MEADOW VIEW AT TWIN CREEKS

Community Development District

APRIL 15, 2021

Meadow View at Twin Creeks

Community Development District

475 West Town Place, Suite 114, St. Augustine, Florida 32092 Phone: 904-940-5850 - Fax: 904-940-5899

April 9, 2021

Board of Supervisors Meadow View at Twin Creeks Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Meadow View at Twin Creeks Community Development District is scheduled for Thursday, April 15, 2021 at 10:00 a.m. at the offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092. Following is the advance agenda for the meeting:

- I. Call to Order
- II. Public Comment
- III. Financing Matters
 - A. Consideration of Supplement to Investment Banking Agreement with MBS Capital Markets
 - B. Presentation by MBS for Series 2021 Bonds
 - C. Board Authorization for Consultants to Proceed with Preparation of Documents for Proposed Series 2021 Bonds for Phases 3B and 4
- IV. Approval of the Minutes of the February 18, 2021 Meeting
- V. Consideration of Kayak Use Waiver and Release of Liability Agreement and Consent and Waiver Agreement
- VI. Consideration of Proposal from Yellowstone for Maintenance on Additional Lakes
- VII. Consideration of Agreement for Security System Installation and Operations/Maintenance Services
- VIII. Ratification of Proposal from Basham & Lucas for Lakeside Park Redesign
- IX. Update Regarding Park Construction RFP
- X. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - 1. Requisition Summary
 - 2. Ratification of Work Authorization No. 25
 - C. District Manager
 - D. Amenity Manager Memorandum
 - E. Operations Manager
- XI. Financial Reports
 - A. Balance Sheet and Income Statement

- B. Assessment Receipts Schedule
- C. Check Registers
- D. Ratification of Construction Funding Request No. 20
- E. Consideration of Construction Funding Request No. 21
- XII. Supervisors' Requests and Audience Comments
- XIII. Next Scheduled Meeting May 20, 2021 at 10:00 a.m. at the offices of GMS
- XIV. Adjournment

The third order of business is financing matters. Enclosed for your review and approval is the supplemental investment banking agreement with MBS Capital Markets. Upon approval of the agreement MBS will provide the Board with their presentation for Series 2021 bonds.

Enclosed under the fourth order of business is a copy of the minutes of the February 18, 2021 meeting for your review and approval.

The fifth order of business is consideration of kayak use waiver and release of liability agreement and consent and waiver agreement. Copies of the waivers and agreements are enclosed for your review and approval.

The sixth order of business is consideration of proposal from Yellowstone for maintenance on additional lakes. A copy of the proposal is enclosed for your review and approval.

The seventh order of business is consideration of agreement for security system installation and operations/maintenance services. A copy of the agreement is enclosed for your review and approval.

The eighth order of business is ratification of proposal from Basham & Lucas for lakeside park redesign. A copy of the proposal is enclosed for your review.

Enclosed under financial reports is the balance sheet and income statement, assessment receipts schedule, check register, and construction funding request numbers 20 and 21.

The balance of the agenda is routine in nature. Staff will present their reports at the meeting and additional support material, if any, will be presented and discussed at the meeting.

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (904) 940-5850.

Sincerely,

James Olíver

James Oliver

District Manager Meadow View at Twin Creeks Community Development District

AGENDA

Meadow View at Twin Creeks Community Development District Agenda

Thursday April 15, 2021 10:00 a.m. Governmental Management Services, LLC 475 West Town Place, Suite 114 St. Augustine, Florida 32092 Call In # 1-888-757-2790 Code 380298 www.meadowviewattwincreekscdd.com

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THIRD ORDER OF BUSINESS

A.



SUPPLEMENT TO INVESTMENT BANKING AGREEMENT DATED MARCH 17, 2016 REGARDING BOND ISSUANCES BY MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

January 21, 2021

Board of Supervisors Meadow View at Twin Creeks Community Development District

Dear Supervisors:

MBS Capital Markets, LLC ("Underwriter") and the Board of Supervisors of the Meadow View at Twin Creeks Community Development District ("District") entered into an Investment Banking Agreement effective March 17, 2016 ("Agreement") wherein the District engaged the Underwriter to provide investment banking services for the District. The purpose of this letter is to supplement the Agreement by specifying the particular planned transaction currently being contemplated by the District for which such investment banking services are to be provided by the Underwriter.

The District is considering the issuance of its Series 2021 Special Assessment Bonds, (the "Bonds") in order to fund certain public infrastructure improvements for the 2021 Project outlined in the District's Capital Improvement Program, as updated in the Engineer's Report, for the development of Phase 4 public infrastructure improvements. It is the District's intent to engage the Underwriter to provide investment banking services for the issuance of the Bonds.

- 1. <u>Scope of Services:</u> The scope of services to be provided in a non-fiduciary capacity by the Underwriter for this transaction will include those listed below.
 - Advice regarding the structure, timing, terms, and other similar matters concerning the particular of municipal securities described above.
 - Preparation of rating strategies and presentations related to the issue being underwritten.
 - Preparations for and assistance with investor "road shows," if any, and investor discussions related to the issue being underwritten.
 - Advice regarding retail order periods and institutional marketing if the District decides to engage in a negotiated sale.
 - Assistance in the preparation of the Preliminary Official Statement, if any, and the Final Official Statement.



- Assistance with the closing of the issue, including negotiation and discussion with respect to all documents, certificates, and opinions needed for the closing.
- Coordination with respect to obtaining CUSIP numbers and the registration with the Depository Trust Company.
- Preparation of post-sale reports for the issue, if any.
- Structuring of refunding escrow cash flow requirements, but not the recommendation of and brokerage of particular municipal escrow investments.

All other terms of the Agreement shall remain in effect, including specifically the Disclosures Concerning the Underwriter's Role Required by MSRB Rule G-17 which is again being provided in Exhibit A hereto. By execution of this supplement to the Agreement you are acknowledging receipt of the same.

This supplement to the Agreement shall be effective upon your acceptance and shall remain in effect until such time as the financing described herein has been completed or the Agreement is terminated as provided in Section 3 of the Agreement.

Sincerely, MBS Capital Markets, LLC

Rhonda Mossing Managing Partner

Approved and Accepted By:

Title:

Date:

Tampa, FL - Winter Park, FL - Kingston, TN



EXHIBIT A

Disclosures Concerning the Underwriter's Role

(i) Municipal Securities Rulemaking Board Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors;

(ii) The Underwriter's primary role is to purchase securities with a view to distribution in an arm'slength commercial transaction with the District and it has financial and other interests that differ from those of the District;

(iii) Unlike a municipal advisor, the Underwriter does not have a fiduciary duty to the District under the federal securities laws and is, therefore, not required by federal law to act in the best interests of the District without regard to its own financial or other interests;

(iv) The Underwriter has a duty to purchase securities from the District at a fair and reasonable price, but must balance that duty with its duty to sell municipal securities to investors at prices that are fair and reasonable; and

(v) The Underwriter will review the official statement for the District's securities in accordance with, and as part of, its responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of the transaction.

Disclosure Concerning the Underwriter's Compensation

Underwriter's compensation that is contingent on the closing of a transaction or the size of a transaction presents a conflict of interest, because it may cause the Underwriter to recommend a transaction that it is unnecessary or to recommend that the size of the transaction be larger than is necessary.

Conflicts of Interest

Payments to or from Third Parties. There are no undisclosed payments, values, or credits to be received by the Underwriter in connection with its underwriting of this new issue from parties other than the District, and there are no undisclosed payments to be made by the Underwriter in connection with this new issue to parties other than

the District (in either case including payments, values, or credits that relate directly or indirectly to collateral transactions integrally related to the issue being underwritten). In addition, there are no third-party arrangements for the marketing of the District's securities.

Profit-Sharing with Investors. There are no arrangements between the Underwriter and an investor purchasing new issue securities from the Underwriter (including purchases that are contingent upon the delivery by the District to the Underwriter of the securities) according to which profits realized from the



resale by such investor of the securities are directly or indirectly split or otherwise shared with the Underwriter.

Credit Default Swaps. There will be no issuance or purchase by the Underwriter of credit default swaps for which the reference is the District for which the Underwriter is serving as underwriter, or an obligation of that District.

Retail Order Periods. For new issues in which there is a retail order period, the Underwriter will honor such agreement to provide the retail order period. No allocation of securities in a manner that is inconsistent with a District's requirements will be made without the District's consent. In addition, when the Underwriter has agreed to underwrite a transaction with a retail order period, it will take reasonable measures to ensure that retail clients are bona fide.

Dealer Payments to District Personnel. Reimbursements, if any, made to personnel of the District will be made in compliance with MSRB Rule G-20, on gifts, gratuities, and non-cash compensation, and Rule G-17, in connection with certain payments made to, and expenses reimbursed for, District personnel during the municipal bond issuance process.

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 on Thursday, February 18, 2021 at 10:00 a.m. at the offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

Present and constituting a quorum were:

Bruce Parker Blaz Kovacic Danielle Simpson Ben Bishop Aaron Lyman Chairman Vice Chairman Supervisor by telephone Supervisor by telephone Supervisor

Also present were:

Jim Oliver	District Manager
Jere Earlywine	District Counsel by telephone
Scott Lockwood	District Engineer
Brian Stephens	Operations Manager
Venus Durden	Amenity Manager
Lisa Cathell	BBX Capital

The following is a summary of the discussions and actions taken at the February 18, 2021 meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS Call to Order

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

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the December 17, 2020 Meeting

There were no comments on the minutes.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor the minutes of the December 17, 2020 Board of Supervisors meeting were approved as presented.

FOURTH ORDER OF BUSINESS Ratification of E-Verify Memorandum of Understanding

Mr. Earlywine stated the Department of Homeland Security has historically had a system where people can sign up and verify whether their employees are lawfully being employed under Florida laws. Recently, the legislature made that a mandatory program for the State of Florida as it relates to agencies as well anyone doing business with those agencies. Even though the District technically only has independent contractors and doesn't have any employees, we are still required to enter into a memorandum of understanding, and this is what is in the agenda package. Additionally, in each of our contracts going forward we are going to include language that requires the contractor to make sure they're also compliant with this and that they've registered with E-Verify.

On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor the E-Verify memorandum of understanding was ratified.

FIFTH ORDER OF BUSINESS

Consideration of Amendment to Amenities Management Agreement with Riverside Management Services, Inc. for Amenity and Field Operations Management, Pool Maintenance and Janitorial Services

Mr. Oliver stated this is the addendum to the existing contract. The fees were approved at the July 16, 2020 meeting, we're just preparing this amendment so we can be current with the contract. You'll see on page two it is the same rates that were approved. The terms of the agreement have not changed.

On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor the amendment to the amenities management agreement with Riverside Management Services, Inc. was approved.

SIXTH ORDER OF BUSINESS

This item was tabled.

Update Regarding Park Construction RFP

SEVENTH ORDER OF BUSINESS Staff Reports A. District Counsel – Memorandum Regarding Registered Offenders

Mr. Earlywine stated we had some questions from folks who were visiting the amenity center about sex offenders and how the District can help protect against sex offenders being on the property. The long and short of it is that there are restrictions on the ability of those that have been charged and convicted of crimes that make them registered sex offenders and those limitations include that they can't reside within 1,000-feet of any school and childcare facility, park or playground and there is a grandfathering provision where if they were already living there then that's okay. The Department of Law Enforcement also monitors them and is responsible for notifying the public about registered sex offenders and their whereabouts so there are resources and a website you can go to and check if there is a registered sex offender living in the community and we checked it and there aren't any at this time. Some of the residents were saying, what else can we do. One thing we can do is you can add some signage to the District's parks and playgrounds and the amenity facilities designating them as public playgrounds and parks and once they're so designated, it essentially means the registered sex offenders have to stay away. Then you provide that list to FDLE and St. Johns County Sheriff's Office and request the areas be added to their GIS mapping system, so they are on the prohibited areas list. You can also regularly check the website and see if there are folks living in the community that are registered sex offenders and you can provide education to staff members, register for email alerts, and you can even have the Sheriff's office come out and do a presentation for you. I don't think you have any obligation to do any of these things but there are resources there if you need them. We're just looking for any direction you have on this.

Mr. Parker asked if there were any required specifications for the signs. Mr. Earlywine responded as I understand it, there are no specific signage requirements, they just need to be designated as public parks and playgrounds. I think as you replace signs going forward you could add that language to the signs. I would list out every single park that is in the community and put it on a map and send it over to FDLE and St. Johns County.

Mr. Parker stated we will adopt these, but it's probably a good idea to post it on the website. We will come up with some kind of advisory as to what homeowners can do on their own and maybe make a statement that we've adopted some guidelines and leave it up to the homeowners if they want to check that list.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor the guidelines regarding registered offenders were approved.

B. District Engineer

1. Requisition Summary

Mr. Lockwood gave a brief overview of the requisition summary, a copy of which was included in the agenda package.

On MOTION by Mr. Lyman seconded by Mr. Parker with all in favor the requisition summary listing numbers 406-421 for ratification and 422-432 for approval was approved.

2. Ratification of ETM Work Authorization Nos. 23 and 24

Mr. Kovacic noted the work authorizations have been reviewed and approved.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor work authorization numbers 23 and 24 was approved.

3. Consideration of Dicky Smith Change Order No. 1 – Beacon Lake Entries and HS-Ph3A

Mr. Lockwood stated it looks like the main thing that was added was the sports court and there are some other items that have been added.

On MOTION by Mr. Lyman seconded by Mr. Parker with all in favor Dicky Smith change order number one was approved.

C. District Manager

Mr. Oliver stated we've received three fence applications that have been completed and sent back to the HOA management company.

D. Amenity Manager – Memorandum

Ms. Durden gave an overview of the events planned in the community.

E. Operations Manager

Mr. Stephens gave an overview of the repairs and maintenance that have taken place since the last meeting.

EIGHTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet & Income Statement

Mr. Parker stated it looks like landscape maintenance is a bit over budget so far.

Mr. Oliver stated there may have been a September billing to the FY21. I'll find out

what that is.

B. Assessment Receipts Schedule

Mr. Oliver gave a brief overview of the financial statements and noted the on-roll assessments are 93% collected.

C. Check Register

A copy of the check register totaling \$272,601.09 was included in the agenda package

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor the check register was approved.

D. Ratification of Construction Funding Request No. 18

Construction funding request number 18 totals \$275,089.24 and includes the requisitions presented for ratification earlier.

On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor construction funding request number 18 was ratified.

E. Consideration of Construction Funding Request No. 19

Construction funding request number 19 totals \$611,437.01 and includes the requisitions presented for approval earlier.

On MOTION by Mr. Lyman seconded by Mr. Kovacic with all in favor construction funding request number 19 was approved.

NINTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Next Scheduled Meetings – March 18, 2021 at 10:00 a.m. at the Offices of GMS

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS

MEADOW VIEW AT TWIN CREEKS CDD KAYAK USAGE WAIVER AND RELEASE OF LIABILITY AGREEMENT ******READ BEFORE SIGNING*****

Participant Name: _____ EMAIL: _____ EMAIL: _____ In consideration of being allowed to participate in kayaking with Meadow View at Twin Creeks CDD (District), and related events, activities and use of equipment, I the undersigned, acknowledge and agree to:

- 1. Participant: Prior to participating, I will inspect the facilities and equipment to be used, and if I believe anything is unsafe, I will immediately advise a coach, instructor, supervisor, or other event organizer of such condition(s) and refuse to participate.
- 2. Property Damage: I agree to pay any and all damages to the District for kayaks, loss and/or damage to any and all equipment used. I also authorize the District to charge for such loss or damage & rental.
- 3. Waiver and Release: I acknowledge and fully understand that each participant will be engaging in activities that involve risk of damage to personal property or serious injury, including permanent disability and death, and severe social and economic losses which might result not only from my own actions, inactions, or negligence, but the actions, inactions or negligence of others, the rules of play, the condition of the premises, or of any equipment used. Further, there may be other risks not known or not reasonably foreseeable at this time. I knowingly and freely assume all responsibility for such risks, both known and unknown, even if arising from the negligence of the releasees or others and assume full responsibility for all expenses, medical or otherwise, following any such damages, injury, permanent disability or death. I, FOR MYSELF AND ON BEHALF OF MY HEIRS, ASSIGNS, PERSONAL REPRESENTATIVES AND NEXT OF KIN, HEREBY VOLUNTARILY ASSUME ANY AND ALL RISK, INCLUDING INJURY OR DEATH TO MY PERSON AND/OR DAMAGE TO MY PROPERTY, RELATING TO THE ACTIVITIES, AND AGREE TO INDEMNIFY, DEFEND AND HOLD HARMLESS THE DISTRICT, BEACON LAKE COMMUNITY ASSOCIATION, INC., GOVERNMENTAL MANAGEMENT SERVICES, RIVERSIDE MANAGEMENT SERVICES, HEARTWOOD 23, LLC, AND ANY OF THEIR AFFILIATES, SUPERVISORS, OFFICERS, STAFF, AGENTS, EMPLOYEES, VOLUNTEERS, ORGANIZERS, OFFICIALS OR CONTRACTORS (COLLECTIVELY, THE "INDEMNITEES") FROM ANY CLAIM, LIABILITY, COST, OR LOSS OF ANY KIND SUSTAINED OR INCURRED BY EITHER ANY OF THE INDEMNITEES OR BY OTHER RESIDENTS, USERS OR GUESTS, AND ARISING OUT OF OR INCIDENT TO THE ACTIVITIES, INCLUDING BUT NOT LIMITED TO WHERE THE LOSS IS WHOLLY OR PARTLY THE RESULT OF INDEMNITEES' NEGLIGENCE, GROSS NEGLIGENCE OR INTENTIONAL, WILLFUL, OR WANTON MISCONDUCT.
- **4. Health Statement:** I do further declare myself to be physically sound and suffering from no physical conditions that will infringe on my ability to successfully participate.
- 5. Media Statement: By signing below, I hereby grant convey to the District all rights, title and interest in and to record my name, image, voice, or statements including any and all photographic images and video or audio recordings made by the District or its affiliated staff.
- **6.** This waiver may not be modified in any way. If any part of this waiver is determined to be invalid by law, all other parts of this waiver shall remain valid and enforceable.

I HAVE READ THIS RELEASE OF LIABILITY AND ASSUMPTION OF RISK AGREEMENT, FULLY UNDERSTAND ITS TERMS, UNDERSTAND THAT I HAVE GIVEN UP SUBSTANTIAL RIGHTS BY SIGNING IT, AND SIGN IT FREELY AND VOLUNTARILY WITHOUT ANY INDUCEMENT.

Х

Participant's Signature

Age

Phone

FOR PARENTS/GUARDIANS OF PARTICIPANT OF MINOR AGE (UNDER AGE 18 AT TIME OF REGISTRATION) - This is to certify that I, as parent/guardian with legal responsibility for this participant, do consent and agree to his/her release as provided above and relating to my minor child's involvement or participation in the Activities.

Date

Х

Parent/Guardian Signature	Date	Emergency Phone #

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

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

CONSENT AND WAIVER AGREEMENT - Meadow View at Twin Creeks Community Development District -

The Meadow View at Twin Creeks Community Development District ("District") owns and operates certain amenities, including a clubhouse, pool, playground, walking trails, and other facilities, and offers certain amenity programs, to the District's patrons. In consideration for being allowed to use the amenities and/or participate in the amenity programs (together, "Activities"), I, FOR MYSELF AND ON BEHALF OF MY HEIRS, ASSIGNS, PERSONAL REPRESENTATIVES AND NEXT OF KIN, HEREBY VOLUNTARILY ASSUME ANY AND ALL RISK, INCLUDING INJURY OR DEATH TO MY PERSON AND/OR DAMAGE TO MY PROPERTY, RELATING TO THE ACTIVITIES, AND AGREE TO INDEMNIFY, DEFEND AND HOLD HARMLESS THE DISTRICT, BEACON LAKE COMMUNITY ASSOCIATION, INC., GOVERNMENTAL MANAGEMENT SERVICES, RIVERSIDE MANAGEMENT SERVICES, HEARTWOOD 23, LLC, AND ANY OF THEIR AFFILIATES, SUPERVISORS, OFFICERS, STAFF, AGENTS, EMPLOYEES, VOLUNTEERS, ORGANIZERS, OFFICIALS OR CONTRACTORS (COLLECTIVELY, THE "INDEMNITEES") FROM ANY CLAIM, LIABILITY, COST, OR LOSS OF ANY KIND SUSTAINED OR INCURRED BY EITHER ANY OF THE INDEMNITEES OR BY OTHER RESIDENTS, USERS OR GUESTS, AND ARISING OUT OF OR INCIDENT TO THE ACTIVITIES, INCLUDING BUT NOT LIMITED TO WHERE THE LOSS IS WHOLLY OR PARTLY THE RESULT OF INDEMNITEES' NEGLIGENCE, GROSS NEGLIGENCE OR INTENTIONAL, WILLFUL, OR WANTON MISCONDUCT. I further acknowledge and agree that I shall be bound at all times by the terms and conditions of the policies, rules and regulations of the District, as currently in effect and as may be amended from time to time. I have read and understand the terms of this Consent and Waiver Agreement and have willingly signed below as my own free act, being both of lawful age and legally competent to do so. Nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes or other statute or law. If any part of this waiver is determined to be invalid by law, all other parts of this waiver shall remain valid and enforceable.

Participant Name:

Participant Signature:

(if Participant is 18 years of age or older)

FOR PARENTS/GUARDIANS OF PARTICIPANT OF MINOR AGE (UNDER AGE 18 AT TIME OF REGISTRATION) - This is to certify that I, as parent/guardian with legal responsibility for this participant, do consent and agree to his/her release as provided above and relating to my minor child's involvement or participation in the Activities.

Date:

Parent/Guardian Name:	
(if Participant is a minor child)	
Parent/Guardian Signature:	Date:
(if Participant is a minor child)	
Address:	
Phone Number (home):	
Phone Number (alternate):	
Emergency Contact & Phone Number:	

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Additional Lakes at Meadow View at Twin Creeks All Exhibit C Landscape Management Service Pricing Sheet

Core Maintenance Services

\$25,896.00

Lake Bank Mowing (41x/yr) - Includes mowing, string-trimming and cleanup.

Annual Core Total \$2

\$25,896.00

GRAND TOTAL ANNUAL \$25,896.00 MONTHLY \$2,158.00

Client Initial:

Creating premier properties. Building lasting relationships. Page 3 of 5



EIGHTH ORDER OF BUSINESS



PLANNING ARCHITECTURE LANDSCAPE ARCHITECTURE GRAPHICS

PROPOSAL FOR:

Beacon Lake Lakefront Park Construction Documents Saint Johns, FL Project # 20-21

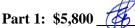
DATE: April 7, 2021

TO: Meadow View at Twin Creeks Community Development District Blaz Kovacic, Vice-Chair c/o Governmental Management Services, LLC 475 W. Town Place, Suite 114 St. Augustine, FL 32092

Dear Blaz,

Thank you for the opportunity to submit our professional design service proposal. We shall provide the architectural, structural, mechanical & electrical engineering, hardscape, landscape and sign design for the lakefront park improvements.

Our scope of services shall include:



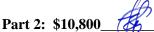
Lakefront Park Design Development

Based upon the approved Schematic Design as provided above, we shall commence Design Development to further refine the scope and nature of the project.

- A. We shall incorporate all your comments and changes from the conceptual schematic design with the intent to create a final set of design documents that will be the basis for all the construction documents. These CAD drawings shall include preliminary structural and mechanical engineering, final floor plan configuration layout and preliminary finish specifications for all the improvements.
- B. Provide preliminary mechanical and structural engineering drawings equivalent to 30% of the overall design effort.
- C. We shall meet with all the applicable government agencies including the building department and fire marshal regarding the design of the building to discuss any concerns or comments they may have prior to final submission of architectural and engineering plans for their review and permit.
- D. Design development of interiors including finish selections, interior elevations and ceiling treatment
- E. Deliverables for this scope of work shall include:
 - 1. Arch'l site plan
 - 2. Floor plan(s)
 - 3. Exterior elevation(s)
 - 4. Building Cross Section(s)
 - 5. Roof Plan
 - 6. Reflected Ceiling Plan

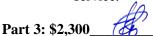


PLANNING ARCHITECTURE LANDSCAPE ARCHITECTURE GRAPHICS



Architectural Construction Documents of the Restroom Pavilion

- A. Architectural construction documents to include the following:
 - 1. Architectural site plan
 - 2. Exterior elevations
 - 3. Roof plan
 - 4. Roof framing plan
 - 5. Building cross section(s)
 - 6. Wall section(s) and details
 - 7. Window/door schedules
 - 8. Interior finish schedules
 - 9. Generic interior restroom elevations
- B. Structural Construction Documents as per The Florida Building Code
 - 1. Foundation plan and details
 - 2. Wall assemblies and details
 - 3. Floor/roof framing plan and details
 - 4. Structural specifications
- C. Mechanical, Electrical and Plumbing Design
 - 1. Power distribution floor plan
 - 2. Electrical meter center plans
 - 3. Schedules/calculations/load and elevations
 - 4. Electrical specifications
 - 5. HVAC floor plan(s)
 - 6. HVAC schedule and details
 - 7. Equipment sizing and specifying
 - 8. Plumbing plans and specifications
 - 9. Product planning and fixture selection in conjunction with our interior designer for decorative interior design.
 - 10. Actual engineering design reflecting feeder sizes and circuitry distribution for electric service.



Lakefront Park Hardscape Construction Documents

- A. Final elevations and details of hardscape elements such as:
 - 1. Shade trellis and arbors.
 - 2. Planters & decks.
 - 3. Shade pavilions
 - 4. Screen wall and security fencing details
 - 5. Playground details and specification

Park Area Site Electrical Engineering

- A. Product planning and fixture selection for outdoor decorative lighting at the following areas:
 - 1. Pavilion and play areas
 - 2. Outdoor patio areas
 - 3. Parking lot & landscape areas
- B. Actual engineering design reflecting feeder sizes and circuitry distribution shall be by our Electrical Engineer.
- C. Site photometric lighting layout denoting light level intensities throughout the lit areas.



DI ANNING ARCHITECTURE LANDSCAPE ARCHITECTURE GRAPHICS

Part 5: \$4,800

Park Area Landscape Architecture Design

- A. Plant material selection and specifications
- B. Master tree plan and their specifications.
- C. Plan view layout w/ quantities and species name
- D. Total quantities and cost estimate.

Note: Permit code plan for landscape & tree mitigation shall be provided by your civil engineer. Soil testing and/or amendments may be required to determine the quality of soil that the landscape will be installed in. If testing is necessary, we have not included any testing within our proposal.

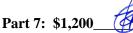


Part 6: \$1,100 Park Area Irrigation Design

Irrigation Design:

- A. Overall site sleeving plan and details for General Contractor or Irrigation Contractor.
- B. Overall site layout irrigation design.
 - 1. Valve locations
 - 2. Zone delineation with located head layout.
 - 3. Main waterline feeds located by civil engineering
 - 4. Head types
 - 5. Controller system locations

Note: Owner to verify water source. The irrigation plans, specifications and construction details will programmatically fulfill the necessary bid documents; however unforeseen on-site re-locations of heads, controllers, etc. due to on-site changes are the responsibility of the Landscape Contractor/Irrigation Contractor. The Landscape Contractor or Irrigation Contractor is responsible for any as-built documents required by the owner. This scope does not include the housing product or master community irrigation design.



Exterior Color /Material Selection for Lakefront Park Improvements

- A. Color chart and location drawings
- B. Color chip paint selection
- C. Owner coordination and Contractor distribution

Construction Administration

Part 10: Hourly @ \$100.00

___ (Not to exceed \$5,500) Shop Drawing Review for Lakefront Park Improvements

- A. Review of shop drawings to verify their accuracy and compliance with our construction documents.
- B. Distribution of shop drawings to applicable consultants that are under our contract.
- C. Mark-up copies for Contractor distribution

Part 11: Hourly at \$100.00 per hour (Not to exceed \$5,000) **Construction Administration**



A. Review "Certificate of Payment"

- B. Review change orders.
- C. Attend on-site meetings as requested. Trips to the site will be invoiced @ \$500 per design professional per each trip, plus expenses.
- D. Perform inspections and initiate corresponding inspection reports.
- E. Creating clarification details.
 - F. Creating alternate details.



PI ANNING ARCHITECTURE LANDSCAPE ARCHITECTURE GRAPHICS

*Note: This does not include Owner modifications and/or additions to the plans after completion of the construction documents submitted for permit.

Part 12: \$1,500_ **Reimbursable Expenses**

(NTE allowance)

- A. We shall provide (2) sets of drawings at Schematic design, Design Development, 70% review and final review. We shall provide (2) spec books at final review. Additional printing for permit and bidding are at your expense. Each 24" x 36" sheet costs \$1.25 and spec books shall be \$150 each. Contractor shall be furnished with PDF digital format for drawings.
- B. We will also provide a computer file of the plans and specifications after completion of the job. C. All expenses such as bulk printing cost, courier, postage, reproduction cost, long distance calls, etc., shall be billed at direct cost plus 15%.

END OF SCOPE

Assumptions and Exclusions:

- 1. Geotechnical services are not included in this proposal although geotechnical data will be required and provided to the design team.
- 2. The proposal does not include utility, site grading, site geometry, or storm water design around the lakefront park (other than Part 8)
- 3. This proposal does not include any zoning variances if required
- 4. Building permitting and submittal shall be done by others.
- 5. All components of this project will be designed at one time and presented to the developer for approval.
- 6. We shall include (1) set of review prints for review at conceptual phase, 30% review, 70% review and final review. All other printing cost by the client.
- 7. We have not included any A/V design of the music system. This also includes the security/access control system as well.
- 8. Construction Administration Services have not been included within this scope
- 9. Value engineering for cost reduction has not been included. Any changes after 70% submittal shall be considered additional services.

Not included in our Scope of Services:

- 1. Civil, Environmental or Geo-technical Engineering
- 2. Shop Drawing Preparation
- 3. As-built construction document
- 4. LEED Accreditation
- 5. Security System, Audio/Video Design or layout
- 6. Lightening Protection Engineering
- 7. Soils Testing for landscape plant material
- 8. Acoustical Engineering

The above services will be performed for the fees indicated after each item. Our standard hourly rates are available upon request. Payments to Basham & Lucas Design Group, Inc. shall be made on a monthly basis as invoiced according to a pro-rated amount of work completed each billing period. All payments shall be made no later than 30 days after receipt of invoice. A finance charge of 18% annually shall accrue and be due and payable for the period 30 days from the date of this invoice until such amount is paid. These fees shall be valid for a period of 90 days from the date of this proposal. Any "stop work" order for more than 30 days shall void this contract and all work completed up to that date shall be invoiced based on our



PLANNING ARCHITECTURE LANDSCAPE ARCHITECTURE GRAPHICS

percent of completion. Any owner requested value engineering changes to the drawings after 70% completion shall be considered additional services. All terms & conditions to this proposal are in accordance with previously approved contract #15-63, dated January 15, 2016.

We are extremely excited about your project and look forward to working with you. If you accept this proposal please return the signed proposal and we will begin immediately.

Sincerely,

Paul M. Basham President

Accepted by:

4/8/2021

Authorized Agent

Date

TENTH ORDER OF BUSINESS

B.

1.

			REQUISITION SUMMARY April 15, 2021		
	2019 SPECIAL ASSESSMENT BONDS REQUISITIONS				
	T			1	
	<u>TO BE RATIF</u>	IED			
3/18/2021	433	ETM	Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 197164	\$	27.35
3/18/2021	434	ETM	Beacon Lake/Heron Oaks Drive Extension (Silver Sage Lane to Phase 4 Entrance Gate) WA#22) Invoice 197166	\$	3,750.00
3/18/2021	435	ETM	Twin Creeks (Beacon Lakes Phase 3B) CDD Engineering Report (WA#23) Invoice 197167	\$	1,665.00
3/18/2021	436	ETM	Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 197168	\$	3,030.50
3/18/2021	437	Basham Lucas	Beacon Lake - Invoice 8328	\$	500.00
3/18/2021	438	Basham Lucas	Beacon Lake Community Park - Invoice 8329	\$	200.00
3/18/2021	439	West Orange Nurseries, Inc.	Contractor Application for Payment #5 - Beacon Lake Phase 3A	\$	76,353.93
	TOTAL REQUISITIONS TO BE RATIFIED APRIL 2021 \$85,				\$85,526.78

	TO BE APPROVE	<u>D</u>		
4/15/2021	440	ETM	Beacon Lake - Phase 3B Revised Lot Layout (WA#25) Invoice 197474	\$ 3,137.50
4/15/2021	441	ETM	Twin Creeks (Beacon Lakes Phase 3B) CDD Engineering Report (WA#23) Invoice 197473	\$ 1,350.00
4/15/2021	442	ETM	Beacon Lake/Heron Oaks Drive Extension (Silver Sage Lane to Phase 4 Entrance Gate) WA#22) Invoice 197471	\$ 3,750.00
4/15/2021	443	ETM	Beacon Lakes Phase 3A (CEI Services) (WA#17) - Invoice 197469	\$ 296.79
4/15/2021	444	ETM	Beacon Lakes Phase 3B (200 Lots Only) (WA#15) Invoice 197468	\$ 1,500.00
4/15/2021	445	Basham Lucas	Beacon Lake Community Park - Invoice 8396	\$ 340.00
4/15/2021	446	O.R. Dicky Smith & Co., Inc.	Beacon Lake Entries & Hardscape Phase 3A - Application for Payment #2013-4	\$ 81,460.00
4/15/2021	447	O.R. Dicky Smith & Co., Inc.	Beacon Lake Entries & Hardscape Phase Phase 2 - Application for Payment #2013-4	\$ 76,732.00
			REQUISITIONS TO BE APPROVED	\$ 168,566.29
			TOTAL REQUISITIONS TO BE APPROVED APRIL 15, 2021	\$254,093.07

2.

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT WORK AUTHORIZATION NO. 25 BEACON LAKE – PHASE 3B REVISED LOT LAYOUT

Scope of Work

England, Thims & Miller, Inc. (ETM) shall provide general consulting engineering services for the Beacon Lake – Phase 3B Subdivision lot revisions (200 single family lots) to conform to attached site map as part of the Meadow View at Twin Creeks Community Development District as directed by the Board of Supervisors or their designee. General consulting services shall include, but not be limited to:

I. TASK ONE – REVISED MASTER DEVELOPMENT PLAN

A Master Development Plan (MDP) will be prepared from the revised approved site layout, submitted and processed for the fifth phase of development. This task includes MDP map and text preparation, processing of the MDP application package, and attendance at any public hearings or meetings with staff.

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TOTAL LUMP SUM FEE ......$3,000.00
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II. TASK TWO – SJRWMD MINOR MODIFICATION

ETM will submit the revised Engineering Plans and calculations to the SJRWMD for a minor modification to the existing stormwater permit.

III. TASK THREE – MASTER UTILITY PLAN

ETM will update the Master Utility Plan and calculations to account for revised lot layout.

TOTAL LUMP SUM FEE\$2,500.00

IV. TASK FOUR – REVISED SUBDIVISION CIVIL ENGINEERING CONSTRUCTION PLANS (200 LOTS)

This task shall include revisions to the following:

- a. Revise Stormwater Collection System Design
- b. Revise Potable Water Distribution System
- c. Revise Sanitary Sewer Collection System design
- d. Revise Neighborhood Grading Plan
- e. Revise Erosion and Sediment Control Design

TOTAL LUMP SUM FEE\$25,875.00

V. TASK FIVE – ELECTRICAL DESIGN FOR THE LIFT STATION IN ACCORDANCE WITH SJCUD STANDARDS

This task shall include revisions to the following: a. Lift Station electrical design

TOTAL LUMP SUM FEE\$1,500.00

TASK SIX – REVISED REGULATORY PERMITTING/APPROVALS (SUBDIVISION 200 LOTS) VI.

ETM shall prepare revised permit applications and coordinate the review process for to following:

1. St. Johns County Utility Department Water, Sewer and Reuse Plan review and coord LUMP SUM FEE	
2. St. Johns County DRC Submittal and Construction Plan Application	
LUMP SUM FEE	\$2,750.00
3. Department of Environmental Protection Water Distribution System General Permit	t
LUMP SUM FEE	\$1,800.00
4. Department of Environmental Protection Sanitary Sewer Collection System General	
LUMP SUM FEE	\$1,800.00

VII. TASK SEVEN – REVISED LANDSCAPE AND TREE MITIGATION PLAN (SUBDIVISION)

Provide revised landscape plan in accordance with the Twin Creeks PUD and the St. Johns County Land Development Code. This will include street tree design and negotiation with St. Johns County to satisfy minimum Code requirements.

REIMBURSABLE EXPENSES

Costs such as final printing, telephone, delivery service, mileage and travel shall be invoiced at direct costs. (BUDGET ESTIMATE: \$2,500.00)

ITEMS NOT INCLUDED

- 1. Geotechnical Investigations / Analysis
- Soil Boring / Analysis 2.
- Material Testing 3.
- DRI, PUD or Re-Zoning (modifications) 4.
- Land use planning / Comprehensive plan / Concurrency 5.
- Groundwater Modeling / testing 6.
- Groundwater / Dewatering Permitting 7.
- 8. As-built Surveying
- Surveying (Topo, Bound., Route, Tree, Rw) 9.
- Environmental Investigation 10.
- Wetland Flagging / Survey or Permitting 11.
- 12. Wetland drawdown analysis
- 13. Wetland mitigation / Design / Permitting.
- 14. Irrigation or Irrigation supply design
- Electrical, Phone, Gas, Design / Permitting 15.
- 16. Overhead Power line adjustments
- 17. Signage Design / Permitting
- Street lighting design 18.
- FEMA Floodplain / Model / Analysis / Permitting 19.
- 20. Hardscape/ Design / Permitting
- **ADA Compliance** 21.
- Homeowners Association issues 22.
- 23. Community Development District Issues (CDD)
- 24. **Covenant & Restrictions Review**
- Architectural Review Committee Process 25.
- 26. Plat / Easement processing / permitting.

- 27. Permit Compliance
- 28. Administrative Hearings
- 29. Payment & Performance or other bonding
- Notice to Owners issues 30.
- 31. Const. Stakeout / Locates / Verification
- Utility Locations / Analysis / Design / Soft digs 32.
- Life Safety /Code compliance 33.
- 34. Project Wide code compliance
- 35. Consumptive Use Permitting (CUP)
- **ACOE** Permitting 36.
- 37. Historical / Archeological Issues
- Endangered species 38.
- 39. Traffic study
- 40. Consumptive Use Permitting (CUP)
- Application / Permit Fees 41.
- 42. Septic Tank / Well Permitting
- Title research (esm'ts, dedications, convey. etc.) 43.
- 44. Retaining wall or Structural design
- Cost Estimates / Opinion of Probable Cost 45.
- OSHA or other safety issues 46.
- 47. Bid Specifications / Bid Documents / bidding
- Streetscape Design (specialty paving) 48.
- 49. Separate clearing / grading permit
- 50. Individual Lot Surveys
- Easement Staking 51.
- 52. Fire Hydrant Testing
- Park Design 53.

Principal – CEO/CSO/President	
Principal – Vice President	\$245.00/Hr.
Senior Engineer	
Engineer	\$157.00/Hr.
Project Manager	
Assistant Project Manager	\$147.00/Hr.
Senior Planner	\$182.00/Hr.
Planner	
CEI Project Manager	\$165.00/Hr.
CEI Senior Inspector	
CEI Inspector	\$120.00/Hr.
Senior Landscape Architect	
Landscape Architect	\$150.00/Hr.
Senior Graphics Technician	\$149.00/Hr.
GIS Programmer	\$160.00/Hr.
GIS Analyst	\$133.00/Hr.
Senior Engineering Designer / Senior LA Designer	
Engineering/Landscape Designer	\$131.00/Hr.
CADD/GIS Technician	\$121.00/Hr.
Administrative Support	\$84.00/Hr.
Accountant	\$102.00/Hr.

ENGLAND-THIMS & MILLER, INC. HOURLY FEE SCHEDULE 2021

The outlined services shall be performed on a time and material basis at the currently approved rate and expense schedule.

APPROVAL

Submitted by: _

England-Thims & Miller, Inc.

Approved by:

Meadow View at Twin Creeks Community Development District Blaz Kovacic, Vice-chair Date: 3/15/2021

Date: 3/15/2021

D.

Meadow View at Twin Creeks Community Development District 9655 Florida Mining Blvd., Bldg. 300, Suite 305, Jacksonville, Florida 32257

Memorandum

Date:	April 15th, 2021
To:	Meadow View at Twin Creeks Board of Supervisors
	Jim Oliver, Richard Whetsel
From:	Brian Stephens, Field Operations Manager
	Venus Durden, Facility Manager
Re:	Meadow View at Twin Creeks CDD
	Monthly Operations Report

The following is a summary of activities related to the Operations of the Meadow View at Twin Creeks Community Development District.

Landscape/Irrigation:

- Multiple irrigation repairs have been made.
- All of the Turf has been fertilized.
- RMS is continuing to meet bi-weekly with Yellowstone Landscaping.
- Yellowstone has started the summer mowing schedule.
- New annual flowers have been installed.

Amenities:

- RMS continues Pool and Janitorial Service three (3) days a week.
- RMS continues to pressure wash the pool furniture and facility weekly.
- Pool furniture has been relocated to promote Social Distancing around the entire pool deck.
- One (1) post light was repaired on the pool deck.
- The kayak launch and rock wall have been pressure washed.
- The gate hinges on the West exit gate were replaced.
- Multiple parking lot lights have been repaired.
- Proper signage has been placed throughout the Amenity Complex to comply with CDC guidelines.
- The soccer goals have been installed on event lawn #2.
- Weekly emails continue to go out to residents to remind them of upcoming events, helpful reminders, etc.

- RMS is currently working with Danielle on getting quotes for metal patio tables from multiple vendors to replace the cracked and broken patio tables.
- Dance Classes are scheduled for every Monday and held by The Dancehouse & Co for children ages 2-4, 5-7 and 8-10. The classes include Ballet, Creative Movement and Jazz.
- Music class is being held by Mary Time Music every Thursday for toddlers.
- We are in the process of bringing in a certified Kripalu yoga teacher to host yoga classes for the residents.
- On March 17th the Spring Break Bash was held on the Event Lawn which included outdoor games, activities and Sno-Cones.
- On March 19th we hosted Family Movie Night.
- March 27th was National Joe Day. We hosted a Family 5K Fun Run through the beautiful neighborhood of Beacon Lake and served a cup of Joe to all participants. There was such a great turnout that another 5K is planned in the fall.
- On April 3rd our Easter/Spring event took place on all Event Lawns. This included an Easter egg hunt with 5,000 eggs, multiple outdoor activities such as a rock climbing wall, various bounce houses, a petting zoo and pony rides. Pictures with the Easter Bunny as well. The event was a success and I received a lot of positive feedback from residents.

Upcoming Events:

- Food Truck Fridays have been planned through July with the complete lineup. There has been such great success with the recent food trucks that I have decided to incorporate 3 food trucks into the Friday night lineup.
- Ancient City Soccer Club has hosted clinics in the past for ages 5-14. Because of the previous success, we are planning future soccer clinics here.
- A Community Yard Sale is scheduled for April 24th.
- RMS is currently in the planning stages for future events such as a Pet Parade "Paw Party" and a Memorial Day event in May.
- In an effort to keep all residents safe, the events will have hand sanitizing stations and the bounce houses will be sanitized throughout the events. The vendor uses a cold fog technology on all of the equipment as well as Pro Solutions Botanical disinfectant for cleaning and disinfecting before and during the events.

Community:

- All of the storm drains are being cleaned monthly.
- All of the District Lakes are being policed monthly for trash.
- RMS is continuing to meet monthly with Future Horizons to inspect all of the lakes.
- The Eastern pond fountain has been repaired at the main entrance.
- The timers for both of the entry fountains were reset due to a power outage.
- All of the dog waste stations are being checked Three (3) times per week.

Should you have any questions or comments regarding the above information, please feel free to contact Brian Stephens at (904) 627-9271 or Rich Whetsel at (904)759-8923.

ELEVENTH ORDER OF BUSINESS

A.

Meadow View at Twin Creeks Community Development District

Unaudited Financial Statements as of March 31, 2021

Meadow View at Twin Creeks <u>Community Development Distri</u>ct

Combined Balance Sheet

March 31, 2021

	General	Debt Servíce	Capítal Project	Totals
Assets:			<u> </u>	
Cash	\$131,925			\$131,925
Investments:				
Custody - US Bank	\$310,549			\$310,549
<u>Seríes 2016 A</u> 1				
Reserve		\$133,750		\$133,750
Revenue		\$443,657		\$443,657
<u>Seríes 2016 A2</u> Revenue		\$29,092		¢20.00
		\$28,983		\$28,983
Prepayment Construction		\$204	\$356	\$204 \$350
Seríes 2016 B			\$550	\$33
Reserve		\$113,850		\$113,85
Interest		\$0		\$115,65
Revenue		\$3,434		\$3,43
Prepayment		\$602		\$60
Construction			\$0	\$00.
Seríes 2018 AI			00	
Reserve		\$184,333		\$184,33
Revenue		\$299,144		\$299,14
Construction			\$410	\$41
Seríes 2018 A2				
Reserve		\$98,484		\$98,48
Revenue		\$154,932		\$154,93
Prepayment		\$1,280,914		\$1,280,91
Seríes 2019 A1				
Reserve		\$77,580		\$77,58
Revenue		\$96,864		\$96,86
Construction			\$5,596	\$5,59
Seríes 2019 A2				
Reserve		\$93,776		\$93,77
Revenue		\$98,907		\$98,90
Prepayment		\$1,539,567		\$1,539,56
<u>Seríes 2020 A</u> 1				
Reserve		\$34,349		\$34,34
Interest		\$87,361		\$87,36
Construction			\$14,004	\$14,00
<u>Seríes 2020 A2</u>				
Reserve		\$50,708		\$50,70
Interest		\$129,208		\$129,20
Prepayment		\$402,266		\$402,26
<u>Seríes 2020 A</u> 3				
Reserve		\$72,744		\$72,74
Interest		\$233,757		\$233,75
Prepayment		\$1,158,438		\$1,158,43
Construction			\$3	\$
Due From Developer			\$110,586	\$110,58
Electric Deposits	\$3,385			\$3,38
Assessement Receivable				\$
Total Assets	\$445,858	\$6,817,812	\$130,955	\$7,394,62
<u>Liabilities</u> :				
Lubuites: Accounts Payable	\$1,769			\$1,769
Accounts Fayable Accrued Expenses	\$1,769			\$1,765
Accrueu Expenses Retainage Payable	30		\$107,117	\$107,117
Due to Other	\$625			\$62
Fund Balances:				
Nonspendable	\$3,385	\$0	\$0	\$3,38
Restricted for Capital Projects			\$23,838	\$23,838
Restricted for Debt Service		\$6,817,812		\$6,817,812
Unassigned	\$440,079			\$440,079
Total Liabilities & Fund Equity	\$445,858	\$6,817,812	\$130,955	\$7,394,620

Community Development District

GENERAL FUND Statement of Revenues & Expenditures For the Period ending March 31, 2021

	Adopted	Prorated	Actual	
	Budget	Thru 03/31/21	Thru 03/31/21	Variance
<u>REVENUES:</u>				
Developer Contributions	\$508,795	\$156,934	\$156,934	\$0
Assessments - Tax Roll	\$306,631	\$299,128	\$299,128	\$0
Assessments - Dírect	\$387,972	\$195,046	\$195,046	\$0
Interest/Miscelleaneous Income	\$0 ©0	\$0 ©0	\$5,984	\$5,984
Restricted - Easement Fence Fund Facility Revenue	\$0 \$0	\$0 \$0	\$3,600 \$0	\$3,600 \$0
-	-			
TOTAL REVENUES	\$1,203,398	\$651,108	\$660,692	\$9,584
<u>EXPENDITURES</u> :				
<u>ADMINISTRATIVI:</u>				
Engineering	\$20,000	\$10,000	\$5,048	\$4,952
Attorney Fees	\$30,000	\$7,500	\$3,927	\$3,573
Annual Audit	\$5,900	\$0	\$0	\$0
Artbitrage	\$2,400	\$1,200	\$1,200	\$0
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Dissemination	\$12,500	\$6,250	\$7,500	(\$1,250)
Trustee Fees	\$20,000	\$3,654	\$3,654	\$0
Management Fees	\$47,250	\$23,625	\$23,625	\$0
Information Technology	\$2,000	\$1,000	\$1,000	(\$0)
Telephone	\$500	\$250 \$400	\$181	\$69
Postage	\$800 \$7,425	\$400 \$7,425	\$406 \$7.087	(\$6) \$228
Insurance Printing and Binding	\$7,425 \$4,000	\$7,425 \$2,000	\$7,087 \$822	\$338 \$1,178
Legal Advertising	\$3,000	\$2,000 \$1,500	\$822 \$1,095	\$1,178 \$405
Other Current Charges	\$1,500	\$1,500	\$1,095	(\$438)
Office Supplies	\$300	\$150	\$55	\$95
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
-		4=0.0=0		40.01
ADMINISTRATIVE EXPENDITURES	\$162,750	\$70,879	\$61,963	\$8,916
<u>AMENITY CENTER:</u>				
Utílítíes				
Telephone/Cable/Internet	\$9,200	\$4,600	\$4,647	(\$47)
Electric	\$36,000	\$18,000	\$16,801	\$1,199
Water/Irrigation	\$20,000	\$10,000	\$6,233	\$3,767
Gas	\$1,500	\$750	\$332	\$418
Trash Removal Society	\$3,000	\$1,500	\$1,377	\$123
Security Security Monitoring	\$1,800	\$900	\$666	\$234
Access Cards	\$3,000	\$900	\$800	\$234 \$700
Contracted Security	\$20,000	\$10,000	\$000	\$10,000
Management Contracts	\$20,000	\$10,000	ψ0	\$10,000
Facílity Management	\$125,000	\$62,500	\$30,900	\$31,600
Pool Attendants	\$48,000	\$24,000	\$2,901	\$21,099
Canoe Launch Attendant	\$28,800	\$14,400	\$0	\$14,400
Snack Bar Attendant	\$16,640	\$8,320	\$0 \$0	\$8,320
Field Mgmt / Admin	\$25,000	\$12,500	\$12,500	\$0
Pool Maintenance	\$20,000	\$10,000	\$8,190	\$1,810
Pool Chemicals	\$15,000	\$7,500	\$4,763	\$2,738

<u>Community Development District</u> <u>GENERAL FUND</u> Statement of Revenues & Expenditures

For the Period ending March 31, 2021

	Adopted Budget	Prorated Thru 03/31/21	Actual Thru 03/31/21	Varíance
AMENITY CENTER CONTINUED				
Janitorial	\$18,000	\$9,000	\$9,318	(\$318)
Facility Maintenance	\$15,000	\$7,500	\$10,355	(\$2,855)
Repairs & Maintenance	\$36,000	\$18,000	\$19,462	(\$1,462)
Capital Projects	\$12,000	\$6,000	\$4,022	\$1,978
Snack Bar Inventory- CGS	\$1,000	\$500	\$0	\$500
Food Service License	\$500	\$250	\$115	\$135
Rental and Leases	\$27,691	\$13,846	\$13,846	\$0
Subscriptions	\$12,000	\$6,000	\$249	\$5,751
Pest Control	\$2,280	\$1,140	\$950	\$190
Supplies	\$2,000	\$1,000	\$297	\$703
Towel/Linen Service	\$2,000	\$1,000	\$0	\$1,000
Furniture, Fixtures & Equipment	\$5,000	\$2,500	\$434	\$2,066
Special Events	\$30,000	\$15,000	\$9,488	\$5,512
Holíday Decorations	\$9,000	\$7,751	\$7,751	\$0
Fitness Center Repairs/Supplies	\$2,000	\$1,000	\$1,035	(\$35)
Office Supplies	\$1,500	\$750	\$649	\$101
ASCAP/BMI Lícenses	\$1,000	\$500	\$0	\$500
Property Insurance	\$36,533	\$36,533	\$36,530	\$3
Permít and License	\$575	\$0	\$0	\$0
Performance Guaranty Bonds	\$0	\$0	\$3,446	(\$3,446)
AMENITY CENTER EXPENDITURES	\$587,019	\$314,740	\$208,057	\$106,683
GROUND MAINTENANCE EXPENDITURES				
Hydrology Quality/Mitigation	\$6,400	\$3,200	\$0	\$3,200
Electríc	\$15,000	\$7,500	\$12,148	(\$4,648)
Landscape Maintenance	\$292,593	\$146,297	\$168,666	(\$22,370)
Landscape Contingency	\$25,000	\$12,500	\$28,086	(\$15,586)
Lake Maintenance	\$27,000	\$13,500	\$10,615	\$2,885
Grounds Maintenance	\$12,000	\$6,000	\$2,542	\$3,458
Pump Repaírs	\$5,000	\$2,500	\$0	\$2,500
Streetlighting	\$22,000	\$11,000	\$16,442	(\$5,442)
Streetlight Repairs	\$5,000	\$2,500	\$2,848	(\$348)
Irrigation Repairs	\$7,500	\$3,750	\$7,310	(\$3,560)
Míscellaneous	\$5,000	\$2,500	\$656	\$1,844
Contingency	\$31,136	\$15,568	\$4,956	\$10,612
GROUNDS MAINTENACE EXPENDITURES	\$453,629	\$226,814	\$254,269	(\$27,455)
TOTAL EXPENDITURES	\$1,203,398	\$612,433	\$524,289	\$88,144
EXCESS REVENUES (EXPENDITURES)	\$0		\$136,403	
FUND BALANCE - Beginning	\$0		\$307,062	
FUND BALANCE - Ending	\$0		\$443,464	

Meadow Víew at Twín Creeks Community Development District General Jund Month By Month Income Statement Fiscal Year 2021

	October	November	December	January	February	March	Apríl	Мау	June	July	August	September	Total
<u>Revenues:</u>	000000	5107011201	December	yeareadar y	<i>yeer addry</i>	5.00.010	5974	stuy	Juic	July	5 tugust	septemaer	2000
Developer Contributions	\$52,037	\$58,214	\$46,682	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$156,934
Assessments - Tax Roll	\$0	\$19,416	\$165,701	\$100,865	\$12,448	\$698	\$0	\$0	\$0	\$0	\$0	\$0	\$299,128
Assessments - Direct	\$81,452	\$795	\$77,874	\$6,362	\$26,973	\$1,591	\$0	\$0	\$0	\$0 \$0	\$0	\$0	\$195,046
Interest/Miscellaneious Income	\$0	\$0	\$5,378	\$1	\$20,975	\$602	\$0	\$0	\$0	\$0	\$0	\$0	\$5,984
Restricted - Easement Fence Fund	\$0	\$0	\$0	\$0	\$3,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,600
Facílíty Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$133,489	\$78,427	\$295,636	\$107,228	\$43,022	\$2,890	\$0	\$0	\$0	\$0	\$0	\$0	\$660,692
10tui ive venues	\$155,469	3/0,42/	\$275,050	\$107,228	\$45,022	\$2,870	\$ 0	30	4 0	30	30	\$ 0	\$000,072
<u>Expenditures</u> :													
<u>Admínístratív</u> e													
Engineering	\$2,100	\$911	\$2,037	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,048
Attorney Fees	\$863	\$1,281	\$1,784	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,927
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Artbitrage	\$0	\$0	\$0	\$1,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,200
Assesment Roll	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Dissemination	\$1,333	\$833	\$833	\$2,833	\$833	\$833	\$0	\$0	\$0	\$0	\$0	\$0	\$7,500
Trustee Fees	\$3,654	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,654
Management Fees	\$3,938	\$3,938	\$3,938	\$3,938	\$3,938	\$3,938	\$0	\$0	\$0	\$0	\$0	\$0	\$23,625
Information Technology	\$167	\$167	\$167	\$167	\$167	\$167	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000
Telephone	\$48	\$26	\$44	\$21	\$42	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$181
Postage	\$11	\$88	\$191	\$29	\$69	\$17	\$0	\$0	\$0	\$0	\$0	\$0	\$406
Insurance	\$7,087	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,087
Printing and Binding	\$172	\$143	\$23	\$303	\$0	\$180	\$0	\$0	\$0	\$0	\$0	\$0	\$822
Legal Advertising	\$534	\$157	\$153	\$126	\$126	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,095
Other Current Charges	\$41	\$18	\$32	\$31	\$32	\$1,035	\$0	\$0	\$0	\$0	\$0	\$0	\$1,188
Office Supplies	\$11	\$13	\$1	\$17	\$1	\$14	\$0	\$0	\$0	\$0	\$0	\$0	\$55
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative Expenditures	\$25,133	\$7,574	\$9,202	\$8,664	\$5,207	\$6,183	\$0	\$0	\$0	\$0	\$0	\$0	\$61,963
<u>Ameníty Cente</u> r													
Telephone	\$722	\$730	\$730	\$814	\$825	\$825	\$0	\$0	\$0	\$0	\$0	\$0	\$4,647
Electric	\$2,895	\$2,822	\$2,703	\$2,924	\$2,740	\$2,717	\$0	\$0	\$0	\$0	\$0	\$0	\$16,801
Water/Irrigation	\$722	\$624	\$823	\$1,187	\$1,634	\$1,243	\$0	\$0	\$0	\$0	\$0	\$0	\$6,233
Gas	\$0	\$0	\$10	\$0	\$94	\$228	\$0	\$0	\$0	\$0	\$0	\$0	\$332
Trash Removal	\$211	\$219	\$218	\$220	\$222	\$286	\$0	\$0	\$0	\$0	\$0	\$0	\$1,377
Security Monitoring	\$111	\$111	\$111	\$111	\$111	\$111	\$0	\$0	\$0	\$0	\$0	\$0	\$666
Access Cards	\$0	\$400	\$400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800
Contracted Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Facility Management	\$5,150	\$5,150	\$5,150	\$5,150	\$5,150	\$5,150	\$0	\$0	\$0	\$0	\$0	\$0	\$30,900
Pool Attendants	\$0	\$0	\$2,901	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,901
Canoe Launch Attendant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Snack Bar Attendant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Field Mgmt / Admin	\$2,083	\$2,083	\$2,083	\$2,083	\$2,083	\$2,083	\$0	\$0	\$0	\$0	\$0	\$0	\$12,500
Pool Maintenance	\$1,365	\$1,365	\$1,365	\$1,365	\$1,365	\$1,365	\$0	\$0	\$0	\$0	\$0	\$0	\$8,190
Pool Chemicals	\$585	\$900	\$405	\$945	\$863	\$1,065	\$0	\$0	\$0	\$0	\$0	\$0	\$4,763
Janitorial	\$1,295	\$1,449	\$1,361	\$1,488	\$2,294	\$1,431	\$0	\$0	\$0	\$0	\$0	\$0	\$9,318
Facility Maintenance	\$0	\$1,505	\$3,059	\$2,219	\$2,729	\$844	\$0	\$0	\$0	\$0	\$0	\$0	\$10,355

Meadow Víew at Twín Creeks Community Development District General Jund Month By Month Income Statement Fiscal Year 2021

E.

	October	November	December	January	February	March	April	Мау	June	July	August	September	Total
Amenity Center Continued													
Repairs & Maintenance	\$4,789	\$2,522	\$1,646	\$4,306	\$6,114	\$86	\$0	\$0	\$0	\$0	\$0	\$0	\$19,462
New Capital Projects	\$0	\$0	\$0	\$0	\$0	\$4,022	\$0	\$0	\$0	\$0	\$0	\$0	\$4,022
Snack Bar Inventory- CGS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Food Service License	\$0	\$0	\$0	\$115	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$115
Rental and Leases	\$2,308	\$2,308	\$2,308	\$2,308	\$2,308	\$2,308	\$0	\$0	\$0	\$0	\$0	\$0	\$13,846
Subscriptions	\$0	\$0	\$0	\$0	\$0	\$249	\$0	\$0	\$0	\$0	\$0	\$0	\$249
Pest Control	\$190	\$190	\$190	\$190	\$190	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$950
Supplies	\$0	\$59	\$0	\$0	\$193	\$45	\$0	\$0	\$0	\$0	\$0	\$0	\$297
Towel/Linen Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fruniture, Fixtures & Equipment	\$0	\$0	\$0	\$0	\$434	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$434
Special Events	\$0	\$2,027	\$1,065	\$649	\$0	\$5,747	\$0	\$0	\$0	\$0	\$0	\$0	\$9,488
Holiday Decorations	\$7,503	\$170	\$0	\$79	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,751
Fitness Center Repairs/Supplies	\$0	\$195	\$420	\$421	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,035
Office Supplies	\$0	\$403	\$13	\$19	\$201	\$13	\$0	\$0	\$0	\$0	\$0	\$0	\$649
ASCAP/BMI Lícenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Insurance	\$36,530	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,530
Permit and License	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Performance Guaranty Bonds	\$0	\$0	\$0	\$3,446	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,446
Total Ameníty Center Expenditures	\$66,459	\$25,231	\$26,960	\$30,038	\$29,549	\$29,819	\$0	\$0	\$0	\$0	\$0	\$0	\$208,057
Ground Maintenance Expenditures													
Hydrology Quality/Mitigation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electric	\$1,502	\$1,101	\$972	\$1,343	\$1,218	\$6,011	\$0	\$0	\$0	\$0	\$0	\$0	\$12,148
Landscape Maintenance	\$36,085	\$15,654	\$33,085	\$34,423	\$15,654	\$33,765	\$0	\$0	\$0	\$0	\$0	\$0	\$168,666
Landscape Contingency	\$6,348	\$0	\$415	\$6,348	\$12,395	\$2,581	\$0	\$0	\$0	\$0	\$0	\$0	\$28,086
Lake Maintenance	\$1,769	\$1,769	\$1,769	\$1,769	\$1,769	\$1,769	\$0	\$0	\$0	\$0	\$0	\$0	\$10,615
Grounds Maintenance	\$644	\$793	\$0	\$1,105	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,542
Pump Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Streetlights	\$2,599	\$2,599	\$2,805	\$2,813	\$2,813	\$2,813	\$0	\$0	\$0	\$0	\$0	\$0	\$16,442
Streetlight Repairs	\$2,848	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,848
Irrigation Repairs	\$508	\$1,597	\$1,877	\$2,593	\$275	\$460	\$0	\$0	\$0	\$0	\$0	\$0	\$7,310
Miscellaneous	\$0	\$656	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$656
Contingency	\$0	\$0	\$2,478	\$2,478	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,956
Total Ground Maintenance Expenditures	\$52,304	\$24,169	\$43,402	\$52,871	\$34,123	\$47,400	\$0	\$0	\$0	\$0	\$0	\$0	\$254,269
Total Expenses	\$143,896	\$56,974	\$79,565	\$91,574	\$68,880	\$83,401	\$0	\$0	\$0	\$0	\$0	\$0	\$524,289
Excess Revenues (Expenditures)	(\$10,407)	\$21,453	\$216,071	\$15,654	(\$25,857)	(\$80,511)	\$0	\$0	\$0	\$0	\$0	\$0	\$136,403

Meadow View at Twin Creeks Community Development District Funding Requests

		Check		Requested	Requested	
Funding	Date	Date	Check	Funding	Funding	Balance
Request	of	Receíved	Amount	Amount	Amount	Due From
#	Request	Developer	Developer	FY 2020	FY 2021	Developer
39	9/16/19	10/2/19	\$100,857.69	\$38,962.00		\$0.00
40	10/10/19	11/7/19	\$59,050.67	\$23,025.59		\$0.00
41	11/13/19	12/10/19	\$54,592.27	\$54,335.00		\$0.00
42	12/11/19	1/29/20	\$87,001.27	\$80,379.25		\$0.00
43	1/7/20	1/29/20	\$50,840.10	\$50,840.10		\$0.00
44	4/15/20	5/8/2020 Wire	\$76,292.80	\$76,292.80		\$0.00
45	5/15/20	6/19/20	\$76,086.05	\$76,086.05		\$0.00
46	6/10/20	7/1/20	\$70,903.46	\$70,903.46		\$0.00
47	7/8/20	7/29/20	\$69,254.15	\$69,254.15		\$0.00
48	8/11/20	9/2/20	\$82,383.15	\$82,383.15		\$0.00
49	9/10/20	9/30/20	\$100,739.33	\$100,739.33		\$0.00
50	10/8/20	11/4/20	\$146,384.99	\$94,347.99	\$52,037.00	\$0.00
51	11/12/20	12/2/20	\$81,158.23	\$22,943.82	\$58,214.41	\$0.00
52	12/9/21	12/31/20	\$59,850.54	\$13,168.32	\$46,682.22	\$0.00
TOTAL			\$1,539,031.48	\$853,661.01	\$156,933.63	\$0.00

Community Development District

Debt Service Fund Series 2016 A1 Statement of Revenues & Expenditures

For the Period ending March 31, 2021

Г	Adopted	Prorated	Actual	
	Budget	Thru 03/31/21	Thru 03/31/21	Varíance
	0			
<u>REVENUES:</u>				
Specíal Assessments - 2016 A1	\$443,364	\$432,515	\$432,515	\$0
Interest Income	\$500	\$250	\$10	(\$240)
TOTAL REVENUES	\$443,864	\$432,765	\$432,525	(\$240)
<u>EXPENDITURES</u> :				
<u>Seríes 2016 A</u> 1				
Interest Expense - 11/1	\$164,288	\$164,288	\$164,288	\$0
Interest Expense - 5/1	\$164,288	\$0	\$0	\$0
Principal Expense - 5/1	\$115,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$443,575	\$164,288	\$164,288	\$0
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$289		\$268,237	
FUND BALANCE - Beginning	\$204,612		\$338,356	
FUND BALANCE - Ending	\$204,901	-	\$606,594	

Community Development District

Debt Service Fund Series 2016 B

Statement of Revenues & Expenditures For the Períod ending March 31, 2021

Γ	Adopted	Prorated	Actual	
	Budget	Thru 03/31/21	Thru 03/31/21	Varíance
<u>REVENUES:</u>				
Specíal Assessments - 2016 B	\$228,900	\$0	\$0	\$0
Prepayments	\$0	\$0	\$0	\$0
Prepayment Interest	\$1	\$0	\$0	\$0
Interest Income	\$200	\$100	\$3	(\$97)
TOTAL REVENUES	\$229,101	\$100	\$3	(\$97)
<u>EXPENDITURES:</u>				
Interest Expense - 11/1	\$113,850	\$113,850	\$113,850	\$0
Interest Expense - 5/1	\$113,850	\$0	\$0	\$0
TOTAL EXPENDITURES	\$227,700	\$113,850	\$113,850	\$0
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	(\$3)	(\$3)
TOTAL OTHER SOURCES AND USES	\$0	\$0	(\$3)	(\$3)
EXCESS REVENUES (EXPENDITURES)	\$1,401		(\$113,850)	
FUND BALANCE - Beginning	\$122,390		\$231,736	
FUND BALANCE - Ending	\$123,791	-	\$117,886	

<u>Community Development District</u>

Debt Service Fund Series 2018 A1 Statement of Revenues & Expenditures For the Period ending March 31, 2021

Γ	Adopted	Prorated	Actual Thru	
	Budget	Thru 03/31/21	03/31/21	Varíance
<u>REVENUES:</u>				
Assessments - Dírect	\$385,217	\$84,814	\$84,814	\$0
Assessments - Tax Roll	\$227,327	\$221,764	\$221,764	\$0
Interest Income	\$200	\$100	\$8	(\$92)
TOTAL REVENUES	\$612,744	\$306,678	\$306,586	(\$92)
<u>EXPENDITURES</u> :				
Interest Expense - 11/1	\$238,663	\$238,663	\$238,663	\$0
Interest Expense - 5/1	\$238,663	\$0	\$0	\$0
Principal Expense - 5/1	\$135,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$612,325	\$238,663	\$238,663	\$0
OTHER SOURCES/(USES)				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$419		\$67,924	
FUND BALANCE - Beginning	\$242,039		\$425,463	
FUND BALANCE - Ending	\$242,458		\$493,386	

Meadow View at Twin Creeks <u>Community Development District</u>

Debt Service Fund Series 2018 A2

Statement of Revenues & Expenditures For the Period ending March 31, 2021

Г	Adopted	Prorated	Actual	
	Budget	Thru 03/31/21	Thru 03/31/21	Varíance
<u>REVENUES:</u>				
Assessments - Dírect	\$201,356	\$72,133	\$72,133	\$0
Assessments - Tax Roll	\$159,552	\$121,246	\$121,246	\$0
Prepayment Revenue	\$0	\$0	\$0	\$0
Interest Income	\$200	\$100	\$19	(\$81)
Prepayments	\$0	\$0	\$1,746,434	\$1,746,434
TOTAL REVENUES	\$361,108	\$193,479	\$1,939,833	\$1,746,354
<u>EXPENDITURES</u> :				
Interest Expense - 11/1	\$159,320	\$159,320	\$159,320	\$0
Principal Expense - 11/1 (Prepayment)	\$460,000	\$460,000	\$1,015,000	(\$555,000)
Interest Expense - 2/1	\$0	\$0	\$6,510	(\$6,510)
Principal Expense - 5/0	\$0	\$0	\$465,000	(\$465,000)
Interest Expense - 5/1	\$159,320	\$0	\$0	\$0
Principal Expense - 5/1	\$80,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$858,640	\$619,320	\$1,645,830	(\$1,026,510)
OTHER SOURCES/(USES)				
Interfund Transfer In/(Out)	\$0	\$0	(\$76,009)	(\$76,009)
TOTAL OTHER SOURCES AND USES	\$0	\$0	(\$76,009)	(\$76,009)
EXCESS REVENUES (EXPENDITURES)	(\$497,532)		\$217,994	
FUND BALANCE - Beginning	\$656,522		\$1,306,426	
FUND BALANCE - Ending	\$158,990	-	\$1,524,420	

Community Development District

Debt Service Fund Series 2019 A1/A2

Statement of Revenues & Expenditures For the Períod ending March 31, 2021

Г	Adopted	Prorated	Actual	
	Budget	Thru 03/31/21	Thru 03/31/21	Variance
<u>REVENUES:</u>				
Assessments - Dírect 2019 A1	\$257,360	\$64,576	\$64,576	\$0
Assessments - Dírect 2019 A2	\$313,155	\$76,722	\$76,722	\$0
Interest Income	\$200	\$100	\$10	(\$90)
Prepayments	\$0	\$0	\$1,684,220	\$1,684,220
TOTAL REVENUES	\$570,715	\$141,398	\$1,825,528	\$1,684,130
<u>EXPENDITURES:</u>				
<u>2019 A1</u>				
Interest Expense - 11/1	\$102,190	\$102,190	\$102,190	\$0
Interest Expense - 5/1	\$102,190	\$0	\$0 \$0	\$0 \$0
Principal Expense - 5/1	\$50,000	\$0	\$0	\$0
<u>2019A2</u>				
Interest Expense - 11/1	\$126,440	\$126,440	\$126,440	\$0
Interest Expense - 2/1	\$0	\$0	\$1,378	(\$1,378)
Principal Expense - 11/01 (Prepayment)	\$0	\$0	\$95,000	(\$95,000)
Interest Expense - 5/1	\$126,440	\$0	\$0	\$0
Principal Expense - 5/1	\$60,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$567,260	\$228,630	\$325,008	(\$96,378)
OTHER SOURCES/(USES)				
Interfund Transfer In/(Out)	\$0	\$0	(\$2)	(\$2)
TOTAL OTHER SOURCES AND USES	\$0	\$0	(\$2)	(\$2)
EXCESS REVENUES (EXPENDITURES)	\$3,455		\$1,500,519	
FUND BALANCE - Beginning	\$233,910		\$406,176	
FUND BALANCE - Ending	\$237,365	-	\$1,906,694	
=	<i>\$251,505</i>	=	÷,,,,,,,,,,,	

Community Development District

Debt Service Fund Series 2020 A1/A2/A3

Statement of Revenues & Expenditures For the Period ending March 31, 2021

Γ	Proposed	Prorated	Actual Thru	
	Budget	Thru 03/31/21	03/31/21	Varíance
<u>REVENUES:</u>				
Prepayment A2	\$0	\$0	\$645,761	\$645,761
Prepayment A3	\$0	\$0	\$1,449,754	\$1,449,754
Interest Income	\$1,000	\$500	\$29	(\$471)
TOTAL REVENUES	\$1,000	\$500	\$2,095,544	\$2,095,044
<u>EXPENDITURES:</u>				
<u>2020 A1</u>				
Interest Expense - 11/1	\$37,612	\$37,612	\$37,612	\$0 \$0
Interest Expense - 5/1	\$43,678	\$0 \$0	\$0 \$0	\$0 \$0
Principal Expense - 5/1	\$0	\$0	\$0	\$0
<u>2020 A2</u>	¢57,202	Ф57 202	¢57.202	¢0
Interest Expense - 11/1 Principal Expense - 11/1 (Prepayment)	\$57,393 \$30,000	\$57,393 \$30,000	\$57,393 \$0	\$0 \$30,000
Interest Expense - 2/1	\$30,000	\$30,000	\$305,000	(\$305,000)
Principal Expense - 2/1 (Prepayment)	\$0 \$0	\$0 \$0	\$4,098	(\$4,098)
Interest Expense - 5/1	\$66,650	\$0	\$0	\$0
<u>2020 A3</u>				
Interest Expense - 11/1	\$99,628	\$99,628	\$99,628	(\$0)
Principal Expense - 11/01 (Prepayment)	\$340,000	\$340,000	\$375,000	(\$35,000)
Interest Expense - 2/1	\$0	\$0	\$350,000	(\$350,000)
Principal Expense - 2/1 (Prepayment)	\$0	\$0	\$4,703	(\$4,703)
Interest Expense - 5/1	\$115,697	\$0	\$0	\$0
TOTAL EXPENDITURES	\$790,658	\$564,633	\$1,233,434	(\$668,802)
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	\$73,786	\$73,786
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$73,786	\$73,786
EXCESS REVENUES (EXPENDITURES)	(\$789,658)		\$935,895	
FUND BALANCE - Beginning	\$1,130,518		\$1,232,936	
FUND BALANCE - Ending =	\$340,860		\$2,168,831	

<u>Community Development District</u> Capital Projects Funds Statement of Revenues & Expenditures

For the Period ending March 31, 2021

	Seríes 2016 A1/A2	Seríes 2016 B	Seríes 2018	Seríes 2019	Seríes 2020
<u>REVENUES:</u>					
Interest Income Developer Contributions	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$1,580,787	\$0 \$0
TOTAL REVENUES	\$0	\$0	\$0	\$1,580,787	\$0
<u>EXPENDITURES</u> :					
Capítal Outlay	\$0	\$0	\$0	\$1,346,298	\$0
Capital Outlay A1	\$0	\$0	\$0	\$0	\$0
Capital Outlay A3	\$0 ©0	\$0 \$0	\$0 \$0	\$0 ©0	\$0 \$0
Cost of Issuance A1	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0
Cost of Issuance A2 Cost of Issuance A3	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0
cost of issuince As	φU	\$0	\$0	\$U	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$1,346,298	\$0
OTHER SOURCES/(USES)					
Interfund Transfer In (Out)	\$0	\$3	\$3	\$2	\$4
TOTAL OTHER SOURCES/(USES)	\$0	\$3	\$3	\$2	\$4
EXCESS REVENUES (EXPENDITURES)	\$0	\$3	\$3	\$234,492	\$5
FUND BALANCE - Beginning	\$356	\$3,466	\$407	(\$228,896)	\$14,002
FUND BALANCE - Ending	\$356	\$3,469	\$410	\$5,596	\$14,007

Community Development District Long Term Debt Report

Series 2016 A1 Special Assessment Bonds			
Interest Rate:	4.5% -5.5%		
Maturity Date:	11/1/47		
Reserve Fund Definition:	30% of Max Annual Debt Service		
Reserve Fund Requirement:	\$133,012.50		
Reserve Balance:	\$133,749.61		
Bonds outstanding - 10/26/2016	\$6,640,000		
Less: May 1, 2017	\$0		
Less: May 1, 2018	(\$100,000)		
Less: May 1, 2019	(\$105,000)		
Less: May 1, 2020	(\$110,000)		
Current Bonds Outstanding	\$6,325,000		

Series 2016 B Special Assessment Bonds	
Interest Rate:	6.00%
Maturity Date:	11/1/26
Reserve Fund Definition:	6 months of Interest
Reserve Fund Requirement:	\$114,450.00
Reserve Balance:	\$113,850.00
Bonds outstanding - 10/26/2016	\$9,405,000
Less: May 1, 2017	\$0
Less: December 15, 2018 (Prepayment)	(\$3,400,000)
Less: March 21, 2019 (Prepayment)	(\$1,425,000)
Less: November 11, 2019 (Prepayment)	(\$145,000)
Less: February 2, 2020 (Prepayment)	(\$5,000)
Less: June 19, 2020 (Prepayment)	(\$615,000)
Less: August 3, 2020 (Prepayment)	(\$20,000)
Current Bonds Outstanding	\$3,795,000

Series 2018 A1 Special Assessment Bonds

·	
Interest Rate:	4.25%-5.8%
Maturity Date:	5/1/49
Reserve Fund Definition:	30% of MADS
Reserve Fund Requirement:	\$183,765.00
Reserve Balance:	\$184,332.59
Bonds outstanding - 11/19/2018	\$8,955,000
Less: May 1, 2020	(\$130,000)
Current Bonds Outstanding	\$8,825,000

Series 2018 A2 Special Assessment Bonds Interest Rate: 5.60%-5.80% Maturity Date: 5/1/49 Reserve Fund Definition: 30% of MADS Reserve Fund Requirement: \$119,892.00 \$98,484.00 Reserve Balance: Bonds outstanding - 11/19/2018 \$7,535,000 Less: May 1, 2020 (\$100,000) Less: May 1, 2020 (Prepayment) (\$1,395,000) Less: August 3, 2020 (Prepayment) (\$350,000) (\$1,015,000) Less: November 1, 2020 (Prepayment) Current Bonds Outstanding \$4,675,000

Community Development District

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Long Term Debt Report Series 2019 A1 Special Assessment Bonds

Series 2013 AT Special Assessment Bolius	
Interest Rate:	5.20%-5.70%
Maturity Date:	5/1/49
Reserve Fund Definition:	30% of MADS
Reserve Fund Requirement:	\$77,208.00
Reserve Balance:	\$77,579.87
Bonds outstanding - 2/25/2019	\$3,660,000
Less: May 1, 2020	(\$50,000)
Current Bonds Outstanding	\$3,610,000

Series 2019 A2 Special Assessment Bonds	
Interest Rate:	5.80%
Maturity Date:	5/1/49
Reserve Fund Definition:	30% of MADS
Reserve Fund Requirement:	\$94,689.00
Reserve Balance:	\$93,775.50
Bonds outstanding - 2/25/2019	\$4,450,000
Less: May 1, 2020	(\$55,000)
Less: August 3, 2020 (Prepayment)	(\$35,000)
Current Bonds Outstanding	\$4,360,000

A	0000		A		D
Series	2020	AT	Special	Assessment	Rouas

4.25%
1.2070
5/1/26
30% of MADS
\$34,348.13
\$34,348.56
\$1,685,000
\$1,685,000

Series 2020 A2 Special Assessment Bonds	
Interest Rate:	5.38%
Maturity Date:	5/1/31
Reserve Fund Definition:	30% of MADS
Reserve Fund Requirement:	\$50,708.44
Reserve Balance:	\$50,708.44
Bonds outstanding - 5/18/2020	\$2,480,000
Current Bonds Outstanding	\$2,480,000

Community Development District Long Term Debt Report

Series 2020 A3 Special Assessment Bonds	
Interest Rate:	5.38%
Maturity Date:	5/1/51
Reserve Fund Definition:	30% of MADS
Reserve Fund Requirement:	\$87,426.56
Reserve Balance:	\$72,744.38
Bonds outstanding - 5/18/2020	\$4,410,000
Less: August 3, 2020 (Prepayment)	(\$105,000)
Less: November 1, 2020 (Prepayment)	(\$375,000)
Current Bonds Outstanding	\$3,930,000

B.

MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2021 ASSESSMENT RECEIPTS

ASSESSED	#UNITS	SERIES 2016A-1 DEBT SERVICE NET	SERIES 2016B DEBT SERVICE NET	SERIES 2018A-1 DEBT SERVICE NET	SERIES 2018A-2 DEBT SERVICE NET	SERIES 2019A-1 DEBT SERVICE NET	SERIES 2019A-2 DEBT SERVICE NET	SERIES 2020A-1 DEBT ASMT NET (2)	SERIES 2020A-2 DEBT ASMT NET (2)	SERIES 2020A-3 DEBT ASMT NET (2)	FY20 O&M NET	TOTAL ASSESSED
HEARTWOOD 23 LLC	876	-	228,900.00	236,755.92	201,356.07	255,342.38	313,154.85				318,651.58	1,554,160.80
DREAM FINDERS	101	-	-	148,461.52	-	-					68,525.20	216,986.72
TOLL BROTHERS	1	-	-	-	-	2,018.00	-	-	-	-	795.26	2,813.26
TOTAL DIRECT INVOICE	978	-	228,900.00	385,217.44	201,356.07	257,360.38	313,154.85				387,972.04	1,773,960.78
TAX ROLL ASSESSED	498	443,364.15	-	227,326.37	124,287.38	-	-	-	-	-	306,631.29	1,101,609.19
TOTAL ASSESSED	1476	443,364.15	228,900.00	612,543.81	325,643.45	257,360.38	313,154.85	-	-	-	694,603.33	2,875,569.97
DUE/RECEIVEDED	BALANCE DUE	SERIES 2016A-1 DEBT SERVICE	SERIES 2016B DEBT SERVICE	SERIES 2018A-1 DEBT SERVICE	SERIES 2018A-2 DEBT SERVICE	SERIES 2019A-1 DEBT SERVICE	SERIES 2019A-2 DEBT SERVICE	SERIES 2020A-1 DEBT SERVICE	SERIES 2020A-2 DEBT SERVACE	SERIES 2020A-3 DEBT SERVICE		

		SERVICE RECEIVED	RECEIVED	ASSESSED								
HEARTWOOD 23 LLC	993,386.47	-	-	84,814.48	72,133.05	94,846.00	116,320.30	-	-	-	192,660.50	560,774.33
DREAM FINDERS	216,986.72										-	-
TOLL BROTHERS	-					2,018.00					795.26	2,813.26
TOTAL DIRECT INVOICE	1,210,373.19	-	-	84,814.48	72,133.05	96,864.00	116,320.30	-	-	-	193,455.76	563,587.59
TAX ROLL RECEIPTS	26,956.25	432,515.08	-	221,763.72	121,246.08	-	-	-	-	-	299,128.06	1,074,652.94
TOTAL RECEIPTS	1,237,329.44	432,515.08	-	306,578.20	193,379.13	96,864.00	116,320.30	-	-	-	492,583.82	1,638,240.53

TAX ROLL RECEIPTS

DISTRIBUTION	DATE	SERIES 2016A-1 SERVICE RECEIVED	SERIES 2016B SERVICE RECEIVED	SERIES 2018A-1 SERVICE RECEIVED	SERIES 2018A-2 SERVICE RECEIVED	SERIES 2019A-1 SERVICE RECEIVED	SERIES 2019A-2 SERVICE RECEIVED	SERIES 2020A-1 DEBT ASMT RECEIVED	SERIES 2020A-2 DEBT ASMT RECEIVED	SERIES 2020A-3 DEBT ASMT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
1	11/2/2020	381.96	-	195.84	107.07	-	-	-	-	-	264.16	949.03
2	11/12/2020	11,442.84	-	5,867.09	3,207.75	-	-	-	-	-	7,913.89	28,431.57
3	11/24/2020	16,249.82	-	8,331.78	4,555.28	-	-	-	-	-	11,238.40	40,375.28
4	12/3/2020	190,034.10	-	97,436.30	53,271.88	-	-	-	-	-	131,427.86	472,170.13
5	12/10/2020	49,556.82	-	25,409.30	13,892.16	-	-	-	-	-	34,273.57	123,131.86
6	1/7/2021	145,825.34	-	74,769.11	40,878.92	-	-	-	-	-	100,853.02	362,326.39
Interest	1/19/2021	16.82	-	8.63	4.72	-	-	-	-	-	11.63	41.80
7	2/22/2021	17,998.42	-	9,228.34	5,045.46	-	-	-	-	-	12,447.73	44,719.96
8	3/12/2021	1,008.96	-	517.32	282.84	-	-	-	-	-	697.80	2,506.92
		-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL TAX ROLL RECEIPTS		432,515.08	-	221,763.72	121,246.08	-	-	-	-	-	299,128.06	1,074,652.94

DIRECT INVOICE INSTALLMENTS DUE 10/1/20, 1/1/21, 4/1/21, 7/1/21 FOR 0&M AND 4/15/21, 10/15/21 FOR D/S THERE IS AN ADDITIONAL \$716,009 DUE FOR DEVELOPER CONTRIBUTION

PERCENT COLLECTED DIRECT	0%	0%	36%	36%	37%	37%		60%	36%
PERCENT COLLECTED TAX ROLL	98%	0%	0%	0%	0%	0%		98%	98%
PERCENT COLLECTED TOTAL	98%	0%	50%	59%	38%	37%		71%	57%



Meadow View at Twin Creeks Community Development District

Check Run Summary

2/1/21 - 2/28/21

Date	Check Numbers		Amount
General Fund			
2/3/21	1072-1082	\$13,440.30	
2/10/21	1083-1092	\$19,727.26	
2/17/21	1093-1109	\$275,086.24	
2/22/21	1110-1116	\$9,231.33	
	Total Checks		\$317,485.13
Autopayments			
2/1/21	TECO	\$85.22	
2/8/21	Republic Servíces	\$222.07	
2/8/21	St Johns County Utílíty Dept	\$1,633.96	
2/22/21	Comcast	\$825.05	
2/25/21	FPL	\$6,769.80	
	Total Paíd Electronically		\$9,536.10
Ta	rtal General Fund		\$327,021.23

* Fedex Invoices will be available upon request

AP300R *** CHECK DATES 02/01/2021 - 02/2	28/2021 *** ME	CCOUNTS PAYABLE PREPAID/COMPUTER ADOW VIEW @ TWIN CREEKS GF NK A MEADOW VIEW-GENERAL	CHECK REGISTER	RUN 3/10/21	PAGE 1
CHECK VEND#INVOICE DATE DATE INVOICE	EXPENSED TO YRMO DPT ACCT# S	VENDOR NAME UB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
2/03/21 00106 1/20/21 12201525 ALUMINU		5011	*	2,478.00	
ALOMIN		APC PLAY			2,478.00 001072
2/03/21 00021 1/12/21 408116ES DEC GAS		5913	*	10.04	10 04 001072
		FLORIDA NATURAL GAS			
POOL CH	HEMICALS				
		POOLSURE			195.00 001074
2/03/21 00022 1/19/21 13129559 POOL CH	HEMICALS		*	510.00	
		POOLSURE			510.00 001075
2/03/21 00022 1/21/21 13129559 POOL CH	9 202101 320-57200-4	5506	*	90.00	
		POOLSURE			90.00 001076
2/03/21 00020 9/30/20 84		5501	*	2,112.64	
		RIVERSIDE MANAGEMENT SERVICES			2,112.64 001077
2/03/21 00020 9/30/20 85	202010 320-57200-4	5501	*	788.00	
DECK MC	ONITOR 9/1-10/8/20	RIVERSIDE MANAGEMENT SERVICES			788.00 001078
2/03/21 00046 1/12/21 7206165	202101 320-57200-4	5917	*		
JAN PES	ST CONTROL	TURNER PEST CONTROL			190.00 001079
2/03/21 00040 1/18/21 JAX18493	3 202101 320-53800-4			6,347.62	
ANNUAL	INSTALLATION 2020	YELLOWSTONE LANDSCAPE			6,347.62 001080
2/03/21 00040 1/18/21 JAX18493				156.00	
IRRIGAT		YELLOWSTONE LANDSCAPE			156.00 001081
2/03/21 00040 1/25/21 JAX18628				563.00	
TRRTGA	TON REPATR				563.00 001082
2/10/21 00038 11/17/20 179912			*	79.00	

CHECK VENCH	AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHE *** CHECK DATES 02/01/2021 - 02/28/2021 *** MEADOW VIEW @ TWIN CREEKS GF BANK A MEADOW VIEW-GENERAL	CK REGISTER	RUN 3/10/21	PAGE 2
12/1-12/31/20 MONITORING ATLANTIC SECURITY 110.95 001083 2/10/21 00038 1/15/21 18555 202102 320-57200-45400 * 31.95 1/15/21 186553 202102 320-57200-4500 * 31.95 2/10/21 00001 2/01/21 68 202102 320-57200-4500 * 3.937.50 2/10/21 00001 2/01/21 68 202102 310-51300-34000 * 3.937.50 2/10/21 00001 2/01/21 68 202102 310-51300-34600 * 833.33 PEB INFORMATION TECHNOLOG * 833.33 * * 2/01/21 68 202102 310-51300-42000 * 87.7 * 2/01/21 68 202102 310-51300-42000 * 41.58 2/01/21 68 202102 310-51300-41000 * 1.783.94 2/01/21 082 202102 310-51300-41000 * 1.783.94 2/10/21 00003 1/29/21 11985 202102 310-51300-4505 1.783.94 2/10/21 00002 2/01/21 93 202102 320-57200-45505 1.365.00 2/10/21 00007 1/29/21 11986 202102 320-57200-45505 1.365.00 2/10/21 93	CHECK VEND#INVOICEEXPENSED TO VENDOR NAME DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	
ATLANTIC SECURITY 110.95 001083 2/10/21 00038 1/15/21 186553 202102 320-57200-45400 2/15-2/28 MONITORING 2/15-2/28 MONITORING 2/15-2/28 MONITORING 2/15-2/28 MONITORING 2/15-2/28 MONITORING 2/15-2/28 MONITORING 2/15-2/28 MONITORING 2/15-2/28 MONITORING 2/15/21 68 202102 310-51300-34000 FEB MANAGEMENT FEES 2/01/21 68 202102 310-51300-35100 FEB MANAGEMENT FEES 2/01/21 68 202102 310-51300-35100 0 FEB MANAGEMENT FEES 2/01/21 68 202102 310-51300-51000 0 FEE MANAGEMENT FEES 2/01/21 68 202102 310-51300-42000 0 FEE MANAGEMENT FEES 2/01/21 68 202102 310-51300-42000 0 FEE MANAGEMENT SERVICES 833.33 500 400 001085 5,049.09 001085 2/10/21 00003 1/29/21 119885 202012 310-51300-31500 TELEPHONE 2/10/21 00003 1/29/21 119885 202012 310-51300-31500 TELEPHONE 2/10/21 00003 5,049.09 001085 1,783.94 001085 2/10/21 00002 2/01/21 93 202102 310-51300-31500 TELEPHONE 2/10/21 00003 1/29/21 119885 202012 310-51300-31500 TELEPHONE 2/10/21 00003 1/29/20 119885 202012 310-51300-31500 TELEPHONE 2/10/21 00003 1/29/20 1202 320-57200-45507 TELEPHONE 2/10/21 00007 1/295.00 TELEPHONE 2/10/21 00007 9,893.33 001087 TELEPHONE 2/10/21 00007 1/331.25 TELEPHONE 2/10/21 00007 9,893.33 001087 TELEPHONE 2/10/21 00007 1/331.25 TELEPHONE 2/10/21 00007 <td< td=""><td>11/17/20 179912 202012 320-57200-45400</td><td>*</td><td>31.95</td><td></td></td<>	11/17/20 179912 202012 320-57200-45400	*	31.95	
2/10/21 00038 1/15/21 186553 202102 320-57200-45400 * 79.00 2/12/22 MONITORING ATLANTIC SECURITY 1010.95 001084 2/10/21 00001 2/01/21 68 202102 310-51300-35100 * 1666.67 PEB MANAGEMENT FEES 2/01/21 68 202102 310-51300-3100 * 833.33 2/01/21 68 202102 310-51300-3100 * 69.14 2/10/21 00003 1/29/21 11985 202012 310-51300-41000 * 1.783.94 DEC GENERAL COUNSEL HOPPING GREEN & SAMS 1.783.94 001085 2/10/21 00003 1/29/21 11985 202012 320-57200-45507 * 1.295.00 2/01/21 93 202102 320-57200-45505 * 1.365.00 2/01/21 93 202102 320-57200-45505 * 1.365.00 2/01/21 93 202102 320-57200-45505 * 1.365.00 2/01/21 93 202102 320-57200-45505 * 1.365.00 PEB FAULTY MANAGEMENT SERVICES 9,893.33 001087 2/10/21 0017 1/13/21 5271550 202101 320-57200-45508 * 1.331.25 2/10/21 0017 1/13/21 5271550 202101 320-57200-45508 V 1.331.25 2/10/21 00077 6/12/20 10455 202010 320-57200-44500 V 1.331.25 2/10/21 00077 6/12/20 10455 202010 320-57200-44500 V 1.331.25 2/10/21 00077 6/12/20 10455 202010 320-57200-44500 V 1.331.25 2/10/21 00077 6/12/20 10455 202010 320-57200-44200 V 1.331.25 2/10/21 00077 6/12/20 10455 202010 320-57200-44200 V 1.331.25 2/10/21 00077 6/12/20 10455 202010 320-57200-44200				110.95 001083
1/15/21 18655 / 202102 320-57200-45400 * 31.95 2/1-2/28 MONITORING ATLANTIC SECURITY 110.95 001084 2/10/21 00001 2/01/21 68 202102 310-51300-34000 * 3,937.50 FEB MANAGEMENT FEES 202102 310-51300-3100 * 166.67 2/10/21 68 202102 310-51300-3100 * 833.33 2/01/21 68 202102 310-51300-41000 * 87 0FEB DISSEMINATION AGENTSE 02102 310-51300-41000 * 69.14 0OSTAGE 2/01/21 68 202102 310-51300-41000 * 41.58 0EC GENERAL COUNSEL GOVERNMENTAL MANAGEMENT SERVICES 5,049.09 001085 2/10/21 00003 1/29/21 119855 202012 320-57200-45507 * 1,783.94 0EC GENERAL COUNSEL HOPPING GREEN & SAMS 1,783.94 001086 2/10/21 00002 2/01/21 93 202102 320-57200-45505 * 1,365.00 2/10/21 0002 2/01/21 93 202102 320-57200-45505 * 1,365.00 2/10/21 93 202102 320-57200-45504 * 2,083.33 001087 2/10/21 00107 1/13/21 5271650 202101 320-57200-45506 *	2/10/21 00038 1/15/21 186553 202102 320-57200-45400	*		
ATLANTIC SECURITY 110.95 001084 2/10/21 00001 2/01/21 68 202102 310-51300-34000 * 3,937.50 2/10/21 68 202102 310-51300-35100 * 166.67 2/01/21 68 202102 310-51300-35100 * 833.33 2/01/21 68 202102 310-51300-51000 * 833.33 2/01/21 68 202102 310-51300-42000 * 69.14 POSTAGE 2/01/21 68 202102 310-51300-42000 * 41.58 TELEPHONE GOVERNMENTAL MANAGEMENT SERVICES 5,049.09 001085 2/10/21 00003 1/29/21 119885 202102 310-51300-31500 * 1,783.94 DEC GENERAL COUNSEL HOPPING GREEN & SAMS 1,783.94 001086 2/10/21 00020 2/01/21 93 202102 320-57200-45507 * 1,285.00 FEB FOLL SERVITES 5.010-3500 * 1,365.00 * 2/10/21 0020 2/01/21 93 202102 320-57200-45505 * 1,365.00 PEB POL MAINTENANCE SENONTRACHARA 45500 * 1,331.25 2/10/21 00107 1/13/21 5271650 202101 320-57200-45508 * 1,331.25	1/15/21 186553 202102 320-57200-45400	*	31.95	
2/10/21 00001 2/01/21 68 202102 310-51300-34000 * 3.937.50 FEB MANAGEMENT FEES 2/01/21 68 202102 310-51300-31600 * 166.67 FEB DISSEMINATION TECHNOLOG 2/01/21 68 202102 310-51300-31000 * 833.33 2/01/21 68 202102 310-51300-51000 * 69.14 2/01/21 68 202102 310-51300-41000 * 41.58 TELEPHONE GOVERNMENTAL MANAGEMENT SERVICES 5,049.09 001085 2/10/21 00003 1/29/21 119855 202012 310-51300-31500 DEC GENERAL COUNSEL HOPPING GREEN & SAMS 1,783.94 2/10/21 00020 2/01/21 93 202102 320-57200-45505 2/10/21 00020 2/01/21 93 202102 320-57200-45506 2/10/21 00020 2/01/21 93 202102 320-57200-45506 2/10/21 00020 2/01/21 93 202102 320-57200-45508 2/10/21 0007 1/13/21 5271650 202101 320-57200-45508 2/10/21 00077 6/12/20 10495 202010 320-57200-45508 2/10/21 00077 6/12/20 10495 202010 320-57200-45508 2/10/21 00077 6/12/20 10495 202010 320-57200-44500 2/10/21 00077 6/12/20 10495 202010 320-57200-44200 2/10/21 00077 6/12/20 10495 202010 320-57200-44200 * 181.50	ATLANTIC SECURITY			110.95 001084
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2/01/21 93 202102 320-57200-45500 * 5,150.00 FEB FACILITY MANAGEMENT RIVERSIDE MANAGEMENT SERVICES 9,893.33 001087 2/10/21 00107 1/13/21 5271650 202101 320-57200-45508 * 1,331.25 GENERAL CLEANING 1/13/21 5271650 202101 320-57200-45508 V 1,331.25- GENERAL CLEANING BRADDOCK'S CARPET CONSULTANTS DBA .00 001088 2/10/21 00077 6/12/20 10495 202010 320-57200-44200 * 181.50	2/01/21 93 202102 320-57200-45504	*	2,083.33	
RIVERSIDE MANAGEMENT SERVICES 9,893.33 001087 2/10/21 00107 1/13/21 5271650 202101 320-57200-45508 * 1,331.25 GENERAL CLEANING 1/13/21 5271650 202101 320-57200-45508 V 1,331.25- GENERAL CLEANING BRADDOCK'S CARPET CONSULTANTS DBA .00 001088 2/10/21 00077 6/12/20 10495 202010 320-57200-44200 * 181.50	2/01/21 93 202102 320-57200-45500	*	5,150.00	
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1/13/21 5271650 202101 320-57200-45508 V 1,331.25- GENERAL CLEANING BRADDOCK'S CARPET CONSULTANTS DBA .00 001088 2/10/21 00077 6/12/20 10495 202010 320-57200-44200 * 181.50 COMMERCIAL SERVICE 181.50	2/10/21 00107 1/13/21 5271650 202101 320-57200-45508 GENERAL CLEANING	*	1,331.25	
BRADDOCK'S CARPET CONSULTANTS DBA .00 001088 2/10/21 00077 6/12/20 10495 202010 320-57200-44200 * 181.50 COMMERCIAL SERVICE	1/13/21 5271650 202101 320-57200-45508	V	1,331.25-	
2/10/21 00077 6/12/20 10495 202010 320-57200-44200 * 181.50				.00 001088
THIGPEN HEATING & COOLING, INC. 181.50 001089	2/10/21 00077 6/12/20 10495 202010 320-57200-44200	*		_
	THIGPEN HEATING & COOLING, INC.			181.50 001089

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER *** CHECK DATES 02/01/2021 - 02/28/2021 *** MEADOW VIEW @ TWIN CREEKS GF BANK A MEADOW VIEW-GENERAL		PAGE 3
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME STATUS DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	AMOUNT	CHECK AMOUNT #
2/10/21 00077 7/02/20 10830 202010 320-57200-44200 * COMMERCIAL PLANNED MAINT THIGPEN HEATING & COOLING, INC.	110.00	449.00 001090
2/10/21 00077 7/07/20 11322 202010 320-57200-44200 * COMMERCIAL LABOR THIGPEN HEATING & COOLING, INC.	318.50	
2/10/21 00077 7/31/20 11317 202010 320-57200-44200 * REPLACED BLOWER BEARINGS THIGPEN HEATING & COOLING, INC.	580.00	580.00 001092
2/11/21 00107 1/13/21 5271650 202101 320-57200-45508 * GENERAL CLEANING BRADDOCK'S CARPET CONSULTANTS DBA	1,250,00	
2/17/21 00069 1/26/21 CFR#18 R 202102 300-13100-10100 * REQ#406 INV#8310 BASHAM & LUCAS DESIGN GROUP INC	1,875.00	
2/17/21 00069 1/26/21 CFR#18 R 202102 300-13100-10100 * REO#411 INV#8275	1,875.00	
BASHAM & LUCAS DESIGN GROUP INC 2/17/21 00016 1/26/21 CFR#18 R 202102 300-13100-10100 * REQ#408 INV#854043 ECS FLORIDA, LLC	350.00	
2/17/21 00005 1/26/21 CFR#18 R 202102 300-13100-10100 * REQ#413 INV#196415 ENGLAND THIMS & MILLER, INC	1,382.20	1 282 20 001007
2/17/21 00005 1/26/21 CFR#18 R 202102 300-13100-10100 * REQ#414 INV#19416 ENGLAND THIMS & MILLER, INC	46.00	46.00 001098
2/17/21 00005 1/26/21 CFR#18 R 202102 300-13100-10100 * REQ#415 INV#196417 ENGLAND THIMS & MILLER, INC	6,007.30	
2/17/21 00005 1/26/21 CFR#18 R 202102 300-13100-10100 * REQ#416 INV#196411 ENGLAND THIMS & MILLER, INC	345.59	
2/17/21 00005 1/26/21 CFR#18 R 202102 300-13100-10100 * REO#417 INV#196410	15.12	
ENGLAND THIMS & MILLER, INC		

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUT *** CHECK DATES 02/01/2021 - 02/28/2021 *** MEADOW VIEW @ TWIN CREEKS GF BANK A MEADOW VIEW-GENERAL	TER CHECK REGISTER	RUN 3/10/21	PAGE 4
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
2/17/21 00070 1/26/21 CFR#18 R 202102 300-13100-10100 REO#410 INV#4	*		
REQ#410 INV#4 GEMINI ENGINEERING & SCIENCES	S, INC		1,500.00 001102
2/17/21 00049 1/26/21 CFR#18 R 202102 300-13100-10100 REQ#407 INV#26137	*	1,191.00	
HARBINGER			1,191.00 001103
2/17/21 00060 1/26/21 CFR#18 R 202102 300-13100-10100 REQ#418 PAYMENT #12 PH 3A	*	12,901.45	
HUGHES BROTHERS CONSTRUCTION	INC		12,901.45 001104
2/17/21 00060 1/26/21 CFR#18 R 202102 300-13100-10100 REQ#419 PAYMENT #14 PH 3A	*	7,437.43	
HUGHES BROTHERS CONSTRUCTION	INC		7,437.43 001105
2/17/21 00102 1/26/21 CFR#18 R 202102 300-13100-10100 REO#420 PH 3A INV#2013-2	*	32,876.00	
O.R. DICKY SMITH & CO., INC.			32,876.00 001106
2/17/21 00102 1/26/21 CFR#18 R 202102 300-13100-10100 REQ#421 PH 2 INV#2013-2	*	34,877.00	
O.R. DICKY SMITH & CO., INC.			34,877.00 001107
2/17/21 00108 1/26/21 CFR#18 R 202102 300-13100-10100 REQ#409 INV#F45721MS	*	732.15	
SOFITCO			732.15 001108
2/17/21 00013 1/26/21 CFR#18 R 202102 300-13100-10100 REQ#412 PAYMENT #3 PH 3A WEST ORANGE NURSERIES, INC	*	171,675.00	
WEST ORANGE NURSERIES, INC			171,675.00 001109
2/22/21 00023 2/10/21 11108494 202102 320-5/200-45508	*	110.00	
ELECTRODES - ONSITE AED LIFESAFE SERVICES LLC			110.00 001110
2/22/21 00014 2/01/21 618026 202102 320-57200-45915	*	2.307.62	
FEB LEASE PAYMENT MUNICIPAL ASSET MANAGEMENT,	INC		2,307.62 001111
2/22/21 00022 2/04/21 13129559 202102 320-57200-45506	*	712.50	
POOL CHEMICALS POOLSURE			712.50 001112
2/22/21 00022 2/04/21 13129559 202102 320-57200-45506 POOL CHEMICALS	*	150.00	
POOL CHEMICALS POOLSURE			150.00 001113

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER *** CHECK DATES 02/01/2021 - 02/28/2021 *** MEADOW VIEW @ TWIN CREEKS GF BANK A MEADOW VIEW-GENERAL	CHECK REGISTER	RUN 3/10/21	PAGE 5
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
2/22/21 00020 2/15/21 94 202101 320-57200-45508	*	2,300.00	
FACILITY MAINTENANCE 2/15/21 94 202101 320-53800-45006	*	1,105.00	
GROUNDS MAINTENANCE 2/15/21 94 202101 320-57200-44200	*	2,000.00	
REPAIRS & REPLACEMENTS RIVERSIDE MANAGEMENT SERVICES			5,405.00 001114
2/22/21 00048 12/09/20 14741A 202012 320-57200-44207	*	420.56	
SEMI ANNUAL PM SOUTHEAST FITNESS REPAIR			420.56 001115
2/22/21 00002 1/31/21 I0333056 202101 310-51300-48000	*	125.65	
NOTICE OF MEETING 1/21/21 ST AUGUSTINE RECORD			125.65 001116
TOTAL FOR BAN	IK A	317,485.13	
TOTAL FOR REG	ISTER	317,485.13	



** Invoice **

Date	S.O. No.
1/20/2021	122015251

Terms

\$2,478.00

Bill To

Ship To

St. Augustine, FL

United States

32095

Meadow View at Twin Creeks CDD

850 Beacon Lake Parkway

Rep

P.O. No.

Meadow View at Twin Creeks CODE CENVER 850 Beacon Lake Parkway St. Augustine, FL JAN 2 2 2021 32095 United States

001-320-539,00-1450M

106 A Due Upon Receipt ltem Quantity Description Rate Amount 2,198.00 3' Classic Alumag ... 1 8'H x 24'W x 3'D x 8.5'B - 280 lbs./pair; Front face is 3' 2,198.00 round custom aluminum extrusion; Natural Aluminum face and backstays; Built in net clip track; Backstays are 2' round heavy wall aluminum tubing; Double reinforced Tig welded corners; Stainless steel hardware; Includes 4mm White Net, Net Clips and Ground Anchors; Includes Back Bottom Bar Shipping & Handling 1 Shipping and Handling 280.00 280.00 Send Payment To: Subtotal \$2,478.00 APC Play Sales Tax (8.25%) \$0.00 544 Chestnut St Chattanooga, TN 37402 Total

423-702-3348

	win Creeks CDD dba Beacon Lakes Amenity		January 12, 2021
475 W. Town Plac St Augustine, FL	ce #114	Due Date: Current Charges:	February 04, 2021 \$10.04 \$6.42
		Payment Date:	\$0.42 September 03, 2020
001-35	20-5-7200-1-1591	3-24A Total Amount Due:	
Description	Term	Therm	Cost
INSIDE FERC FGT Z3 Fuel	12/03/20 - 01/04/21 12/03/20 - 01/04/21	9.40 0.25	\$3.24 \$0.09

Transportation		\$0.76
	Transportation Charges Sub Total:	\$0.76
Customer Charge		\$5.95
	Miscellaneous Charges Sub Total:	\$5.95
	Pre-Tax Sub Total:	\$10.04
Sales Taxes		\$0.00
	Taxes Sub Total:	\$0.00
	Total Current Charges:	\$10.04

Simplify your life by signing up for FNG's Paperless Billing and AutoPay. It's easy and convenient. Enroll online at OnlyFNG.com. Thank you for your business.

Please detach and re	emit this portion with your	payment			
Billing Group #;	39005	Meadow View at Twin Creeks C	Make Checks Payable To: Florida Natural Gas Please Include your Billing Group # on your check.		
Invoice Date:	January 12, 2021	Accounts Payable	Wire/ACH Payment To:		
Invoice #:	408116ES	475 W. Town Place #114 St Augustine, FL 32092-0000	Bank:	Wells Fargo Bank Atlanta GA	
Due Date:	February 04, 2021		ABA #:	121000248	
Current Charges:	\$10.04		Acct Name:	Florida Natural Gas	
Last Payment:	\$6.42	Net a second	Account #:	2000036933330	
Payment Date:	September 03, 2020				
Prior Balance Due;	\$0.00			Mail Payment To:	
Total Amount Due:	\$10.04	Florida Natural Gas			
Amount Paid:	ang an Pasina un tha anna an gàirtean an gàirtean a' tha bhair a' tha bhair an tha an tha an an tha bhair a' th	inne internet interne	P.O. Box 934726 Atlanta, GA 31193-4726		

C UTOUVO TTOUTT ---



Phone:	877-436-4427	Fax:	844-393-9006
Email:	customerservice@	}onlyfng	.com

Page 2 of 2

Invoice #: 408116ES

Account Detail						
				un Chrofolium m		
Service Address:	850 Beacon Lakes Pkwy		City, State:		St Johns, FL	- 20 - X () () - 7 - 7 - 7 - 7 - 7 - 7 - 7 - 7 - 7 -
ر بر بر ب	TECO - Peoples Gas		Utility Account #:		221004398311	ారా చాలా సంగా ఉంటుగు సంగర్ణం రాజు
Current Charges						
E ₂₉₋₂₀₀₂ iyo ay ra ₂ -24-24 iba ay 26-29-29-20-20-20-20-20-20-20-20-20-20-20-20-20-	a la da materier (la 11) e la class Calif Calif (la competencia) que la prima anter a mais la calacita de arme	an a	and an		ֈֈֈֈֈֈֈֈֈֈֈֈֈֈֈֈֈֈֈֈֈֈֈֈֈֈֈֈֈֈֈֈֈֈֈֈֈֈ	an - 1 an mar 46 an 16 6 a ta 70 78 ant - 17
· · · · · · · · · · · · · · · · · · ·		Natural Gas -	Commodity			
Description	Term		Therm		Price	Cost
INSIDE FERC FGT Z3	12/03/20 - 01	/04/21	9.40		\$0.3450	\$3.24
Fuel	12/03/20 - 01	/04/21	0.25	•	\$0,3450	\$0.09
Totals:			9.65			\$3.33
		Transportati	on Charges	······	-	
Description		*******	Units		Price	Cost
Transportation			9.40		\$0,0806	\$0.76
Totals:						\$0,76
		Miscellaneo	us Charges			
	L		I			
Description						Cost
Customer Charge						\$5.95
Totals:						\$5.95
		• · · · · · · · · · · · · · · · · · · ·				
	·	Tax	es ·			
Description						Cost
Florida State Tax 100% E	Exempt				· · ·	\$0.00
	0% Exempt					\$0.00
Totals:						\$0.00
Total Account Charges:						\$10.04

						1000 - 1700 - 1800 - 1700
Por prof.	sure	Invoice		Date Invoice	#	1/19/2021 31295597736
1707 Townhurst Dr			Terms	Net 20	0.19649/00000000000000000000000000000000000	······································
Houston TX 77043			Due Date	2/8/2021		
ar@poolsure.com 800-858-POOL (769	65)		PO #			
www.poolsure.com		Del	ivery Ticket #	Sales Order #1	333506	
			Delivery Date	1/19/2021		
3111 To		Deliv	ery Location	Meadow View	at Twin Creeks CL	DD Activily Po
Meadow View at Twin 475 West Town Place			Customer #	13BEA030	Numeron (1977)	
Suite 114 St. Augustine FL 3209	02		Ship To	Meadow View at Twin Creeks CDD 755 Cr-210 W St Johns FL 32259		
Item ID	Item		Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered					
100.000	produit filling and production		100	gal	1.50	150.00
160-050	Pool Acid bulk by Gallon		100 15		1.50 3.00	150.00 45.00

195.00 0.00 195.00 \$195.00 Subtotal Shipping Cost (FEDEX GROUND) Total Amount Due

J

Remittance Slip

Customer 13BEA030 Invoice #

131295597736

131295597736

Amount Due Amount Paid \$195.00

Make Checks Payable To Poolsure PO Box 55372 Houston, TX 77255-5372

	· · ·				· · · · · · · · · · · · · · · · · · ·
pools	sure"	Invoice	Date Invoice :	⁷ 84 - 1996 - 1	1/19/2021 31295597737
1707 Townhurst Dr		Terms	Net 20	in the second	
Houston TX 77043		Due Date	2/8/2021		
ar@poolsure.com 800-858-POOL (7665))	PO #			
www.poolsure.com	/	Delivery Ticket #	Sales Order #13	333505	-
		Delivery Date	1/19/2021		
	j	Delivery Location	Meadow View a	t Twin Creeks C	DD Pool
Bill To Meadow View at Twin Cr		Customer #	13BEA030		
475 West Town Place			L		
Suite 114 St. Augustine FL 32092		Ship To	Meadow View 755 Cr-210 V St Johns FL	w at Twin Cree N 32259	eks CDD
item ID Ite	em	Quantity	Units	Rate	Amount
	leach Minibulk Delivered	25) gal	1.50	375.00
160-050 Pc	ool Acld bulk by Gallon	4	5 gal	3.00	135.00
G F P Q	BAupta 1-21-21 col Chemicials 01.320, 53500 .455 577200, 22 A	506	RECI JAN 1	STV 75	

Subtotal 510.00 Shipping Cost (FEDEX GROUND) 0.00 Total 510.00 Amount Due \$510.00

Remittance Slip

Customer 13BEA030 Invoice #

131295597737



Amount Due Amount Paid \$510.00

Make Checks Payable To Poolsure PO Box 55372 Houston, TX 77255-5372

DOC.	sure	Invoice		Date Invoice #	1	1/21/2021 31295597773
1707 Trumburgh Dr			Terms	Net 20		
1707 Townhurst Dr Houston TX 77043			Due Date	2/10/2021		
ar@ poolsure.com 800-858-POOL (76	25)		PO #			
www.poolsure.com	55)	Deliv	ery Ticket #	Sales Order #13	33522	
		the second se	elivery Date	1/21/2021		
			ry Location	Meadow View at	Twin Creeks CD	D Activity Po
Bill To Meadow View at Twin Creeks CDD			Customer #	13BEA030		
475 West Town Place Suite 114				Meadow View	v at Twin Cree	eks CDD
St. Augustine FL 3209		ding act that any accounts rem	Ship To	755 Cr-210 W St Johns FL 3	/ 32259	
month late charge and atto			Quantity	Units	Rate	Amount
Item ID 160-050	Item Pool Acid bulk by Gallon		30		3.00	90.00
	RECE JAN 5 001, 32015	21VED 252021				

Subtotal Shipping Cost (FEDEX GROUND) Total

90.00 0.00 90.00 \$90.00 Amount Due

Remittance Slip

Customer 13BEA030

Invoice # 131295597773



Amount Due

Amount Paid

Poolsure PO Box 55372 Houston, TX 77255-5372

\$90.00

Make Checks Payable To

Riverside Management Services, Inc

9655 Florida Mining Blvd, W. Building 300, Suite 305 Jacksonville, FL 32257

Invoice

RECEIVED

Invoice #: 84 Invoice Date: 9/30/2020 Due Date: 9/30/2020 Case: P.O. Number:

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

JAN 26 2021

Description	Hours/Qty Rate	Amount
Lifeguard Services September 12, 2020 through October 8, 2020	132.04 16	.00 2,112.64
001-320-57200-45501		
20 A		
· · · · · · · · · · · · · · · · · · ·		
	Total	\$2,112.64
	Payments/Credits	
	Balance Due	\$2,112.64

Riverside Management Services, Inc 9655 Florida Mining Blvd. W. Building 300, Suite 305 Jacksonville, FL 32257

Invoice

4

Invoice #:	85
Invoice Date:	9/30/2020
Due Date:	9/30/2020
Case:	
P.O. Number:	

RECEIVED

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

JAN 2 6 2021

Description	Hours/Qty	Rate	Amount
Deck Monitor September 12, 2020 through October 8, 2020	49.25	16.00	788.00
001 320.57200-4500			
2.0 F)			
	Total	9944 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	\$788.00
	Payments	/Credits	\$0.00
	Balance D	ue	\$788.0 0

Service Slip/Invoice

Turner					
	Turner Pest Contro		INVOICE	7206165	
	8400 Baymeadows	Way	DATE:	1/12/2021	
MMM Pest	Suite 12	0.00	ORDER:	7206165	
E Control	Jacksonville, FL 32 904-355-5300	200			
Main: 8400 Baymeadows Way, Sulte 12, Jacksonville, Florida 32256	304-000-0000				
904-355-5300 + Fax: 904-353-1493 + Toll Free: 803-225-5305 www.tornerpost.com					
Bit To: [385188]		Work Location:	[385188]	904-627-9271	
Bill To: [385188] Meadow View at Twin Creeks CDD		F. (*C. (\$1(*))).	Beacon Lake A		
Brian Stephens			Brian Stephens	-	
475 W Town pl			850 Beacon lak		
Suite 114			Saint Augustine	, FL 32095	
Saint Augustine, FL 32092					
WorkDate Time Targettiest	Techniteit	10			Tilməlin
Work(Date) Trime Tringet(Rest) 1/12/2021 02:10 PM MICE, RATS,		<u> 90 </u>			02:10 PM
Rurohase Order Terms		-Map(Code			- Illino(Out
Reference in the second s	1/12/2021	anter perse			02:53 PM
Stervice)	(D):	solpilon			(R))(00)
CONRACIO		saag pusaa			
CPCM Commercial Pe	est Control - Monthly Service				190.00
		RRC		SUBTOTAL	\$190.00
		Mr. "Braddynardd" "Sanaar" J		TAX	\$0.00
· ·					
				AMT. PAID	\$0.00
		.IAN	2 5 2021	AMT. PAID	\$0.00 \$190,00
		"IAN	EIVE ; 2 5 2021	AMT. PAID TOTAL	
~ 110		"IAN .	2 5 2021	AMT. PAID TOTAL	
Blinke 1.1	2-21	"IÁN .	2 5 2021		\$190.00
B Atomos 1-10	2-21	MAN .	2 5 2021	AMT. PAID TOTAL	
BATTAN 1-10	2-21	JAN .	2 5 2021		\$190.00
Jan Post Control	2-21	JAN .	2 5 2021		\$190.00
B Huptes 1.10 Jan Post Control 001 320, 57200.41	2-21	JAN .	2 5 2021		\$190.00
B Huptes 1.10 Jan Post Control 001, 320, 57200.41	2-21	JAN .	2 5 2021		\$190.00
B Auptos 1.10 Jan Post Control 001, 320, 57200.412	2-21	JAN .	2 5 2021		\$190.00
B Auptos 1.10 Jan Post Control 001, 320, 57200.42	2-21	JAN .	2 5 2021	AMOUNT DUE	\$190.00 \$190.00
B Huptes 1.10 Jan Post Control 001, 320, 57200.43	2-21 5917	JAN .	2 5 2021		\$190.00 \$190.00
B Hiptes 1.10 Jan Post Control 001, 320, 57200.412	2-21 5917	JAN .	2 5 2021	AMOUNT DUE	\$190.00 \$190.00
B Hiptes 1-10 Jan Post Control 001, 320, 57200.42	2-21 5917	JAN .	2 5 2021	AMOUNT DUE	\$190.00 \$190.00
B Hiptes 1-10 Jan Post Control 001, 320, 57200.42	2-21 5917	JAN .	2 5 2021	AMOUNT DUE	\$190.00 \$190.00
B Huptes 1-10 Jan Post Control 001, 320, 57200.412	2-21	JAN .	2 5 2021	AMOUNT DUE	\$190.00 \$190.00
B Hiptus 1-10 Jan Post Control 001, 320, 57200,412	2-21 5917	JAN .	2 5 2021	AMOUNT DUE	\$190.00 \$190.00
B Auptus 1-10 Jan Post Control 001, 320, 57200,412	2-21 5917	JAN .	2 5 2021	AMOUNT DUE	\$190.00 \$190.00
B Apples 1.10 Jan Post Control 001, 320, 57200.412	2-21 5917	JAN .	2 5 2021	AMOUNT DUE	\$190.00 \$190.00
B Apples 1.10 Jan Post Control 001, 320, 57200.41	2-21 5917	JAN	2 5 2021	AMOUNT DUE	\$190.00 \$190.00
B Apples 1.10 Jan Post Control 001, 320, 57200.412	2-21 5917	JAN .	2 5 2021	AMOUNT DUE	\$190.00 \$190.00
B Apples 1.10 Jan Post Control 001, 320, 57200.412	2-21 5917	JAN .	2 5 2021	AMOUNT DUE	\$190.00 \$190.00
B Apples 1-10 Jan Post Control 001, 320, 57200.412	2-21 5917	JAN .	2 5 2021	AMOUNT DUE	\$190.00 \$190.00
B Apples 1-10 Jan Post Control 001, 320, 57200,412	2-21 5917	JAN .	2 5 2021	AMOUNT DUE	\$190.00 \$190.00

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.

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·····		······································		····		ÍNVO	ICE	
	YELLO	WSTO	NE			INVOICE #	INVOICE D	ATE
	11. 12. 18	osc Ar				JAX 184933	1/18/20:	21
						TERMS	PO NUMB	ER
<u>Bill To:</u>						Net 30		
c/o 475 Su	adow View a GMS-NF, LL 5 West Town ite 114 Augustine, F	C Pl	3 000	,	ļ	Remit To: Yellowstone La PO Box 10101 Atlanta, GA 303	7	
Proper	ty Name:	Meadow V CDD	iew at	Twin Creeks				
]	Invoice Due Date:	February 17	, 2021
						Invoice Amount:	\$6,347.62	
Descrij	otion		<u></u>	anna an an an Arthur			Curren	t Amount
	Annuals 2020 ual Installatio		÷.					\$6,347.62

Invoice Total

\$6,347.62

Jax 184933 BAUT 1.25.21 ANDSCAPE CONTINGENON 001.320.53600.415004

YOA

RECEIVED

JAN 2 5 2021

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

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

		INVO	ICE
SVE YELL	OWSTONE	INVOICE #	INVOICE DATE
		JAX 184934	1/18/2021
<u>Bill To:</u>		TERMS	PONUMBER
	at Twin Creeks CDD	Net 30	
c/o GMS-NF, L 475 West Town Suite 114 St. Augustine,	n Pl	<u>Remit To:</u> Yellowstone Lar PO Box 101017 Atlanta, GA 303	, '
Property Name:	Meadow View at Twin Creeks CDD		
		Invoice Due Date:	February 17, 2021
		Invoice Amount:	\$156.00
Description			Current Amou

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JAN 2 5 2021

Invoice Total

\$156.00

7.77 2.4

BAtyph 1-25-21 ERRISPITION REPAIR 001.320.53800.45009

Jax 184934

40A

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

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



Bill To:

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

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

INVOICE

INVOICE #	INVOICE DATE
JAX 186280	1/25/2021
TERMS	PONUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: February 24, 2021 Invoice Amount: \$563.00

Description	
Mainline repair near Hutchinson park	Current Amount
Irrigation Repairs	\$563.00

YOP

Invoice Total

\$563.00

BAuphon 1-25-21 Jax 186280 I RrigAtion Mepain 001.320.53500.415009

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JAN 2 5 2021

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

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



RECEITED

Tel. 904-743-8444 www.smarthome.biz sales@ smarthome.biz

FER 0 3 2021

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

PLEASE PAY BY	AMOUNT	INVOICE DATE
12/08/2020	\$110.95	11/17/2020

INVOICE NO. 179912

Site:	Meadow View at Twin Creeks
	Community Development District
Site Address:	850 Beacon Lakes Pkwy
	St Augustine FL 32092
Period:	12/01/2020 to 12/31/2020
Recurring No.:	4197
Job Name:	
Order No.:	

Description

Meadow View @ Twin Creeks

Security Monitoring 12/1-12/31/20 monthing

380

ltem	Quantity	Unit Price	Total
Cellular Fire Monitoring 1-320-57200-45400	1.00	\$79.00	\$79.00
Monitoring with Cellular Communicator 1-320-57200 - 4544	<u>)</u> 1.00	\$31.95	\$31.95
	S	ub-Total ex Tax	\$110.95
		Tax	\$0.00
		Total	\$110.95
	iving this S	ub-Total ex Tax	\$110.95
	iving this S	ub-Total ex Tax Tax	\$110.95 \$0.00
invoice. IMPORTANT: Please remember to test your system monthly.	iving this S	_	-
"Thank you-we really appreciate your business! Please send payment within 21 days of receinvoice. IMPORTANT: Please remember to test your system monthly. Need automation for your home? Visit us online at www.smarthome.biz		Тах	\$0.00

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



Tel. 904-743-8444 www.smarthome.biz sales@ smarthome.biz

 PLEASE PAY BY
 AMOUNI
 INVOICE DATE

 12/08/2020
 \$110.95
 11/17/2020

INVOICE NO. 179912

How	То Рау				INVOICE	NO. 179912
	Credit Card (MasterCard, Visa, Amex)	M	Mail Detach this section and mail check to:			
	Credit Card No.		1714	tic Security Cesery Blvd sonville, FL 3221	1	
	Card Holder's Name: CCV:					
	Expiry Date: / Signature:					
NAME:	Meadow View at Twin Creeks CCD	DUE DA	TE:	12/08/2020	AMOUNT DUE:	\$110.95
() Please	Reference: 179912					

Tel. 904-743-8444 www.smarthome.biz sales@ smarthome.biz



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

PLEASE PAY BY	AMOUND	INVOICE DATE
02/05/2021	\$110.95	01/15/2021

INVOICE NO. 186553

D U	Nandeus View et Twin Oregin
SITE:	Meadow View at Twin Creeks
	Community Development District
Site Address:	850 Beacon Lakes Pkwy
	St Augustine FL 32092
Period:	02/01/2021 to 02/28/2021
Recurring No.:	: 4197
Job Name:	
Order No.:	

Description

Meadow View @ Twin Creeks

Security Monitoring 2/1 - 2/28/21 Monitor	$\gamma \gamma \gamma \gamma q$		
ltem	Quantity	Unit Price	Total
Cellular Fire Monitoring 1-320 - 572.00 - 45400	1.00	\$79.00	\$79.00
Monitoring with Cellular Communicator 1-320-512-454	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 rea	ceivina this	Sub-Total ex Tax	
invoice.	contrary time		\$110.95
		Tax	\$0.00
invoice. IMPORTANT: Please remember to test your system monthly.			•
		Tax	\$0.00
IMPORTANT: Please remember to test your system monthly.		Tax Total inc Tax	\$0.00 \$110.95

389

RECEIVED

FTB 9/3/2021

Tel. 904-743-8444 www.smarthome.biz sales@ smarthome.biz



SMARTHOME.BIZ

02/05/2021	\$110.95	01/15/2021
PLEASE PAY BY	AMIOUNIT	INVOICE DATE

INVOICE NO. 186553

NAME:	Meadow View at Twin Creeks CCD	DUE DAT	ATE: 02/05/2021 AMOUNT DUE: \$110.95
	Expiry Date: / Signature:		
	Card Holder's Name: CCV:		
	Credit Card No.		Atlantic Security 1714 Cesery Blvd Jacksonville, FL 32211
Annalantidi Abart	Credit Card (MasterCard, Visa, Amex)		Mall Detach this section and mail check to:
	То Рау		INVOICE NO. 186553

Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

RECEIVED

Invoice #: 68 Invoice Date: 2/1/21 Due Date: 2/1/21 Case: P.O. Number:

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

MA

Description	Hours/Qty Rate	Amount
Description Management Fees - February 2021 Information Technology - February 2021 Dissemination Agent Services - February 2021 Office Supplies S Postage C Telephone 1. 1 - 310 - 51300 - 34000 2. 1 - 310 - 51300 - 35100 3. 1 - 310 - 51300 - 35100 3. 1 - 310 - 51300 - 31600 4. 1 - 310 - 51300 - 51000 5. 1 - 310 - 51300 - 51000 5. 1 - 310 - 51300 - 41000 6. 1 - 310 - 51300 - 41000	Hours/Qty Rate 3,937.50 166.67 833.33 0.87 69.14 41.58	3,937.50 166.67 833.33 0.87 69.14
	Total Payments/Credits Balance Due	\$5,049.09 \$0.00 \$5,049.09

Hopping Green & Sams Attorneys and Counselors

119 S. Monroe Street, Ste. 300 P.O. Box 6526 Tailahassee, FL 32314 850.222.7500

				850,222.7500			
=====	======	==========	=======================================	== STATEMENT	===========		
Meadow Vie District c/o GMS, LI		n Creeks Comm	nunity Developi	January 29, 202 ment	21		er 119885 h 12/31/2020
475 West T St. Augustir	own Place		3A		CEIVE		n
General Co MVTCDD	ounsel 00001	JLE	Dec	E General	EB 0 1 2021 Center	6 - 100	- 51300 - 31500
FOR PROF	ESSION/	L SERVICES					
12/10/20	JLE	Confer with P regarding the		g parking item; re	evise memorand	um; email	0.60 hrs
12/14/20	JLE	Confer with P regarding the		g fence item; revi	ise documents; p	prepare email	1.60 hrs
12/17/20	JLE	Travel to and	from, and atte	end Board meetin	g.		1.80 hrs
12/18/20	JLE	Prepare langu	Prepare language for sales agreement, and declaration of consent re: bonds.				
12/24/20	JLE		Confer with Sommerstein regarding builder contract; review language regarding the same; email regarding the same.				
12/28/20	JLE	Email regardi system.	ng fence mem	o and policy; pre	oare memo rega	rding new E-Verify	0.20 hrs
12/31/20	EGRE	Research app	lication of E-Ve	erify law; prepare	e memorandum i	egarding same.	0.10 hrs
	Total fee	s for this matt	er				\$1,622.50
DISBURS							150.00
	Travel Conferei	nce Calls					11.44
	Total dis	bursements fo	r this matter				\$161.44
MATTER S	5UMMAR	Y					
		, Emma C. e, Jere L.			0.10 hrs 5.80 hrs	275 /hr 275 /hr	\$27.50 \$1,595.00
			TOTAL DISBU	OTAL FEES RSEMENTS			\$1,622.50 \$161.44

General Counsel	eral Counsel Bill No. 119885			Page 2
TOTAL CH	\$1,783.94			
BILLING SUMMARY				
Gregory, Emma C. Earlywine, Jere L.		0.10 hrs 5.80 hrs	275 /hr 275 /hr	\$27.50 \$1,595.00
	TOTAL FEES TOTAL DISBURSEMENTS			\$1,622.50 \$161.44
ΤΟΤΑΙ	CHARGES FOR THIS BILL			\$1,783.94

the products

Please include the bill number with your payment.

and any start of the second second

Riverside Management Services, Inc

9655 Florida Mining Blvd. W. Building 300, Suite 305 Jacksonville, FL 32257

Invoice

RECEIVED

Invoice #: 93 Invoice Date: 2/1/2021 Due Date: 2/1/2021 Case: P.O. Number:

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

Description 20 A	Hours/Qty Rate	Amount
Description Janitorial Services - February 2021 320,572,45507 Pool Maintenance Services - February 2021 320,572,45505 Contract Administration - February 2021 320,572,45504 Facility Management - Meadow View - February 2021 320,572,45500		1,295.00 1,365.00 2,083.33
	Total	\$9,893.33
	Payments/Credits	\$0.00
	Balance Due	\$9,893.33
	1999 \$120 112 112 112 114 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10	3.22



Since 1962

Invoice

Number: 10495 Date: 6/12/2020 Account No: 127224 RECEIVED Terms: COD Reference: Order 10495 STILE 3 2021 Service Advisor: Don Knight

2801 Dawn Rd Jacksonville, FL 32207-7903 Phone: (904) 448-1962 service@thigpenhvac.com

Meadow View Billing Address:

Beacon Lake Amenity Center

850 Beacon Lake Parkway

St. Augustine, FL 32095

 77β

Service Address: Beacon Lake Amenity Center 850 Beacon Lake Parkway St. Augustine, FL 32095

NOTES

Found auxiliary drain pan full of water clear water out of auxiliary drain pan. Clear drain lines from up in attic cannot see where drains come out at must be common drain lines pour bleach in both drains and both units up and runninc at this time.

001-320-57200-44200

Item	Description	Qty	Unit	Price	Extended
COMM-LABOR	Commercial Service	1.75		\$98.00	\$171.50
MISC-ENVIRON-FEE	Misc. Supplies & Enviromental	1.00		\$10.00	\$10.00

TERMS AND CONDITIONS

Net due on day of installation, or in accordance with financing agreement. The Seller retains the title to all materials and property listed herein until payments have been made in full. Accounts not paid within thirty (30) days of notice of invoice are in default and a late payment charge of 1-½ % per month will be added. Buyer agrees to any reasonable attorney or collection fees incurred by Seiler in securing payment for this contract.

CACO56729	CACO56726	CN208226	
		Total Due:	\$181.50
		Total: Total Paid:	\$181.50
		Sales Tax: Freight:	\$0.00
		Sub Total:	\$181.50
		Taxable:	\$0.00
		Non-Taxable:	\$181.50

|--|

Since 1962

2801 Dawn Rd Jacksonville, FL 32207-7903 Phone: (904) 448-1962 service@thigpenhvac.com

RECEIVED

ETP 0 3 2021

Meadow Vien

Billing Address:

-176

Service Address:

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

NOTES

Complete commercial maintenance on units that were running. I are carrier unit has bad shaft and bearings will order parts and scheduled to replace. Bathroom unit has leak in refrigerant circuit will schedule to do complete leak search at same time we do the bearings. Bathroom unit is up and running at 1 lb 410A to get running.

001-320-57200-44200

ltem		Description		Qty	Unit	Price	Extended
R-410A-PE		R-410A per lb.		1.00		\$59.00	\$59.00
CPM		Commercial Planner	d Maintenance	1.00		\$390.00	\$390.00
			Equipme	ent			
Type 01 MINI	Model 40RUAA08A2A6 MXZ-2C20NA2	Brand	Serial 4817U13322 82PO1065		Age Cov 121 121	erage	Exp

TERMS AND CONDITIONS

Net due on day of installation, or in accordance with financing agreement. The Seller retains the title to all materials and property listed herein until payments have been made in full. Accounts not paid within thirty (30) days of notice of invoice are in default and a late payment charge of 1-15 % per month will be added. Buyer agrees to any reasonable attorney or collection fees incurred by Seller in securing payment for this contract.

CACO56729	CACO56726	CN208226	
		Total Due:	\$449.00
		Total: Total Paid:	\$449.00
		Sub Total: Sales Tax: Freight:	\$449.00 \$0.00
		Non-Taxable: Taxable:	\$449.00 \$0.00

Invoice

Date: 7/2/2020

Number: 10830

Account No: 127224

Service Advisor: Don Knight

Terms: COD

Reference: Order 10830

Since 1962

2801 Dawn Rd Jacksonville, FL 32207-7903 Phone: (904) 448-1962 service@thigpenhvac.com

ltem

COMM-LABOR

RECEIVED

- FFR 9 9 202

Invoice Number: 11322 Date: 7/7/2020

Account No: 127224 Terms: COD Reference: Order 11322 Service Advisor: Chris Pennewell

Meadow View

Billing Address:

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

Service Address:

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

NOTES

Upon arrival found both units on Fitness Center backing up on SS2. Cut common drain line open, used Shop-Vac to suck out P traps and drains connected to unit. Pushed 600 PSI of nitrogen through common drain line. Wow pergine common line, was giving resistance and pushing back but did clear. After tying drain line back in put 3 gallons of water through and was taking it without backing up. Checked both outdoor units to make sure that we're no problems with refrigerant levels or capacitors. Systems are operating properly at this time

001- 320-57200-442-00

Description	Qty	Unit	Price	Extended
Commercial Labor	3.25		\$98.00	\$318.50

TERMS AND CONDITIONS

Net due on day of installation, or in accordance with financing agreement. The Seller retains the title to all materials and property listed herein until payments have been made in full. Accounts not paid within thirty (30) days of notice of invoice are in default and a late payment charge of 1 - ½ % per month will be added. Buyer agrees to any reasonable attorney or collection fees incurred by Seller in securing payment for this contract.

CACO56729	CACO56726	CN208226	
		Total Due:	\$318.50
		Total: Total Paid:	\$318.50
		Sub Total: Sales Tax: Freight:	\$318.50 \$0.00
		Non-Taxable: Taxable:	\$318.50 \$0.00



Since 1962

2801 Dawn Rd Jacksonville, FL 32207-7903 Phone: (904) 448-1962 service@thigpenhvac.com



ETTER 0 % 2021

77 A

Meadow View

Invoice Number: 11317 Date: 7/31/2020 Account No: 127224

Terms: COD Reference: Order 11317 Service Advisor: Christopher Hall

Billing Address: Beacon Lake Amenity Center 850 Beacon Lake Parkway St. Augustine, FL 32095

Service Address: Beacon Lake Amenity Center 850 Beacon Lake Parkway St. Augustine, FL 32095

NOTES

Replaced blower bearings and shaft for unit re aligned pulley and reinstalled belt. Replaced all panels and checked unit operation. Unit operating as it should be at this time missing set blower wheel set screw need to return with set screw

001-320-57200-44200

litem MISC		Description	1	Qty	Únít	Price	Extended
INIAG		Quoted Job		1.00		\$580.00	\$580.00
			Equipmer	<u>ا</u>			
				n.	·		
Type	Model 40RUAA08A2A	Brand	Serial		Age Cover	rage	Exp
MINI	MXZ-2C20NA2	U	4817U13322 82PO1065		121 121		

TERMS AND CONDITIONS

Net due on day of installation, or in accordance with financing agreement. The Seller retains the title to all materials and property listed herein until payments have been made in full. Accounts not paid within thirty (30) days of notice of invoice are in default and a late payment charge of 1 ½ % per month will be added. Buyer agrees to any reasonable attorney or collection fees incurred by Seller in securing payment for this contract.

 CACO56729	CACO56726	CN208226	
		Total Due:	\$580.00
		Total: Total Paid:	\$580.00
		Sales Tax: Freight:	\$0.00
		Sub Total:	\$580.00
		Taxable:	\$0.00
		Non-Taxable:	\$580.00

SERVPRO® of Mandarin, Jacksonv Vedra and St Augustine 2205 St Johns Bluff Rd South Jacksonville, FL 32246 904-636-0044 benjamin@servpromandarin.com EIN 59-3023674	rille Beach &	Fire &	SanVi & Water - Cleand St Augustin	up & Restoration"
BILLING ADDRESS Meadow View at Twin Creeks CDD 850 Beacon Lake Parkway St Augustine, FL 32095	SERVICE ADDRESS Meadow View at Twin Creeks CDD 850 Beacon Lake Parkway St Augustine, FL 32095		INVOICE NO. DATE	
SERVICE DATE 01/18/2021	SALES REP		PROD TEAM Andrew	
			TA	X AMOUNT
General Cleaning General Cleaning, Cleaning	aning NonReside	ential		1,250.00T
Terms of Payment: On accounts over 30 days past be charged at 1.5% per month. Additional terms ar available upon request. RECENT	nd conditions are	SUBTOTAL TAX TOTAL DEPOSIT AMOUNT PAID BALANCE DUE		1,250.00 81.25 1,331.25 \$1,331.25
Be				

1.320. 572. 115308

The customer acknowledges that permanently discolored, faded and /or bleached areas on carpet, upholstery, drapery or other types of material sometimes make it impossible to restore to the original color or condition. Spot Removal is not guaranteed.

Each SERVPRO® Franchise is Independently Owned and Operated

Thank you for your business!

Meadow View at Twin Creeks

Community Development District

Construction Funding Request #18 January 26, 2021

· Do · · · · · do do do do

Req.	PAYEE	
406	Basham Lucas Beacon Lake - Invoice 8310	\$ 1,875.00
407	Harbinger Signage for Beacon Lake - Invoice 26137 - Remaining balance	\$ 1,191.00
408	ECS Florida, LLC Beacon Lake Phase 3A - Engineering and Reporting Services - Invoice 854043	\$ 350.00
409	Sofitco Fitness Equipment - Invoice F45721MS	\$ 732.15
410	Gemini Engineering & Sciences, Inc Phase 2 and Phase 3A LOMR - Invoice 4	\$ 1,500.00
411	Basham Lucas Beacon Lake - Invoice 8275	\$ 1,875.00
412	West Orange Nurseries, Inc. Contractor Application for Payment #3 - Beacon Lake Phase 3A	\$ 171,675.00
413	ETM Beacon Lakes Phase 3B (200 Lots Only) WA#15 - Invoice 196415	\$ 1,382.20
414	ETM Beacon Lake Phase 2B (WA#18) - Invoice 196416	\$ 46.00
415	ETM Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 196417	\$ 6,007.30
416	ETM Beacon Lakes Phase 2 Bidding and CEI Services (WA#11) Invoice 196411	\$ 345.59
417	ETM Beacon Lakes Townhomes Bidding & CEI Services (WA#10) Invoice 19641.0	\$ 15.12
418	Hughes Brothers Construction, Inc. Contractor Application for Payment #12 - Beacon Lake Phase 3A	\$ 12,901.45
419	Hughes Brothers Construction, Inc. Contractor Application for Payment #14 - Beacon Lake Phase 3A	\$ 7,437.43
420	O.R. Dicky Smith & Co., Inc. Beacon Lake Entries & Hardscape Phase 3A - Application for Payment #20132	\$ 32,876.00
421	O.R. Dicky Smith & Co., Inc. Beacon Lake Entries & Hardscape Phase 2 - Application for Payment #2013-2	\$ 34,877.00

Please make check payable to:

Total Funding Request \$ 275,086.24

Meadow View at Twin Creeks CDD c/o GNS LLC 475 West Town Place Suite 114 SL Augustine FL 32092

Signature:

Chairman/Vice Chairman

Signature:

Secretary/Asst. Secretary

LifeSafe Services LLC

(888) 767-0050 paige@lifesafeservices.com www.lifesafeservices.com



BILL TO 025-27133 Meadowview at Twin Creeks 850 Beacon Lake Parkway St Augustine, FL 32095 SHIP TO 025-27133 Meadowview at Twin Creeks 850 Beacon Lake Parkway St Augustine, FL 32095



INVOICE # 111084945 DATE 02/10/2021 DUE DATE 03/12/2021 TERMS Net 30

23A

AMOUNT

Electrodes - Onsite AED	1.320.572.45508	2	55.00	110.00T
Remit to:	SUBTOTAL	,		110.00
LifeSafe Services LLC	ТАХ			0.00
5971 Powers Avenue, #108	TOTAL			110.00
Jacksonville, FL 32217	BALANCE DUE		9	6110.00

For sales please contact Julie at 888-767-0050 x21.

Please disregard this invoice if you have already submitted payment.

Municipal Asset Management, Inc.

25288 Foothills Drive North Suite 225 Golden, CO 80401 (303) 273-9494

INVOICE

INVOICE NO: 0618026 DATE: 2/1/2021

To: Meadow View at Twin Creeks CDD Ernesto J Torres 475West Town Place, Suite 114 St. Augustine, FL 32902

DUE DATE	RENTAL PERIOD
3/7/2021	

PMT NUMBER	DESCRIPTION	AMOUNT
26	Lease payment due pursuant to Tax-Exempt Lease Purchase Agreement dated October 25, 2018 for the acquisition of fitness equipment Feb Lease Royment DUI-320-572.45915 IUPA	2,307.62

TOTAL DUE

\$2,307.62

..............

Please detach coupon and return with check payable to MUNICIPAL ASSET MANAGEMENT, INC. and remit to address above.

If you have any questions concerning this invoice, call: Municipal Asset Management, Paul Collings, (303) 273-9494.

THANK YOU FOR YOUR BUSINESS!

Invoice #	Due Date	Total Due	Amount Enclosed
0618026	3/7/2021	\$2,307.62	

Meadow View at Twin Creeks CDD Ernesto J Torres 475West Town Place, Suite 114 St. Augustine, FL 32902 Municipal Asset Management, Inc. 25288 Foothills Drive North Suite 225 Golden, CO 80401



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	sure"	Invoice		Date Invoice	• #	2/4/2021 131295597923
1707 Townhurst Dr	• ما دی روز است. • • •		Terms	Net 20		
Houston TX 77043			Due Date	2/24/2021		
ar@poolsure.com 800-858-POOL (76	65)		PO #			
www.poolsure.com		De	livery Ticket #	Sales Order #	1333632	
			Delivery Date	2/4/2021		
P.41		Del	very Location	Meadow Vlew	at Twin Creeks CI	DD Pool
Bill To Meadow Vlew at Twir	Creake ODD		Customer #	13BEA030		
Suite 114 St. Augustine FL 320			Ship To	755 Cr-210 St Johns FL	. 32259	
month late charge and alto	irney fees.	red nemi cal 120.572.45 22A	- ·	Units	Rate	Amount
115-300	Bleach Minibulk Delive		475	gal	1.50	712.50

Subtotal	712.50
Shipping Cost (FEDEX GROUND)	0.00
Total	712.50
Amount Due	\$712.50

.

Remittance Slip

Customer 13BEA030

Invoice # 131295597923



Amount Due Amount Paid \$712.50

Make Checks Payable To Poolsure PO Box 55372 Houston, TX 77255-5372



Invoice	Date 2/4/202 Invoice # 13129559793
Terms	Net 20
Due Date	2/24/2021
PO#	
Delivery Ticket #	Sales Order #1333631
Delivery Date	2/4/2021
Delivery Location	Meadow View at Twin Creeks CDD Activity Po
Customer #	13BEA030

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

1707 Townhurst Dr Houston TX 77043 ar@poolsure.com 800-858-POOL (7665) www.poolsure.com

Ship To	Meadow View at Twin Creeks CDD 755 Cr-210 W St Johns FL 32259

LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per month late charge and attorney fees.

1.50	150.00
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Subtotal	150.00
Shipping Cost (FEDEX GROUND)	0.00
Total	150.00
Amount Due	\$150.00

Remittance Slip

Customer 13BEA030

Invoice # 131295597933



Amount Due Amount Paid \$150.00

Make Checks Payable To Poolsure PO Box 55372 Houston, TX 77255-5372

Riverside Management Services, Inc 9655 Florida Mining Blvd. W Building 300, Suite 305 Jacksonville, FL 32257

Invoice

Invoice #: 94 Invoice Date: 2/15/2021 Due Date: 2/15/2021 Case: P.O. Number:

Bill To:

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

Description	Hours/Qty	Rato	Amount
acility Maintenance January 1 - January 31, 2021 laintenance Supplies B Hupt 2-16-2021 Neprises + Nephaements - \$2000. 001.320.53200.44200 57200 Facility, Maint \$2300.00 001.320.57200.45508 GROWDS Maint \$1105.00 001.320.53800.45506		4,671.62 733.38	4,671.62 733.38
	Total) \$5,405.00
	Paymen	ts/Credits	\$0.00
	Balance	Due	\$5,405.00

RMS

MEADOWVIEW AT TWIN GREEKS COMMUNITY DEVELOPMENT DISTRICT MAINTENANCE BILLABLE HOURS FOR THE MONTH OF JANUARY 2021

<u>Date</u>	Houre	Employee	Description
1/5 /21	8	G.P.	Fixed kitchen door hinge, replaced lightbulbs in men's bathroom, adjusted toilel pressure, put kitchen boxes away, removed debris at amenity center, pool, parking lot, dog park, tennis courts, playgrounds and common areas, checked and changed all trash receptacles and dog pots
1/5/21	8	T.C.	Repaired latch on door at kitchen, removed swing from Concave Lane Park, replaced bulbs in men's restroom, removed debris at amenity center, pool, parking lot, dog park, tennis courts, playgrounds and common areas, checked and changed all trash receptacles and dog pots
1/7/21	6	T.C.	Repaired sign at roundabout, removed Christmas tree from pavilion, found remotes for TV's and placed in respective position, removed blke rack at townhomes, removed debris at amenity center and pool
1/7/21	3	G.P.	Removed debris at roadways, parking lot, dog park, tennis courts, playgrounds and common areas, checked and changed all trash receptacies and dog pots
1/12/21	7	T.C.	Replaced quick links on bench by boathouse, replaced hooks to curtains in social room, replaced built at entrance (exit side facing 210), replaced swing at Concave Lane playground, cut out netting at dog park, checked and changed all trash receptacies and dog pols, removed debrie at roadways, parking lot, dog park, tennis courts, playgrounds and common areas
1/14/21	8	T.C.	Pressure washed playground equipment, picnic tables, pavilion, splash pad, spray ground feature, walkway fencing at boathouse and patio area, removed debris at roadways, parking lot, dog park, tennis courts, playgrounds and common areas, checked and changed all trash receptacles and dog pots
1/14/21	3	K.B.	Cleaned off all the signs on Beacon Lake Blvd and amenity area
1/18/21	8	T.C.	Pressure washed playground and pavilion, repaired tennis court netting, repaired curtain rod In movie room, removed debris from amenity center and common areas
1/19/21	8	T.C.	Pressure washed crew house, amenily center entrance, covered veranda and copper top of crew house, removed cob webs at amenity center, stored holiday decorations in attic, replaced scep dispensers in all restrooms, repaired latch in men's restroom
1/19/21	8	G.P.	Pressure washed amenity center, cleaned spider eggs off buildings, put holiday boxes in attic, checked and changed all trash receptacles and dog pots
1/20/21	2	G.P.	Cleaned boathouse, placed umbrellas out on tables and cleaned them, cleaned chairs and tables
1/20/21	8	T.C.	Touch up paint at fitness center, social room, amenity center exterior and doors, organized crew house and pool pump areas, removed signage from posts at amenity center, replaced water filter at water fountain, placed loungers on pool deck
1/20/21	4.5	T.C.	Additional cleaning of social room and fitness center as per Danielle for photo shool
1/20/21	4.5	L.N.	Additional cleaning of social room and fitness center as per Danielle for photo shoot
1/21/21	6	Т.С .	Pressure washed pool furniture from pool pump area, secured nets on spray feature, blew leaves and debits off pool deck and turf area, touch up trim at filness center, wiped off lighting at croquet field
1/21/21	8	G.P.	Cleaned street signs, spray painted black poles, cleaned all surfaces and tables, dusted light house, checked and changed all trash receptacles and dog pots, cleared lake beacon, removed debris from streets
1/21/21	4	W.V.	Spray painted poles and lock, raked beach, wiped down tables, changed trash receptacle liners
1/28/21	8	T.C.	Pressure washed kayak launch and rock wall at kayak launch, relocated mailboxes at townhomes, removed debris at amenity center, replaced trash receptacies liners as needed
1/26/21	4	G.P.	Moved mallboxes and cleaned them
1/26/21	4	W.V.	Moved mailboxes and cleaned them
1/28/21	6	G,P.	Moved mallbox, dusted lighthouse, installed safety corners on tables, checked and changed all trash receptacies and dog pots
1/28/21	6	т.с.	Pressure washed continuation of rock wall at kayak launch, repaired and adjusted urinal flow, attempted to secure rubber bumpers on picnic table at playground, inspect all playground equipment throughout community, adjusted mailbox at townhomes, replaced trash receptacle liners as needed
TOTAL	132		
MILES	116		*Mileage is reimbureable per section 112.061 Fiorida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 02/05/21

DISTRICT	DATE	<u>SUPPLIES</u>	PRICE	EMPLOYEE
MEADOWVIEW				
AT TWIN CREEKS CDD	12/24/20	Fire Pit Igniter	357.65	B.S.
(MVTC)	1/7/21	J-B- Wied	6.87	T.C.
	1/7/21	Power Grab Slicone	11.48	T,C,
	1/18/21	Soap Dispenser (6)	185.30	B.S .
	1/18/21	Zip Ties 500pk	35.50	T.C.
	1/20/21	Bleach	11.47	Т.С <i>.</i>
	1/20/21	Cob Web Duster	10.32	т.с.
	1/20/21	Sanding Block	4.91	T.C.
	1/20/21	Gas for Pressuré Washer	6.65	T.C.
	1/26/21	Redhead Anchors (40)	34.47	T.C .
	1/26/21	3/8"x4"x6" Bit (2)	20.63	T.C.
	1/26/21	Fender Washers (19)	6.34	T,C.
	1/27/21	Combo Cable Lock	17.23	B.S.
	2/1/21	Magnetic Screwdriver - as per Danielle	24.59	T.C .

TOTAL \$733.38

SoutheastFitness

REPAIR

Equipment Repair & Maintenance

14476 Duval Place West, Suite 208 • Jacksonville, FL 32218 Office: 904.683.1439 • Fax: 904.683.1624 <u>southeastfitnessrepair@comcast.net</u> www.southeastfitnessrepair.com

Facility Name: MEADOW VIEW TWIN CREEKS a.k.a Beacon Lake Facility Address: 850 Beacon Lake Parkway St. Augustine, Florida 32259 **Billing Address:** 850 Beacon Lake Parkway St. Augustine, Florida 32259 Contact & Phone: **Reason for call:** SEMI ANNUAL PM 3 - ELL'S/AMT'S 5 - SPIN BIKES/ROWERS- We actually have a spin bike that the seat is stuck on the highest setting. 1 - RB/UB 2 - STPR 8 - SS 4 - BD/WB 5 - BNCH/RACK FLAT RATE \$450.00 (NO TAX) RICHARD 904-316-9279

Date: 09-Dec-2020 Payment is due within 30 days of invoice date.

001. 320. 572.44207

Invoice # 14741A

48A

Total Part # Part Cost QTY Description 420.56 PM - FLAT RATE: TRAVEL + FIRST HOUR 1.00 420.56 LABOR 420.56 Parts Total Comments: tertie. Tax 29.44 🤭 Serv Balance 450.00

Technician: FRANK HARDY

Thank you for your business.

Questions on this invoice call:

(866) 470-7133 Option 2



			IDTICN	PRODUCT	16	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT
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1/12 01/12	103330563-01122			•	Record Online	1.00 x 7.000	7 נ		\$8.97	\$62.79
						0.450 F0				
				AMOUNT OWED:		\$152.58				
		N		ES THIS PERIOD:		\$125.65				
				SH THIS PERIOD:		\$0.00				
				ITS THIS PERIOD:		\$0.00				
		CREDIT A	DJUSTMEN	ITS THIS PERIOD:		\$0.00				
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CUBRE \$	ENT NET AMOUNT 125.65 ECKS PAYABLE	Image: Weight of account 22 30 DAYS \$152.58 26 1 BILLING PERIOD 01/01/2021 - 01/31 TO The St. Aug PO Box 12	NT //2021 gustine Re 1261	AGING OF PAST DUE ACCC 60 DAYS \$0.00 BILLED ACCOUNT NUMB 15651 ACCORD Dept 1261	OUNTS 'UI OVER 99 DAYS \$0.00 ADVERTISER IP IER 7 ADVE PLEASE DE	NAPPLIED AMOUNTS A 'UN IFORMATION RTISER/CLIENT NUMBE 15651 Payme ETACH AND RET	RE INCLUDED IN APPLIED AMOUN \$0.00 R 2 MEAD MEAD INT IS QUE U URN LOWE	I TOTAL AMOL AT 23 ADV IOW VIEV IDON FECE R PORTIO	TOTAL A \$27 ERTISER/CLIENTI N AT TWIN Dipt. N WITH YOU	MOUNT DUE 78.23 NAME CREEKS CI R REMITTAN
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Fue, Feb 9, 2021 8:03:07AM	Legal Ad Invoice	
	The St. Augustine Record	
	Send Payments to: The St. Augustine Record One News Place St. Augustine, FL 32086	
Acct: Phone:	15651Name:MEADOW VIEW AT TWIN CREEKS CDD9049405850Address:475 WEST TOWN PLACE, SUITE 114	
E-Mail: Client:	MEADOW VIEW AT TWIN CREEKS (City: SAINT AUGUSTINE State: FL Zip: 32092	
Ad Number: Start: Placement: Copy Line:	0003336754-01 Caller: COURTNEY HOGGE Paytype: BILL 02/09/2021 Issues: 1 Stop: 02/09/2021 SA Legals Rep: Melissa Rhinehart MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC MEETING HELD DUR	
Lines Depth Columns	82 DISTRICT 7.00 NOTICE OF PUBLIC MEETING 4 FEID DURING PUBLIC HEALTH	
Price	States & hereby generative the based of t	

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James Oliver District Manager 0003336754 February 9, 2021

MEADOW VIEW AT TWIN CREEKS CDD **475 WEST TOWN PLACE, SUITE 114**

SAINT AUGUSTINE, FL 32092

ACCT: 15651 AD# 0003336754-01

PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a NOTICE OF MEETING in the matter of BOS REG MTG 2/18/21 was published in said newspaper on 02/09/2021.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

Sworn to (or affirmed) and subscribed before me by means of

[Mphysical presence or] online notarization

this

day of EB 0 9 2021

who is personally known to τ me or who has produced as identification

(Signature of Notary/Public)



MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC MEETING HELD DURING PUBLIC HEALTH EMERGENCY DUE TO COVID-19

Notice is hereby given that the Board of Supervisors ("Board") of the Meadow View at Twin Creeks Community Development District ("District") will hold a regular meeting on Thursday, February 16, 2021 at 10:00 a.m. at the offices of Governmental Management Services, LLC located at 476 West Town Place, Suite 114, SL Augustine, Florida 32092, where the Board may consider any business that nay properly come before it ("Meeting"). An electronic copy of the agenda may be obtained by contacting the office of the District Management, Services, LLC, at (904) 940-6850 or joliver@grmanlcom ("District Manager, c/o Governmental Management, Services, LLC, at (904) 940-6850 or joliver@grmanlcom ("District Manager, c/o Governmental Management, Services, LLC, at (904) 940-6850 or joliver@grmanlcom ("District Manager, c/o Governmental Management, Services, LLC, at (904) 940-6850 or joliver@grmanlcom ("District Manager, c/o Governmental Management, Services, LLC, at (904) 940-6850 or joliver@grmanlcom ("District Manager, c/o Governwental Manager, c/o Governwental Management, Services, LLC, at (904) 940-6850 or joliver@grmanlcom, at least seven days prior to the meeting. While is may be necessary to hold the above referenced meeting of the District's waver, and comments to the District Manager at least 24-hours in a davane at (904) 940-6850 or joliver@grmanlcom to facilitate the Board's consideration of such questions and comments during the meeting. Anyone wishing to participate in the meeting or obtain information about how the meeting will occur should refer to the District's website, www.meedoowievatiwincreekscedd.com. The Meeting is advised that person will be conducted in accordance with the provisions of Florida law for community development districts. The Meeting is advised that person will be conducted in accordance with the provisions of Florida law for community development districts. The Meeting is advised that person will be conducted in accordance with the spreson who decides to appeal any decision made

James Oliver

District Manager 0003336754 February 9, 2021

Meadow View at Twin Creeks Community Development District

Check Run Summary

3/1/21 - 3/31/21

Date	Check Numbers	bers Am	
General Fund			
3/4/21	1117-1127	\$611,437.01	
3/23/21	1137-1145	\$32,144.32	
3/25/21	1146-1169	\$53,257.03	
3/29/21	1170-1176	\$85,526.78	
3/30/21	1177-1181	\$8,677.14	
	Total Checks		\$791,042.28
Autopayments			
3/2/21	TECO	\$228.33	
3/9/21	Republic Services	\$286.24	
3/18/21	St Johns County Utility Dept	\$1,243.36	
3/22/21	Comcast	\$824.91	
3/29/21	ቻዋይ	\$6,712.65	
	Total Paíd Electronically		\$9,295.49
Ta	otal General Fund		\$800,337.77

* Fedex Invoices will be available upon request

AP300R YEAR-TO-DATE ACC *** CHECK DATES 03/01/2021 - 03/31/2021 *** MEAD BANK				PAGE 1
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# SUE	VENDOR NAME 3 SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
3/04/21 00005 2/18/21 CFR#19 R 202103 300-13100-101 REQ#422 INV# 196703		*	510.00	
E E	ENGLAND THIMS & MILLER, INC			315.00 001117
3/04/21 00005 2/18/21 CFR#19 R 202103 300-13100-101 REQ#423 INV#1 3/04/21 00005 2/18/21 CFR#19 R 202103 300-13100-101 REO#424 INV#196771		-1-	4 265 00	
<u>+</u>	INGLAND THIMS & MILLER, INC			4,365.00 001118
E E E E E E E E E E E E E E E E E E E	ENGLAND THIMS & MILLER, INC			3,750.00 001119
3/04/21 00005 2/18/21 CFR#19 R 202103 300-13100-101	00	*	2.012.81	
REQ#425 INV#196700 E	ENGLAND THIMS & MILLER, INC			2,012.81 001120
	LOO	*	630.00	
REQ#426 INV#196699 E	ENGLAND THIMS & MILLER, INC			630.00 001121
3/04/21 00005 2/18/21 CFR#19 R 202103 300-13100-101 REQ#426 INV#196699 3/04/21 00049 2/18/21 CFR#19 R 202103 300-13100-101	ENGLAND THIMS & MILLER, INC		16,694.25	
3/04/21 00060 2/18/21 CFR#19 R 202103 300-13100-101 REO#430 PAYMENT #13 PH 3A	HARBINGER		 67 274 30	
н 				
3/04/21 00060 2/18/21 CFR#19 R 202103 300-13100-101 REQ#431 PAYMENT #15 PH 3A			105,651.47	
3/04/21 00102 2/18/21 CFR#19 R 202103 300-13100-101	HUGHES BROTHERS CONSTRUCTION INC			105,651.47 001124
$REO \pm 428 \pm 1000 \pm 2013 - 3$				
	D.R. DICKY SMITH & CO., INC.			107,962.00 001125
3/04/21 00102 2/18/21 CFR#19 R 202103 300-13100-101 REQ#429 PAYMENT #2013	100	*	62,005.00	
REQ#429 PAIMENI #2013	D.R. DICKY SMITH & CO., INC.			62,005.00 001126
3/04/21 00013 2/18/21 CFR#19 R 202103 300-13100-101	LOO		240,777.18	
REQ#432 PAYMENT #4 PH 3A	VEST ORANGE NURSERIES, INC			240,777.18 001127
3/23/21 00038 2/23/21 192979 202102 320-57200-442			3,155.00	
REPAIR POOL GATE, DOCKLOCK				
	ATLANTIC SECURITY			

AP300R *** CHECK DATES	D3/01/2021 - 03/31/2021 *** ME	CCOUNTS PAYABLE PREPAID/COMPUTER ADOW VIEW @ TWIN CREEKS GF NK A MEADOW VIEW-GENERAL	CHECK REGISTER	RUN 4/06/21	PAGE 2
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME UB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
	2/10/21 421053ES 202101 320-57200-4	5913	*	8.69	
	JAN GAS	FLORIDA NATURAL GAS			8.69 001138
3/23/21 00014	3/01/21 618055 202103 320-57200-4 MAR LEASE PAYMENT	5915	*	2,307.62	
		MUNICIPAL ASSET MANAGEMENT, INC	2		2,307.62 001139
3/23/21 00033			*	49.92	
	2/11/21 5125236 202102 320-57200-4		*	36.95	
	WHITE C FOLD TOWEL 2/11/21 5125236 202102 320-57200-4		*	54.36	
	BLACK LINERS 2/11/21 5125236 202102 320-57200-4	5507	*	77.28	
	JUMBO TOWELS 2/11/21 5125236 202102 320-57200-4	5507	*	5.00	
	FUEL ADJUSTMENT	SOUTHEASTERN PAPER GROUP, INC			223.51 001140
3/23/21 00002	2/01/21 10333675 202102 310-51300-4			125.65	
	BOS REG MTG 2/18/21	ST AUGUSTINE RECORD			125.65 001141
3/23/21 00087	2/22/21 870290 202102 320-57200-4	5508	*	250.00	
	SPRINKLER INSPECTION 2/22/21 870290 202102 320-57200-4	5508	*	150.00	
	ALARM INSPECTION	WAYNE AUTOMATIC FIRE SPRINKLERS	S INC		400.00 001142
3/23/21 00040	2/01/21 JAX19004 202102 320-53800-4	5003	*	15,653.85	
	FEB LANDSCAPE MAINTENANCE				15,653.85 001143
3/23/21 00040	2/02/21 JAX19120 202102 320-53800-4	5004	*	9,995.00	
	ADD SOD TO DOG PARK	YELLOWSTONE LANDSCAPE			9,995.00 001144
3/23/21 00040	2/18/21 JAX19479 202102 320-53800-4			275.00	
	FEB IRRIGATION REPAIRS	YELLOWSTONE LANDSCAPE			275.00 001145
3/25/21 00038	3/15/21 195192 202104 320-5/200-4	5400	*	110.95	
	4/1/21-4/30/21 MONITOR	ATLANTIC SECURITY			110.95 001146

AP300R *** CHECK DATES 03/0.	YEAR-TO-DATE # 1/2021 - 03/31/2021 *** MF B#	ACCOUNTS PAYABLE PREPAID/COMPUTER CH EADOW VIEW @ TWIN CREEKS GF ANK A MEADOW VIEW-GENERAL	ECK REGISTER	RUN 4/06/21	PAGE 3
CHECK VEND# DATE DA'	.INVOICEEXPENSED TO TE INVOICE YRMO DPT ACCT# S	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
3/25/21 00065 1/0	5/21 71685 202101 320-53800-4	45009	*	160.00	
	BACKFLOW TEST	BOB'S BACKFLOW & PLUMBING SERVICES			160.00 001147
	7/21 031721.0 202103 320-57200-4 HAMSTER BALL/GAMES		*	1,125.00	
		BOUNCERS, SLIDES, AND MORE INC			1,125.00 001148
3/25/21 00036 4/0	3/21 040321.0 202103 320-57200-4 4/3 BOUNCE HOUSE/EVENTS			1,605.00	
	4/3 BOUNCE HOUSE/EVENIS	BOUNCERS, SLIDES, AND MORE INC			1,605.00 001149
3/25/21 00036 9/0	7/21 031921.0 202103 320-57200-4	49400	*	700.00	
	OUTDOOR MOVIE	BOUNCERS,SLIDES, AND MORE INC			700.00 001150
3/25/21 00045 1/2	9/21 66306 202101 320-53800-4	45005	*	1,769.14	
	UAN DAKE MAINTENANCE	FUTURE HORIZONS, INC.			1,769.14 001151
	6/21 66644 202102 320-53800-4 FEB LAKE MAINTENANCE			1,769.14	
		FUTURE HORIZONS, INC.			1,769.14 001152
	5/21 20212415 202103 320-57200-4 4/3/21 EVENT DEPOSIT	49400	*	950.00	
		JACKSONVILLE CARRIAGE CO LLC			950.00 001153
3/25/21 00109 2/2	5/21 20212415 202103 320-57200-4 4/3/21 EVENT BALANCE		*	950.00	
		JACKSONVILLE CARRIAGE CO LLC			950.00 001154
3/25/21 00022 3/1	6/21 13129559 202103 320-57200-4 MAR POOL CHEMICALS		*		
		POOLSURE			315.00 001155
	6/21 13129559 202103 320-57200-4 MAR POOL CHEMICALS		*	750.00	
		POOLSURE			750.00 001156
3/25/21 00046 2/1	5/21 7271385 202102 320-57200-4 FEB PEST CONTROL		*	190.00	
		TURNER PEST CONTROL			190.00 001157
3/25/21 00013 8/2	5/20 13135 202010 320-53800-4 IRRIGATION REPAIRS	45009	*	248.13	
		WEST ORANGE NURSERIES, INC			248.13 001158

AP300R YEAR-TO-DATE . *** CHECK DATES 03/01/2021 - 03/31/2021 *** M. B.	ACCOUNTS PAYABLE PREPAID/COMPUTER EADOW VIEW @ TWIN CREEKS GF ANK A MEADOW VIEW-GENERAL	CHECK REGISTER	RUN 4/06/21	PAGE 4
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# ;	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
3/25/21 00013 1/18/21 13133 202101 320-53800- IRRIGATION REPAIRS	45009	*	440.12	
	WEST ORANGE NURSERIES, INC			440.12 001159
3/25/21 00013 1/18/21 13134 202101 320-53800-	45003	*	1,337.50	
	WEST ORANGE NURSERIES, INC			1,337.50 001160
3/25/21 00013 1/18/21 13138 202012 320-53800- IRRIGATION REPAIRS	45009	*	706.25	
	WEST ORANGE NURSERIES, INC			706.25 001161
3/25/21 00013 1/18/21 13139 202101 320-53800- IRRIGATION REPAIRS	45009	*	924.23	
	WEST ORANGE NURSERIES, INC			924.23 001162
3/25/21 00013 3/01/21 13124 202103 320-53800- MAR LANDSCAPE MAINTENANCE	45003	*	9,011.47	
	WEST ORANGE NURSERIES, INC			9,011.47 001163
3/25/21 00013 3/01/21 13140 202103 320-53800- MAR LANDSCAPE MAINT 3A		*	9,100.00	
	WEST ORANGE NURSERIES, INC			9,100.00 001164
3/25/21 00013 3/02/21 13136 202103 320-53800- FRENCH DRAIN AROUND OAK		*	1,206.25	
	WEST ORANGE NURSERIES, INC			1,206.25 001165
3/25/21 00013 3/02/21 13137 202103 320-53800- MAINLINE REPAIR		*	460.00	
MAINLINE KEPAIK	WEST ORANGE NURSERIES, INC			460.00 001166
3/25/21 00040 2/02/21 JAX19120 202102 320-53800- ROUNDABOUT PLANT INSTALL	45004	*	2,400.00	
KOONDABOO1 PLANI INSIALL	YELLOWSTONE LANDSCAPE			2,400.00 001167
3/25/21 00040 3/01/21 JAA19/29 202103 320-33600-	45005	*	15,653.85	
MAR LANDSCAPE MAINTENANCE	YELLOWSTONE LANDSCAPE			15,653.85 001168
3/25/21 00040 3/02/21 JAX19848 202103 320-53800-		*	1,375.00	
PLAYGROUND MULCH	YELLOWSTONE LANDSCAPE			1,375.00 001169
3/29/21 00069 3/18/21 CFR#20 R 202103 300-13100-	10100	*	500.00	
REQ#437 INV#8328	BASHAM & LUCAS DESIGN GROUP INC			500.00 001170

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REG *** CHECK DATES 03/01/2021 - 03/31/2021 *** MEADOW VIEW @ TWIN CREEKS GF BANK A MEADOW VIEW-GENERAL	ISTER RUN 4/06/21 PAGE 5
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME STATU DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	IS AMOUNTCHECK AMOUNT #
3/29/21 00069 3/18/21 CFR#20 R 202103 300-13100-10100 * REO#438 INV#8329	200.00
BASHAM & LUCAS DESIGN GROUP INC	200.00 001171
REO#434 INV#197166	3,750.00
ENGLAND THIMS & MILLER, INC	3,750.00 001172
REQ#433 INV#197164	21.55
ENGLAND THIMS & MILLER, INC	27.35 001173
REQ#435 INV#197167	1,665.00
ENGLAND THIMS & MILLER, INC	1,665.00 001174
3/29/21 00005 3/18/21 CFR#20 R 202103 300-13100-10100 * REQ#436 INV#197168	
ENGLAND THIMS & MILLER, INC	3,030.50 001175
3/29/21 00013 3/18/21 CFR#20 R 202103 300-13100-10100 *	76,353.93
REQ#439 PAYMENT #5 PH-3A WEST ORANGE NURSERIES, INC	76,353.93 001176
3/30/21 00038 2/15/21 191350 202102 320-57200-45400 *	
CELLULAR FIRE MONITORING 2/15/21 191350 202102 320-57200-45400 *	31.95
MONITORING W. CELL COMMUN ATLANTIC SECURITY	110.95 001177
3/30/21 00078 3/26/21 33462 202103 320-57200-44202 *	
50% DEP AMENITY - CAPITAL	4,022.24 001178
COMPAC FILTRATION, INC. 3/30/21 00103 3/19/21 1209 202103 320-57200-44200 *	
ONE BLACK NET POST CRANK	
	85.71 001179
5/30/21 00020 5/11/21 90 202102 520-57200-45500 FEB FACILITY MAINTENANCE	1,250.00
3/11/21 96 202102 320-57200-44200 * FEB RPAIRS & MAINTENANCE	2,959.24
RIVERSIDE MANAGEMENT SERVICES	4,209.24 001180
3/30/21 00030 3/01/21 39511 202103 320-57200-45916 * WORKOUT PLAN PLUS	249.00
WORKOOT THEN THOS WELLBEATS, INC	249.00 001181
TOTAL FOR BANK A	

AP300R *** CHECK DATES 03/01/2021	E ACCOUNTS PAYABLE PREPAID/COMPUTE MEADOW VIEW @ TWIN CREEKS GF BANK A MEADOW VIEW-GENERAL	R CHECK REGISTER	RUN	4/06/21	PAGE	6
		CTATIC			CUFCK	

CHECK VEND#....INVOICE....EXPENSED TO...VENDOR NAMESTATUSAMOUNT....CHECK....DATEDATEINVOICEYRMODPT ACCT#SUB SUBCLASSAMOUNT#

TOTAL FOR REGISTER 791,042.28

Meadow View at Twin Creeks Community Development District

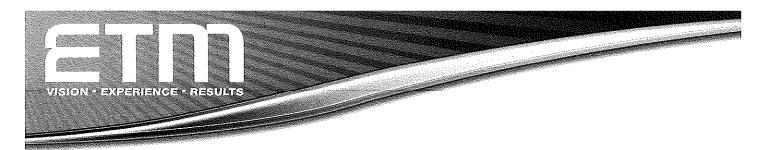
			February 18, 2021
Req.	PAYEE	ks."	
422	ETM Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 196703	\$	315.00
423	ETM Twin Creeks (Beacon Lakes Phase 3B) CDD Engineering Report (WA#23) Invoice 1	\$	4,365.00
424	ETM Beacon Lake/Heron Oaks Drive Extension (Silver Sage Lane to Phase 4 Entrance G	.\$	3,750.00
425	ETM Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 196700	\$	2,012.81
426	ETM Beacon Lakes Phase 3B (200 Lots Only) WA#15 - Involce 196699	\$	630.00
427	Harbinger Signage for Beacon Lake - Invoice DP78812 - 50% Deposit	\$	16,694.25
428	O.R. Dicky Smith & Co., Inc. Beacon Lake Entries & Hardscape Phase 3A - Application for Payment #2013-3	\$	107,962.00
429	O.R. Dicky Smith & Co., Inc. Beacon Lake Entries & Hardscape Phase Phase 2 - Application for Payment #2013	\$	62,005.00
430	Hughes Brothers Construction, Inc. Contractor Application for Payment #13 - Beacon Lake Phase 3A	\$	67,274.30
431	Hughes Brothers Construction, Inc. Contractor Application for Payment #15 - Beacon Lake Phase 3A	\$	105,651.47
432	West Orange Nurseries, Inc. Contractor Application for Payment #4 - Beacon Lake Phase 3A	\$	240,777.18

Construction Funding Request #19

.......

Tótal Funding Request 611,437.01

Meadow View at Twin Creeks CDD C/o GMSLLC 475 West Town Place Suite.114 St. Augustine FL 32092 Please make check payable to: ħ also . Signature: Wice Chairman Signature: Secretary/Asst. Secretary



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

December 1, 2020	
Project No:	17348.00000
Invoice No:	0196341

Project17348.000002019/2020 General Consulting Services (WA#8)Work Description: Attend prepare and process monthly requisitions.

Professional Services rendered through November 30, 2020

Professional Personnel		$1 \leq \infty$	NSUES		
	Nov Professio	Hours	Rate	Amount	
Project Manager					
Lockwood, Scott	11/14/2020	1.00	178.00	178.00	
Lockwood, Scott	11/21/2020	2.75	178.00	489.50	
Administrative Support					
Blair, Shelley	11/14/2020	1.50	81.00	121.50	
Blair, Shelley	11/21/2020	1.50	81.00	121.50	
Totals		6.75		910.50	
Total L	abor				91

Invoice Total this Period

910.50

\$910.50

1-300-13100-10100

50

ENGINEERS • PLANNERS • SURVEYORS • OIS • LANDSCAPE ARCHITECTS 14775 Old 3L Augustine Road • Jacksonville, Florida 52268 • tel 904-642-6930 • lax 904-646-9485 CA-00002564 LC-0000316 Meadow View at Twin Creeks Community **Development District** 475 W Town Place Suite 114 St. Augustine, FL 32092

VISION - EXPERIENCE - RESULTS

January 7, 2021	
Project No:	17348.00000
Invoice No:	0196412

2019/2020 General Consulting Services (WA#8) Project 17348.00000 Work Description: Attend prepare and process monthly requisitions.

Professional Services rendered through December 31, 2020

Professional Services render	<u>red through Decemb</u>	<u>er 31, 2020</u>	17.00		
rofessional Personnel	ec Antession	m (_ <u>92</u> /1		A	
Project Manager		nours	Rate	Amount	
Lockwood, Scott	11/28/2020	.25	178.00	44.50	
Lockwood, Scott	12/5/2020	2.00	178.00	356.00	
Lockwood, Scott	12/12/2020	1.00	178.00	178.00	
Lockwood, Scott	12/19/2020	5.25	178.00	934.50	• •
Lockwood, Scott	12/26/2020	.25	178.00	44.50	MAR 1 0 2021
Administrative Support	12,20,2020	,			
Blair, Shelley	12/5/2020	.50	81.00	40.50	
Blair, Shelley	12/12/2020	1.00	81.00	81.00	ana ang sana ang san Sana ang sana ang san
Blair, Shelley	12/19/2020	1.50	81.00	121.50	
Totals		11.75		1,800.50	
Total Lab	or			,	1,800.50
xpenses					
Mileage				205.85	
Total Exp	enses		1.15 times	205.85	236.73
		Invo	oice Total this F	Period	\$2,037.23
outstanding Invoices					and the second s
Number	Date	Balance			
0196341	12/1/2020	910.50			
Total	,	910.50			
			Total Now	Due	\$2,947.73
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-	300-1310 5A		ν. π. ²		
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	55				

England-Thims& Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS 14775 Old SL Augustine Road • Jacksonville, Ronda 32258 • tel 904 642 6990 • fax 904 646 646 9485 CA-00002584 LC-0000316

PAYMENT COUPON

/411500640028680007691418002398090000140667

Your payment may be eligible to be paid online. Visit www.fpl.com/construction to learn more. You can also mail a of payable to FPL in USD to the FPL address listed below right, mail the top portion of the coupon with your check. MEADOW VIEW AT TWIN CREEKS CDD 1408 HAMILTON AVE UNIT E SAINT CLOUD FL 34771		Amount Due This Bill \$ 1,406.67	
	portion for your records.		
Florida Power & Light Company Federal Tax Id.#: 59-0247775 Customer Name and Address	Customer Number:	6800076914 D00010236148	
MEADOW VIEW AT TWIN CREEKS CDD 1408 HAMILTON AVE UNIT E SAINT CLOUD FL 34771	Bill Date:	1800239809 03/08/2021	
	Y		124
CURRENT CHARGES AND CREDITS Customer No: 6800076914 Bill No: 180	239809		-
Description		Amount	
OH COMM FEEDER/1624 BEACON LAKE PH Reference# D00010236148	W	1,406.67	-
For Inquiries Contact: Bahng, Lauren 904-824-7670	Total Amount Due Payment Due Upon Receipt	\$1,406.67	

				75/3	
		Ļ.	and the	;	
:					

1800239809 1 of 1

PAYMENT COUPON

/4115006400286800076914180023981040000258808

Your payment may be eligible to be paid online. Visit www.fpl.com/construction to learn more. You can also mail a check payable to FPL in USD to the FPL address listed below right. Please mail the top portion of the coupon with your check.	Cust. No.:6800076914 Payment Due Upon Receipt	Bill No.: 1800239810 Amount Due This Bill \$ 2,588.08	
MEADOW VIEW AT TWIN CREEKS CDD 1408 HAMILTON AVE UNIT E SAINT CLOUD FL 34771	FPL General Mail Facility	5291	
	Miami FL 33188-0001		
Please retain this portion for yo	ur records.		
Florida Power & Light Company Federal Tax Id.#: 59-0247775	Customer Number:	6800076914	
Customer Name and Address	Reference Number:	D00010236291	
MEADOW VIEW AT TWIN CREEKS CDD 1408 HAMILTON AVE UNIT E	Bill Number:	1800239810	IZA
SAINT CLOUD FL 34771	Bill Date:	03/08/2021	•
1-31	0-51300-U	6000	

CURRENT CHARGES AND CREDITS Customer No: 6800076914 Bill No: 1800239810

.

Description		Amount
UG COMM LATERAL/18 CHARLIE WAY Reference# D00010236291		2,588.08
For Inquiries Contact: Bahng, Lauren 904-824-7670	Total Amount Due Payment Due Upon Receipt	\$2,588.08

	i. Ma	202	ĺ	
en ye. Alayar				

1800239810 1 of 1

PAYMENT COUPON

/4115006400286800076914180023981630000083401

Your payment may be eligible to be paid online. Visit www.fpl.com/construction to learn more. You can also mail a check payable to FPL in USD to the FPL address listed below right. Please mail the top portion of the coupon with your check. MEADOW VIEW AT TWIN CREEKS CDD 1408 HAMILTON AVE UNIT E SAINT CLOUD FL 34771	Cust. No.:6800076914 Payment Due Upon Receipt Reference# D00010238 FPL General Mail Facility Miami FL 33188-0001	Amount Due This Bill \$ 834.01	
Please retain this portion for yo	ur records.		
Florida Power & Light Company Federal Tax Id.#: 59-0247775	Customer Number:	6800076914	
Customer Name and Address	Reference Number:	D00010238447	
MEADOW VIEW AT TWIN CREEKS CDD	Bill Number:	1800239816	
1408 HAMILTON AVE UNIT E SAINT CLOUD FL 34771	Bill Date:	03/08/2021	12A
1-310.	- 51300 - 40	1020	-
CURRENT CHARGES AND CREDITS Customer No: 6800076914 Bill No: 1800239816			-
Description		Amount	
CUST OWNED UG SVC/1624 BEACON LAKE PKWY		834.01	

For Inquiries Contact:Total Amount Due\$834.01Bahng, Lauren 904-824-7670Payment Due Upon Receipt

Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

Bill To:

Invoice #: 69 Invoice Date: 3/1/21 Due Date: 3/1/21 Case: P.O. Number:

Invoice

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

n	Hours/Qty	Rate	Amount
1.310.513.340 1.310.513.351 1.310.513.351 1.310.513.316 1.310.513.510 1.310.513.420 1.310.513.425		3,937.50 166.67 833.33 13.55 16.97 180.00	3,937.50 166.67 833.33 13.55 16.97 180.00
MAR 0 5 2021			
	Total	<u></u>	\$5,148.02
			\$0.00
	Balar	nce Due	\$5,148.02
	1, 310, 513, 340 1, 310, 513, 351 11, 310, 513, 351 1, 310, 513, 316 1, 310, 513, 510 1, 310, 513, 420 1, 310, 513, 425	1. 310 - 513, 340 1. 310 - 513, 351 121 1, 310 - 513 - 510 1. 310 - 513 - 420 1. 370 - 513 - 425 МАК 0 5 2021 Тоtal Раут	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$

IA

Riverside Management Services, Inc

9655 Florida Mining Blvd. W. Building 300, Suite 305 Jacksonville, FL 32257

Invoice

Invoice #: 95 Invoice Date: 3/1/2021 Due Date: 3/1/2021 Case: P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Janitorial Services - March 2021 320,572,45507 Pool Maintenance Services - March 2021 320,572,45505 Contract Administration - March 2021 320,572,45504 Facility Management - Meadow View - March 2021 320,572,4550		1,295,00 1,365.00 2,083.33 5,150.00	1,295.00 1,365.00 2,083.33 5,150.00
		1.1.1.2 (A. 5. 7.	
	Total	n an	\$9,893.33
	Payme	nts/Credits	\$0.00
	Balanc	e Due	\$9,893.33

20A

any-21



Utility Department

October 21, 2020

Blaz Kovacic, P,E, BBX Capital 401 East Las Olas Blvd, Suite 800 Fort Lauderdale, FL 33301

> Re: Beacon Lake Phase 2C ASBULT20-80 Water Unit Connection Fees – 2 Potable Water Irrigation Meters: Revised: Fees increased 10.1.20

Dear Mr. Kovacic,

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

Service Address: 255 Stamberg Court – Potable water irrigation meter
Flow Calculation: Total Usage = 4GPD (per EOR)

	Item	Unit Cost	Quantity	Cost
•	Water Unit Connection Fees:	\$5.90290/GPD	4GPD	\$23.61
•	3/4" Pre-Run Water Meter	\$177.70	1 Ea.	\$177.70
•	MXU	\$135.00	1 Ea.	\$135.00
•	Deposit	\$100.00	1 Ea.	\$100.00
	Total Utility Fees:			\$436.31

Service Address: Flow Calculation:

744 Windermere Way – Potable water irrigation meter Total Usage = 24GPD (per EOR)

	Item	Unit Cost	Quantity	Cost
•	Water Unit Connection Fees:	\$5.90290/GPD	24GPD	\$141.67
•	3/4" Pre-Run Water Meter	\$177.70	1 Ea.	\$177.70
•	MXU	\$135.00	1 Ea.	\$135.00
•	Deposit	\$100.00	1 Ea.	\$100.00
	Total Utility Fees:			\$554,37

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

A RPZ Backflow Prevention Device must be installed and tested by a licensed plumber. A copy of the test results must be forwarded to the St. Johns County Utility Department within thirty (30) days of meter placement or before final approval by the Utility Department.

Please call the Customer Service office, Tonya Hook at 904 209-2700 ext. 4113, to schedule a time to make payment of the above fees at your convenience. Please submit the attached Commercial Account Application to Tonya Hook also – <u>thook@sjcfl.us</u>

Sincerely,

- Jan L

Larry Miller, P.E. Chief Engineer - Development

cc: Tonya Hook

Enc: Commercial Account Application



St. Johns County Board of County Commissioners

Utility Department

October 21, 2020

Blaz Kovacic, P,E, BBX Capital 401 East Las Olas Blvd, Suite 800 Fort Lauderdale, FL 33301

> Re: Beacon Lake Phase 2C ASBULT20-80 Water Unit Connection Fees – 2 Potable Water Irrigation Meters: Revised: Fees increased 10.1.20

Dear Mr. Kovacic,

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

Service Address:	255 Starnberg Court – Potable water irrigation meter
Flow Calculation:	Total Usage = 4GPD (per EOR)

	Item	Unit Cost	Quantity	Cost
•	Water Unit Connection Fees:	\$5.90290/GPD	4GPD	\$23.61
•	3/4" Pre-Run Water Meter	\$177.70	1 Ea.	\$177.70
•	MXU	\$135.00	1 Ea.	\$135.00
•	Deposit	\$100.00	1 Ea.	\$100.00
	Total Utility Fees:			\$436.31

Service Address: 744 Windermere Way – Potable water irrigation meter

Flow Calculation: Total Usage = 24GPD (per EOR)

	Item	Unit Cost	Quantity	Cost
•	Water Unit Connection Fees:	\$5.90290/GPD	24GPD	\$141.67
•	3/4" Pre-Run Water Meter	\$177.70	1 Ea.	\$177.70
•	MXU	\$135.00	1 Ea.	\$135.00
•	Deposit	\$100.00	1 Ea.	\$100.00
	Total Utility Fees:			\$554,37

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

A RPZ Backflow Prevention Device must be installed and tested by a licensed plumber. A copy of the test results must be forwarded to the St. Johns County Utility Department within thirty (30) days of meter placement or before final approval by the Utility Department.

Please call the Customer Service office, Tonya Hook at 904 209-2700 ext. 4113, to schedule a time to make payment of the above fees at your convenience. Please submit the attached Commercial Account Application to Tonya Hook also - thook@sicfl.us

Sincerely,

Larry Miller, P.E. Chief Engineer - Development

cc: Tonya Hook

Enc: Commercial Account Application

Tel. 904-743-8444 www.smarthome.biz sales@ smarthome.biz



 PLEASE PAY BY
 AMOUNT
 INVOICE DATE

 03/23/2021
 \$3,155.00
 02/23/2021

INVOICE NO. 192979

Site:	Meadow View at Twin Creeks			
	Community Development District			
Site Address:	850 Beacon Lakes Pkwy			
영상은 가슴 방송할	St Augustine FL 32092			
Job No.:	62968			
Job Name:				
Order No.:				

1.320-572-442:0

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

RECEIVED

FEB 2 3 2021

38A KIR

Description

2/10 1st call

1- gate by pond dock doesn't lock (surface strike). CDVI reader has a broken housing

2- crew house to pool gate wasn't working but is now is. Reader has broken housing. May need to move over an inch to clear metal piece on gate.

3- identify "door 1" and "door 2" on Atruim software.

Call Venus with schedule. O Call this first -> 904-217-3052 C 904-624-2179

12/22/2020 - Adam Tanner:

Additional parts on job - review job and invoice 3 HES 9600-630 door strikes for captains gate, pool gate and playground gate also will need 2 slim CDVI readers

02/04/2021 - Brent Touchet: Additional parts on job -Repaired 3 gates and test need 1 more lock

02/23/2021 - Brent Touchet: The job is complete. Replaced social patio gate frame and testIf you have any further problems with your system please contact us.

Service - Security

Sub-Total e	ex Tax	\$3,155.00
	Tax	\$0.00



Tel. 904-743-8444 www.smarthome.biz sales@ smarthome.biz

PLEASE PAY BY	AMOUNI	
03/23/2021	SSA1655100	02/23/2021

Sub-Total ex Tax

INVOICE NO. 192979

Service - Security

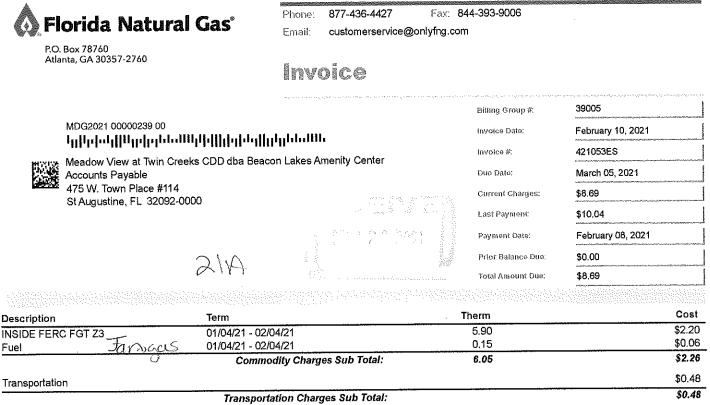
D Please Reference: 192979

\$3,155.00 Total

\$3,155.00

invoice.			Тах	\$0.00	
	ANT: Please remember to test your system monthly.	Total inc Tax \$3,			
Need au	tomation for your home? Visit us online at www.smarthome.biz		Amount Applied		
			Balance Due	\$3,155.00	
There wi	Il be a 1.5% interest charge per month on late invoices.				
				ICE NO. 192979	
How	То Рау		11142		
	Credit Card (MasterCard, Visa, Amex)		Mail		
		. Source and	Detach this section and mail check to:		
	Credit Card No.		Atlantic Security		
]	1714 Cesery Blvd Jacksonville, FL 32211		
	Card Holder's Name: CCV:				
	Expiry Date: / Signature:				
NAME:	Meadow View at Twin Creeks CCD	DUE DA	ATE: 03/23/2021 AMOUNT DUE:	\$3,155.00	

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



\$5,95 Customer Charge \$5,95 Miscellaneous Charges Sub Total: \$8.69 Pre-Tax Sub Total: \$0.00 Sales Taxes \$0.00 Taxes Sub Total: \$8.69 **Total Current Charges:**

1.320.572.45913

Simplify your life by signing up for FNG's Paperless Billing and AutoPay. It's easy and convenient. Enroll online at OnlyFNG.com. Thank you for your business.

Please detach and remit this portion with your payment

Billing Group #:	39005	Meadow View at Twin Creeks C	i i	is Payable To: Florida Natural Gas your Billing Group # on your check.
Invoice Date:	February 10, 2021	Accounts Payable	Wire/ACH P	ayment To:
Invoice #:	421053ES	475 W. Town Place #114 St Augustine, FL 32092-0000	Bank:	Wells Fargo Bank Atlanta GA
Due Dale:	March 05, 2021	1	ABA #:	121000248
Current Charges:	\$8.69		Acct Name:	Florida Natural Gas
Last Payment:	\$10.04	1	Account #:	2000036933330
Payment Date:	February 08, 2021			
Prior Balance Due:	\$0.00			Mail Payment To:
Total Amount Due:	\$8.69			Florida Natural Gas
Amount Paid:	ENTER-SATES AND			P.O. Box 934726 Atlanta, GA 31193-4726



Totals:

				·. ·						Nec>./0x01-0015-00-00-00-00-00-00-00-00-00-00-00-00-00
Florida Natural	Gas	Phone: Email:		36-4427 merservice(844-393-9006 com			lnv	Page 2 of 2 oice #: 421053ES
Account Detail										
Service Address:		con Lakes Pkw			-	City, State:		St Johns, FL	مېرىكىنى د.بىرىنىر، «مەرىيىرى». م	ې ل استا د کامانه کا د ۱۹۹۹ - درو و و د مغرو د وم
Utility:	TECO - I	Peoples Gas				Utility Account #:		221004398311	ىرى مەربىيە بىرى بىرى بىرى بىرى) 1. 1. Januar - Maria Maria Calabara (Manadara)
Current Charges						-	منظورة من مرتبع في وروف وروف وروف	· · · · · · · · · · · · · · · · · · ·		
		- Mark & M. & Mark & Ma]	Na	tural Gas -	Commodity]			
Description		Те	rm			Therm			Price	Cost
INSIDE FERC FGT Z3	,	01	/04/21	- 02/04/21		5.90			\$0,3730	\$2.20
Fuel		01	/04/21	- 02/04/21		0.15			\$0.3730	\$0,06
Totals:						6.05	_			\$2.26
				Т	ransportati	on Charges]			
Description						Units	_		Price	Cost
Transportation						5.90			\$0.0807	\$0.48
Totals:										\$0.48
······································				[N	Aiscellaneo	us Charges]			
Description										Cost
Customer Charge			w						,	\$5.95
Totals:										\$5.95
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Description				L						Cost
Florida State Tax 100%	6 Exempt		······							\$0.00

\$0.00

\$0.00

\$8.69

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Total Account Charges:

St. Johns County Tax 100% Exempt

Municipal Asset Management, Inc.

25288 Foothills Drive North Suite 225 Golden, CO 80401 (303) 273-9494



0618055 3/1/2021

INVOICE NO:

DATE:

To:	Meadow View at Twin Creeks CDD Ernesto J Torres 475West Town Place, Suite 114 St. Augustine, FL 32902	

DUE DATE	RENTAL PERIOD
4/7/2021	

PMT NUMBER	DESCRIPTION	AMOUNT
27	Lease payment due pursuant to Tax-Exempt Lease Purchase Agreement dated October 25, 2018 for the acquisition of fitness equipment	2,307.62
	Man Lease Payment 1.320.572.45915	
		14 (A)
	Exp. to Mar	

TOTAL DUE

\$2,307.62

Please detach coupon and return with check payable to MUNICIPAL ASSET MANAGEMENT, INC. and remit to address above.

If you have any questions concerning this invoice, call: Municipal Asset Management, Paul Collings, (303) 273-9494.

THANK YOU FOR YOUR BUSINESS!

Invoice #	Due Date	Total Due	Amount Enclosed
0618055	4/7/2021	\$2,307.62	

Meadow View at Twin Creeks CDD Ernesto J Torres 475West Town Place, Suite 114 St. Augustine, FL 32902

Municipal Asset Management, Inc. 25288 Foothills Drive North Suite 225 Golden, CO 80401

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Southeastern Paper Group, Inc.

1-800-632-1296



Supply Systems
 Service
 Solutions

PO Box 6220

•	~		~ m m v		
5	pa	rtan	burg	SC	29304-6220

Customer No.	Invoice No.	Invoice Date
91037	5125236	02/11/2021
Sales Person	P.O. Number	Terms
Bob Jones	VENUS DURDAN	NET 30 DAYS
	Ship VIA	Due Date
	OUR TRUCK	03/13/2021

BEACON LAKE SUBDIVISION

ST. AUGUSTINE FL 32095

850 BEACON PARKWAY

Ship To:

209

MEADOW VIEW O TWIN CREEKS CDD 475 W TOWN PL STE 114 SAINT AUGUSTINE FL 32092-3649

1.320.5	72. 45507

Page 1 of 1

Product Number	Quantity Ordered	Unit	Description	Quantity Shipped	Back Ordered	Unit Price	Amount	Taxable
600033 051251 058143 051081 998100	2 1 2 1	CASE CASE CASE CASE	600033 SMART 9" JR JUMBO T/TISSUE - 23000 SIGNATURE WHITE C/FOLD TOWEL - X7658QK BLACK 38X58 LINER (2.0) - 27700 PREFERENCE JUMBO H/H TOWEL - FUEL ADJUSTMENT	2 1 2 1		\$24.96 \$36.95 \$54.36 \$38.64 \$5.00	\$49.92 \$36.95 \$54.36 \$77.28 \$5.00	9 9 9 9
	1	L		1		SUBTOTAL	\$2	23.51
****	DOUT CMATIE		ES AND STATEMENTS**			SALES TAX		\$0.00
AJK A	DUUI EMALLE	D THANTC	LU AND UTATEMENDU		SHIPPI	NG&HANDLING		\$0.00
						TOTAL DUE	\$2	23.51

PLEASE DETACH AND RETURN LOWER PORTION WITH PAYMENT. KEEP THE UPPER PORTION FOR YOUR RECORDS

Thank you for your business!

Customer Name	Customer No.	Invoice No.	Invoice Date	Amount Due
MEADOW VIEW O TWIN CREEKS CDD	91037	5125236	02/11/2021	\$223.51
			Check No.	Amount Paid

Please write your customer number on your check.

Make checks payable to:

20512201 00209

Southeastern Paper Group, Inc.

SOUTHEASTERN PAPER GROUP, INC. PO BOX 890671 CHARLOTTE NC 28289-0671

Questions on this invoice call:

(866) 470-7133 Option 2



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	NEWSPAPE	12 14		13	15	16		17 TIMES	18	Į	
TART STOP	REFERENCE		TION	PRODUCT		SAU SIZE	UNITS	RUN	I	RATE	AMOUNT
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2/09 02/09	103336754-020920	BOS REG MTG 2	2/18/21	SA St Aug Rec	oro Online	1.00 x 7.0000	'		1	Q0.91	ψυ2.13
		P	PREVIOUS AM	OUNT OWED:		\$278.23					
				THIS PERIOD:		\$125.65					
				THIS PERIOD:		(\$152.58)					
						\$0.00					
				THIS PERIOD:		\$0.00 \$0.00					
		CREDIT AD		THIS PERIOD:		\$0.00					
		erve you better, please		We appreciate your l							
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Fue, Feb 9, 2021 8:03:07AM		Lega	I Ad Invoice			
5.03.07 AW	The St	Ser The St Or	d Payments to: Augustine Record Ne News Place gustine, FL 32086	ecord		
Acct: Phone:	15651 9049405850	Nam Addres			D	
E-Mail: Client:	MEADOW VIEW AT TWIN CREEK			State:	FL Zip:	32092
Ad Number: Start: Placement: Copy Line:	0003336754-01 02/09/2021 SA Legals MEADOW VIEW AT TWIN CREE	Issues: Rep:	COURTNEY HOGGE 1 Aelissa Rhinehart NITY DEVELOPMENT DIST	Paytype: Stop: TRICT NOTICE C	BILL 02/09/2021 DF PUBLIC MEET	ING HELD DUR
Lines Depth Columns	82 7.00 1	COMMU NOTICE HELD DU	VIEW AT TWIN CREEKS DNITY DEVELOPMENT DISTRICT OF PUBLIC MEETING REING PUBLIC HEALTH INCY DUE TO COVID-19			
Price	\$125.65	white it is a show referring the second seco	nager			
			0003336754 February 9, 2021			

THE ST. AUGUSTINE RECORD Affidavit of Publication

MEADOW VIEW AT TWIN CREEKS CDD **475 WEST TOWN PLACE, SUITE 114**

SAINT AUGUSTINE, FL 32092

ACCT: 15651 AD# 0003336754-01

PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a NOTICE OF MEETING in the matter of BOS REG MTG 2/18/21 was published in said newspaper on 02/09/2021.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm. or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

Sworn to (or affirmed) and subscribed before me by means of

Sphysical presence or] online notarization

day of FEB 0 9 2021 this

who is personally known to

me or who has produced as identification

(Signature of Notary/Public/



MBADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC MERTING HELD DURING PUBLIC HEALTH EMERGENCY DUE TO COVID-19

Notice is hereby given that the Board of Supervisors ("Board") of the Meadow View at Twin Creeks Community Davelopment District ("District") will hold a regular meeting on Thursday, Pebruary 16, 2021 at 10:00 arms at the offices of Governmental Management Services, LLC located at 476 West Town Place, Suite 114, St. Augustine, Plorida 32092, where the Board may consider any business that may properly come before it ("Meeting"). An electronic copy of the sysnda may be obtained by contacting the office of the District Management Services, LLC, at (304) 940-9850 or job/wertextransmited Management Services, CLC, at (304) 940-9850 or job/wertextransmited Management Services, LLC, at (304) 940-9850 or job/wertextransmited Management Services, CLC, at (304) 940-9850 or job/wertextransmited Management Services, LLC, at (304) 940-9850 or job/wertextransmited Management Services, CLC, at (304) 940-9850 or job/wertextransmited Management Services, CLC, at (304) 940-9850 or job/wertextransmited Management Services, CLC, at (304) 940-9850 or job/wertextransmite Management Services, CLC, at (304) 940-9850 or job/wertextransmite Management COVID-19 public health emergency, the District Water ender the District Manager at least 24-hours in advance at (904) 940-9850 or job/wertextransmite during the meeting. Aujone wishing to participants and comments to the District Manager at least 24-hours in advance at (904) 940-9850 or job/wertextransmite during the meeting. Aujone wishing to participate in the meeting or obtain information about how the meeting or obtain information about how the meeting or obtain information about how the meeting. The Meeting is obtain information about how the meeting. Multicate second will be conducted in accordance with the provisions of Flarida law for community development districts. The

James Oliver

James Oaver District Manager 0003336754 February 9, 2021



INVOICE 870290 INVOICE DATE 02/22/21



SOLD TO: Meadow View at Twin Creek 850 Beacon Lake Parkway SHIP TO: Meadow View at Twin Creek 850 Beacon Lake Parkway

Saint Augustine, FL 32095

Saint Augustine, FL 32095

CAL	L NO. CUSTOMER NO.	P.O. NUMBER	TERMS	BRANCH	<u> </u>
4660	018 MVA002		COD	11326 Distribution Av Jacksonville, FL 3225	
COMME	NTS				TOTAL PRICE
QTY		DESCRIPTION		UNIT PRICE	(BEFORE TAXES)
1	NFPA 25 Annual Sprinkler Insp 02/22/2021	***@	572, 45508		\$250.00
1	NFPA 72 Annual Alarm Inspect 02/22/2021	lon - 1,32	0.572.455	\$150.00	\$150.00

STA

RECEIVED

FEB 2 2 2021

Please reference invoice number on payment. Thank You!

VISA & MASTERCARD ACCEPTED A surcharge of 3% will be applied to credit card purchases. Questions Regarding this invoice please contact:

Name: Holly B Bartle Phone: (904)268-3030 Email: hbbartle@waynefire.com
 SUBTOTAL:
 \$400.00

 TOTAL:
 \$400.00

Remit To: Wayne Automatic Fire Sprinklers, Inc. 222 Capitol Court Ocoee, FL 34761



Bill To:

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

Property Name: Meadow View at Twin Creeks CDD

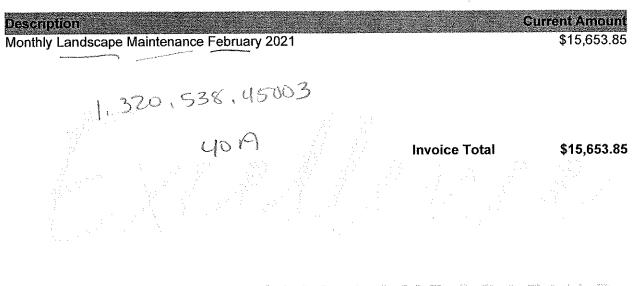
INVOICE

INVOICE #	INVOICE DATE
JAX 190043	2/1/2021
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: March 3, 2021 Invoice Amount: \$15,653.85



IN COMMERCIAL LANDSCAPING

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

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



Bill To:

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

Property Name: Meadow View at Twin Creeks CDD

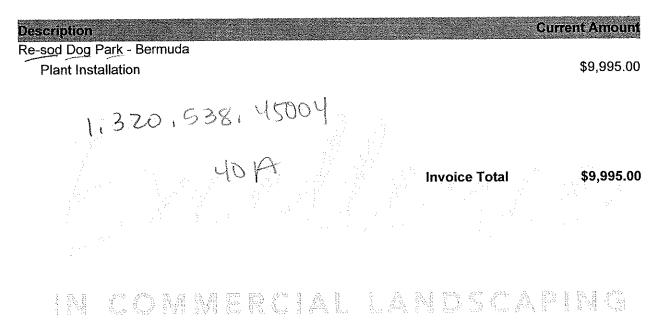
INVOICE

INVOICE #	INVOICE DATE
JAX 191205	2/2/2021
TERMS	PO NUMBER
Net 30	

<u>Remit To:</u>

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: March 4, 2021 Invoice Amount: \$9,995.00



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

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



Bill To:

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

Property Name: Meadow View at Twin Creeks CDD

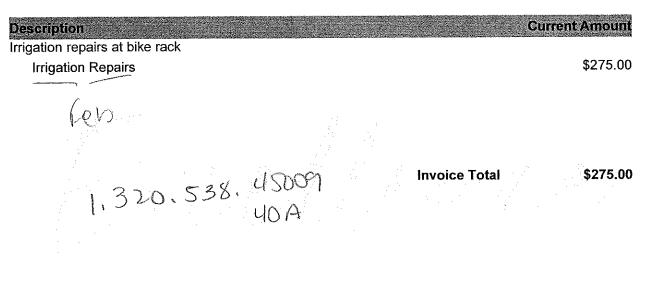
INVOICE

INVOIGE #	INVOICE DATE
JAX 194795	2/18/2021
TERMS	PONUMBER
Net 30	

<u>Remit To:</u>

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: March 20, 2021 Invoice Amount: \$275.00



IN COMMERCIAL LANDSCAPING

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

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



Tel. 904-743-8444 www.smarthome.biz sales@ smarthome.biz

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

RECEIVED

MAR 2 3 2021

Description

Meadow View @ Twin Creeks

Security Monitoring

ltern	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	Sub-Total ex Tax	\$110.95
receiving this involce.	Тах	\$0.00
IMPORTANT: Please remember to test your system monthly.	Total inc Tax	\$110.95
Need automation for your home? Visit us online at www.smarthome.biz	Amount Applied	\$0.00
	Balance Due	\$110.95
There will be a 1.5% interest charge per month on late invoices.		-

PLEASE PAY BY		INVOICE DATE
04/05/2021	SHUGE	03/15/2021

INVOICE NO. 195192

ş

Site:	Meadow View at Twin Creeks
	Community Development District
Site Address:	850 Beacon Lakes Pkwy
	St Augustine FL 32092
Period:	04/01/2021 to 04/30/2021
Recurring No.:	4197
Job Name:	
Order No.:	

1.32.572.454 38



SMARTHOME.BIZ

Tel. 904-743-8444 www.smarthome.biz sales@ smarthome.biz

 PLEASE PAY BY
 AMOUNT
 INVOICE DATE

 04/05/2021
 \$110.95
 03/15/2021

INVOICE NO. 195192

How	То Рау		INVOICE NO- 195192
	Credit Card (MasterCard, Visa, Amex)		Mail
Surgerstand Additor			Detach this section and mail check to:
	Credit Card No.		Atlantic Security 1714 Cesery Blvd Jacksonville, FL 32211
	Card Holder's Name: CCV:		
	Expiry Date: / Signature:		
NAME:	Meadow View at Twin Creeks CCD	DUE DA	TE: 04/05/2021 AMOUNT DUE: \$110.95
O Please	Reference: 195192		

Bob's Backflow & Plumbing Services, Inc.

4640 Subchaser Ct, Ste 113 Jacksonville, FL 32244





Invoice Date 1/5/2021

Bill To

Meadow View at Twin Creeks CDD c/o Riverside Management Services 9655 Florida Mining Blvd W Bldg 300 Ste 305 Jacksonville, FL 32257

Job Location

Meadow View- Beacon Lake 840 Beacon Lake Pkwy Saint Augustine, FL 32092

Bob's Backflow & Plumbing Services, Inc. 4640 Subchaser Ct, Ste 113 Jacksonville, FL 32244 Phone # 904-268-8009 Fax # 904-292-4403

P.O. Number	Terms	Due Date
	Net 30	2/4/2021

Serviced	Description	Quantity	Price Each	Amount
12/23/2020	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider Fire: 6" Watts 757DCDA RI-0507- Passed Fire Bypass: 3/4" Watts 007M3 Serial# 217201- Passed Potable: 2" Wilkins 975XL2 Serial# 4359351- Passed Potable: 1" Wilkins 375 Serial# B324074- Passed MAR 2.3.20, 5'3500, 4/5009 MAR 2.3.2021	4	40.00	160.00
		T	otal	\$160.00
	Thank you for your business. We appreciate your prompt payment. Please make checks payable to Bob's Backflow and include your invoice number.		Payments/Credits	
	A 1.5% interest will be assessed on unpaid balances after 30 days.		alance Due	\$160.00

					Invoice Date: March 17, 2021 Invoice No.: 031721.01		
	BONCER	Bouncers, Slides, and More Inc. 1915 Bluebonnet Way					
		Fleming Isl					
	8	32003	,				
	MO XE						
	Name / Address	Additiona	l Details:				
	<u>Attn:</u>						
	Beacon Lakes						
	850 Beacon Lake Pkwy						
	St. Augustine, FL						
			_		T	<u> </u>	
	Description	Quantity	<u>Rate</u>	<u>Discount</u>	<u>Subtotal</u>	Extended	
1	Dual Lane Hamster Ball Track	1	\$750.00		\$500.00	\$500.00	
2	Onsite Supervision	3	\$75.00		\$225.00	\$225.00	
3	Outdoor Games	4	\$150.00		\$100.00	\$400.00	
4							
5							
6							
7							
8							
9							
10							
11							
12							
13							
14							
15							
16							
17							
18							
19							
20							
Com	<u>ments</u> :	Subtotal			\$1,125.00		
		Sales Tax	(0.0%)			\$0.00	
		Total	Total			\$1,125.00	

	····				r .	•
					Invo	bice
	BONCER	Bouncers,	Slides, and	More Inc.	Date: April 03, 2021	
		1915 Blue	oonnet Way	,	Invoice No.: 0403	21.01
		Fleming Isl	and, FL			
	8	32003				
	MO XE					
	Name / Address	Additiona	l Details:		1 <u></u>	
	Attn:					
	Beacon Lakes					
	850 Beacon Lake Pkwy					
	St. Augustine, FL					
	<u> </u>					
	Description	Quantity	<u>Rate</u>	<u>Discount</u>	<u>Subtotal</u>	Extended
1	5 Station Mobile Rockwall	1	\$750.00		\$550.00	\$550.00
2	Star Wars Obstacle Course	1	\$360.00		\$300.00	\$300.00
3	Medium Combination Unit	1	\$225.00		\$190.00	\$190.00
4	15'x15' Bounce House	1	\$130.00		\$100.00	\$100.00
5	Generators	2	\$75.00		\$50.00	\$100.00
6	Onsite Supervision	5	\$125.00		\$125.00	\$125.00
7	Shaved Ice Station (120)	1	\$170.00		\$120.00	\$120.00
8	Popcorn Station (120)	1	\$170.00		\$120.00	\$120.00
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
Com	ments:	Subtotal				\$1,605.00
		Sales Tax	(0.0%)			\$0.00
		Total	· · ·			\$1,605.00
						J.,003.00

·`					Invo	vice
	BO NCER	Bouncers,	Slides, and	More Inc.	Date: March 7, 2021	
		1915 Blue	onnet Way	/	Invoice No.: 0319	21.01
	E DE	Fleming Isl	and, FL			
	8	32003				
	MO XE					
	<u>Name / Address</u>	Additiona	l Details:			
	Attn:					
	Beacon Lakes					
	850 Beacon Lake Pkwy					
	St. Augustine, FL					
						1
	Description	Quantity	<u>Rate</u>	<u>Discount</u>	Subtotal	Extended
1	Outdoor Movie	2	\$450.00		\$350.00	\$700.00
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17 18						
18 19						
20						
	ments:	Subtotal				\$700.00
		Sales Tax	(0.0%)			\$0.00
		Total				\$700.00

Future Horizons, Inc. 403 North First Street

403 North First Street P O Box 1115 Hastings, FL 32145-1115

Voice: 800-682-1187 Fax: 904-692-1193

INVOICE

Involce Number: 66306 Involce Date: Jan 29, 2021 Page: 1

Bill To:	Ship to:
Meadow View at Twin Creeks CDD District Accountant 1408 Hamlin Avenue, Unit E Saint Cloud, FL 34771	Meadow View at Twin Creeks CDD c/o GMS 475 West Town Place, Ste 114 St. Augustine, FL 32092
ուս ու	{ { {

Customer ID	Customer PO	Payment Terms
Beacon02	Per Contract	Net 30 Days
Sales Rep ID	Shipping Method	Ship Date Due Date
	Hand Deliver	2/28/21

Quantity	ltem	Description	Unit Price	Amount
1,00	Aquatic Weed Control	Aquatic Weed Control services performed in January, 2021	1,769.14	1,769.14
		B Stept 2.1.21 IAKE MAINER 001.320.53800.45005		
	CEIVED	45		
	MAR 2 3 2021			
				1,769.1
		Subtotal Sales Tax		1,100,
		Freight		
		Total Invoice Amount		1,769.1
Check/Credit Me	emo No:	Payment/Credit Applied		
		TOTAL		1,769.1

Overdue invoices are subject to finance charges.

Future Horizons, Inc. 403 North First Street P O Box 1115 Hastings, FL 32145-1115

Voice: 800-682-1187 Fax: 904-692-1193

Bill To:

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

Invoice Number:	66644
Invoice Date:	Feb 26, 2021
Page:	1

INVOICE

Ship to: Meadow View at Twin Creeks CDD	
c/o GMS 475 West Town Place, Ste 114 St. Augustine, FL 32092	

ſ	Customer ID	Customer PO	Payment Terms
	Beacon02	Per Contract	Net 30 Days
	Sales Rep ID	Shipping Method	Ship Date Due Date
		Hand Deliver	3/28/21

In Febru B/A /AKC 001.3. MAR 8 3 2021 Subtota Sales T Freight	Description Unit Price	
RECEIVED MAK 2 3 2021 Subtota Sales T Freight	Weed Control services performed 1,769 ary, 2021	9.14 1,769.14
Subtota Sales T Freight	MAINT. 20,53800.45005	
Subtota Sales T Freight	45	
Sales T Freight		
Sales T Freight		
Sales T Freight		4 700 44
Freight		1,769.14
l total Ir		1,769.14
	voice Amount	1,709.14
Check/Credit Memo No: Payme	nt/Credit Applied	1,769.14

Overdue invoices are subject to finance charges.

Je le	Ja A	Acksonville Carriage Co CC Invoice 12558 Old Kings Rd Jacksonville, FL 32219 Number: 20212415 (904) 766-3933 Date: 2/25/2021
	Bea Bea	To:Event Location:nus Durden acon Lake acon Lake Amenity Manager 4) 217-3052 OffBeacon Lake Pkwy St Augustine, FL, 32095
Customer E	mail	Terms Sales Rep
Beaconmana	ager@rmsnf.com	Bleni Boyce
Date	Service ID	Description Quantity Price Amount
4/3/2021	Carousel	Pony Carousel
	Zoo	Petting Farm
	Time	3:00pm - 6:00pm
-	Note	Please remit a Non-Refundable deposit to reserve us. Bad weather rescheduling must be done by 04/2/2021 or balance is due.
	Balance	Balance due on arrival \$950.00 \$950.00
Jacksonvill unless it is	legally prohibited hold	lows recommended guidelines for COVID-19. We will not cancel our services for the event . We reserve the time slot exclusively for your event and your non-refundable deposit is to I this time for you. Please consider this when planning your event. e review this invoice to ensure it accurately reflects our agreement. Add 4% for payments by credit card.
		1.32.572.494
Bieni@Ja	axCarriage.Co	
L		Total
		WARNING

Under Florida law, an equine activity sponsor or equine professional is not liable for an injury to, or the death of, a participant in equine activities resulting from the inherent risks of equine activities.

		acksonville Carriage 12558 Old Kings Rd Jacksonville, FL 3221 (904) 766-3933 www.JaxCarriage.Cor	9	Invoice Number: 202124 Date: 2/25/20	
	B B	III To: enus Durden eacon Lake eacon Lake Amenity Manager 904) 217-3052 Off	Event Locati Beacon Lake 850 Beacon St Augustine	e Lake Pkwy	
Customer Ema	ail	Terms		Sales Rep	
Beaconmanage	er@rmsnf.co	m		Bieni Boyce	
Date	Service ID	Description	Quantity	- Price	Amount
4/3/2021	Carousel	Pony Carousel			
	Zoo	Petting Farm	·		
	Time	3:00pm - 6:00pm	- 1400000000		
	Note	Please remit a Non-Refundable reserve us. Bad weather resche must be done by 04/2/2021 or t due.	duling	\$950.00	\$950.00
	Balance	Balance due on arrival		\$950.00	\$950.00
Jacksonville (unless it is leg Bieni@Jax(gally prohibite he Ple	ollows recommended guidelines for o ed. We reserve the time slot exclusiv old this time for you. Please consider ase review this invoice to ensure It a Add 4% for payments	vely for your event and yo this when planning your accurately reflects our agi	our non-refundable r event.	or the event deposit is to
	v				
			Total		- \$1,000.00 \$95

WARNING

Under Florida law, an equine activity sponsor or equine professional is not liable for an injury to, or the death of, a participant in equine activities resulting from the inherent risks of equine activities.

	sure	Invoice		Date Invoice #	# 1	3/16/2021 31295598607
1707 Townhurst	Dr		Terms	Net 20		
Houston TX 770	43		Due Date	4/5/2021		
ar@poolsure.co 800-858-POOL	m (7665)		PO #			
www.poolsure.c	om	De	livery Ticket #	Sales Order #13	333907	
			Delivery Date	3/15/2021		
		Deli	very Location	Meadow View a	t Twin Creeks CD	D Activity Po.
Bill To Meadow View at Ti	win Creeks CDD		Customer #	13BEA030	·	
475 West Town Pla						
Suite 114 St. Augustinė FL 3	2092		Ship To	Meadow Viev 755 Cr-210 V St Johns FL		ks CDD
month late charge and	-	ending act that any accounts r			F	
month late charge and	attorney fees.		Quantity	Units	Rate	Amount
month late charge and Item ID 115-300	attorney fees. Item Bleach Minibulk Delive	pred	Quantity 150	Units gal	Rate 1.50	Amount 225.00
month late charge and Item ID 115-300	attorney fees.	pred	Quantity	Units gal	Rate	Amount 225.00
month late charge and Item ID 115-300	attorney fees. Item Bleach Minibulk Delive	pred	Quantity 150	Units gal	Rate 1.50	
month late charge and Item ID 115-300	attorney fees. Item Bleach Minibulk Delive	pred	Quantity 150	Units gal	Rate 1.50	Amount 225.00
month late charge and Item ID 115-300	attorney fees. Item Bleach Minibulk Delive	pred	Quantity 150	Units gal	Rate 1.50	Amount 225.00
LATE FEE: This constit month late charge and Item ID 115-300 160-050	attorney fees. Item Bleach Minibulk Delive	pred	Quantity 150	Units gal	Rate 1.50	Amount 225.00
month late charge and Item ID 115-300	attorney fees. Item Bleach Minibulk Delive Pool Acid bulk by Gall	ered on	Quantity 150	Units gal	Rate 1.50	Amount 225.00
month late charge and Item ID 115-300	attorney fees. Item Bleach Minibulk Delive Pool Acid bulk by Gall	ered on 572 •4 5 50 6	Quantity 150	Units gal	Rate 1.50	Amount 225.00
month late charge and Item ID 115-300	attorney fees. Item Bleach Minibulk Delive Pool Acid bulk by Gall	ered on	Quantity 150	Units gal	Rate 1.50	Amount 225.00
month late charge and Item ID 115-300	attorney fees. Item Bleach Minibulk Delive Pool Acid bulk by Gall	ered on 572 •4 5 50 6	Quantity 150	Units gal	Rate 1.50	Amount 225.00
month late charge and I tem ID 115-300	attorney fees. Item Bleach Minibulk Delive Pool Acid bulk by Gall	ered on 572 •4 5 50 6	Quantity 150	Units gal	Rate 1.50	Amount 225.00
month late charge and Item ID 115-300	attorney fees. Item Bleach Minibulk Delive Pool Acid bulk by Gall	ered on 572 •4 5 50 6	Quantity 150	Units gal	Rate 1.50	Amount 225.00

Subtotal	315.00
Shipping Cost (FEDEX GROUND)	0.00
Total	315.00
Amount Due	\$315.00

Remittance Slip

Customer 13BEA030

Invoice # 131295598607



Amount Due Amount Paid \$315.00

Make Checks Payable To Poolsure PO Box 55372 Houston, TX 77255-5372

poolsure	Invoice	Date Invoice #	3/16/2021 131295598608
1707 Townhurst Dr	Terms	Net 20	
Houston TX 77043	Due Date	4/5/2021	
ar@poolsure.com 800-858-POOL (7665)	PO #		
www.poolsure.com	Delivery Ticket #	Sales Order #1333906	6
	Delivery Date	3/15/2021	
•	Delivery Location	Meadow View at Twin	Creeks CDD Pool
Bill To Meadow View at Twin Creeks CDD	Customer #	13BEA030	
475 West Town Place Suite 114 St. Augustine FL 32092	Ship To	Meadow View at T 755 Cr-210 W St Johns FL 3225	
Item ID Item	Quantity	Units Rat	e Amount
115-300 Bleach Minibulk I	Delivered 50) gal	1.50 750.00

Subtotal	750.00
Shipping Cost (FEDEX GROUND)	0.00
Total	750.00
Amount Due	\$750.00

Remittance Slip

Customer 13BEA030

Invoice # 131295598608



Amount Due Amount Paid \$750.00

Make Checks Payable To Poolsure PO Box 55372 Houston, TX 77255-5372



moblepqremutations

\$1:1 e1 (dis)

Bill 16.

8400 Baymeadows Way Suite 12 Jacksonville, FL 32256 904-355-5300

Turner Pest Control

Service Slip/Invoice

INVOICE:	7271385	
DATE:	2/15/2021	
ORDER:	7271385	

Work Location:

[385188] 904-627-9271

Beacon Lake Amenity Center Brian Stephens 850 Beacon lake pkwy Saint Augustine, FL 32095

[385188] Meadow View at Twin Creeks CDD Brian Stephens 475 W Town pl Suite 114 Saint Augustine, FL 32092

Work Date Time	16(6)=1126213	Terdintelara		Umelh
2/15/2021 08:18 AM	MICE, RATS, ROAC	iH, S		08:18 AM
RurchaserOrder	léims	Last Service Map	Code	Tilme(0)III
	NET 30	2/15/2021		08:56 AM

Description

CPCM

Commercial Pest Control - Monihly Service

Bostupio 2.16-21 PEST CONTROL

001. 320. 57200.45917

46

	190.00
SUBTOTAL	\$190.00
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$190,00

AMOUNT DUE

\$190.00

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

RECEIVED

MAR 3 3 2021

halances outstanding over 30 days from the date of service may be subject to a late lee through and only a of the lesset of 15% per month (18% per year) or the maximum allowed by law, and once Customer agrees to pay accrued expenses in the event of collection. PLEASE PAY FROM THIS INVOICE.

Duriely acknowledge the satisfactory completion of all services sendered, and agree to pay the gost of services as specified above.



BILL TO Meadow View @ Twin Creeks C/O GMS 475 West Town Place Suite 114 St. Augustine, FL 32092 SHIP TO Meadow View @ Twin Creeks Phase II **INVOICE 13135**

DATE 08/25/2020 TERMS Net 30

DUE DATE 09/24/2020

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
MISC	Irrigation repairs at corner of Carda Ct.	1	248.13	248.13
	Replace 25' of lateral lines			

1-32.538.450<u>0</u>3 13

TOTAL DUE	\$248.13
TOTAL DUE	Ф∠40.ТО

EST, 1978	West Orange Nurseries Inc. / Landscap 4001 Avalon Rd Winter Garden, FL 34787 407-877-2930	e Division
BILL TO Meadow View @ Twin C C/O GMS 475 West Town Place St St. Augustine, FL 32092	Phase II iite 114	INVOICE 13133 DATE 01/18/2021 TERMS Net 30 DUE DATE 02/17/2021

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
MISC	Irrigation Repairs - Mainline repair near construction area	1	440.12	440.12

TOTAL DU			.12

|·32·538·45063 |3

EST. 1978	West Orange Nurseries Inc. / Landscap 4001 Avalon Rd Winter Garden, FL 34787 407-877-2930	e Division
BILL TO Meadow View @ Twin Cre	SHIP TO Meadow View @ Twin Creeks	INVOICE 13134
C/O GMS 475 West Town Place Suit St. Augustine, FL 32092	Phase II	DATE 01/18/2021 TERMS Net 30
St. Augustine, TE 52052		DUE DATE 02/17/2021

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT	
MISC	Irrigation repairs with valve replacement zones 2 and 5.	1	1,337.50	1,337.50	

TOTAL				50

1·32·538·45003 13



BILL TO Meadow View @ Twin Creeks C/O GMS 475 West Town Place Suite 114 St. Augustine, FL 32092 SHIP TO Meadow View @ Twin Creeks Phase II **INVOICE 13138**

DATE 01/18/2021 TERMS Net 30

DUE DATE 02/17/2021

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
MISC	December irrigation repairs - Valve and head replacement	1	706.25	706.25

TOTAL DUE

\$706.25

132-572-45003 1.32.538.45009





BILL TO Meadow View @ Twin Creeks C/O GMS 475 West Town Place Suite 114 St. Augustine, FL 32092 SHIP TO Meadow View @ Twin Creeks C/O GMS 475 West Town Place Suite 114 St. Augustine, FL 32092 **INVOICE 13139**

DATE 01/18/2021 TERMS Net 30

DUE DATE 02/17/2021

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Repair made to main line of irrigation that had been damaged by gas company			
MISC	2 wire - 55 feet	55	1.19	65.45
MISC	Dry Splices	13	3.56	46.28
MISC	Laborer - 5 hours	5	68.75	343.75
MISC	Foreman - 5 hours	5	93.75	468.75

TOTAL DUE \$924.23

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BILL TO Meadow View @ Twin Creeks C/O GMS 475 West Town Place Suite 114 St. Augustine, FL 32092

e gestañ.

SHIP TO Meadow View @ Twin Creeks C/O GMS 475 West Town Place Suite 114 St. Augustine, FL 32092 **INVOICE 13124**

DATE 03/01/2021 TERMS Net 30

DUE DATE 03/31/2021

SHIP DATE

X

03/01/2019

ACTIVITY DESCRIPTION	(etty)	RATE	AMOUNT
Maintenance Monthly Lawn Maintenance : includes Pest Control & Fertilization to Property	1	9,011.47	9,011.47

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TOTAL DUE

\$9,011.47

B Hupt 3-9-21 IANDSCAPE MAINT. 001.320.53800.45003

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BILL TO Meadow View @ Twin Creeks C/O GMS 475 West Town Place Suite 114 St. Augustine, FL 32092 SHIP TO Meadow View @ Twin Creeks Beacon Lake 3A

INVOICE 13140

DATE 03/01/2021 TERMS Net 30

DUE DATE 03/31/2021

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Maintenance	Monthly Lawn Maintenance : includes Pest Control &	1	9,100.00	9,100.00
	Fertilization to Property			

1-32-572-45003 13

TOTAL DUE

\$9,100.00

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BILL TO Meadow View @ Twin Creeks C/O GMS 475 West Town Place Suite 114 St. Augustine, FL 32092 SHIP TO Meadow View @ Twin Creeks Phase II **INVOICE 13136**

DATE 03/02/2021 TERMS Net 30

DUE DATE 04/01/2021

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
MISC	French Drain around entrance oak	1	1,206.25	1,206.25

1.32 · 538 · 4 500 3 13

TOTAL DUE

\$1,206.25



BILL TO Meadow View @ Twin Creeks C/O GMS 475 West Town Place Suite 114 St. Augustine, FL 32092 SHIP TO Meadow View @ Twin Creeks Phase II **INVOICE 13137**

DATE 03/02/2021 TERMS Net 30

DUE DATE 04/01/2021

	1.1	1.1.1	
		1.1	

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
MISC	Mainline repair at corner of Constance and Bourget	1	460.00	460.00

TOTAL DUE \$460.00

1.32.532.45009 13

ME	B	nn)		M	Ind	
	MAF	2	C	202	agreement.	
By_	·····	annen ann			an and a state of the	



Bill To:

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

Property Name:

Meadow View at Twin Creeks

INVOICE

INVOICE #	INVOICE DATE
JAX 191206	2/2/2021
TERMS	PO NUMBER
Net 30	

<u>Remit To:</u>

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: March 4, 2021 Invoice Amount: \$2,400.00

Current Amount

Description Roundabout Liriope Plant Installation

RECEIVED

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Invoice Total

\$2,400.00

\$2,400.00

Bistist 2:4-21 IANDSCAPE CONTINGENCY 001.320,53800.45004 40

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



Bill To:

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

Property Name: Meadow View at Twin Creeks CDD

INVOICE

INVOICE #	INVOICE DATE
JAX 197297	3/1/2021
TERMS	PONUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: March 31, 2021 Invoice Amount: \$15,653.85

Description	rrent Amount
Monthly Landscape Maintenance March 2021	\$15.653.85

Invoice Total

\$15,653.85

B Huplo 3-1-21 /ANDSCAPE MAINTA 001.320.53800.45003

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RECEIVED

MAR 2 3 2021

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

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

		INVO	ICE
YELLO	WSTONE	INVOICE #	INVOICE DATE
	SEAS (6-25-1) 12 51	JAX 198483	3/2/2021
<u>Bill To:</u>		TERMS	PONUMBER
Meadow View a	t Twin Creeks CDD	Net 30	
c/o GMS-NF, LL 475 West Town		Remit To:	
Suite 114 St. Augustine, FL 32092		Yellowstone Lar PO Box 101017 Atlanta, GA 303	
Property Name:	Meadow View at Twin Creeks CDD		
		Invoice Due Date:	April 1, 2021
		Invoice Amount:	\$1,375.00
Description			Gurrent Amount
	r Amenity Center Playground		6. (6) (6)
Mulch (Sub)			\$1,375.00

Invoice Total

\$1,375.00

B Atipt= 3-2-21 AND SCAPE CONTINGENCY 001.320.53500.45004

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RECEIVED

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MAR 2 3 2021

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

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

Meadow View at Twin Creeks

Community Development District

Construction Funding Request #20 March 18, 2021

Reg.	PAYEE	
433	ETM Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 197164	\$ 27.35
434	ETM Beacon Lake/Heron Oaks Drive Extension (Silver Sage Lane to Phase 4 Entrance Gate) WA#22) Invoice 19716	\$ 3,750.00
435	ETM Twin Creeks (Beacon Lakes Phase 3B) CDD Engineering Report (WA#23) Invoice 197167	\$ 1,665.00
436	ETM Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 197168	\$ 3,030.50
437	Basham Lucas Beacon Lake - Involce 8328	\$ 500.00
438	Basham Lucas Beacon Lake Community Park - Invoice 8329	\$ 200.00
439	West Orange Nurseries Inc Contraction Application for Payment #5 - Beacon Lake Phase 3A	\$ 76,353.93

Total Funding Request \$5,526.78

Meadow View at Twin Creeks CDD c/o GMS LLC 475 West Town Place Suite 114 St. Augustine FL 32092 Please make check payable to: FOIDA Signature Chairman/Vice Chairman ' Ø Signature: স্থ Secretary/Asst. Secretary



Tel. 904-743-8444 www.smarthome.biz sales@ smarthome.biz

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



INVOICE NO. 191350

Site:	Meadow View at Twin Creeks
	Community Development District
Site Address:	850 Beacon Lakes Pkwy
	St Augustine FL 32092
Period:	03/01/2021 to 03/31/2021
Recurring No.: Job Name:	
Order No.:	

Description

Meadow View @ Twin Creeks

Security Monitoring

ltem	Quantity	Unit Price	Total
Cellular Fire Monitoring 1, 320.572.454	1.00	\$79.00	\$79.00
Monitoring with Cellular Communicator	1.00	\$31.95	\$31.95
		Sub-Total ex Tax	\$110.95
1-320-572-454		Tax	\$0.00
		Total	\$110.95
"Thank you-we really appreciate your business! Please send payment within 21 days of rec	eiving this	Sub-Total ex Tax	\$110.95
invoice.		Tax	\$0.00

IMPORTANT: Please remember to test your system monthly.	Total inc Tax	\$110.95
Need automation for your home? Visit us online at www.smarthome.biz	Amount Applied	\$0.00
	Balance Due	\$110.95
There will be a 1.5% interest charge per month on late invoices.		

38A

SMART HOME SPECIALISTS

Tel. 904-743-8444 www.smarthome.biz sales@ smarthome.biz



INVOICE NO. 191350

Credit Card (MasterCard, V	'isa, Amex)		ail
, en inizial contrara a		D	
Credit Card No.			etach this section and mail check to:
			tlantic Security
			714 Cesery Blvd acksonville, FL 32211
Card Holder's Name:	CCV:		
Expiry Date: 🚺 / 🔄 Si	gnature:		
NAME: Meadow Vi	ew at Twin Creeks CCD	DUE DATE:	03/08/2021 AMOUNT DUE: \$110.95





2020 West Beaver Street Jacksonville, FL 32209 Phone: 904-356-4003

Deposit Invoice

Date Invoice Number 3/26/2021 33462

Bill To

Meadow View at Twin Creeks 9655 Florida Mining Blvd W Jacksonville, FL 32257

Ship To ١ Meadow View at Twin Creeks 9655 Florida Mining Blvd W Jacksonville, FL 32257

			78A 1.320.57200.44202 SO Number Amenity - Capital 032521-4			1.320.57200.44202) Number
				P.	ment	ty - Capita	ects		Ċ	32521-4
PO N	umber	Quote Number	Terms	Due Date		Project Name			ead Time	
		031021-9TA	50% Deposit	3/26/2021		Beacon Lakes 032521-4				
Qty	Iter	n		Description		Rate Am			Amount	
1	Deposit	\$4,022.24 20 Extra E Replacem Will remov Service C Labor: Co Replacem Will remov	Bags Of Glass Media ent Broken Laterals As Needer re media - Inspect/Replace Bro all mplete labo20 Extra Bags Of G lent Broken Laterals As Needer re media - Inspect/Replace Bro mobilization and lodging if requ	d Iken Laterals - Rei Slass Media d d	nstall Me		ateriais	4 , 0)22.24	4,022.24
	osits are c in the boo		ifn	1-171		Subtotal		, <u>.</u>		JSD 4,022.24
			J			Payments/C	redits			USD 0.00
	ларана и на	Pm	nan or	nce		Deposit Due				USD 4,022.24
	ent funds bject to lo	, X		Λ	will ge					
Custor	ner disco	, Ch	eck is r P/U	eady	not					
		JUY	N (U	\sim						



INVOICE

BILL TO	INVOICE	1209
Beacon Lake	DATE	03/19/2021
c/o Beacon Lake Amenity	TERMS	Due on receipt
Manager - Venos Durden		
850 Beacon Lake Parkway		
St Augustine, FL 32095		

DESCRIPTION

AMOUNT

As per Email/ Fax Quote dated March 3, 2021:

One black net post crank	Tennis court equipment	74	85.71
Melissa@courtsurfacesfla.com	1-322-572-442	BALANCE DUE	\$85.71

103A

DECEDUE MAR 2 4 2021 Вÿ

Invoice

Riverside Management Services, Inc 9655 Florida Mining Blvd. W. Building 300, Suite 305 Jacksonville, FL 32257

Invoice #: 96 Invoice Date: 3/11/2021 Due Date: 3/11/2021 Case: P.O. Number:

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

FacIlity Maintenance February 1 - February 28, 2021 Maintenance Supplies		455.80 2,455.80 753.44 1,753.44
BALLING 3.15:21 FACILITY MAINT \$ 1250.00 001.320.57200.45508 MEDATRS - MAINTENANCE -\$ 2959.24 001.320.57200.44200		
20A		
	Total	\$4,209.24
	Payments/Cred	dits \$0.00

Date	<u>Hours</u>	Employee	Description
2/2/21	6.5	Ť.C.	Secured pavers on patio and pool deck, restocked and cleared dog waste receptacles, replaced trash receptacle liners as needed, removed debris from amenity center, parking lot and athletic courts
2/2/21	6	G.P.	Repaired bricks at center, cleaned up broken glass, straightened street sign, replaced dog waste receptacles
2/4/21	7	T.C.	installed windscreen at tennis courts, adjusted and straightened dog waste receptacles, removed debris from parking lot
2/4/21	7	G.P.	Removed wood and other major debris from parking lot, installed windscreens at tennis courts
2/9/21	4.5	T.C.	Cut to size and installed chain for swings at playground, cleaned and restocked trash receptacles and dog pots, removed debris from parking lot and emenity center
2/11/21	5.5	T.C.	Adjusted lights on pool dack, removed debris from common areas, amenity center, parking lot and lakes, checked and changed all trash receptacies and dog pots
2/11/21	5	G.P.	Removed debris at roadways, dog park, tennis courts and playgrounds, cleaned around amenity center
2/12/21	4	G.P.	Removed debris form lakes by lownhouses
2/16/21	5	Ť.C.	Inspected all playground equipment, raked beach filling in holes, raked mulch at all playgrounds in community, checked and changed all trash receptacies and dog pols, removed debris from parking lot and amenity center
2/16/21	3	G.P.	Removed debits at roadways, dog park, tennis courts, playgrounds and lakes
2/17/21	7	G.P.	Removed debris at roadways, dog park, tennis courts, playgrounds and lakes, checked and changed all trash receptacles and dog pols
2/25/21	₿	R.W.	Remove dirt piles in mulch around pool deck, cleaned and removed spider webs at amenity center, cleaned 2 lakes near townhomes, checked and changed all trash receptacles and dog waste receptacles, removed debris at roadways, dog park, tennis courts and playgrounds
TOTAL	68,5		
MILES	131		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

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MAINTENANCE BILLABLE PURCHASES

Period Ending 03/05/21

.

DISTRICT	DATE	SUPPLIES	PRICE	<u>EMPLOYEE</u>
MEADOWVIEW	2/11/21	Chemical Feeder Pump	621.45	B.S.
AT TWIN CREEKS CDD	2/11/21	Stenner Double Head Adjustable Pump	919.94	K.B.
(MVTC)	2/11/21	Stenner Product #MSK120	120.74	K.B.
	2/12/21	Rope Hammock	79.35	B.S.
	2/15/21	Quick Link 3/16 (2)	11.96	T.C.

TOTAL \$1,753.44

send on a see hade



Invoice

Page 1/1 EPIV00000039511 Date 3/1/2021

1660 South Hwy 100 Suite 590 St. Louis Park MN 55416

Bill To:	Beacon Lake GOVERNMENTAL MANANGEMENT SERVICES 475 W TOWN PL STE 114 SAINT AUGUSTINE FL 32092-3649	Ship To:	Beacon Lake Ernesto Torres GOVERNMENTAL MANANGEMENT SERVICES 475 W TOWN PL STE 114 SAINT AUGUSTINE FL 32092-3649
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Purcha	ase C	Order No.	Customer ID	Salesperson ID	Shipping Meth	nod Paym	ent Terms	Req Ship Date	Master No.
			13316		BEST WAY	Net 3	0 3/	1/2021	269,790
Order	ed	Shipped	B/O Item	Number	Description		Discount	Unit Price	Ext. Price
	1	1	0 WBC-PLU	S Plus (16 0 3 F	Channels, 7+ Worl	kout Plans,	\$0.00	\$249.00	\$249.00

Subtotal	\$249.00
Misc	\$0.00
Tax	\$0.00
Freight	\$0.00
Trade Discount	\$0.00
Total	\$249.00
Amount Received	\$0.00
Amount Due	\$249.00

30A 1-300,5772,45916

D.

Meadow View at Twin Creeks

Community Development District

Construction Funding Request #20 March 18, 2021

Req.	PAYEE		
433	ETM Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 197164	\$	27.35
434	ETM Beacon Lake/Heron Oaks Drive Extension (Silver Sage Lane to Phase 4 Entrance Gate) WA#22) Invoice 19716(\$	3,750.00
435	ETM	2 - 2	
	Twin Creeks (Beacon Lakes Phase 3B) CDD Engineering Report (WA#23) Invoice 197167	\$	1,665.00
36	ETM Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 197168	\$	3,030.50
37	Basham Lucas	<i>b</i>	500.00
	Beacon Lake - Invoice 8328	\$	500.00
38	Basham Lucas Beacon Lake Community Park - Invoice 8329	\$	200.00
39	West Orange Nurseries Inc	¢	76,353.93
	Contraction Application for Payment #5 - Beacon Lake Phase 3A	\$	10,333.93
	Total Funding Request	\$	85,526.78

Meadow View at Twin Creeks CDD c/o GMS LLC 475 West Town Place Suite 114 St. Augustine FL 32092 Please make check payable to: Eigh Signature: Chairman/Vice Chairman Signature: Secretary/Asst. Secretary

	MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT						
	2019 Bond Series						
		REQUISITION SUMMARY					
		March 18, 2021					
		2019 SPECIAL ASSESSMENT BONDS REQUISITIONS					
	TO BE RATIFIED						
3/18/2021	433 ETM	Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 197164	\$	27.35			
3/18/2021	434 ETM	Beacon Lake/Heron Oaks Drive Extension (Silver Sage Lane to Phase 4 Entrance Gate) WA#22) Invoice 197166	\$	3,750.00			
3/18/2021	435 ETM	Twin Creeks (Beacon Lakes Phase 3B) CDD Engineering Report (WA#23) Invoice 197167	\$	1,665.00			
3/18/2021	436 ETM	Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 197168	\$	3,030.50			
3/18/2021	437 Basham Lucas	Beacon Lake - Invoice 8328	\$	500.00			
3/18/2021	438 Basham Lucas	Beacon Lake Community Park - Invoice 8329	\$	200.00			
3/18/2021	439 West Orange Nurseries, Inc.	Contractor Application for Payment #5 - Beacon Lake Phase 3A	\$	76,353.93			

TOTAL REQUISITIONS TO BE RATIFIED APRIL 2021



E.

Meadow View at Twin Creeks

Community Development District

Req. PAYEE

Key.	PATEE	
440	ETM Beacon Lake - Phase 3B Revised Lot Layout (WA#25) Invoice 197474	\$ 3,137.50
441	ETM Twin Creeks (Beacon Lakes Phase 3B) CDD Engineering Report (WA#23) Invoice 197473	\$ 1,350.00
442	ETM Beacon Lake/Heron Oaks Drive Extension (Silver Sage Lane to Phase 4 Entrance Gate) WA#22) Invoice 197471	\$ 3,750.00
443	ETM Beacon Lakes Phase 3A (CEI Services) (WA#17) - Invoice 197469	\$ 296.79
444	ETM Beacon Lakes Phase 3B (200 Lots Only) (WA#15) Invoice 197468	\$ 1,500.00
445	Basham Lucas Beacon Lake Community Park - Invoice 8396	\$ 340.00
446	O.R. Dicky Smith & Co Inc Beacon Lake Entries & Hardscape Phase 3A - Application for Payment #2013-4	\$ 81,460.00
447	O.R. Dicky Smith & Co Inc Beacon Lake Entries & Hardscape Phase Phase 2 - Application for Payment #2013-4	\$ 76,732.00

Total Funding Request

168,566.29

\$

Please make check payable to:

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

Signature:

Chairman/Vice Chairman

Signature:

Secretary/Asst. Secretary

	REQUISITION SUMMARY April 15, 2021							
			2019 SPECIAL ASSESSMENT BONDS REQUISITIONS					
	T			1				
	<u>TO BE RATIF</u>	IED						
3/18/2021	433	ETM	Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 197164	\$	27.35			
3/18/2021	434	ETM	Beacon Lake/Heron Oaks Drive Extension (Silver Sage Lane to Phase 4 Entrance Gate) WA#22) Invoice 197166	\$	3,750.00			
3/18/2021	435	ETM	Twin Creeks (Beacon Lakes Phase 3B) CDD Engineering Report (WA#23) Invoice 197167	\$	1,665.00			
3/18/2021	436	ETM	Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 197168	\$	3,030.50			
3/18/2021	437	Basham Lucas	Beacon Lake - Invoice 8328	\$	500.00			
3/18/2021	438	Basham Lucas	Beacon Lake Community Park - Invoice 8329	\$	200.00			
3/18/2021	439	West Orange Nurseries, Inc.	Contractor Application for Payment #5 - Beacon Lake Phase 3A	\$	76,353.93			
	TOTAL REQUISITIONS TO BE RATIFIED APRIL 2021 \$85,526.78							

	TO BE APPROVE	<u>D</u>		
4/15/2021	440	ETM	Beacon Lake - Phase 3B Revised Lot Layout (WA#25) Invoice 197474	\$ 3,137.50
4/15/2021	441	ETM	Twin Creeks (Beacon Lakes Phase 3B) CDD Engineering Report (WA#23) Invoice 197473	\$ 1,350.00
4/15/2021	442	ETM	Beacon Lake/Heron Oaks Drive Extension (Silver Sage Lane to Phase 4 Entrance Gate) WA#22) Invoice 197471	\$ 3,750.00
4/15/2021	443	ETM	Beacon Lakes Phase 3A (CEI Services) (WA#17) - Invoice 197469	\$ 296.79
4/15/2021	444	ETM	Beacon Lakes Phase 3B (200 Lots Only) (WA#15) Invoice 197468	\$ 1,500.00
4/15/2021	445	Basham Lucas	Beacon Lake Community Park - Invoice 8396	\$ 340.00
4/15/2021	446	O.R. Dicky Smith & Co., Inc.	Beacon Lake Entries & Hardscape Phase 3A - Application for Payment #2013-4	\$ 81,460.00
4/15/2021	447	O.R. Dicky Smith & Co., Inc.	Beacon Lake Entries & Hardscape Phase Phase 2 - Application for Payment #2013-4	\$ 76,732.00
			REQUISITIONS TO BE APPROVED	\$ 168,566.29
			TOTAL REQUISITIONS TO BE APPROVED APRIL 15, 2021	\$254,093.07