 2026

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	$113.52
Service Fee 3.99%	$4.53
*Cash/Check/ACH Discount	-$4.53
*Payment Amount by Cash/Check/ACH	$113.52
Payment Amount by Credit Card	$118.05

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Meadow View At Twin Creeks Cdd		764130		0007865032		
CURRENT DUE	**30 DAYS PAST DUE**	**60 DAYS PAST DUE**	**90 DAYS PAST DUE**	**120+ DAYS PAST DUE**	**UNAPPLIED PAYMENTS**	**TOTAL CASH AMT DUE***
$113.52	$0.00	$0.00	$0.00	$0.00	$0.00	**$113.52**

REMITTANCE ADDRESS (Include Account# & Invoice# on check)	TO PAY BY PHONE PLEASE CALL:	TOTAL CREDIT CARD AMT DUE
USA TODAY Media Corp. PO Box 631244 Cincinnati, OH 45263-1244	1-877-736-7612	$118.05
	To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/	

0000764130000000000000078650320001135267177

USA TODAY CO.

PO Box 631244 Cincinnati, OH 45263-1244

LocaliQ

AFFIDAVIT OF PUBLICATION

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

Saint Augustine FL 32092-3649

STATE OF WISCONSIN, COUNTY OF BROWN

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

SAG St Augustine Record 08/04/2026
SAG staugustine.com 08/04/2026

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 08/04/2026

Legal Clerk

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	$113.52	
Tax Amount:	$0.00	
Payment Cost:	$113.52	
Order No:	12503620	# of Copies:
Customer No:	764130	1
PO #:	Budget Hearing	

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 FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Meadow View at Twin Creeks Community Development District ("District") will hold a public hearing and regular meeting as follows:
DATE: August 20, 2026
TIME: 10:00 AM
LOCATION: Lake House at Deacon Lake
850 Deacon Lake Parkway
St. Augustine, Florida 32095

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Matt Blegetti, 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://meadowviewattwincreekscdd.com/.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing 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 hearing 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.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing 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.

District Manager

YELLOWSTONE
LANDSCAPE

INVOICE

1253964	8/31/2026
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 30, 2026

Invoice Amount: $683.80

Description	Current Amount
Valve replacement near Amentity Center	
Irrigation Repairs	$683.80

APPROVED IRRIGATION REPAIRS
1.320.53800.45009
CHRISTIAN BIROL 09/01/2026

Invoice Total **$683.80**

RECEIVED
By Tara Lee at 3:33 pm, Sep 01, 2026

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

YELLOWSTONE
LANDSCAPE

INVOICE

1259634	9/3/2026
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: October 3, 2026

Invoice Amount: $2,056.40

August irrigation repairs - 2026******Decoder replacement******

Irrigation Repairs	$2,056.40

APPROVED IRRIGATION REPAIRS
1.320.53800.45009
CHRISTIAN BIROL 09/04/2026

Invoice Total **$2,056.40**

RECEIVED
By Tara Lee at 9:43 am, Sep 08, 2026

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

YELLOWSTONE
LANDSCAPE

INVOICE

1253964	8/31/2026
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 30, 2026

Invoice Amount: $683.80

Valve replacement near Amentity Center

Irrigation Repairs	$683.80

APPROVED IRRIGATION REPAIRS
1.320.53800.45009
CHRISTIAN BIROL 09/01/2026

Invoice Total **$683.80**

$683.00 paid - CK #34

Amount Due: .80

RECEIVED
By Tara Lee at 3:33 pm, Sep 01, 2026

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

Coastal Pool Care

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

APPROVED REPAIRS AND MAINTENANCE
57200.320.44200
CHRISTIAN BIROL 09/10/2026

RECEIVED
By Tara Lee at 3:33 pm, Sep 10, 2026

INVOICE

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

INVOICE	260529
DATE	05/08/2026
TERMS	Due on receipt
DUE DATE	05/09/2026

DATE	ACTIVITY	QTY	AMOUNT
	Stenner Pump M45 Stenner Pump	1	722.49

THANK YOU FOR YOUR BUSINESS!

BALANCE DUE **$722.49**

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

RECEIVED
By Tara Lee at 3:32 pm, Sep 10, 2026

Coastal Pool Care

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

APPROVED REPAIRS AND MAINTENANCE
57200.320.44200
CHRISTIAN BIROL 09/10/2026

RECEIVED
By Tara Lee at 3:36 pm, Sep 10, 2026

INVOICE

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

INVOICE	2607591
DATE	08/04/2026
TERMS	Due on receipt
DUE DATE	08/05/2026

DATE	ACTIVITY	QTY	AMOUNT
	Commercial Service Call Service Call repair Stenner tubing and repair to ADA chari	1.25	243.75

THANK YOU FOR YOUR BUSINESS!

BALANCE DUE **$243.75**

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

ETM ENGLAND-THIMS & MILLER
14775 Old St. Augustine Road, Jacksonville, FL 32258
etminc.com | 904.642.8990

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

September 09, 2026
Invoice No: 228121

Total This Invoice $3,442.50

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

Professional Services rendered through August 29, 2026

Phase 1. General Consulting Engineering Services

Notes:
Work with Christian Birol to deal with Smf Erosion Smf 3B
Agenda and Meeting
Meeting with Katie and Matt to discuss road repairs
Respond to emails from Katie regard pavement repair.
Emails about repairs with Legacy and Team
Review Twlight Lane in field
CDD Meeting
Update Engineering report and send to Board for acceptance
Site review in the field

Labor

		Hours	Rate	Amount	
Senior Engineer/Project Manager					
Lockwood, Scott	8/8/2026	4.25	255.00	1,083.75	
Lockwood, Scott	8/15/2026	.50	255.00	127.50	
Lockwood, Scott	8/22/2026	7.25	255.00	1,848.75	
Lockwood, Scott	8/29/2026	1.50	255.00	382.50	
Totals		13.50		3,442.50	
Total Labor					**3,442.50**
			Total this Phase		**$3,442.50**

Phase XP. Expenses

Total this Phase 0.00

Total This Invoice $3,442.50

RECEIVED
By Tara Lee at 2:32 pm, Sep 14, 2026

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

Invoice

APPROVED PRESSURE WASHING
1.320.57200.44201
CHRISTIAN BIROL 09/16/2026

Invoice #: 480
Invoice Date: 9/14/2026
Due Date: 9/14/2026
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
Pressure Washing Services - September 2026		523.00	523.00
Pressure washed Lake Side Park - sidewalk and parking pad in front of park up to mailbox area			
Pressure washed Lake Side Park - building and surrounding pavement		537.00	537.00

Total	$1,060.00
Payments/Credits	$0.00
Balance Due	$1,060.00

RECEIVED
By Tara Lee at 8:32 am, Sep 16, 2026

Riverside Management Services, Inc.

475 West Town Place, Suite 114, Saint Augustine, FL 32092

Service Detail

Bill To: Meadow View at Twin Creeks CDD

Invoice Date: 9/4/26

Due Date: Upon Receipt

Amount Due: $1,060.00

Description	Amount
Pressure washed Lake Side Park - sidewalk and parking pad in front of park up to mailbox area	$523.00
Pressure washed Lake Side Park - building and surrounding pavement	$537.00

Hot Water and Chemical Treatment to remove dirt, mildew, and algae.

TOTAL AMOUNT DUE: $1,060.00

Should you have any questions, please contact Rich Gray @ (904) 759-8890
or rgray@rmsnf.com

Remit Payment

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

Invoice

APPROVED GROUND MAINTENANCE
1.320.53800.45006
CHRISTIAN BIROL 09/16/2026

Invoice #: 481
Invoice Date: 9/14/2026
Due Date: 9/14/2026
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
Pressure Washing Services - September 2026		1,138.00	1,138.00
Pressure washed The Landings entry, sidewalk and gate entry side			
Pressure washed The Landings entry, sidewalk and gate exit side		486.00	486.00

Total	$1,624.00
Payments/Credits	$0.00
Balance Due	$1,624.00

RECEIVED
By Tara Lee at 8:34 am, Sep 16, 2026

Riverside Management Services, Inc.

475 West Town Place, Suite 114, Saint Augustine, FL 32092

Service Detail

Bill To: Meadow View at Twin Creeks CDD

Invoice Date: 9/4/26

Due Date: Upon Receipt

Amount Due: $1,624.00

Description	Amount
Pressure washed The Landings entry, sidewalk and gate entry side	$1,138.00
Pressure washed The Landings entry, sidewalk and gate exit side	$486.00

Hot Water and Chemical Treatment to remove dirt, mildew, and algae.

TOTAL AMOUNT DUE: $1,624.00

Should you have any questions, please contact Rich Gray @ (904) 759-8890
or rgray@rmsnf.com

Remit Payment

APPROVED TREE REMOVAL
1.320.53800.45016
CHRISTIAN BIROL 09/15/2026

YELLOWSTONE LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1159024	4/30/2026
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks CDD

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

Invoice Due Date: May 30, 2026

Invoice Amount: $1,060.00

Description	Current Amount
Pine Tree Felling Twilight Fellings	
Tree Care Services	$1,060.00

RECEIVED
By Tara Lee at 9:57 am, Sep 15, 2026

Invoice Total **$1,060.00**

IN COMMERCIAL LANDSCAPING

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

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1263003	9/1/2026
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: October 1, 2026

Invoice Amount: $51,157.93

Description	Current Amount
Monthly Landscape Maintenance September 2026	$51,157.93

APPROVED LANDSCAPE MAINTENANCE
53800.320.45003
CHRISTIAN BIROL 09/08/2026

Invoice Total **$51,157.93**

RECEIVED
By Tara Lee at 1:41 pm, Sep 08, 2026

IN COMMERCIAL LANDSCAPING

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

YELLOWSTONE
LANDSCAPE

APPROVED GROUNDS MAINTENANCE
1.320.53800.45006
CHRISTIAN BIROL 09/15/2026

INVOICE

Invoice Number:	1265406
Invoice Date:	09/10/2026
Due Date:	10/10/2026
Terms:	Net 30
PO Number:	
Opportunity #:	750757

BILL TO:

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

SERVICE LOCATION:

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

REMIT TO:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

DESCRIPTION	AMOUNT
Mowing Townhomes Pond (Beach Walk)	$1,125.00

RECEIVED
By Tara Lee at 10:01 am, Sep 15, 2026

ACCOUNT SUMMARY	
Current	$55,023.13
1-30 Days Past Due	$0.00
31-60 Days Past Due	$8,211.95
61-90 Days Past Due	$0.00
90+ Days Past Due	$14,786.25
TOTAL PAST DUE	$22,998.20

TOTAL ACCOUNT BALANCE	$78,021.33

Subtotal	$1,125.00
Tax	$0.00
INVOICE TOTAL	**$1,125.00**

Should you have any questions or inquiries please call **904-268-2626.**

Past due balances may be subject to additional late fees and interest charges.

YELLOWSTONE
LANDSCAPE

APPROVED TREE REMOVAL
1.320.53800.45016
CHRISTIAN BIROL 09/15/2026

INVOICE

Invoice Number:	1266303
Invoice Date:	09/14/2026
Due Date:	10/14/2026
Terms:	Net 30
PO Number:	
Opportunity #:	747376

BILL TO:

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

SERVICE LOCATION:

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

REMIT TO:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

DESCRIPTION	AMOUNT
80 Twilight Pine Tree Felling	$365.00

RECEIVED
By Tara Lee at 10:02 am, Sep 15, 2026

ACCOUNT SUMMARY	
Current	$55,623.13
1-30 Days Past Due	$0.00
31-60 Days Past Due	$8,211.95
61-90 Days Past Due	$0.00
90+ Days Past Due	$1,376.25
TOTAL PAST DUE	$9,588.20

TOTAL ACCOUNT BALANCE	$65,211.33

Subtotal	$365.00
Tax	$0.00
INVOICE TOTAL	**$365.00**

Should you have any questions or inquiries please call **904-268-2626.**

Past due balances may be subject to additional late fees and interest charges.

YELLOWSTONE
LANDSCAPE

APPROVED GROUNDS MAINTENANCE
1.320.53800.45006
CHRISTIAN BIROL 09/15/2026

INVOICE

Invoice Number:	1266304
Invoice Date:	09/14/2026
Due Date:	10/14/2026
Terms:	Net 30
PO Number:	
Opportunity #:	755666

BILL TO:

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

SERVICE LOCATION:

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

REMIT TO:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

DESCRIPTION	AMOUNT
Arbor Injection - Fixed Price on Completion (FL)	$235.00

RECEIVED
By Tara Lee at 9:58 am, Sep 15, 2026

ACCOUNT SUMMARY	
Current	$55,623.13
1-30 Days Past Due	$0.00
31-60 Days Past Due	$8,211.95
61-90 Days Past Due	$0.00
90+ Days Past Due	$1,376.25
TOTAL PAST DUE	$9,588.20

TOTAL ACCOUNT BALANCE	$65,211.33

Subtotal	$235.00
Tax	$0.00
INVOICE TOTAL	**$235.00**

Should you have any questions or inquiries please call **904-268-2626.**

Past due balances may be subject to additional late fees and interest charges.

YELLOWSTONE
LANDSCAPE

APPROVED LANDSCAPE CONTINGENCY
1.320.53800.45004
CHRISTIAN BIROL 09/15/2026

INVOICE

Invoice Number:	1266791
Invoice Date:	09/15/2026
Due Date:	10/15/2026
Terms:	Net 30
PO Number:	
Opportunity #:	751920

BILL TO:

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

SERVICE LOCATION:

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

REMIT TO:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

DESCRIPTION	AMOUNT
196 Whirlwind Place Pine Fellings	$1,095.00

RECEIVED
By Tara Lee at 2:45 pm, Sep 15, 2026

ACCOUNT SUMMARY	
Current	$53,977.93
1-30 Days Past Due	$0.00
31-60 Days Past Due	$8,211.95
61-90 Days Past Due	$0.00
90+ Days Past Due	$1,376.25
TOTAL PAST DUE	$9,588.20

TOTAL ACCOUNT BALANCE	$63,566.13

Subtotal	$1,095.00
Tax	$0.00
INVOICE TOTAL	**$1,095.00**

Should you have any questions or inquiries please call **904-268-2626.**

Past due balances may be subject to additional late fees and interest charges.

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

Approved Security Monitoring
1.320.57200.45400
Joe Klein 9/18/26

PLEASE PAY BY	AMOUNT	INVOICE DATE
10/06/2026	$110.95	09/15/2026

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

INVOICE NO. 466579

RECEIVED
By Tara Lee at 3:01 pm, Sep 18, 2026

Site: Beacon Lakes Clubhouse - 850 Beacon Lakes Pkwy St Augustine
Site Address: 850 Beacon Lakes Pkwy St Augustine FL 32092
Period: 10/01/2026 to 10/31/2026
Recurring No.: 17336
Job Name:
Order No.:

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
10/06/2026	$110.95	09/15/2026

INVOICE NO. 466579

How To Pay

INVOICE NO. 466579

☐ **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

NAME: Meadow View at Twin Creeks CCD **DUE DATE:** 10/06/2026 **AMOUNT DUE:** $110.95

Coastal Pool Care

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

APPROVED POOL CHEMICALS
1.320.57200.45506
CHRISTIAN BIROL 09/16/2026

RECEIVED
By Tara Lee at 10:55 am, Sep 16, 2026

INVOICE

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

INVOICE	261273
DATE	09/01/2026
TERMS	Net 30
DUE DATE	10/01/2026

DATE	ACTIVITY	QTY	AMOUNT
	Commercial Chemical Service Chemicals: Chlorine and Acid . Additional chemicals not included but available and billed in addition, algicide, metal out phosphate treatments, and black algea treatments.	1	2,305.10

THANK YOU FOR YOUR BUSINESS!

BALANCE DUE **$2,305.10**

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

LICENSED AND INSURED CPC1459939 LI45356

Ways to pay

View and pay

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

APPROVED REPAIRS AND MAINTENANCE
1.320.57200.44200
CHRISTIAN BIROL 09/18/2026

RECEIVED
By Tara Lee at 9:00 am, Sep 18, 2026

INVOICE

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

INVOICE	261688
DATE	09/10/2026
TERMS	Due on receipt
DUE DATE	09/11/2026

DATE	ACTIVITY	QTY	AMOUNT
	Flow Meter, 75 psi 3"Saddle ACRYLIC FLOWMETER W/ GASKET & BAND CLAMPS FOR 3" PVC PIPE	1	218.94
	Commercial Service Call Service Call 7/22 replaced Flo meter	0.50	97.50

THANK YOU FOR YOUR BUSINESS!

BALANCE DUE **$316.44**

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

INVOICE

egis Insurance & Risk Advisors

Customer	Meadow View at Twin Creeks Community Development District
Acct #	643
Date	09/14/2026
Customer Service	Brendan Callen
Page	1 of 1

Payment Information		
Invoice Summary	$	60,371.00
Payment Amount		
Payment for:	Invoice#33992	
100126283		

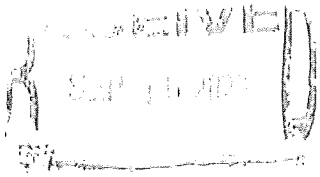
Meadow View at Twin Creeks Community Development District
c/o Governmental Management Services
475 West Town Place, Ste 114
St. Augustine, FL 32092

Thank You

Please detach and return with payment

Customer: Meadow View at Twin Creeks Community Development District

Invoice	Effective	Transaction	Description	Amount
33992	10/01/2026	Renew policy	Policy #100126283 10/01/2026-10/01/2027 Florida Insurance Alliance Package - Renew policy Due Date: 9/14/2026	60,371.00



Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

RECEIVED
By Tara Lee at 8:18 am, Sep 17, 2026

Total
$ 60,371.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC
[redacted]

Remit Payment To: Egis Insurance Advisors	(321)233-9939	**Date**
P.O. Box 748555		
Atlanta, GA 30374-8555	accounting@egisadvisors.com	09/14/2026

★★★KBT★★★
Professional Cleaning & Pressure Washing

Kbt Professional Cleaning

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

RECIPIENT:

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

Invoice #5111	
Issued	Sep 15, 2026
Due	Oct 15, 2026
Property Manager	Jennifer Erickson
Total	**$1,875.00**

Meadow View at Twin Creeks September 2026 cleaning invoice #5111

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

1 320 57200 45507 Janitorial
Approved Jen Erickson
9.15.2026

RECEIVED
By Tara Lee at 8:32 am, Sep 16, 2026

Subtotal	$1,875.00
St johns (6.5%)	$0.00
Total	**$1,875.00**

* Non-taxable

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

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

Invoice

Invoice #: 483
Invoice Date: 8/31/2026
Due Date: 8/31/2026
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 August 2026	53.88	30.00	1,616.40

Alison Mossing
9-16-26

Total	$1,616.40
Payments/Credits	$0.00
Balance Due	$1,616.40

RECEIVED
By Tara Lee at 8:42 am, Sep 18, 2026

MEADOW VIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT

RIVERSIDE MANAGEMENT SERVICES, INC.
POOL MONITOR INVOICE DETAIL

Quantity	Description	Rate	Amount
53.88	Pool Monitor	$ 30.00	$ 1,616.40
	Covers August 2026		
	TOTAL DUE:		$ 1,616.40

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

Date	Hours	Employee	Description
8/1/26	3.49	M.K.	Pool Monitor
8/2/26	2	M.K.	Pool Monitor
8/8/26	6.14	M.K.	Pool Monitor
8/9/26	6	M.K.	Pool Monitor
8/15/26	6	M.K.	Pool Monitor
8/16/26	6.15	M.K.	Pool Monitor
8/22/26	5.99	M.K.	Pool Monitor
8/23/26	6.02	M.K.	Pool Monitor
8/29/26	6.09	M.K.	Pool Monitor
8/30/26	6	M.K.	Pool Monitor
TOTAL	53.88		

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

Invoice

Invoice #: 484
Invoice Date: 8/31/2026
Due Date: 8/31/2026
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 August 2026	281.59	23.50	6,617.37

1,320.57200.45501

Alison Mossing
9.16.26

Total	$6,617.37
Payments/Credits	$0.00
Balance Due	$6,617.37

RECEIVED
By Tara Lee at 8:42 am, Sep 18, 2026

MEADOW VIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT

RIVERSIDE MANAGEMENT SERVICES, INC.
LIFEGUARD INVOICE DETAIL

Quantity	Description	Rate	Amount
281.59	Lifeguard Services	$ 23.50	$ 6,617.37
	Covers August 2026		
	TOTAL DUE:		$ 6,617.37

LIFEGUARDS #1.320.57200.45501

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

Date	Hours	Employee	Description
8/1/26	6.82	E.H.	Lifeguarding
8/1/26	3.14	R.R.	Lifeguarding
8/2/26	3.34	M.A.	Lifeguarding
8/2/26	3.25	I.C.	Lifeguarding
8/2/26	4.25	Z.L.	Lifeguarding
8/2/26	4.12	R.R.	Lifeguarding
8/2/26	6.79	B.T.	Lifeguarding
8/3/26	4.27	M.A.	Lifeguarding
8/3/26	3.22	A.K.	Lifeguarding
8/3/26	6.69	R.R.	Lifeguarding
8/3/26	6.75	B.T.	Lifeguarding
8/4/26	6.84	E.H.	Lifeguarding
8/4/26	6.75	A.K.	Lifeguarding
8/4/26	6.69	R.R.	Lifeguarding
8/5/26	3.42	S.B.	Lifeguarding
8/5/26	6.79	E.H.	Lifeguarding
8/5/26	4.25	A.K.	Lifeguarding
8/5/26	3.27	R.R.	Lifeguarding
8/6/26	6.84	E.H.	Lifeguarding
8/6/26	6.75	A.K.	Lifeguarding
8/6/26	6.69	R.R.	Lifeguarding
8/7/26	4.24	M.A.	Lifeguarding
8/7/26	6.69	S.B.	Lifeguarding
8/7/26	6.79	E.H.	Lifeguarding
8/7/26	3.27	R.R.	Lifeguarding
8/8/26	5.89	E.H.	Lifeguarding
8/8/26	3.37	A.K.	Lifeguarding
8/8/26	2.59	R.R.	Lifeguarding
8/9/26	6.77	M.A.	Lifeguarding
8/9/26	3.27	I.C.	Lifeguarding
8/9/26	6.79	E.H.	Lifeguarding
8/9/26	4.2	R.R.	Lifeguarding
8/15/26	6.84	E.H.	Lifeguarding
8/15/26	6.79	Z.L.	Lifeguarding
8/15/26	6.84	R.R.	Lifeguarding
8/16/26	3.32	M.A.	Lifeguarding
8/16/26	3.34	S.B.	Lifeguarding
8/16/26	6.89	E.H.	Lifeguarding
8/16/26	4.24	A.K.	Lifeguarding
8/16/26	4.25	Z.L.	Lifeguarding
8/22/26	3.42	S.B.	Lifeguarding
8/22/26	6.47	E.H.	Lifeguarding
8/22/26	3.95	Z.L.	Lifeguarding
8/22/26	3.87	R.R.	Lifeguarding
8/23/26	4.32	M.A.	Lifeguarding
8/23/26	6.85	E.H.	Lifeguarding
8/23/26	3.32	A.K.	Lifeguarding
8/23/26	3.3	Z.L.	Lifeguarding
8/23/26	4.25	R.R.	Lifeguarding
8/29/26	6.79	E.H.	Lifeguarding
8/29/26	6.75	Z.L.	Lifeguarding
8/29/26	6.72	R.R.	Lifeguarding
8/30/26	3.25	M.A.	Lifeguarding
8/30/26	6.77	E.H.	Lifeguarding
8/30/26	4.25	Z.L.	Lifeguarding
TOTAL	281.59		

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

Invoice

Invoice #: 485
Invoice Date: 8/31/2026
Due Date: 8/31/2026
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 August 2026	12.09	30.00	362.70

001.320.57200.45510

Alison Mossing
9-16-26

Total	$362.70
Payments/Credits	$0.00
Balance Due	$362.70

RECEIVED
By Tara Lee at 9:25 am, Sep 21, 2026

MEADOW VIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT

RIVERSIDE MANAGEMENT SERVICES, INC.
SPECIAL EVENT ASSISTANT INVOICE DETAIL

Quantity	Description	Rate	Amount
12.09	Special Event Assistant	$ 30.00	$ 362.70
	Covers August 2026		
	TOTAL DUE:		$ 362.70

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

Date	Hours	Employee	Description
8/7/26	3	K.B.	Special Event - Food Truck Friday
8/14/26	3	K.B.	Special Event - Food Truck Friday
8/21/26	3.02	K.B.	Special Event - Food Truck Friday
8/28/26	3.07	M.K.	Special Event - Food Truck Friday
TOTAL	12.09		

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

Invoice

Invoice #: 486
Invoice Date: 8/31/2026
Due Date: 8/31/2026
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 August 2026	59.14	30.00	1,774.20

1.320.57200.45509

Alison Mossing
9-16-26

Total	$1,774.20
Payments/Credits	$0.00
Balance Due	$1,774.20

RECEIVED
By Tara Lee at 8:42 am, Sep 18, 2026

MEADOW VIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT

RIVERSIDE MANAGEMENT SERVICES, INC.
PRIVATE EVENT ATTENDANT INVOICE DETAIL

Quantity	Description	Rate	Amount
59.14	Private Event Attendant	$ 30.00	$1,774.20
	Covers August 2026		
	TOTAL DUE:		$1,774.20

Private Event Attendant 1.320.57200.45509

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

Date	Hours	Employee	Description
8/1/26	3	M.K.	Private Event Attendant
8/2/26	5.49	M.K.	Private Event Attendant
8/8/26	4	K.B.	Private Event Attendant
8/9/26	7	K.B.	Private Event Attendant
8/15/26	6	K.B.	Private Event Attendant
8/16/26	8	K.B.	Private Event Attendant
8/22/26	4.02	K.B.	Private Event Attendant
8/23/26	5.52	K.B.	Private Event Attendant
8/25/26	3.07	M.K.	Private Event Attendant
8/29/26	9.04	K.B.	Private Event Attendant
8/30/26	4	K.B.	Private Event Attendant
TOTAL	59.14		

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

Invoice

Invoice #: 487
Invoice Date: 8/31/2026
Due Date: 8/31/2026
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 August 2026	129.41	30.00	3,882.30
001.320.57200.45510			
Alison Mossing 9-16-26			

Total	$3,882.30
Payments/Credits	$0.00
Balance Due	$3,882.30

RECEIVED
By Tara Lee at 8:42 am, Sep 18, 2026

MEADOW VIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT

RIVERSIDE MANAGEMENT SERVICES, INC.
FACILITY ATTENDANT INVOICE DETAIL

Quantity	Description	Rate	Amount
129.41	Facility Attendant	$ 30.00	$ 3,882.30
	Covers August 2026		
	TOTAL DUE:		$ 3,882.30

Facility Management 001.320.57200.45510

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

Date	Hours	Employee	Description
8/1/26	2	M.K.	Facility Attendant
8/1/26	7.54	K.L.	Facility Attendant
8/2/26	7.59	K.L.	Facility Attendant
8/3/26	3.04	M.K.	Facility Attendant
8/4/26	3.04	M.K.	Facility Attendant
8/5/26	2	K.B.	Facility Attendant
8/6/26	2	K.B.	Facility Attendant
8/8/26	7.54	K.L.	Facility Attendant
8/8/26	2	K.B.	Facility Attendant
8/9/26	2	S.D.	Facility Attendant
8/9/26	7.6	K.L.	Facility Attendant
8/10/26	2	K.B.	Facility Attendant
8/11/26	2	S.D.	Facility Attendant
8/12/26	2.02	K.B.	Facility Attendant
8/13/26	2.05	S.D.	Facility Attendant
8/15/26	2	K.B.	Facility Attendant
8/15/26	7.5	K.L.	Facility Attendant
8/16/26	2.04	S.D.	Facility Attendant
8/16/26	7.12	K.L.	Facility Attendant
8/17/26	2.02	K.B.	Facility Attendant
8/18/26	3.1	S.D.	Facility Attendant
8/19/26	2	K.B.	Facility Attendant
8/20/26	2	K.B.	Facility Attendant
8/22/26	3	K.B.	Facility Attendant
8/22/26	7.49	K.L.	Facility Attendant
8/23/26	4.15	K.L.	Facility Attendant
8/24/26	2	K.B.	Facility Attendant
8/26/26	2	K.B.	Facility Attendant
8/27/26	2	K.B.	Facility Attendant
8/28/26	7.45	K.L.	Facility Attendant
8/29/26	2	K.B.	Facility Attendant
8/29/26	7.62	K.L.	Facility Attendant
8/30/26	7.5	K.L.	Facility Attendant
8/31/26	2	K.B.	Facility Attendant
TOTAL	129.41		

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

Invoice

Invoice #: 482
Invoice Date: 9/15/2026
Due Date: 9/15/2026
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 August 1 - August 31, 2026	297.17	40.00	11,886.80

APPROVED CHRISTIAN
BIROL

FACILITY MAINTENANCE- $7000.00
57200.320.45508

REPAIRS AND MAINTENANCE- $2500.00
57200.320.44200

GROUNDS MAINTENANCE- $1700.00
53800.320.45006

CONTINGENCY- $686.80
53800.320.45011

Alison Mossing
9-17-26

Total	$11,886.80
Payments/Credits	$0.00
Balance Due	$11,886.80

RECEIVED
By Tara Lee at 8:55 am, Sep 18, 2026

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

Date	Hours	Employee	Description
8/3/26	7.74	D.M.	Fixed broken handicap chair on pool deck, straightened and organized pool deck and patio furniture, removed debris around pool deck and children's park in phase four, cleaned up and straightened furniture at lake side park
8/3/26	8	N.Y.	Repaired pool handicap seat, cut up boxes and disposed, put new umbrella and stands in maintenance closet, straightened and organized pool deck furniture, removed debris from main road in phase four
8/4/26	7.47	D.M.	Fixed magnetic lock on side entrance gate next to kayak house, unboxed and assembled umbrellas and concrete bases, straightened and organized pool deck and patio furniture, removed debris around pool deck, checked and changed trash receptacles, emptied and restocked dog waste receptacles
8/4/26	7.7	N.Y.	Worked on gate at kayak house, set new umbrellas and stands on pool deck, assembled umbrella stands, straightened and organized pool deck and patio furniture, removed debris on pool deck, checked and changed trash receptacles, emptied and restocked dog waste receptacles
8/5/26	7.57	N.Y.	Fixed and reconnect hose in water to handicap chair, straightened and organized pool deck and patio furniture, removed debris around amenity center, pool deck, parking lot, phases one to four roadways, sidewalks and grass path
8/6/26	7.32	D.M.	Fixed water pressure on ADA chair at pool, pressure washing front end of main building, started sweeping before pressure washing back patio, straightened and organized pool deck and patio furniture, removed debris from pool deck
8/6/26	7.74	N.Y.	Assembled soap dispensers and placed in amenity center bathroom, adjusted handicap chair, pressure washed front of office, scrubbed spider webs off walls, swept back porch area, removed debris from pool deck, straightened and organized pool deck and patio furniture
8/7/26	7.64	N.Y.	Straightened and organized pool deck and patio furniture, HOA sign removed and placed in office, umbrella stands missing fixed position screws, found and installed all umbrellas in positions, checked and changed trash receptacles, emptied and restocked dog waste receptacles
8/10/26	8.09	D.M.	Stopped leaking water from shower head, pressure washed back patio and disposed of old lantems, cleaned up lake side park, straightened and organized pool deck and patio furniture, removed debris around pool deck, checked and changed trash receptacles as needed
8/10/26	7.89	N.Y.	Pickleball card scanner bolted to fence to prevent it from moving, pressure washed back patio, straightened and organized pool deck and patio furniture, removed debris from pool deck, lake side park, basketball courts, pickleball courts, parking lot, around amenity center and front entrance to phase one, checked and changed trash receptacles
8/11/26	7.95	D.M.	Cleaned out maintenance closed at main office and moved supplies to lake side, straightened and organized pool deck and patio furniture, removed debris around pool deck, parks and common areas, checked and changed trash receptacles, emptied and restocked dog waste receptacles
8/11/26	7.79	N.Y.	Moved supplies to lake side closet, final screws placed in umbrellas to keep from blowing away, cleaned out maintenance closet, straightened and organized pool deck and patio furniture, removed debris from pool deck, checked and changed trash receptacles, emptied and restocked dog waste receptacles
8/12/26	7.35	D.M.	Fixed damaged sign in phase two for non drinking water, straightened and organized pool deck and patio furniture, removed debris from pool deck, along roadways of school zone, around amenity center in front of office and parking lot
8/12/26	7.4	N.Y.	Re-adjusted sign that is loose in phase two, straightened and organized pool deck and patio furniture, removed debris on pool deck and changed trash receptacle, removed debris on main road by school zone, around , parking lot, in front of office, soccer field and basketball courts

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

Date	Hours	Employee	Description
8/13/26	7.69	D.M.	Repaired broken soccer goal and cleaned trash from soccer field, moved boxes from main office to lake side closet, straightened and organized pool deck and patio furniture, removed debris from pool deck and volleyball court at lake side park
8/13/26	7.69	N.Y.	Straightened and organized lake side furniture, repaired soccer goal and reinstalled structure bolt, removed debris from soccer field, around volleyball area, pool deck and around amenity center, picked up pool noodles, checked and changed shower head that was leaking, moved boxed to storage closet at lake side park, checked and changed trash receptacles as needed
8/14/26	7.32	D.M.	Re-bolted phase two children's swing set, removed broken umbrella, straightened and organized pool deck, patio and lake side park furniture, removed debris from pool deck, emptied and restocked dog waste receptacles
8/14/26	6.24	N.Y.	Readjusted fallen sign in phase two, straightened and organized pool deck, patio and lake side park furniture, removed broken umbrella, removed debris from pool deck and medians at front entrances, emptied and restocked dog waste receptacles, checked and changed trash receptacles as needed
8/17/26	7.64	D.M.	Took four broken umbrellas out to dispose of them, straightened and organized pool deck and patio furniture, removed debris from pool deck, along school main road and phase four main road, set up social hall for voting, covered cameras in social hall with black plastic
8/17/26	7.65	N.Y.	Arranged the social hall to prepare for upcoming vote, straightened and organized pool deck, patio and lake side furniture, removed debris from pool deck, lake side park and found rake, removed broken umbrellas from pool deck, checked and changed trash receptacles
8/18/26	7.84	D.M.	Straightened and organized pool deck, patio and lake side furniture, removed debris on pool deck, community, basketball court, lakes, entrances and around lake at seven eleven, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
8/18/26	7.77	N.Y.	Organized pool deck furniture, placed pool equipment back in correct location, removed debris from soccer field, and phase four main roads, moved maintenance supplies that arrived in closet, checked and changed trash receptacles, emptied and restocked dog waste receptacles
8/19/26	7.17	D.M.	Secured soccer foals together with cable locks, removed steel bent roads from soccer field, removed peeled paint at splash park, reset social room furniture, straightened and organized pool deck and patio furniture, removed debris from pool deck, main roads and around amenity center
8/19/26	7.29	N.Y.	Reset social room furniture, put soccer goals together and locked up, zip tied windscreen on tennis courts, removed debris on pool deck, straightened and organized pool deck and patio furniture, checked and changed trash receptacles on pool deck as needed
8/20/26	8.1	D.M.	Set social hall for board meeting, cleaned windows of social hall, disposed of two broken umbrella from pool deck, put computer chair together for main office, straightened and organized pool deck and patio furniture, removed debris from pool deck, parking lot and around main office
8/20/26	7.8	N.Y.	Cleaned social windows, blew leaves and debris off front entrance and pool deck, rearranged social hall for meeting and removed camera coverings from election, picked up paint peeled off on pool side, removed debris on pool deck, parking lot and around amenity center, reset social hall after meeting
8/21/26	7.3	D.M.	Fixed two windscreens at pickleball courts, removed deceased armadillo on main school zone road, straightened and organized pool deck and patio furniture, removed debris around pool deck, checked and changed trash receptacles, emptied and restocked dog waste receptacles
8/24/26	8.2	D.M.	Cleaned two mailbox units, fixed loose windscreens at pickleball courts, straightened

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

Date	Hours	Employee	Description
			and organized pool deck and patio furniture, removed debris around pool deck, parking lot and around lake side park
8/24/26	7.65	N.Y.	Replaced blue light bulbs in front of office, fixed windscreens at pickleball courts, cleaned mailboxes at convey street and lake side, straightened and organized pool deck and patio furniture, moved lounge chair that needs repair
8/25/26	7.74	D.M.	Cleaned algae and mold from mailboxes, straightened and organized pool deck and patio furniture, removed debris from pool deck and along main school zone road, checked and changed trash receptacles, emptied and restocked dog waste receptacles
8/25/26	7.64	N.Y.	Mailboxes wiped down to clean off mold, straightened and organized pool deck and patio furniture, removed debris around pool deck, checked and changed trash receptacles, emptied and restocked dog waste receptacles, picked up floats and toys around pool deck and put in lost and found bin
8/26/26	7.89	D.M.	Replaced old reclaimed water signs and put up new signs, fixed broken magnetic lock at main door for main entrance, painted bench white, straightened and organized pool deck and patio furniture, removed debris around pool deck, checked and changed trash receptacles
8/26/26	7.7	N.Y.	Painted bench white, replaced reclaim water sign, moved office chair to kayak, straightened and organized pool deck and patio furniture, removed debris on pool deck and lake side, changed trash receptacle at lake side
8/27/26	7.4	D.M.	Finished painting white bench at lake side park, painted black bolts white, straightened and organized pool deck and patio furniture, removed debris from pool deck, from main road by lighthouse and children's park in phase four
8/27/26	7.44	N.Y.	Finished painting table, checked reclaim water signs, painted bolts for table, straightened and organized pool deck and patio furniture, removed debris from pool deck, around phase four roadways and children park, checked and changed full trash receptacles
8/28/26	7.1	D.M.	Installed new reclaimed water sign on fresnal street, put soccer goals back on soccer field, straightened and organized pool deck and patio furniture, removed debris from around pool deck, checked and changed trash receptacles, emptied and restocked dog waste receptacles
8/28/26	7.7	N.Y.	Examined broken light fixture, painted bolts, replaced back of soccer goal, straightened and organized pool deck and patio furniture, removed debris around pool deck, parking lot and phase three main road, checked and changed trash receptacles, emptied and restocked dog waste receptacles
8/31/26	7.74	D.M.	Put loctite on bricks near stairs leading down to the pool deck, changed out water damaged tiles in gym with new white tiles, straightened and organized pool deck and patio furniture, removed debris around pool deck
8/31/26	7.82	N.Y.	Ceiling tiles with water stains replaced with clean ones, reglued bricks by stairs by pool deck with loctite, straightened and organized pool deck and patio furniture, picked up pool noodles and googles on pool deck and put in lost and found, closed umbrellas, removed debris around pool deck, soccer field, basketball courts, playground and lake side park, checked and changed trash receptacles
TOTAL	297.17		
MILES	0		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

Service Slip/Invoice

Turner Pest Control
turnerpest.com

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

INVOICE:	622744032
DATE:	09/17/2026
ORDER:	622744032

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
09/17/2026	11:46 AM	MICE, RATS, ROACH, S			11:46 AM

Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	09/17/2026			12:12 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	$240.38

SUBTOTAL	$240.38
TAX	$0.00
AMT. PAID	$0.00
TOTAL	$240.38
AMOUNT DUE	**$240.38**

1 320 57200 45917 Pest Control
Approved Jen Erickson 9.18.2026

RECEIVED
By Tara Lee at 1:18 pm, Sep 18, 2026

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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

Bill To:	MEADOWVIEW AT TWIN CREEK
Client Code:	40ATTWM850
Ship To:	
F/L Name:	MEADOWVIEW AT TWIN CREEK
Address:	850 BEACON LAKE PARKWAY
City/State/Zip:	ST AUGUSTINE, FL 32095
Phone 1:	904-217-3052
Phone 2:	904-217-0352

BAER'S
Quality Furniture & Interior Design

ONLINE SALES STORE
1589 NW 12TH AVE

POMPANO BEACH, FL 33069
954-946-8007

Order Number:	0918640WAIM	**Date:**	18 Sep 2026
Order Type:	INVOICE850	**Status:**	OPEN
Quote Exp:	02 Oct 2026		
Sales 1:	MAJ40		
Sales 2:			
Transportation:	DELIVERY		
Date:	31 Dec 2046		
Delivery Zone:	NF1		

Qty	SKU	Description	Price
1	100743175	SOFA MADISON	$897.00
1	140113161	SW CHAIR AUBREY	$799.00
1	140113161	SW CHAIR AUBREY	$799.00
1	140113161	SW CHAIR AUBREY	$799.00
1	140113161	SW CHAIR AUBREY	$799.00

1 320 57200 45920 Furniture
Approved 9.22.2026 Jen Erickson

RECEIVED
By Tara Lee at 9:37 am, Sep 22, 2026

Comments:		Totals:	
Sales:	**Tax Code:** null	**Subtotal:**	$4093.00
	Tax Exempt: S	**Delivery Charge:**	$199.00
		Setup Fee:	$0.00
		Surcharge:	$0.00
Delivery:		**Tax:**	$0.00
		Total:	$4292.00
		Deposits/Payments:	$0.00
		Finance Amount:	$0.00
		Balance Due:	**($0.00)**
	Signature:		
	Date:		

Thank You For Shopping at Baers

ALLSTAR ELECTRIC

APPROVED REPAIRS AND MAINTENANCE
1.320.57200.44200
Joseph Klein 9/28/26

JOB	#8965
INVOICE	#14397
SERVICE DATE	Sep 28, 2026
INVOICE DATE	Sep 28, 2026
PAYMENT TERMS	Upon completion
DUE DATE	Sep 28, 2026
AMOUNT DUE	**$1,841.00**

Allstar Electric

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

(904) 234-1977
cbirol@rmsnf.com

RECEIVED
By Tara Lee at 10:03 am, Sep 28, 2026

CONTACT US

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

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

Service completed by: Tristan Maure, Skyler Monzon

INVOICE

Services	qty	unit price	amount
Replace Broken Up Lights	6.0	$263.00	$1,578.00
Remove and dispose of existing defective exterior light fixtures. Furnish and install new 120V color-selectable LED flood light fixtures using existing electrical wiring and mounting locations. Secure and weather-seal fixtures as required. Test completed installation for proper operation.			
Replace Broken Up Lights	1.0	$263.00	$263.00
Remove and dispose of existing defective exterior light fixtures. Furnish and install new 120V color-selectable LED flood light fixtures using existing electrical wiring and mounting locations. Secure and weather-seal fixtures as required. Test completed installation for proper operation.			
There was a 7th light in the front to replace.			

Subtotal	$1,841.00
Job Total	**$1,841.00**
Invoice Amount	**$1,841.00**

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

See our Terms & Conditions

Future Horizons, Inc

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

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

Approved Repairs and Maintenance
57200.320.44200
Joseph Klein 9/24/26

RECEIVED
By Tara Lee at 11:41 am, Sep 24, 2026

INVOICE

Invoice Number: 96742
Invoice Date: Sep 24, 2026
Page: 1

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

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

Customer ID	Customer PO	Payment Terms	
Beacon02	Verbal	Net 30 Days	
Sales Rep ID	**Shipping Method**	**Ship Date**	**Due Date**
Willoughby01	Hand Deliver	9/17/26	10/24/26

Quantity	Item	Description	Unit Price	Amount
1.00	Aerator Service	Aerator Service Call to unclog unit in back and check timer on Exit Fountain. Work performed 9/17/26	150.00	150.00

Subtotal	150.00
Sales Tax	
Freight	
Total Invoice Amount	150.00
Payment/Credit Applied	
TOTAL	**150.00**

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

THIGPEN
HEATING & COOLING, INC.
Since 1962

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

INVOICE : 0026608

Invoice Date :09/25/2026 **Install Date :**01/10/2019

Service Order :050985 **Page :** 1 of 4

Bill To : 123452

Meadow View At Twin Creeks CDD
850 Beacon Lake Pkwy
Saint Augustine, FL 32095

RECEIVED
By Tara Lee at 10:53 am, Sep 25, 2026

Serviced At : 123452

Meadow View At Twin Creeks CDD
850 Beacon Lake Pkwy
Saint Augustine, FL 32095

Approved Repairs and Maintenance
1.320.57200.44200
Joseph Klein 9/25/26

Contact	Telephone	Call Type	Customer PO	Terms
Multiple	(904)217-3052	CMNT		DUE UPON RECEIPT

Service Comments :

9/24/26 Matt -Found bigger carrier unit that is in women's restroom attic space S#4817U13322 had secondary drain pan full of water. Found primary drain pan gunked up. Found coupling in drain line and separated drain to vacuum out all sludge/slime in drain line. Had to use one shot aswell. Used transfer pump to get all water out of secondary. When unit turned back on noticed coil freezing up. Checked pressures and found system going off on low pressure. System needs a leak search. Spoke with manager onsite and made him aware of all the decorations that they have stored on top of unit need to be moved elsewhere so we can get full access to evaporator coil.---Performed preventative maintenance -Cleaned all coils, Changed all filters, Flushed all drain lines, Checked all Pressures, Temperatures and electrical amperage's. Verified all capacitors read within manufacture range.

Description	Mfg Name	Model	Serial No
Air Handler	MISC	FB4CNP061	2118F20420

Description	Mfg Name	Model	Serial No
Condenser	MISC	25HCE460A300	1018E07754

Description	Mfg Name	Model	Serial No
Air Handler	MISC	FB4CNP048	1818F02115

Description	Mfg Name	Model	Serial No
Condenser	MISC	25HCE448A300	2118E03167

Description	Mfg Name	Model	Serial No
Mini Split System	MISC	SLZ-KA09NA	83M01258

See Over < 2 >

THIGPEN
HEATING & COOLING, INC.
Since 1962

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

INVOICE : 0026608

Invoice Date :09/25/2026 **Install Date :**01/10/2019

Service Order :050985 **Page :** 2 of 4

Bill To : 123452

Meadow View At Twin Creeks CDD
850 Beacon Lake Pkwy
Saint Augustine, FL 32095

Serviced At : 123452

Meadow View At Twin Creeks CDD
850 Beacon Lake Pkwy
Saint Augustine, FL 32095

Contact	Telephone	Call Type	Customer PO	Terms
Multiple	(904)217-3052	CMNT		DUE UPON RECEIPT

Description	Mfg Name	Model	Serial No
Mini Split System	MISC	MX2-2C2DNAZ	82P01065

Description	Mfg Name	Model	Serial No
Mini Split System	MISC	SLZ-KA09NA	83M01255

Description	Mfg Name	Model	Serial No
Air Handler	MISC	FB4CNP061	098F00208

Description	Mfg Name	Model	Serial No
Condenser	MISC	25HCE460A0300	2018E20068

Description	Mfg Name	Model	Serial No
Make Up Air Unit	MISC	A1-G10-MPU	4008618

Description	Mfg Name	Model	Serial No
Condenser	MISC	25HCE24A300	4216603883

Description	Mfg Name	Model	Serial No
Make Up Air Unit	MISC	A2-G12-MPU	4008618

See Over < 3 >

THIGPEN
HEATING & COOLING, INC.
Since 1962

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

INVOICE : 0026608

Invoice Date :09/25/2026 **Install Date :**01/10/2019
Service Order :050985 **Page :** 3 of 4

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

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

Contact	Telephone	Call Type	Customer PO	Terms
Multiple	(904)217-3052	CMNT		DUE UPON RECEIPT

Description	Mfg Name	Model	Serial No
Condenser	MISC	25HCE460A500	0818E00634

Description	Mfg Name	Model	Serial No
Air Handler	MISC	40RUAA08A2A6	4817U13322

Description	Mfg Name	Model	Serial No
Mini Split System	MISC	MXZ-2C20NA2	82PO1065

Description	Mfg Name	Model	Serial No
Roof Top Unit	CARRIER	38AUZA08A0B5-0A0	1118C91472

Qty	Description	Price	Extended
	Total Parts for Unit		0.00
	Total Labor for Unit		0.00
		Maintenance Contract :	505.00

See Over < 4 >

THIGPEN
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Invoice Date :09/25/2026 **Install Date :**01/10/2019

Service Order :050985 **Page :** 4 of 4

Bill To : 123452

Meadow View At Twin Creeks CDD
850 Beacon Lake Pkwy
Saint Augustine, FL 32095

Serviced At : 123452

Meadow View At Twin Creeks CDD
850 Beacon Lake Pkwy
Saint Augustine, FL 32095

Contact	Telephone	Call Type	Customer PO	Terms
Multiple	(904)217-3052	CMNT		DUE UPON RECEIPT

PLEASE REMIT TO:
Thigpen Heating & Cooling, Inc
2801 Dawn Road
Jacksonville, FL 32207

Materials:	0.00
Misc:	505.00
Trip Charge:	0.00
Labor:	0.00
Subtotal:	505.00
Sales Tax:	0.00
Total:	505.00 USD
Balance Due:	505.00 USD

*** CHECK DATES 09/01/2026 - 09/30/2026 *** MEADOW VIEW @ TWIN CREEKS CR
BANK A MEADOW VIEW-CAP RSRV

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/10/26	00215	8/30/26	261116	202608	600-53800-60100				*	6,500.00		
			REPLACED MOTOR-SPLASH PRK									
								COASTAL POOL CARE LLC			6,500.00	000004
9/16/26	00215	9/15/26	261519	202609	600-53800-60100				*	3,741.20		
			PUMP ACUTUATOR									
								COASTAL POOL CARE LLC			3,741.20	000005
9/28/26	00038	5/27/26	446839	202609	600-53800-60100				*	862.50		
			DEP-ADD TO EXIST CCTV SYS									
								ATLANTIC SECURITY			862.50	000006
9/28/26	00038	6/29/26	454615	202609	600-53800-60100				*	862.50		
			FNL-ADD TO EXIST CCTV SYS									
								ATLANTIC SECURITY			862.50	000007

TOTAL FOR BANK A 11,966.20

TOTAL FOR REGISTER 11,966.20

Coastal Pool Care

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

APPROVED CAPITAL RESERVE
REPAIRS AND REPLACEMENTS
CHRISTIAN BIROL 09/08/2026

RECEIVED
By Tara Lee at 10:55 am, Sep 08, 2026

INVOICE

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

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

DATE	ACTIVITY	QTY	AMOUNT
	Commercial Repair Replace motor and seal Splash Park recirculation Pump		6,500.00

THANK YOU FOR YOUR BUSINESS!

BALANCE DUE **$6,500.00**

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

LICENSED AND INSURED CPC1459939 L145356

Ways to pay

View and pay

Coastal Pool Care

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

APPROVED CAPITAL RESERVE
REPAIRS AND REPLACEMENTS
CHRISTIAN BIROL 09/15/2026

RECEIVED
By Tara Lee at 10:55 am, Sep 16, 2026

INVOICE

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

INVOICE	261519
DATE	09/15/2026
TERMS	Due on receipt
DUE DATE	09/16/2026

DATE	ACTIVITY	QTY	AMOUNT
	Valbia Acutuator Valbia 85H00119 VB190 100-240V AC Electric Plastic Actuator On/Off Fail in Place Rotation 0°-90° Model Max Torque 1680 -	2	2,961.20
	Commercial Service Call Service Call	4	780.00

THANK YOU FOR YOUR BUSINESS!

BALANCE DUE **$3,741.20**

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

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

PLEASE PAY BY	AMOUNT	INVOICE DATE
06/24/2026	$862.50	05/27/2026

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

INVOICE NO. 446839 - DEPOSIT

Site:	Beacon Lakes Lakeside Park - 850 Beacon Lakes Pkwy St Augustine
Site Address:	850 Beacon Lakes Pkwy St Augustine FL 32092
Job No.:	93636
Job Name:	
Order No.:	

Approved Capital Reserves
Joseph Klein 9/28/26

RECEIVED
By Tara Lee at 11:17 am, Sep 28, 2026

Equipment & Installation

Work Order to add to existing CCTV System

Sub-Total ex Tax	$1,725.00
Tax	$0.00
Total	$1,725.00
Previous Claim Amount (0.00%)	$0.00
This Claim Amount (50.00%)	$862.50
Amount Remaining (50.00%)	$862.50

"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	$862.50
Tax	$0.00
Total inc Tax	$862.50
Amount Applied	$0.00
Balance Due	$862.50

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

PLEASE PAY BY	AMOUNT	INVOICE DATE
06/24/2026	$862.50	05/27/2026

INVOICE NO. 446839 - DEPOSIT

Original Contract

Description	Total Value	Current		To Date	
		%	$	%	$
Work Order to add to existing CCTV System	$1,725.00	50.00	$862.50	50.00	$862.50
Total	$1,725.00	50.00	$862.50	50.00	$862.50

Claim Breakdown (Amount including Tax)

Date	Invoice No.	Claimed	Paid	Amount Outstanding
05/27/2026	446839	$862.50	$0.00	$862.50
Total		$862.50	$0.00	$862.50

Contract Summary

Claim to Date	$862.50
Remaining Claim Balance	$862.50

How To Pay

INVOICE NO. 446839

☐ **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

NAME: Meadow View at Twin Creeks CDD **DUE DATE:** 06/24/2026 **AMOUNT DUE:** $862.50

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

PLEASE PAY BY	AMOUNT	INVOICE DATE
07/27/2026	$862.50	06/29/2026

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

Approved Capital Reserve
Joseph Klein 9/28/26

INVOICE NO. 454615 - FINAL INVOICE

Site: Beacon Lakes Lakeside Park - 850 Beacon Lakes Pkwy St Augustine
Site Address: 850 Beacon Lakes Pkwy St Augustine FL 32092
Job No.: 93636
Job Name:
Order No.:

Equipment & Installation

Work Order to add to existing CCTV System

RECEIVED
By Tara Lee at 11:14 am, Sep 28, 2026

Sub-Total ex Tax	$1,725.00
Tax	$0.00
Total	$1,725.00
Previous Claim Amount (50.00%)	$862.50
This Claim Amount (50.00%)	$862.50
Claim Remaining (0.00%)	$0.00

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

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

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

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

Sub-Total ex Tax	$862.50
Tax	$0.00
Total inc Tax	$862.50
Amount Applied	$0.00
Balance Due	$862.50

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

PLEASE PAY BY	AMOUNT	INVOICE DATE
07/27/2026	$862.50	06/29/2026

INVOICE NO. 454615 - FINAL INVOICE

Original Contract

Description	Total Value	Current		To Date	
		%	$	%	$
Work Order to add to existing CCTV System	$1,725.00	50.00	$862.50	100.00	$1,725.00
Total	**$1,725.00**	**50.00**	**$862.50**	**100.00**	**$1,725.00**

Claim Breakdown (Amount including Tax)

Date	Invoice No.	Claimed	Paid	Amount Outstanding
05/27/2026	446839	$862.50	$0.00	$862.50
06/29/2026	454615	$862.50	$0.00	$862.50
Total		$1,725.00	$0.00	$1,725.00

Contract Summary

Claim to Date	**$1,725.00**
Remaining Claim Balance	**$0.00**

How To Pay

INVOICE NO. 454615

☐ **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

NAME: Meadow View at Twin Creeks CCD **DUE DATE:** 07/27/2026 **AMOUNT DUE:** $862.50