

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

DECEMBER 2, 2021

AGENDA

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

475 West Town Place, Suite 114

St. Augustine, Florida 32092

www.meadowviewattwincreeksbdd.com

November 23, 2021

Board of Supervisors

Meadow View at Twin Creeks CDD

Staff Call In # 1-888-757-2790 Code 380298

Dear Board Members:

The Meadow View at Twin Creeks Community Development District Board of Supervisors Meeting is scheduled for **Thursday, December 2, 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 agenda for the meeting:

- I. Roll Call
- II. Public Comment
- III. Approval of the Minutes of the November 4, 2021 Meeting
- IV. Ratification of Agreement with Clary & Associates for Heron Oaks Drive Replat
- V. Consideration of Proposals for Pool Maintenance
- VI. Consideration of Revisions to Amenity Policies
- VII. Staff Reports
 - A. District Counsel – Memo Regarding Stormwater Needs Analysis
 - B. District Engineer – Requisition Summary
 - C. District Manager
 - D. Amenity Manager – Memorandum
 - E. Operations Manager – Report
- VIII. Financial Reports
 - A. Balance Sheet and Income Statement

B. Assessment Receipts Schedule

C. Check Register

IX. Supervisors' Requests and Audience Comments

X. Next Scheduled Meeting – January 20, 2022 at 10:00 a.m. at the offices of GMS

XI. Adjournment

MINUTES

MINUTES OF MEETING
MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Meadow View at Twin Creeks Community Development District was held on Thursday, November 4, 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	Chairman
Blaz Kovacic	Vice Chairman
Danielle Simpson	Supervisor
Aaron Lyman	Supervisor

Also present were:

Jim Oliver	District Manager
Katie Ibarra	KE Law Group (by phone)
Ashley Ligas	District Counsel (by phone)
Scott Lockwood	District Engineer
Venus Durden	Amenity Manager
Jerry Lambert	Field Operations Manager
Alison Mossing	Riverside Management Services
Misty Taylor	Bryant Miller Olive
Rhonda Mossing	MBS Capital Markets
Chad Sigmon	Dream Finders Homes
Louis Cowling	Dream Finders Homes

The following is a summary of the discussions and actions taken at the November 4, 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 no comments, the next item followed.

THIRD ORDER OF BUSINESS

Consideration of Quit Claim Deed

Ms. Ligas informed the Board the quit claim deed is part of the due diligence conveying remaining property to the District for completed Phases.

On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor the quit claim deed was approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2022-01, Declaring the 2016A Project, 2018 Project, 2019 Project and 2020 Project Complete

Ms. Ligas informed the Board Resolution 2022-01 is being approved in connection with the current bond issue in process and is for the purpose of declaring the Series 2016A, 2018, 2019 and 2020 projects complete, which is a condition under the terms of the trust indenture. She noted there is still \$6.8 million owed the developer that will be paid from the most recent bonds. There is also a short punch list of items to be wrapped up prior to the engineer’s certificate being issued, therefore Ms. Ligas asked that the resolution be approved in substantial form.

On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor Resolution 2022-01, declaring the Series 2016A, 2018, 2019 and 2020 projects complete was approved in substantial form.

FIFTH ORDER OF BUSINESS

Matters Related to Issuance of Series 2021 Bonds

A. Presentation of Final Pricing Numbers

Ms. Mossing informed the Board the Phase 3B and Phase 4 bonds have been priced successfully, with an average coupon of 3.67%.

B. Consideration of Resolution 2022-02, Supplemental Assessment Resolution for Series 2021 Debt Assessment (Phase 3B)

Ms. Ligas informed the Board the purpose of the supplemental assessment resolution is to size the assessments up to match the bonds, and to levy the assessments based on the bond sizing.

On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor Supplemental Assessment Resolution 2022-02 was approved.

C. Consideration of Resolution 2022-03, Supplemental Assessment Resolution for Series 2021 Debt Assessments (Phase 4)

On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor Supplemental Assessment Resolution 2022-03 was approved.

D. Consideration of Issuer’s Counsel Documents for Series 2021 Bonds

- 1. Collateral Assignment Agreement – Phase 3B**
- 2. Completion Agreement – Phase 3B**
- 3. True-Up Agreement – Phase 3B**
- 4. Supplemental Declaration of Consent**
- 5. Ratification of First Amendment to Acquisition Agreement**
- 6. Collateral Assignment Agreement – Phase 4**
- 7. Completion Agreement – Phase 4**
- 8. True-Up Agreement – Phase 4**
- 9. Supplemental Declaration of Consent – Phase 4**
- 10. Acquisition Agreement – Phase 4**
- 11. Supplemental Notice of Special Assessments**
- 12. Supplemental Disclosure of Public Finance**

Ms. Ligas informed the Board there are two sets of issuer counsel’s documents, one for Phase 3B and one for Phase 4 due to the different developers and projects involved. She gave an overview of the purpose of each document. The collateral assignment agreement says that if the developer were to default on payments for the assessments, they must give up the rights to continue to develop the property. The completion agreement obligates the developer to complete parts of the project. The true-up agreement requires the developer to develop the number of lots that are promised in the offering. The supplemental declaration of consent is consent to the bond issuance and assessments. The first amendment to the acquisition agreement obligates the district to acquire completed portions of the project. The supplemental notice of special assessments is a recordable document providing notice of the assessments. The supplemental disclosure of public finance is a recordable document providing notice of the bond issuance.

On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor the issuer’s counsel documents for the Series 2021 bonds were approved.

SIXTH ORDER OF BUSINESS

Construction Related Matters

A. Series 2021, Phase 3B

1. Consideration of Requisition #1 for Payment of Advanced Funds

Mr. Lockwood asked for approval of the requisition in substantial form due to some revisions needed. Ms. Ibarra noted the adjustments to the requisition suggested by Mr. Lockwood and Ms. Taylor were made and the amount payable is actually going to be \$6.8 million.

On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor Requisition #1 for payment of advanced funds was approved in substantial form.

B. Series 2021, Phase 4

1. Consideration of Temporary Construction & Maintenance Easement

Mr. Ligas informed the Board the developer, Dream Finders, has completed some plans, designs, and permits and have done a public notice for a site work contract. The District is responsible for construction of the site work, which requires the documents listed above. The temporary construction and maintenance easement will grant the District the ability to do the work.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor the Temporary Construction & Maintenance Easement was approved.

2. Consideration of Assignment of Site Work Contract

Ms. Ligas noted the District will take assignment of the publicly noticed and publicly bid contract and asked the Board for a motion to authorize staff to prepare the necessary site work contract assignment documents and authorize the Chair to sign the documents.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor authorizing staff to prepare the necessary site work contract assignment documents was approved with the Chairman authorized to sign the documents.

3. Consideration of Acquisition of Work Product

Ms. Ligas noted the motion needed from the Board is for the District to buy the completed plans and permits in an amount not to exceed the work product number set forth in the engineer’s report.

On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor purchasing the completed plans and permits in an amount not to exceed the work product number set forth in the engineer’s report was approved.

SEVENTH ORDER OF BUSINESS

Approval of the Minutes of the August 19, 2021 Meeting

There were no comments on the minutes.

On MOTION by Mr. Lyman seconded by Mr. Parker with all in favor the minutes of the August 19, 2021 Board of Supervisors meeting were approved as presented.

EIGHTH ORDER OF BUSINESS

Ratification of Engagement Letter from Grau & Associates for the Fiscal Year 2021 Audit

Mr. Oliver informed the Board Grau & Associates was selected through the RFP process and the amount of their proposal is for \$7,500, which is in line with the budget.

On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor the engagement letter with Grau & Associates for the Fiscal Year 2021 audit was ratified.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2022-04, Instructing the St. Johns County Supervisor of Elections Office to Begin Conducting the District’s General Election (November 2022)

Mr. Oliver informed the Board in November of 2022 two seats will go through the general election process to be filled by qualified electors, which are registered voters that reside within the District boundaries of Meadow View at Twin Creeks CDD. The qualifying period begins in June.

On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor Resolution 2022-04 instructing the St. Johns County Supervisor of Elections Office to being conducting the District’s general elections beginning in November of 2022 was approved.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2022-05, Authorizing and Approving Change of Designated Registered Agent and Registered Office

Mr. Oliver noted the previous registered agent/office was Hopping Green & Sams and will now be Mr. Oliver and GMS’s office.

On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor Resolution 2022-05, authorizing and approving a change of designated registered agent and registered office to Mr. James Oliver and the office of GMS was approved.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2022-06, Waiving a Portion of Rule 1.3 Relating to Regular Meeting Notices

Mr. Oliver informed the Board the District has been publishing an annual meeting notice, publishing monthly notices of each meeting, and would also publish the annual meeting schedule to the District website. District Counsel has provided a memo stating that based on recent legislative changes, the recommendation is to forgo publishing monthly meeting notices in the newspaper, however the annual meeting notices would continue to be published in the newspaper and on the District’s website.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor Resolution 2022-06, waiving a portion of Rule 1.3 relating to regular meeting notices was approved.

**TWELFTH ORDER OF BUSINESS Consideration of Resolution 2022-07,
Amending the Fiscal Year 2021 Budget**

Mr. Oliver noted the purpose of this resolution is to bring the budget into balance by adjusting expenditures from \$1.2 million as was budgeted to \$1.3 million.

On MOTION by Mr. Lyman seconded by Mr. Parker with all in favor Resolution 2022-07, amending the Fiscal Year 2021 budge was approved.

**THIRTEENTH ORDER OF BUSINESS Consideration of Proposals for Pool
Maintenance**

This item was tabled.

**FOURTEENTH ORDER OF BUSINESS Consideration of Revisions to Amenity
Policies**

This item was tabled.

FIFTEENTH ORDER OF BUSINESS Staff Reports

A. District Counsel

Ms. Ligas informed the Board the legislature is requiring special districts to do a stormwater maintenance needs analysis by June 30th, which will need to be prepared by the District Engineer. She asked for a motion to approve a work authorization in an amount not to exceed \$10,000 for this purpose. Mr. Lockwood stated that he needs a better understanding of what all is required. A detailed memorandum from District Counsel will be presented at the next meeting.

B. District Engineer - 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 491-504 approval was approved.

Mr. Lockwood informed the Board of some repair items that have come up with Hughes Brothers and noted they have also submitted the final pay applications for Phase 3A, one for \$50,000 and one for \$60,000.

On MOTION by Mr. Lyman seconded by Mr. Parker with all in favor authorizing the District Engineer to prepare requisitions made payable to Hughes Brothers was approved with the Chair and Vice Chair authorized to execute.

C. District Manager

There being nothing to report, the next item followed.

D. Amenity Manager

Ms. Durden gave an overview of her report, a copy of which was included in the agenda package.

E. Operations Manager

Mr. Lambert gave an overview of his report, a copy of which was included in the agenda package.

SIXTEENTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet & Income Statement

B. Assessment Receipts Schedule

Mr. Oliver noted the on-roll assessments for FY21 are 100% collected and tax bills for FY22 were sent out by the Tax Collector recently.

C. Check Register

A copy of the check register totaling \$701,349.63 was included in the agenda package.

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

D. Ratification of Funding Request Nos. 55 & 56 and Construction Funding Request Nos. 26 & 27

Funding request number 55 totals \$191,434.80 and number 56 totals \$219,891.73. Construction funding request number 26 totals \$104,262.30 and number 27 totals \$161,121.74

On MOTION by Mr. Kovacic seconded by Mr. Parker with all in favor funding request numbers 55 and 56 and construction funding request number 26 and 27 were ratified.

SEVENTEENTH ORDER OF BUSINESS Supervisors’ Requests and Audience Comments

There being none the next item followed.

EIGHTEENTH ORDER OF BUSINESS Next Scheduled Meeting – November 18, 2021 at 10:00 a.m. at the offices of GMS

Mr. Parker suggested canceling the November 18, 2021 and December 16, 2021 meetings and instead holding a meeting on December 2, 2021 at 10:00 a.m.

NINETEENTH ORDER OF BUSINESS Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS



bkovacic@bbxcapital.com

November 12, 2021

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

Attn: Jim Oliver

Re: Heron Oaks Drive Replat
St. Johns, Florida

Dear Mr. Oliver:

Pursuant to your request, we are pleased to submit to you our proposal for the surveying and mapping services on the above referenced property. The scope of our services to be provided is outlined as follows:

- 1) Perform a **Boundary Survey** of the site in accordance with the Standards of Practice of the State of Florida, Chapter 5J-17.05-FAC, F.S. and set **Permanent Reference Monuments**, both as required for platting per Chapter 177.FS.
- 2) **Computation and Preparation of Plat**, per Chapter 177 F.S. and the St. Johns County requirements.
- 3) **Administer and Coordinate Plat Review** through St. Johns County.

Our fees to perform the above outlined scope of services will be according to the following schedule:

- 1) \$3,250.00
- 2) \$2,800.00
- 3) \$1,500.00 plus fees

Initial 

November 12, 2021

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Meadow View at Twin Creeks CDD

All county fees required for plat submittals are to be paid by the client prior to each submittal.

Any additional work or additional certifications requested outside of the above outlined scope of work can be quoted at that time on a lump sum basis or will be billed to you at our current hourly rates. In addition to the lump sum fees in this contract, any out-of-pocket expenses, such as long distance calls, delivery fees, printing, photostating, etc. will be billed to you at our cost.

Whether this proposal is executed or not, the ordering of, acceptance of, or reliance on services performed by Clary & Associates, Inc. constitutes acceptance of the price and terms contained in the proposal.

TERMS:

The CLIENT will be billed on a progress-completed basis, and the **BILL WILL BE DUE UPON RECEIPT**. Balances outstanding more than thirty (30) days from the date of billing shall bear interest at the rate of one and one-half percent (1-1/2%) per month. All collection costs, including reasonable attorney's fees, shall be paid by the CLIENT. This agreement may be terminated without cause by either party upon fifteen (15) days written notice. In the event of termination, Clary & Associates, Inc. shall be compensated, as provided herein, for services performed to termination date and for all termination expenses.

Initial



November 12, 2021

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Meadow View at Twin Creeks CDD

We certainly appreciate the opportunity of submitting this proposal to you and if the above meets with your approval, please execute one copy of this agreement by initialing the preceding pages, signing below, and returning this to our office for our files. If you have any questions, please do not hesitate to call.

Sincerely,

Clary & Associates, Inc.
Professional Surveyors & Mappers



Jeff Steinle
President

Company (CLIENT) Name: Meadow View at Twin Creeks Community Development District

c/o Governmental Management Services, LLC

Address: 475 West Town Place, Suite 114

City: St. Augustine State: FL Zip: 32092

Phone No: (904) 940-5850 Fax No: _____

E-Mail Address: JOliver@gmsnf.com; BKovacic@bbxcapital.com

Name/Signature: Blaz Kovacic 

Title: Vice-chair

Date: November 15, 2021

FIFTH ORDER OF BUSINESS



Danielle Simpson, Manager of Operations
c/o BBX Capital Real Estate
850 Beacon Lake Parkway
St Augustine, FL 32095

Beacon Lake
904 217-3052
DSimpson@BBXCapital.com

COMMERCIAL POOLS MAINTENANCE AGREEMENT

Check water quality and complete equivalent to DH Form 921 3/98 Swimming Pool Report as required by chapter 64E-9.004(13), FAC, per site visit.

Conduct tests for Free Available Chlorine, Combined Chlorine, Total Chlorine, pH, Acid Demand, Base Demand, Total Alkalinity, Calcium Hardness, Cyanuric Acid, Salinity and Temperature as needed to maintain water quality levels within requirements of Chapter 64E-9.004(d), maintain Saturation Index within +0.3 to -0.3 for proper water balance.

Operate filtration and recirculation system, cleaning when necessary. Maintain pool at proper water level. Check all valves for leaks, all bolts for snug fit, respond to variations in the sounds of electric motors, check GFCI for proper operation, clean strainers, maintain proper flow rate and equipment in clean condition.

Manually skim, brush, vacuum and clean tile as necessary. Cleaning of all play structure elements shall be the responsibility of others. The Pool Contractor shall not be responsible for any existing damage, stains or mineral deposits on these elements. It is the nature of aerated water to precipitate minerals onto the play elements. Removal of these mineral deposits shall not be considered routine maintenance.

Any chemicals to perform the above maintenance plus any chemicals required for special treatment of stains, metals sequestering, foam removal, oil removal, phosphate and nitrate removal, mustard algae treatment, and superchlorination not already provided by others shall be provided by the service contractor, used as needed and invoiced.

The Service Contractor shall not be responsible for any existing damage, stains or paver sand attached to the pool finish or deck finish; or equipment damage due to sump pump failure. Additional effort required due to vandalism or gale force (or stronger) winds or other natural storms are billable.

Maintenance shall be performed three (3) days per week April 15th thru September 15th, two (2) days per week September 16th thru April 14th. The pools should be closed on Mondays, in season, for superchlorination, if required, due to weekend bathing loads, as determined by the Contractor and approved by the Association Manager. The pools shall be closed during the time the service technicians perform routine cleaning functions.

Advise the Association Manager of any repairs, cleaning, or replacement items required due to wear, tear, or vandalism. The pools and associated equipment shall be kept in proper working order in accordance with the Code. Such items shall be billed upon approval by the Association Manager.

Both parties agree that either party may terminate this agreement, or any person, upon thirty (30) days written notice, sent by regular mail, to the other party. Both parties agree that this is the sole and total agreement between them, and that no verbal or implied agreement shall be valid unless same has been written into this contract or any addendum hereto. No changes or alterations to this agreement shall be made unless both parties have agreed to same in written form properly executed.

MONTHLY FEE BASED UPON ANNUAL CONTRACT.....\$2,200.00

ACCEPTED FOR CONTRACTOR
BY: *Rick Arsenault*
TITLE: President
DATE: October 12, 2021

ACCEPTED FOR PURCHASER
BY: _____
TITLE: _____
DATE: _____



Big Z Pool Service, LLC
 172 Stokes Landing Rd
 Saint Augustine, FL 32095
 bigzpools@yahoo.com
 www.facebook.com/bigzpoolservice

Estimate 2404

ADDRESS

Beacon Lake
 850 Beacon Lake Parkway
 St Augustine, FL 32095

DATE 05/07/2021	TOTAL \$1,273.00	EXPIRATION DATE 06/07/2021
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PRODUCT/SERVICE	QTY	RATE	AMOUNT
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RE: Pool Cleaning Service			
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Services	1	1,273.00	1,273.00
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Recurring Monthly Pool Service
 2 Pools on Site: Lap and Family Pool
 Service Visits Schedule:
 October-March 2 visits per week: Mon/Fri
 April-September 3 visits per week:
 Mon/Wed/Fri

Cleaning Services Include the Flowing:
 -Skimming of the pool surface, keeping the gutters free from debris.
 -Vacuum
 -Brushing of the walls/stairs
 -Waterline Tile Cleaning
 -Backwashing of the filters
 -Filtration Maintenance ie. pump baskets, orings
 -Water Chemistry, to check and balance chemicals
 -DOH Documentation Logging

Note: we will keep the feature pump trap free of debris.

Thank you for your consideration. We are happy to answer any questions if you have any, Thank you.

TOTAL	\$1,273.00
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THANK YOU.

If you have any questions please give us a call at 904-868-4660!
 Zach Sullivan
 Big Z Pool Service, LLC
 Licensed & Insured CPC#1459355

Accepted By

Accepted Date

First Coast Contract Maintenance Service LLC.
352 Perdido St
St Johns, FL 32259

(PH) 904-537-9034
(FX) 904-321-9034



Oct 26th, 2021

Prepared For:
Beacon Lake

Prepared By: Tony Shiver
President First Coast CMS, LLC.

Proposal:

First Coast Contract Maintenance Service LLC, is a facility maintenance management and service company designed to assist communities with the day to day management of onsite maintenance task and personnel. With a dedicated maintenance manager directing vendors, workers and job task, Owners/Management can focus on the other aspects of the property.

Each property is evaluated, and a service program is created to accommodate whatever the needs may be.

Property: Beacon Lake

Scope:
Swimming Pool

Pool

Duties and Responsibilities

Check, balance and record water chemistry
Vacuum swimming pool
Clean tile
Backwash filters
Inspect and clear chemical feeder lines

Frequency of Service

Each Visit
Each Visit
Weekly
Weekly or as needed
Monthly

Peak season service will be a maximum of three visit per week for pool service. Non-peak season service will be a maximum of 2 visit per week for pool service.

The onsite personnel may repair any minor issue that 1) does not require a trade license 2) Is not covered under another contract 3) Can be completed within an allotted time frame, and 4) Does not require prior approval from management. *Time and Materials* for repairs are not covered and will be submitted for reimbursement at a labor rate of \$45 per hour invoiced. Management will be notified about any issue that can't be repaired "in house" or requires invoicing upon completion. Special treatment for fecal accident will be billed at \$75 during the week and \$125 on weekends and holidays.

Pool chemicals used will be billed as needed and the rate purchased plus a 3% purchase fee by First Coast CMS, LLC, unless Community pays for chemicals directly. Proof of purchase will be supplied with the reimbursement invoice. Chemicals are defined as Chlorine, Sulfuric Acid, Hydrochloric/Muratic Acid, Sodium Bicarbonate, Cyanuric Acid, Soda Ash, Algacide, tile degreaser, or any chemical used to maintain proper water balance.

Materials purchased to provide services and repairs are not covered under the estimate and will be submitted for reimbursement.

In consideration for providing personnel onsite for *Pool Cleaning Service* provided by the Contractor, First Coast CMS LLC, payment to the order of **\$1490 per month** April through October and **\$1075 (2 visits)** November through March to be paid within (30) thirty days of invoice date.

If agreed upon, a contract would be drafted and signed by both parties specifying details and could be terminated at any time by either party given a 30 day written notice.

Thank you for your consideration and we hope to do business with your organization.

Tony Shiver
President
First Coast CMS LLC.

SIXTH ORDER OF BUSINESS

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

AMENITIES RULES & POLICIES

~~Richard McGovern~~, Amenity Center Manager
Beacon Lake Amenity Center
850 Beacon Lake Parkway
St. Augustine, Florida 32095
P: (904) 217-3052
E-mail: beaconmanager@rmsnf.com

Adopted April 18, 2019

(as amended November 21, 2019)

PART 1: Meadow View at Twin Creeks Community Development District

In accordance with Chapter 190 of the Florida Statutes, and on February 21, 2019 at a duly noticed public meeting, the Board of Supervisors of the Meadow View at Twin Creeks Community Development District adopted the following policies to govern the operation of the District's Amenities. All prior policies of the District are hereby superseded on a going forward basis.

DEFINITIONS

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

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

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

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

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

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

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

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

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

"Family" – shall mean a group of individuals living under one roof or head of household. This can consist of individuals who have not yet attained the legal age of

majority (i.e., 18 or as otherwise provided by law), together with their parents or legal guardians. This does not include visiting relatives, or extended family not residing in the home.

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

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

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

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

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

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

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

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

“Weekly Guest” – shall mean a Guest who is visiting a Patron for a limited amount of time and who purchases a weekly Guest Access Card.

Remove?

AUTHORIZED USERS

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

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

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

full before the Non-Resident may use the Amenities. Each subsequent Annual User Fee shall be paid in full on the anniversary date of application.

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

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

Guests. Except as otherwise provided for herein, each Patron household may bring a maximum of six Guests to the Amenities, provided however that Guests must be accompanied by the Patron when using the Amenities and provided however that the Patron will be responsible for any harm caused by the Patron's Guests while using the Amenities. For clarification purposes, the preceding sentence shall be construed to place an eight Guest limitation on the total number of Guests that a Patron may bring on behalf of that Patron's particular residence or household – e.g., a Patron Family consisting of four people cannot bring up to six Guests each for a total of 24 Guests, but instead can only bring a total of six Guests on behalf of the entire household. The District may also in its discretion invite Guests as part of any community programming activities. Applicable fees may apply. Guests shall be subject to all rules and policies as the Board may adopt from time to time.

Weekly Guests who have purchased a Guest Access Card are not required to be accompanied by a Patron; however, they are not entitled to bring additional Guests. The Patron by which the Guest Access Card was purchased is responsible for any harm caused by the Patron's Weekly Guest while using the Amenities.

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

ACCESS CARDS

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

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

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

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

COMMUNITY PROGRAMMING

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

Amenity Manager

Lake House ~~The Clubhouse~~ at Beacon Lake
850 Beacon Lake Parkway
St. Augustine, Florida 32095

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

Registration. Most programs will require advanced registration or an RSVP to allow the staff to plan effectively. To avoid the unnecessary cancellation of a program, register by the posted deadline. Late registrations may be accepted on a case-by-case basis.

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

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

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

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

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

GENERAL PROVISIONS

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

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

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

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

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

HOW KEY FOLDS

1. **Registration and Access Cards.** All Patrons must have their assigned Access Card upon entering the clubhouse. Cards are only to be used by the Patron to whom they are issued. Patrons must present their Access Cards upon request by the Amenity Manager.
2. **Guests.** Guests must be accompanied by a Patron while using the Amenities, unless the Guest has purchased a Guest Access Card.
3. **Minors.** Adult Patrons are responsible for all minor Patrons from their household or visiting the Amenities as Guests of the Patron, and, to better protect the health, welfare and safety of such minors, a parent/guardian (guardian 18 years of age or older) must accompany all such minors who are under the age of 14 or who are otherwise unable to govern and look after themselves in an appropriate manner.
4. **Attire.** With the exception of the pool and wet areas where bathing suits are permitted, Patrons and Guests must be properly attired with shirts and shoes to use the Amenities. Bathing suits and wet feet are not allowed indoors with the exception of the locker room areas.
5. **Food and Drink.** Food and drink will be limited to designated areas only.
6. **Alcohol.** Patrons and Guests may bring their own alcoholic beverages to the Amenities for personal use, but only within designated areas. Patrons and Guests who exercise this right shall do so consistent with federal, state and local laws... For rentals and planned events, patrons will be required to hire a licensed and insured vendor of alcoholic beverages, and they must provide proof of this to the Amenity Manager prior to the event. Notwithstanding the foregoing, the District reserves the right to require anyone appearing excessively intoxicated or displaying loud, unruly, or belligerent behavior to leave District property immediately and further reserves the right to call law enforcement to enforce the same.
7. **No Smoking** Smoking (including e-cigarettes) is not permitted in any building, or enclosed or fenced area to the maximum extent of the prohibitions set forth in the Florida Clean Indoor Air Act or other subsequent legislation. All waste must be disposed of in the appropriate receptacles. No employee or contractor of the District shall smoke in any building, or enclosed or fenced area of the Amenities. Any violation of this policy shall be reported to the Amenity Manager.

8. **Pets.** With the exception of service animals, pets are only permitted in designated areas, and they are not permitted indoors. Where service animals are permitted on the grounds, they must be leashed. Patrons are responsible for picking up after all pets as a courtesy to others and in accordance with the law.
9. **Vehicles.** Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, or in any way which blocks the normal flow of traffic. Golf carts, off-road bikes/vehicles (including ATV's), and motorized scooters are prohibited on all property owned, maintained, and operated by the District or at any of the Amenities within District unless they are owned by the District.
10. **Skateboards, Etc.** Bicycles, skateboards, rollerblades, scooters, hover boards and other similar uses are limited to designated outdoor areas only.
11. **Fireworks.** Fireworks of any kind are not permitted anywhere on the Amenities or adjacent areas.
12. **Service Areas.** Only District employees and staff are allowed in the service areas of the Amenities.
13. **Courtesy.** Patrons and their Guests shall treat all staff members and other Patrons and Guests with courtesy and respect.
14. **Profanity.** Loud, profane or abusive language is prohibited.
15. **Horseplay.** Disorderly conduct and horseplay are prohibited.
16. **Equipment.** All equipment and supplies provided for use of the Amenities must be returned in good condition after use. Patrons are encouraged to let the staff know if an area of the Amenities or a piece of equipment is in need of cleaning or maintenance.
17. **Littering.** Patrons are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.
18. **Solicitation and Advertising.** Commercial advertisements shall not be posted or circulated in the Amenities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenities property unless approved in writing by the District.
19. **Firearms.** Firearms are not permitted in any of the Amenities or on any District property in each case to the extent such prohibitions are permitted under Florida law. Among other prohibitions, no firearms may be carried to any meeting of the District's Board of Supervisors.
20. **Trespassing / Loitering.** There is no trespassing or loitering allowed at the Amenities. Any individual violating this policy may be reported to the local authorities.
21. **Compliance with Laws.** All Patrons and Guests shall abide by and comply with any and all federal, state and local laws and ordinances, as well as any District rules and policies, while present at or utilizing the Amenities, and shall ensure that any minor for whom they are responsible also complies with the same.
22. **Surveillance.** Various areas of all Amenities are under twenty-four (24) hour video surveillance.
23. **Grills.** Grills are permitted only outdoors and at the discretion of, and in areas designated by, the District.

24. **Bounce Houses.** Bounce houses and similar apparatus are permitted only outdoors and at the discretion of, and in areas designated by, the District. Proof of liability insurance acceptable to the District shall also be required.
25. **Cellular Phones.** To prevent disturbance to others, use of cellular telephones is limited while in the clubhouse. Patrons and guests are asked to keep their ringers turned off or on vibrate while in the clubhouse.
26. **Lost Property.** The District is not responsible for lost or stolen items. Staff members are not permitted to hold valuables or bags for Patrons or Guests. All found items should be turned in to the Amenity Manager for storage in the lost and found. Items will be stored in the lost and found for up to one month.

FITNESS CENTER

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

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

SWIMMING POOLS

The following policies apply to the District's pools:

1. ***Swim at Your Own Risk.*** The pool areas are not supervised, and so all Patrons use the pools at their own risk.
2. ***Operating Hours.*** The pool areas are open from dawn to dusk only. No one is permitted in the pools at any other time unless a specific event is scheduled.
3. ***Slides.*** The slides are open only at designated times, and only when lifeguards are present. No one is permitted to use the slides when they are closed. When the slides are closed, staff will put in place a panel barrier and/or close-off netting (as applicable) to restrict access.
4. ***Skateboards, Etc.*** No bicycles, scooters, roller skates, roller blades, hover boards, skate boards or other similar items are permitted on the pool deck.
5. ***Food and Drink.*** Patrons are permitted to bring their own snacks and water to the pools; however, no food or beverages are permitted in the pools or the pool wet deck area, as defined by Florida law. Glass containers or breakable objects of any kind are not permitted within the fenced area surrounding the pool. Additionally, all General Provisions previously set forth herein apply.
6. ***Unsafe Behavior.*** No pushing, running, horseplay or other similarly unsafe behavior is allowed in the pool or on the pool deck area.
7. ***Diving.*** Diving is strictly prohibited at the pools, with the exception of swim team competitions pre-approved by the District.
8. ***Noise.*** Radios, tape players, CD players, MP3 players and televisions, and the like are not permitted unless they are personal units equipped with headphones.
9. ***Aquatic Toys and Recreational Equipment.*** Prohibited items include, but are not limited to, rafts, inner tubes, scuba gear, squirt guns, swim fins, hard balls, frisbees, inflatable objects, or other similar water play items. Exceptions are small personal floatation devices for swimming assistance, kickboards, masks, goggles, pool noodles, dive sticks, snorkels and water wings. Amenities staff has the final say regarding the use of any and all recreational floatation devices, and the District reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pools, or if the equipment provides a safety concern.
10. ***Entrances.*** Pool entrances, including stairs and ladders, must be kept clear at all times.
11. ***Railings.*** No swinging on ladders, fences, or railings is allowed.
12. ***Pool Furniture.*** Pool furniture is not to be removed from the pool area or placed in the pools.
13. ***Chemicals.*** Chemicals used in the pools may affect certain hair or fabric colors. The District is not responsible for these effects.
14. ***Pets.*** Pets, (with the exception of service animals), are not permitted on the pool deck area inside the pool gates at any time.
15. ***Attire.*** Appropriate swimming attire (swimsuits) must be worn at all times.
16. ***Parties.*** Parties at the pool are prohibited, and participants may be asked to leave by the Amenity Manager.
17. ***Prevention of Disease.*** All swimmers must shower before initially entering the pools. Persons with open cuts, wounds, sores or blisters may not use the pools.

No person should use the pools with or suspected of having a communicable disease which could be transmitted through the use of the pool.

18. **Swim Diapers.** All persons who are not reliably toilet trained must wear swim diapers and a swimsuit over the swim diaper. If contamination occurs, the pool will be closed for twenty four (24) hours and the water will be shocked with chlorine to kill the bacteria. Any individual responsible for contamination of the pools may be held responsible for any clean-up or decontamination expenses incurred by the District.
19. **Pollution.** No one shall pollute the pools. Anyone who does pollute the pools is liable for any costs incurred in treating and reopening the pool.
20. **Lap Lanes.** Lap lanes are to be used only by persons swimming laps or water walking or jogging.
21. **Reservation of Tables or Chairs.** Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them, except for up to thirty minutes.
22. **Pool Closure.** The pools may close due to weather warnings, fecal accidents, chemical balancing, or general maintenance and repairs.
23. **Weather.** The pools and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pools or pool bottom clearly. The pools will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty 30 minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning, or when instructed to do so by the staff.
24. **Swim Instruction.** Except as expressly authorized by the District, swim instruction for fees, or solicitation of swim instruction for fees, is prohibited.
25. **ADA Compliant Chair Lift.** The two chair lifts in the pool area are provided pursuant to the Americans with Disabilities Act. They are to be used only to facilitate usage of the pools by disabled individuals. Any use of the chair lift for other than its intended purpose is strictly prohibited.

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

TENNIS COURTS

The following policies apply to the tennis courts:

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

MULTI-PURPOSE FIELD

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

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

EVENT LAWN, PATIO, PICNIC AREAS, AND OUTDOOR AREAS

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

1. **First Come Basis.** The picnic areas, and patio grill, are available for use by Patrons and Guests only on a first come first serve basis. The event lawn and patio areas may only be reserved for a program or event approved by the District.
2. **Vehicles.** No bicycles, scooters, skate boards, hover boards or other equipment or vehicles with wheels are permitted.
3. **Grill.** Patrons are responsible for cleaning District-owned grills after use. Personal grills are not permitted.
4. **Skateboards, Etc.** Bikes, rollerblades, skateboards, scooters, hover boards and equipment with wheels are prohibited.
5. **Glass Containers.** No glass containers or breakable objects of any kind are permitted.
6. **Chalking.** Chalking or marking the outdoor areas must be approved in advance and proper marking materials must be used.
7. **Pets.** Pets must be kept on leash and Patrons must pick up and dispose of pet waste in appropriate receptacles.
8. **Equipment.** Patrons and Guests are responsible for bringing their own equipment. The staff may have some equipment available for sign out on a first come first serve basis. Removal of tables and grills from the picnic area is prohibited.
9. **Noise.** Amplified sound systems and DJs are prohibited unless it is an approved program, event or rental.
10. **Clean-Up.** Patrons and Guests must clean up after themselves and dispose of trash in the appropriate receptacles.

OFF LEASH DOG PARK FACILITY

- (1) All Patrons and guests using the Off-Leash Dog Park (the “Bark Park”) are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all District policies governing amenity facilities. Any disregard or violation of these policies or misuse or destruction of Bark Park facilities or equipment may result in the suspension or termination of Bark Park or Amenity Center privileges. Guests may use the Bark Park if accompanied by an adult Patron.
- (2) Please note that the Bark Park is an unattended facility and persons using the Bark Park do so at their own risk. Voluntary use of the Bark Park evidences waiver of any claims against the District resulting from activities occurring at the Bark Park. The District is not responsible for any injury or harm caused from the use of the Bark Park.
- (3) General Policies applicable to those owners and handlers bringing dogs to the Dog Park:

- a. The only pets permitted to use the Bark Park are dogs; no other pets permitted.
- b. Dogs shall be leashed at all times except when in designated “off-leash” areas within the fenced Bark Park.
- c. Dogs shall be supervised and in view at all times and never left unattended.
- d. Children must be supervised at all times. Children under 12 must be accompanied by an adult.
- e. Dogs must be leashed quickly and removed from the dog from the Bark Park in the event of any problems. Any dogs displaying aggressive behavior shall immediately be leashed by the owner and removed from the Bark Park.
- f. Be polite and “Scoop the Poop!” Pet waste stations and trash cans are located at the Bark Park.
- g. No prong, pinch or spiked collars are permitted within the fenced area of the Bark Park.
- h. Dogs shall be kept from digging or damaging any equipment or Bark Park lands or facilities. Any holes made by a person’s dog shall be filled by that person.
- i. Dogs under four months old, in heat, with fleas, skin conditions, or are otherwise ill are not permitted in the Bark Park.
- j. Dogs shall be up-to-date on vaccinations prior to entering the Bark Park, and shall have current rabies and applicable license tags clipped to their collars at all times.
- k. No food is permitted at the Bark Park, except food/treats for dogs.

KAYAK LAUNCH

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

Use of Equipment:

- 1) Non-motorized watercraft vessels including kayaks and canoes will be made available to Patrons and their Guests for a maximum two - hour period per vessel. This will allow availability for other Patrons and Guests.
- 2) Patrons and Guests using watercraft must wear lifeguard approved life jackets for the duration of the rental.
- 3) Children under the age of 18 years old operating a non-motorized watercraft vessel must be accompanied by an adult.
- 4) Patrons and Guests must be able to enter and exit the non-motorized watercraft from the launch.
- 5) Patrons and Guests are responsible for lost or damaged equipment.
- 6) Amenity staff has the right to refuse service based on safety concerns.

- 7) Amenity staff will close all rentals for inclement weather or conditions deemed unsafe.
- 8) All rentals are due in 30 minutes prior to close.
- 9) Hours of operation are subject to change without notice.
- 10) Operating any non-motorized equipment under the influence of alcohol or drugs is strictly prohibited.

LAKE OR POND AREAS

The lakes and ponds throughout the community are not designed for swimming or boating. However, Patrons and their Guests may use the ponds for fishing as set forth herein. (NOTE: Only Patrons and their Guests are authorized to use the ponds for fishing, and any access by non-Patrons is prohibited.) We ask that you respect your fellow landowners and access the ponds through the proper access points. The District has a catch and release policy for all fish caught in the ponds. The ponds are not intended for anything but catch and release, as they are mostly retention ponds and man-made lakes. The purpose of the ponds is to help facilitate the District's natural water system for run off and overflow. The ponds are not to State code for keeping your catch so please protect yourself and the fish population and return them to the water.

The following additional guidelines apply:

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

PLAYGROUND AND TOT LOTS

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

1. Patrons and Guests may use the playgrounds and tot lots at their own risk.
2. Proper footwear is required and no loose clothing especially with strings should be worn.

3. The mulch material is necessary for reducing fall impact and for good drainage. It is not to be picked up, thrown, or kicked for any reason.
4. No food, drinks or gum are permitted at the playground.
5. No pets of any kind are permitted at the playground, with the exception of service animals.
6. No glass containers are permitted at the playground.
7. No jumping off from any climbing bar or platform.
8. Profanity, rough-housing, and disruptive behavior are prohibited.
9. If anything is wrong with the equipment or someone gets hurt, notify the District immediately.

* Sports park *
 * Lakeside Five Pit *

FACILITY RENTAL POLICIES

The following policies apply to the rental of the Amenities:

1. **Patrons Only.** Unless otherwise directed by the District, only Patrons may reserve designated Amenities for parties and events. Please contact the Amenity Manager in order to determine availability of the Amenities for any particular reservation. Rental reservations should be made no later than 14 days in advance in order to schedule staffing.
2. **Amenities Available for Rental:** The following Amenities are available for rental: clubhouse (excluding kitchen), veranda, and multi-purpose field.
3. **Payment & Registration.** At the time the reservation is made, a check or money order (no cash) for the rental fee and a separate check for the security & cleaning deposit (both payable to the District) must be delivered to the **Facility Manager** along with completed paperwork and insurances, if necessary. Each Patron renting the Amenities must sign and execute a Rental Agreement acceptable to the District, must schedule a time to complete a rental check list with Facility Manager one week in advance. Regardless of whether the Rental Agreement is executed, the Patron is bound by the Rental Agreement, which is incorporated herein by this reference.
4. **Rates and Deposits.** The rental rates and deposits for use of the Amenities are as set forth in the District's rules. The deposit will secure the rental time, location and date. To receive the full refund of the deposit within 10 days after the party, the renter must:
 - i. Remove all garbage, place in dumpster and replace garbage liners;
 - ii. Take down all decorations or event displays; and
 - iii. Otherwise clean the rented Amenities and restore them to their pre-rented condition, and to the satisfaction of the District.

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

5. **Computation of Rental Time.** The rental time period is inclusive of set-up and clean-up time.
6. **Duration of Rentals.** Unless otherwise authorized by the District, each rental shall be for a minimum of two hours but no more than six hours. Additional fees may be

charged for rentals that extend beyond the reserved hours. See exhibit B, rental form.

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

St. Johns

PROPERTY DAMAGE

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

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

USE AT OWN RISK; INDEMNIFICATION

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

connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings), and harm of any kind or nature arising out of, or in connection with, the participation in the Activities, by said Patron, Guest, or other person, and any of his or her Guests and any members of his or her Family.

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

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

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

SOVEREIGN IMMUNITY

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

SEVERABILITY

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

AMENDMENTS / WAIVERS

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

ATTACHMENT A: Consent and Waiver Agreement

ATTACHMENT A
Consent and Waiver Agreement

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

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

- (1) Each Patron household will be issued two (2) Facility Access Cards.
- (2) Patrons must have their Facility Access Cards with them to enter any Amenity Facilities.
- (3) All Patrons, their children and guests must adhere to the District’s Rules and Policies at all times.

Last Name:	Address:
Lot Number (if known):	
Phone Number(s): _____	
E-Mail: _____	
E-Mail: _____	
Name:	Phone Number:
Name:	Phone Number:
Name:	Phone Number:
Name:	Phone Number:
Name:	Phone Number:
Access Card Number:	Access Card Number:

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

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

ACCEPTANCE

I acknowledge the waiver as set forth below and I agree to its terms. I have also read and agree to abide by the Policies Regarding District Amenity Facilities and the District's Rules of Procedure. I also understand that I am financially responsible for and damages caused by my family members, my guests and me and those damages resulting from the loss or theft of my Amenity Facility Access Card.

Signature of Patron: _____

Date: _____

WAIVER:

I understand that the Meadow View at Twin Creeks Community Development District, and their Supervisors, officers, agents, consultants and employees, assume no responsibility for injuries or illness that my minor child(ren) may sustain as a result of their physical condition or resulting from their participation in any activities, sports, use of the pool, use of exercise equipment, use of the playground or any other Amenity Facilities. I expressly acknowledge on behalf of myself and my heirs that I assume the risk for any and all injuries and illness that may result from their participation in these activities or use of the Amenity Facilities. I hereby release and discharge the Meadow View at Twin Creeks Community Development District, and their Supervisors, officers, agents, consultants and employees, from any claims for injury, illness, death, loss or damage that my minor child(ren) may suffer as a result of their participation in these activities. I understand that the Meadow View at Twin Creeks Community Development District, are not responsible for personal property lost or stolen while participating in activities at the Amenity Center, pool, and recreational facilities.

Signature of Parent or Guardian: _____

Date: _____

FOR HOME OWNERS ONLY:

The undersigned, a resident landowner within the District, agrees and acknowledges that it will not provide Facility Access Cards to any Tenant (as used herein, the term Tenant shall include all family members of the specifically named Tenant) without first providing an Amenity Facility Access Card Form ("Registration"), executed by Tenant, to an Amenity Facility Staff Member. Should the undersigned provide Facility Access Cards to Tenant without providing an Amenity Facility Staff member with a Registration signed by Tenant, the undersigned agrees to be financially responsible for any damages caused by Tenant and agrees to indemnify the District, its supervisors, agents, staff and Riverside Management Services and its successors, from any and all liability for any injuries that Tenant may sustain in conjunction with the usage of the Amenity Facilities. Nothing herein shall be considered as a waiver of the District's sovereign immunity or Limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been Adopted by the Florida Legislature in Section 768.28 Florida Statutes or other statute.

Signature of Home Owner: _____

Date: _____

OFFICE USE ONLY

Date Received

Date Entered in System

Staff Member Signature

ADDITIONAL ACCESS CARD(S)

Additional Access Card Number: _____

Additional Access Card Number: _____

Additional Access Card Number: _____

Additional Access Card Number: _____

WAIVER OF LIABILITY AND HOLD HARMLESS AGREEMENT

As a condition of the use of the Meadow View at Twin Creeks Community Development District (“District”) Facilities as defined by the rules, policies & rates for usage for all District facilities adopted by the District (hereinafter the “Activity or Activities”), I, on behalf of myself and any minor child/children for whom I have the capacity to contract, hereby acknowledge and agree to the following:

1. I understand the hazards of the novel coronavirus (“COVID-19”) and am familiar with the Centers for Disease Control and Prevention (“CDC”) guidelines regarding COVID-19. I acknowledge and understand that the circumstances regarding COVID-19 are changing from day to day and that, accordingly, the CDC guidelines are regularly modified and updated, and I accept full responsibility for familiarizing myself with the most recent updates. I further recognize and assume the risk that while the District has implemented sanitation procedures, and I accept the inherent risks associated therewith by entering the premises or engaging in the Activities, including that the virus:
 - a. is understood to spread mainly from person-to-person and that recent studies indicate that people who are infected but do not have symptoms (also known as asymptomatic individuals) are likely to play a role in the spread of COVID-19;
 - b. may remain on surfaces for days and spread to individuals that come into contact with those surfaces;
 - c. sanitation procedures do not guarantee or ensure that the virus is not present;
 - d. there is not currently a vaccine to prevent COVID-19;
 - e. and other individuals present within the premises may be COVID+; and
 - f. the best way to prevent illness is to avoid potential exposure to COVID-19.
2. Notwithstanding the risks associated with COVID-19, including but not limited to those set forth herein, which I readily acknowledge, I hereby willingly choose to participate in Activities.
3. I acknowledge and fully assume the risk of illness or death related to COVID-19 arising from my presence in and on the premises and/or participating in the Activities and hereby RELEASE, WAIVE, DISCHARGE, AND COVENANT NOT TO SUE (on behalf of myself, any minor children for whom I have the capacity to contract and to the extent legally possible, on behalf of any others with whom I may come into contact and allege that they became ill or contracted COVID-19 due to my presence in and on the premises and/or participation in the Activities) the MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT, GOVERNMENTAL MANAGEMENT SERVICES – NORTH FLORIDA, LLC, RIVERSIDE MANAGEMENT SERVICES, INC., and each of their owners, supervisors, officers, directors, professional staff, agents, employees and assigns (the “RELEASEES”) from any liability related to COVID-19 which might occur as a result of my being on the premises and participating in the Activities.
4. I shall hold harmless the RELEASEES from and against any and all claims, demands, suits, judgments, losses or expenses of any nature whatsoever (including, without limitation, attorneys’ fees, costs and disbursements, whether of in-house or outside counsel and whether or not an action is brought, on appeal or otherwise), arising from or out of, or relating to, directly or indirectly, the infection of COVID-19 or any other illness or injury alleged to have occurred on the premises or arising out of the Activities.
5. It is my express intent that this Waiver and Hold Harmless Agreement shall bind any assigns and representatives, and shall be deemed as a RELEASE, WAIVER, DISCHARGE, AND COVENANT NOT TO SUE the above-named RELEASEES. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of FLORIDA. I HEREBY KNOWINGLY AND VOLUNTARILY WAIVE ANY RIGHT TO A JURY TRIAL OF ANY DISPUTE ARISING IN CONNECTION WITH THIS AGREEMENT. I ACKNOWLEDGE THAT THIS WAIVER WAS EXPRESSLY NEGOTIATED AND IS A MATERIAL INDUCEMENT TO THE AUTHORIZATION GRANTED BY RELEASEES TO BE ON PREMISES AND PARTICIPATE IN THE ACTIVITIES.

IN SIGNING THIS AGREEMENT, I ACKNOWLEDGE AND REPRESENT THAT I have read the foregoing Wavier of Liability and Hold Harmless Agreement, understand it and sign it voluntarily as my own free act and deed; no oral representations, statements, or inducements, apart from the foregoing written agreement, have been made; I am at least eighteen (18) years of age and fully competent; and I execute this Agreement for full, adequate and complete consideration fully intending to be bound by same. I further represent this waiver is not in lieu of, but rather in addition to, the waiver set forth in the District's adopted rules, policies & rates for usage for all District facilities.

IN WITNESS WHEREOF, I have signed this Waiver and Agreement on this _____ day of _____, 2020.

SIGNATURE: _____

NAME: _____

NAMES OF MINOR CHILD(REN):

RESIDENT REGISTRATION FORM

Homeowners/Tenants: Please provide this form to your property manager/association staff. It must be submitted by an Authorized Community Contact. Please type or print clearly. *Attempting to submit this form via an unauthorized contact or illegibly will delay processing.* If multiple tenants reside at the same address, each must complete their own form.

<input type="checkbox"/> NEW Homeowner	<input type="checkbox"/> UPDATE Homeowner	<input type="checkbox"/> NEW Tenant	<input type="checkbox"/> UPDATE Tenant		
Tenant Lease Start Date (if applicable):		Tenant Lease End Date (if applicable):			
Do you want to remove the previous <i>tenant(s)</i> ? <input type="checkbox"/> Yes <input type="checkbox"/> No (if applicable)					
If yes, all previous tenants will be removed. Please provide date to be deactivated:					
Community Name:					
Property Street Address:					
<p>For communities with Envera's Virtual Gate Guard, a household has a primary contact: The primary number is the first phone number that will be used when an Envera representative needs to contact you. The secondary number will be used if a homeowner/tenant cannot be reached at the first number. The primary email address will be used for service-related and MyEnvera account communications. <u>If an email is not provided</u>, MyEnvera login credentials will be emailed to your property manager or community contact.</p>					
Primary Contact Name:					
Primary Number:		Secondary Number:			
Primary Email Address:					
Secondary Contact Name:					
Primary Number:		Secondary Number:			
You can add additional household members on your MyEnvera account.					
Credential Information (for household)					
Credential Type: Fob, Sticker, Card, Other	Credential Number	Make (for vehicles)	Model (for vehicles)	State (for vehicles)	Plate Number (for vehicles)

Once submitted, please allow 24-48 hours for forms to be processed. Once a registration form has been processed, a MyEnvera account will be created for you, and you will have access to manage your household information via our MyEnvera Android/Apple App or website www.myenvera.com. After you have received your account information, please be sure to visit the app or website to create your visitor list. This list should be used for any and all relatives, house guests, service providers, or vendors that you expect.

The information above will remain confidential and will be used solely for the purpose stated. It is the responsibility of the homeowner/tenant to keep the above information current. Please advise us of any changes, additions, or deletions by logging on to your MyEnvera account or by emailing customerservice@enverasystems.com.

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

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

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

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

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

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

Room / Area	Rental Fee	Deposit
To be determined*	\$0 - \$500	\$250 - \$1,000

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

5. **Miscellaneous Fees.**

Remove?
Add
Key fob/
Window
Sticker

Item	Fee
Weekly guest access card (intended for out of town visitors)	\$25.00/guest
Replacement of Damaged, Lost, or Stolen Access Card	\$25.00
Insufficient Funds Fee (for submitting an insufficient funds check)	\$35.00

6. **Special Provisions.**

- a. **Homeowner's Association Meetings.** Unless otherwise provided in the District's official policies, as may be amended from time to time, each homeowner's association located within the boundaries of the District is permitted one free meeting per month, subject to availability.
- b. **Additional Costs.** The District may in its sole discretion require additional staffing, insurance, cleaning, or other service for any given event, and, if so, may charge an additional fee for the event equal to the cost of such staffing, insurance, cleaning, or service.

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

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

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

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

**PART 3: Meadow View at Twin Creeks
Community Development District
*Disciplinary & Enforcement Rule***

In accordance with Chapters 190 and 120 of the Florida Statutes, and on April 18, 2019 at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Meadow View at Twin Creeks Community Development District adopted the following rules / policies to govern disciplinary and enforcement matters. All prior rules / policies of the District governing this subject matter are hereby superseded on a going forward basis.

1. **Introduction.** This rule addresses disciplinary and enforcement matters relating to the use of the amenities and other properties owned and managed by the District. All capitalized terms not otherwise defined herein have the definitions ascribed to them in the District's Amenities Operating Rules.

2. **General Rule.** All persons using the Amenities and entering District properties are responsible for compliance with, and shall comply with, the Amenities Rules established for the safe operations of the District's Amenities.

3. **Suspension of Rights.** The District, through its Board, District Manager, Amenities Manager, shall have the right to restrict, suspend, or terminate the Amenities privileges of any person to use the Amenities for any of the following behavior:

- a. Submits false information on any application for use of the Amenities;
- b. Permits the unauthorized use of an Access Card;
- c. Exhibits unsatisfactory behavior, deportment or appearance;
- d. Fails to pay amounts owed to the District in a proper and timely manner;
- e. Fails to abide by any District rules or policies (e.g., Amenity Rules and Policies);
- f. Treats the District's supervisors, staff, amenities management, contractors, or other representatives, or other residents or guests, in an unreasonable or abusive manner;
- g. Damages or destroys District property; or
- h. Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, staff, amenities management, contractors, or other representatives, or other residents or Guests.

4. **Authority of Amenities Manager.** The Amenities Manager or his or her designee has the ability to remove any person from one or all Amenities if any of the above-referenced behaviors are exhibited or actions committed. The Amenities Manager or their designee may at any time restrict or suspend for cause or causes, including but not limited

to those described above, any person's (and his/her family's) privileges to use any or all of the Amenities for a period not to exceed thirty days.

5. **Authority of District Manager.** The District Manager may at any time restrict, suspend or terminate for cause or causes, including but not limited to those described above, any person's (and his/her family's) privileges to use any or all of the District Amenities for a period greater than thirty days. Any such person will have the right to appeal the imposition of the restriction, suspension or termination before the Board of Supervisors.

6. **Enforcement of Penalties/Fines.** For any of the reasons set forth in Section 3 above, the District shall additionally have the right to impose a fine of up to the amount of \$1,000 – in addition to any amounts for damages – and collect such fine, damages and attorney's fees as a contractual lien or as otherwise provided pursuant to Florida law.

7. **Legal Action; Criminal Prosecution.** If any person is found to have committed any of the infractions noted in Section 3 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.

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

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2018)
Effective Date: February 21, 2019

Gate Key Fobs and Window Stickers

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

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

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

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

SPORTS PARK FACILITY

The following policies apply to the sports park facility:

1. First Come Basis. Courts are available for use by Patrons and Guests only on a first come first serve basis, unless reserved. When other players are waiting to use the sport courts, use should be limited to 1 hour.
2. Attire. All players shall be dressed in appropriate attire, which includes shirts, tennis shoes, shorts or warm up suits. These items must be worn at all times. Hard and/or black soled shoes are restricted from the sport courts.
3. Use. Courts are for game specific use only.
4. Vehicles. No bicycles, scooters, skate boards, hover boards or other equipment or vehicles with wheels are permitted in the Sports Park facility.
5. Pets. Pets, except for service animals, are not permitted in the Sports Park facility at any time.
6. Food and Drinks. Food and gum are not permitted on the courts. Drinks must be in a non-breakable spill-proof container.
7. Glass Containers. No glass containers or breakable objects of any kind are permitted in the Sports Park facility.
8. Operating Hours. The Sports Park Facility is open from 6 a.m. to 10 p.m. or as otherwise posted. No one is permitted in the Sports Park at any other time unless a specific event is scheduled.
9. Noise. Amplified sound systems and DJs are prohibited unless it is an approved program, event or rental.
10. Skateboards, Etc. No bicycles, scooters, roller skates, roller blades or skate boards, hover boards or similar items are permitted in the Sports Park facility.
11. Furniture. No furniture, other than benches already provided, will be allowed on the playing surfaces.
12. Equipment. Patrons are responsible for bringing their own equipment.
13. Chalking or Taping. Chalking, taping or marking the court areas are prohibited.
14. Sports Instructions. Except as expressly authorized by the District, instructions for fees, or solicitation of sports instruction for fees, is prohibited.
15. Clean-Up. Patrons and Guests must clean up after themselves and dispose of trash in the appropriate receptacles.

LAKESIDE FIRE PIT POLICIES

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

The following policies apply to the Lakeside Park Fire Pit:

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

SEVENTH ORDER OF BUSINESS

A.



MEMORANDUM

To: District Manager
District Engineer

From: District Counsel

Date: October 12, 2021

Subject: Stormwater Management Needs Analysis
(Chapter 2021-194, Laws of Florida/HB53)

We are writing with an update regarding the new law requiring special districts that either own or operate stormwater management systems, stormwater management programs or wastewater services to create a 20-year needs analysis of such system(s).

The Office of Economic and Demographic Research (“OEDR”) recently promulgated additional details and an excel template for reporting the stormwater needs analyses (attached hereto for reference). Similar documents for the wastewater needs analyses will be available soon at which time we will again supplement this memorandum.

A brief summary of the new law and its requirements were set forth in our previous memorandum, attached to this memorandum for your reference in **Exhibit A**. Please feel free to contact us with any questions.

When is the deadline?

For both wastewater and stormwater, the first analysis must be submitted by **June 30, 2022** and updated every five (5) years thereafter. The needs analysis, along with the methodology and any supporting data necessary to interpret the results, must be submitted to the county in which the largest portion of the service area or stormwater system is located.

What steps should the District take?

- District engineers should review the stormwater needs analysis excel workbook and submit a work authorization for approval by the District’s Board prior to commencing work. We recommend presenting the work authorization to the Board as soon as is practical, but no later than the first quarter of 2022.
- District managers should review the stormwater needs analysis excel workbook and start entering information that is readily available. The district manager may be able to complete the “background information” section and provide data on stormwater O&M expenditures, among other assistance.
- Once the work authorization is approved, the district manager should work with the district engineer to complete the remainder of the stormwater needs analyses with the final version submitted to the District no later than May 15, 2022.



- In some cases, districts may require outside consulting or evaluation to complete the needs analyses. Since the necessity of this additional step may not be immediately apparent, we recommend that district managers begin coordinating with their engineers as soon as possible.

Stormwater Needs Analysis Resources from OEDR

- OEDR website <http://edr.state.fl.us/Content/natural-resources/stormwaterwastewater.cfm>
- Excel Workbook (stormwater needs analysis reporting template)
http://edr.state.fl.us/Content/natural-resources/Stormwater_Needs_Analysis.xlsx
(last updated October 8, 2021)
- PDF Version for (essentially the same as the Excel workbook)
http://edr.state.fl.us/Content/natural-resources/Stormwater_Needs_Analysis.pdf
(last updated October 8, 2021)

Wastewater Needs Analysis Resources from OEDR

- Forthcoming.

Exhibit A



MEMORANDUM

To: District Manager, District Engineer
From: District Counsel
Date: September 7, 2021
Subject: Wastewater Services and Stormwater Management Needs Analysis
(Chapter 2021-194, Laws of Florida/HB53)

We are writing to inform you of a new law requiring special districts that either own or operate stormwater management systems, stormwater management programs or wastewater services to create a 20-year needs analysis of such system(s). The requirements relating to wastewater services are found in Section 4 of Chapter 2021-194, Laws of Florida, creating Section 403.9301, Florida Statutes, and the requirements relating to stormwater management programs and systems are found in Section 5 of Chapter 2021-194, Laws of Florida, creating Section 403.9302, Florida Statutes (attached hereto for reference).

A brief summary of the new law and its requirements is set forth below. Please feel free to contact us with any questions.

What is required?

The Office of Economic and Demographic Research (“OEDR”) is expected to promulgate additional details about the requirements of the needs analyses. However, certain general requirements are set forth in the new law.

For wastewater services, the needs analysis must include:

- a) A detailed description of the facilities used to provide wastewater services.
- b) The number of current and projected connections and residents served calculated in 5-year increments.
- c) The current and projected service area for wastewater services.
- d) The current and projected cost of providing wastewater services calculated in 5-year increments.
- e) The estimated remaining useful life of each facility or its major components.
- f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.
- g) The local government’s plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

For stormwater management programs and stormwater management systems, the needs analysis must include:

- a) A detailed description of the stormwater management program or stormwater management system and its facilities and projects.
- b) The number of current and projected residents served calculated in 5-year increments.



- c) The current and projected service area for the stormwater management program or stormwater management system.
- d) The current and projected cost of providing services calculated in 5-year increments.
- e) The estimated remaining useful life of each facility or its major components.
- f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.
- g) The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

When is the deadline?

For both wastewater and stormwater, the first analysis must be created by **June 30, 2022**, and the analysis must be updated every five (5) years thereafter. The needs analysis, along with the methodology and any supporting data necessary to interpret the results, must be submitted to the county in which the largest portion of the service area or stormwater system is located.

What steps should districts take?

District engineers and district managers should begin by evaluating what information is already available to the district, and what new information may need to be gathered. Each district should approve a work authorization for their district engineer to create the needs analysis report and should consider proposals for any outside consulting or evaluation that may be necessary, though in most cases we expect this will not be required. In order to provide ample time for completion of the necessary needs analysis reports, we recommend presenting these items for board consideration no later than the first quarter of 2022, or as soon thereafter as is practical. OEDR is anticipated to provide further guidelines for the reporting requirements, none of which we expect to be particularly burdensome, and which will likely include information readily available to districts' engineering and/or environmental professionals. Once we receive further guidance, we will supplement this informational memorandum.

CHAPTER 2021-194

Committee Substitute for Committee Substitute for Committee Substitute for House Bill No. 53

An act relating to public works; amending s. 255.0991, F.S.; revising a prohibition relating to any solicitation for construction services paid for with state appropriated funds; amending s. 255.0992, F.S.; revising the definition of the term “public works project”; prohibiting the state or any political subdivision that contracts for a public works project from taking specified action against certain persons that are engaged in a public works project or have submitted a bid for such a project; providing applicability; amending s. 403.928, F.S.; requiring the Office of Economic and Demographic Research to include an analysis of certain expenditures in its annual assessment; creating s. 403.9301, F.S.; providing definitions; requiring counties, municipalities, and special districts that provide wastewater services to develop a needs analysis that includes certain information by a specified date; requiring municipalities and special districts to submit such analyses to a certain county; requiring the county to file a compiled document with the coordinator of the Office of Economic and Demographic Research by a specified date; requiring the office to evaluate the document and include an analysis in its annual assessment; providing applicability; creating s. 403.9302, F.S.; providing definitions; requiring counties, municipalities, and special districts that provide stormwater management to develop a needs analysis that includes certain information by a specified date; requiring municipalities and special districts to submit such analyses to a certain county; requiring the county to file a compiled document with the Secretary of Environmental Protection and the coordinator of the Office of Economic and Demographic Research by a specified date; requiring the office to evaluate the document and include an analysis in its annual assessment; providing applicability; providing a determination and declaration of important state interest; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsection (2) of section 255.0991, Florida Statutes, is amended to read:

255.0991 Contracts for construction services; prohibited local government preferences.—

(2) For any a competitive solicitation for construction services paid for with any in which 50 percent or more of the cost will be paid from state-appropriated funds which have been appropriated at the time of the competitive solicitation, a state college, county, municipality, school district, or other political subdivision of the state may not use a local ordinance or regulation to prevent a certified, licensed, or registered contractor,

subcontractor, or material supplier or carrier, from participating in the bidding process that provides a preference based upon:

- (a) ~~The contractor's~~ Maintaining an office or place of business within a particular local jurisdiction;
- (b) ~~The contractor's~~ Hiring employees or subcontractors from within a particular local jurisdiction; or
- (c) ~~The contractor's~~ Prior payment of local taxes, assessments, or duties within a particular local jurisdiction.

Section 2. Paragraph (b) of subsection (1) and subsections (2) and (3) of section 255.0992, Florida Statutes, are amended to read:

255.0992 Public works projects; prohibited governmental actions.—

(1) As used in this section, the term:

(b) “Public works project” means an activity exceeding \$1 million in value that is of which 50 percent or more of the cost will be paid for with any from state-appropriated funds that were appropriated at the time of the competitive solicitation and which consists of the construction, maintenance, repair, renovation, remodeling, or improvement of a building, road, street, sewer, storm drain, water system, site development, irrigation system, reclamation project, gas or electrical distribution system, gas or electrical substation, or other facility, project, or portion thereof that is owned in whole or in part by any political subdivision.

(2)(a) Except as required by federal or state law, the state or any political subdivision that contracts for a public works project may not take the following actions:

(a) Prevent a certified, licensed, or registered contractor, subcontractor, or material supplier or carrier, from participating in the bidding process based on the geographic location of the company headquarters or offices of the contractor, subcontractor, or material supplier or carrier submitting a bid on a public works project or the residences of employees of such contractor, subcontractor, or material supplier or carrier.

(b) Require that a contractor, subcontractor, or material supplier or carrier engaged in a public works such project:

1. Pay employees a predetermined amount of wages or prescribe any wage rate;
2. Provide employees a specified type, amount, or rate of employee benefits;
3. Control, limit, or expand staffing; or

4. Recruit, train, or hire employees from a designated, restricted, or single source.

~~(c)(b) The state or any political subdivision that contracts for a public works project may not~~ Prohibit any contractor, subcontractor, or material supplier or carrier able to perform such work that who is qualified, licensed, or certified as required by state or local law to perform such work from receiving information about public works opportunities or from submitting a bid on the public works project. This paragraph does not apply to vendors listed under ss. 287.133 and 287.134.

(3) This section does not apply to the following:

(a) Contracts executed under chapter 337.

(b) A use authorized by s. 212.055(1) which is approved by a majority vote of the electorate of the county or by a charter amendment approved by a majority vote of the electorate of the county.

Section 3. Paragraph (e) is added to subsection (1) of section 403.928, Florida Statutes, to read:

403.928 Assessment of water resources and conservation lands.—The Office of Economic and Demographic Research shall conduct an annual assessment of Florida’s water resources and conservation lands.

(1) WATER RESOURCES.—The assessment must include all of the following:

(e) Beginning with the assessment due January 1, 2022, an analysis of the expenditures necessary to repair, replace, and expand water-related infrastructure. As part of this analysis, the office shall periodically survey public and private utilities.

Section 4. Section 403.9301, Florida Statutes, is created to read:

403.9301 Wastewater services projections.—

(1) The Legislature intends for each county, municipality, or special district providing wastewater services to create a 20-year needs analysis.

(2) As used in this section, the term:

(a) “Domestic wastewater” has the same meaning as provided in s. 367.021.

(b) “Facility” means any equipment, structure, or other property, including sewerage systems and treatment works, used to provide wastewater services.

(c) “Treatment works” has the same meaning as provided in s. 403.031(11).

(d) “Wastewater services” means service to a sewerage system, as defined in s. 403.031(9), or service to domestic wastewater treatment works.

(3) By June 30, 2022, and every 5 years thereafter, each county, municipality, or special district providing wastewater services shall develop a needs analysis for its jurisdiction over the subsequent 20 years. In projecting such needs, each local government shall include the following:

(a) A detailed description of the facilities used to provide wastewater services.

(b) The number of current and projected connections and residents served calculated in 5-year increments.

(c) The current and projected service area for wastewater services.

(d) The current and projected cost of providing wastewater services calculated in 5-year increments.

(e) The estimated remaining useful life of each facility or its major components.

(f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.

(g) The local government’s plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

(4) Upon completing the requirements of subsection (3), each municipality or special district shall submit its needs analysis, as well as the methodology and any supporting data necessary to interpret the results, to the county within which the largest portion of its service area is located. Each county shall compile all analyses submitted to it under this subsection into a single document and include its own analysis in the document. The county shall file the compiled document with the coordinator of the Office of Economic and Demographic Research no later than July 31, 2022, and every 5 years thereafter.

(5) The Office of Economic and Demographic Research shall evaluate the compiled documents from the counties for the purpose of developing a statewide analysis for inclusion in the assessment due January 1, 2023, pursuant to s. 403.928.

(6) This section applies to a rural area of opportunity as defined in s. 288.0656 unless the requirements of this section would create an undue economic hardship for the county, municipality, or special district in the rural area of opportunity.

Section 5. Section 403.9302, Florida Statutes, is created to read:

403.9302 Stormwater management projections.—

(1) The Legislature intends for each county, municipality, or special district providing a stormwater management program or stormwater management system to create a 20-year needs analysis.

(2) As used in this section, the term:

(a) “Facility” means any equipment, structure, or other property, including conveyance systems, used or useful in connection with providing a stormwater management program or stormwater management system.

(b) “Stormwater management program” has the same meaning as provided in s. 403.031(15).

(c) “Stormwater management system” has the same meaning as provided in s. 403.031(16).

(3) By June 30, 2022, and every 5 years thereafter, each county, municipality, or special district providing a stormwater management program or stormwater management system shall develop a needs analysis for its jurisdiction over the subsequent 20 years. In projecting such needs, each local government shall include the following:

(a) A detailed description of the stormwater management program or stormwater management system and its facilities and projects.

(b) The number of current and projected residents served calculated in 5-year increments.

(c) The current and projected service area for the stormwater management program or stormwater management system.

(d) The current and projected cost of providing services calculated in 5-year increments.

(e) The estimated remaining useful life of each facility or its major components.

(f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.

(g) The local government’s plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

(4) Upon completing the requirements of subsection (3), each municipality or special district shall submit its needs analysis, as well as the

methodology and any supporting data necessary to interpret the results, to the county within which the largest portion of its stormwater management program or stormwater management system is located. Each county shall compile all analyses submitted to it under this subsection into a single document and include its own analysis in the document. The county shall file the compiled document with the Secretary of Environmental Protection and the coordinator of the Office of Economic and Demographic Research no later than July 31, 2022, and every 5 years thereafter.

(5) The Office of Economic and Demographic Research shall evaluate the compiled documents from the counties for the purpose of developing a statewide analysis for inclusion in the assessment due January 1, 2023, pursuant to s. 403.928.

(6) This section applies to a rural area of opportunity as defined in s. 288.0656 unless the requirements of this section would create an undue economic hardship for the county, municipality, or special district in the rural area of opportunity.

Section 6. The Legislature determines and declares that this act fulfills an important state interest.

Section 7. This act shall take effect July 1, 2021.

Approved by the Governor June 29, 2021.

Filed in Office Secretary of State June 29, 2021.

B.

Meadow View at Twin Creeks Community Development District

December 2, 2021

1. Ratification of Requisitions #491 - #504
2. Consideration of Requisitions #2 - #15 (2021 Bond Series)

**Scott Jordan Lockwood
District Engineer
England-Thims & Miller, Inc.**

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

REQUISITION SUMMARY

2019 Bond Series

2021 Bond Series

Thursday, December 2, 2021

2019 BONDS	TO BE RATIFIED			
9/8/2021	491	ETM	Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 199426	\$ 1,845.00
9/8/2021	492	ETM	Twin Creeks (Beacon Lakes Phase 3B) CDD Engineering Report (WA#23) Invoice 199428	\$ 360.00
9/8/2021	493	ETM	Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 199429	\$ 1,834.75
9/8/2021	494	ETM	Beacon Lake - Phase 3B Revised Lot Layout (WA#25) Invoice 199430	\$ 794.75
9/8/2021	495	Basham Lucas	Beacon Lake Community Park - Invoice 8581	\$ 634.90
9/8/2021	496	Smith Trucking Company, Inc.	Sports park clean up - Invoice 80950	\$ 5,625.00
9/8/2021	497	Atlantic Pipe Services, LLC	Beacon Lakes - Electrical Work Invoice 21-0572-1	\$ 2,885.00
9/8/2021	498	J2W Services, LLC	Miscellaneous repair services - Invoice 1039	\$ 90,282.90
10/22/2021	499	West Orange Nurseries, Inc.	Contractor Application for Payment #7 - Beacon Lake Phase 3A	\$ 67,590.45
10/22/2021	500	West Orange Nurseries, Inc.	Contractor Application for Payment #8 - Beacon Lake Phase 3A	\$ 93,522.04
10/22/2021	501	Atlantic Pipe Services, LLC	Beacon Lakes - Electrical Work Invoice 21-0572-2	\$ 3,260.00
10/22/2021	502	ETM	Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 199837	\$ 1,954.25
10/22/2021	503	ETM	Twin Creeks (Beacon Lakes Phase 3B) CDD Engineering Report (WA#23) Invoice 199836	\$ 96.60
10/22/2021	504	ETM	Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 199833	\$ 698.40
TOTAL 2019 REQUISITIONS TO BE RATIFIED				\$271,384.04

2021 BONDS	TO BE APPROVED			
12/2/2021	2	Hughes Brothers Construction, Inc.	Contractor Application for Payment #16 - Beacon Lake Phase 3A	\$ 50,629.62
12/2/2021	3	Quantum Electrical Contractors, Inc.	Bore for broken power conduit (586 Windermere Way) Invoice BeaconBore1	\$ 6,145.00
12/2/2021	4	Quantum Electrical Contractors, Inc.	Bore for Irrigation at Beacon Lakes - Invoice BeaconBore2	\$ 5,435.00
12/2/2021	5	Hughes Brothers Construction, Inc.	Beacon Phase 2 Extra Work - Invoice 11194	\$ 4,565.75
12/2/2021	6	Hughes Brothers Construction, Inc.	Beacon Phase 3A Parkway Extra Work - Invoice 11195	\$ 14,889.49
12/2/2021	7	Gemini Engineering & Sciences, Inc.	Phase 2 and Phase 3A LOMR - Invoice 5	\$ 1,500.00
12/2/2021	8	Hughes Brothers Construction, Inc.	Contractor Application for Payment #17 - Beacon Lake Phase 3A	\$ 68,640.26
12/2/2021	9	Basham Lucas	Lakeside Park at Beacon Lake - Invoice 8652	\$ 1,319.24
12/2/2021	10	Clary & Associates, Inc.	Beacon Lake Phase 3B Map & Description of Assessment Area - Invoice 2021-953	\$ 650.00
12/2/2021	11	Clary & Associates, Inc.	Beacon Lake Parkway Extension: Plat Preparation - Invoice 2021-571	\$ 2,800.00
12/2/2021	12	ETM	Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 200115 (October 2021)	\$ 495.00
12/2/2021	13	ETM	Twin Creeks (Beacon Lakes Phase 3B) CDD Engineering Report (WA#23) Invoice 200114 (October 2021)	\$ 810.00
12/2/2021	14	ETM	Twin Creeks Heartwood DRI BMR (2019-2020) Invoice 199181	\$ 4,376.75
12/2/2021	15	ETM	Twin Creeks Heartwood DRI BMR (2019-2020) Invoice 198951	\$ 3,750.00
TOTAL 2021 REQUISITIONS TO BE APPROVED				\$166,006.11

TOTAL REQUISITIONS TO BE APPROVED DECEMBER 2, 2021 \$437,390.15

E.

12/2/2021

Meadow View at Twin Creeks

Community Development District
Field Operations Report



Jerry Lambert

FIELD OPERATIONS MANAGER
RIVERSIDE MANAGEMENT SERVICES, INC.

Meadow View at Twin Creeks
Community Development District

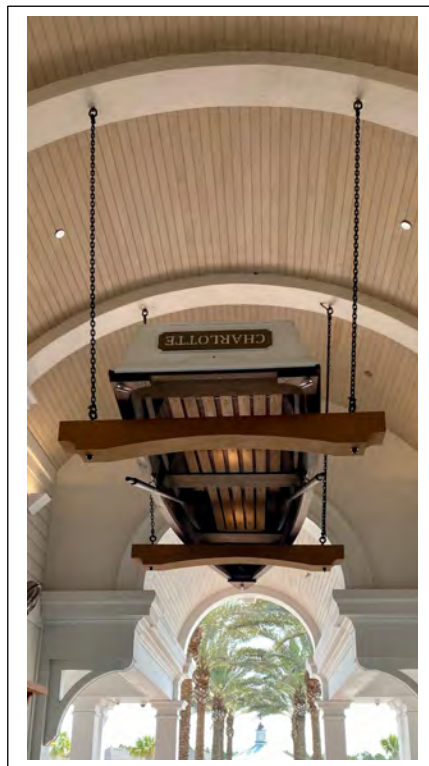
Field Operations Report
December 2, 2021

To: Board of Supervisors

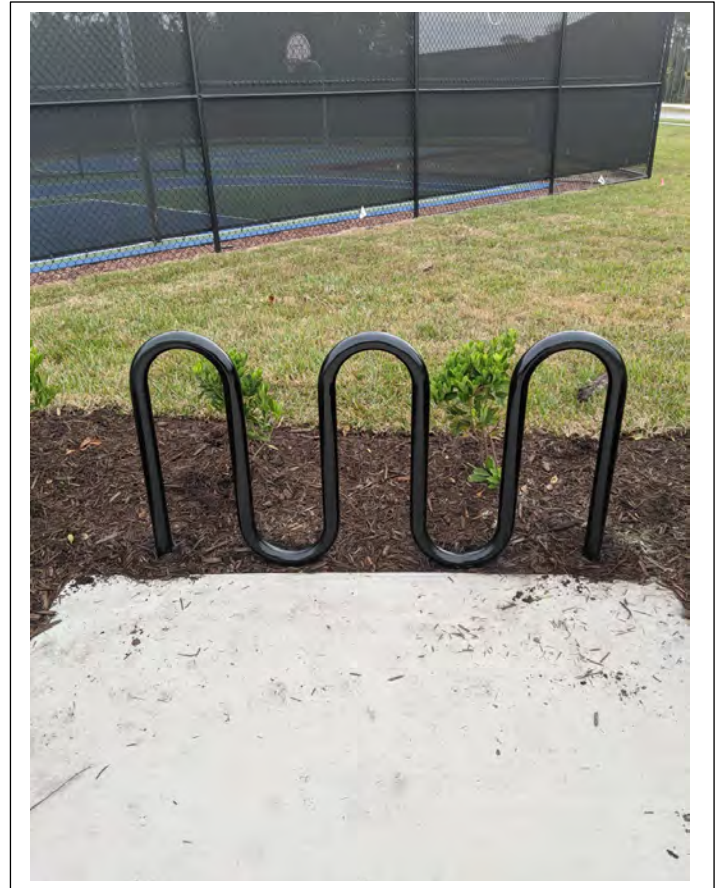
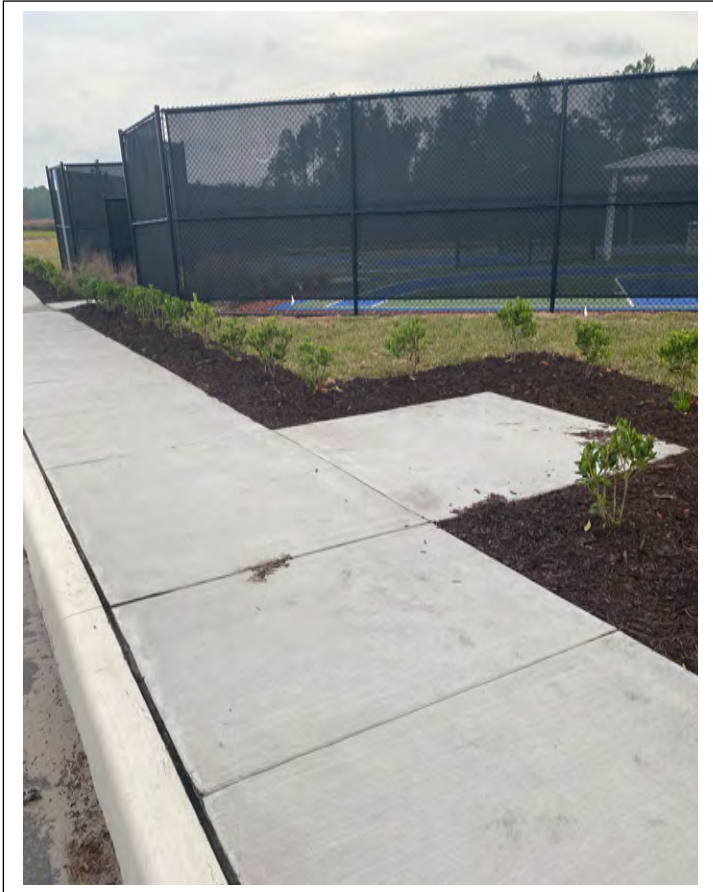
From: Jerry Lambert
Field Operations Manager

RE: Beacon Lake Field Operations Report – December 2, 2021

The following is a summary of items related to the field operations, maintenance and amenity management of Beacon Lake.

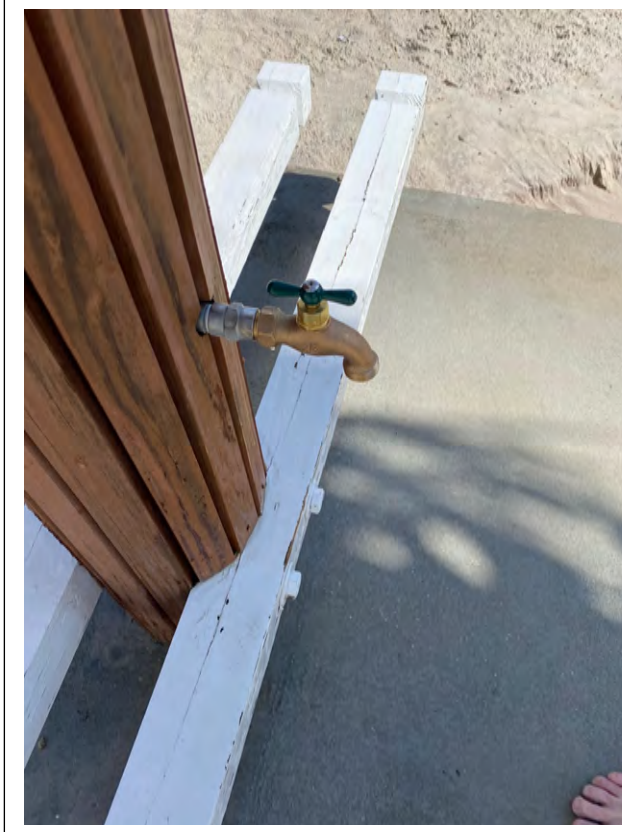


Completed Projects



- A bike rack was installed at the new sports courts on 11/04

Completed Projects



- A faucet was replaced on the pool deck

Completed Projects



- Two pressure gauges were replaced on the pool equipment on 11/02



Conclusion

For any questions or comments regarding the above information please contact Jerry Lambert at Jlambert@rmsnf.com .

Respectfully,

Jerry Lambert



EIGHTH ORDER OF BUSINESS

A.

Meadow View at Twin Creeks
Community Development District
Unaudited Financial Statements
as of
October 31, 2021

Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

October 31, 2021

	General	Debt Service	Capital Project	Totals
Assets:				
Cash	\$339,378	---	---	\$339,378
Investments:				
Custody - US Bank	\$9,835	---	---	\$9,835
Series 2016 A1				
Reserve	---	\$133,754	---	\$133,754
Revenue	---	\$180,601	---	\$180,601
Series 2016 A2				
Revenue	---	\$28,984	---	\$28,984
Prepayment	---	\$204	---	\$204
Construction	---	---	\$356	\$356
Series 2016 B				
Reserve	---	\$113,850	---	\$113,850
Interest	---	\$600	---	\$600
Revenue	---	\$113,250	---	\$113,250
Prepayment	---	\$3,682,622	---	\$3,682,622
Construction	---	---	\$3,473	\$3,473
Series 2018 A1				
Reserve	---	\$184,338	---	\$184,338
Revenue	---	\$241,645	---	\$241,645
Construction	---	---	\$412	\$412
Series 2018 A2				
Reserve	---	\$61,428	---	\$61,428
Revenue	---	\$84,514	---	\$84,514
Prepayment	---	\$942,918	---	\$942,918
Series 2019 A1				
Reserve	---	\$77,582	---	\$77,582
Revenue	---	\$105,172	---	\$105,172
Construction	---	---	\$5,598	\$5,598
Series 2019 A2				
Reserve	---	\$58,359	---	\$58,359
Revenue	---	\$108,143	---	\$108,143
Prepayment	---	\$456,055	---	\$456,055
Series 2020 A1				
Reserve	---	\$34,350	---	\$34,350
Interest	---	\$43,684	---	\$43,684
Prepayment	---	\$20,895	---	\$20,895
Construction	---	---	\$14,005	\$14,005
Series 2020 A2				
Reserve	---	\$36,429	---	\$36,429
Interest	---	\$65,248	---	\$65,248
Prepayment	---	\$370,320	---	\$370,320
Series 2020 A3				
Reserve	---	\$49,494	---	\$49,494
Interest	---	\$130,360	---	\$130,360
Prepayment	---	\$516,618	---	\$516,618
Construction	---	---	\$5	\$5
Due From Developer	---	---	\$167,122	\$167,122
Electric Deposits	\$3,360	---	---	\$3,360
Prepaid Expenses	\$590	---	---	\$590
Total Assets	\$353,163	\$7,841,418	\$190,972	\$8,385,553
Liabilities:				
Accounts Payable	\$11,207	---	---	\$11,207
Contract Payable	---	---	\$167,122	\$167,122
Fund Balances:				
Nonspendable	\$3,950	\$0	\$0	\$3,950
Restricted for Capital Projects	---	---	\$23,850	\$23,850
Restricted for Debt Service	---	\$7,841,418	---	\$7,841,418
Restricted for Fence Agreement	\$1,200	---	---	\$1,200
Unassigned	\$336,805	---	---	\$336,805
Total Liabilities & Fund Equity	\$353,163	\$7,841,418	\$190,972	\$8,385,553

Meadow View at Twin Creeks

Community Development District

GENERAL FUND

Statement of Revenues & Expenditures

For the Period ending October 31, 2021

	Adopted Budget	Prorated Thru 10/31/21	Actual Thru 10/31/21	Variance
REVENUES:				
Developer Contributions	\$829,906	\$45,791	\$45,791	\$0
Assessments - Tax Roll	\$393,842	\$0	\$0	\$0
Assessments - Direct	\$300,771	\$6,134	\$6,134	\$0
Interest/Miscellaneous Income	\$0	\$0	\$0	\$0
Restricted - Easement Fence Fund	\$0	\$0	\$1,200	\$1,200
Facility Revenue	\$10,000	\$833	\$1,800	\$967
TOTAL REVENUES	\$1,534,519	\$52,759	\$54,925	\$2,167
EXPENDITURES:				
ADMINISTRATIVE:				
Engineering	\$20,000	\$1,667	\$0	\$1,667
Attorney Fees	\$30,000	\$2,500	\$0	\$2,500
Annual Audit	\$7,500	\$0	\$0	\$0
Arbitrage	\$2,400	\$0	\$0	\$0
Assessment Roll	\$10,000	\$10,000	\$10,000	\$0
Dissemination	\$20,000	\$1,667	\$2,933	(\$1,267)
Trustee Fees	\$21,000	\$3,654	\$3,654	\$0
Management Fees	\$49,613	\$4,134	\$4,134	\$0
Information Technology	\$1,400	\$117	\$117	\$0
Website Compliance	\$1,000	\$83	\$83	\$0
Telephone	\$500	\$42	\$183	(\$141)
Postage	\$800	\$67	\$70	(\$4)
Insurance	\$7,796	\$7,796	\$7,335	\$461
Printing and Binding	\$4,000	\$333	\$62	\$271
Legal Advertising	\$3,000	\$250	\$0	\$250
Other Current Charges	\$1,600	\$133	\$48	\$85
Office Supplies	\$300	\$25	\$1	\$24
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
ADMINISTRATIVE EXPENDITURES	\$181,084	\$32,643	\$28,796	\$3,847
AMENITY CENTER:				
Utilities				
Telephone/Cable/Internet	\$9,200	\$767	\$1,066	(\$300)
Electric	\$36,000	\$3,000	\$2,721	\$279
Water/Irrigation	\$20,000	\$1,667	\$627	\$1,039
Gas	\$1,500	\$125	\$0	\$125
Trash Removal	\$3,000	\$250	\$294	(\$44)
Security				
Security Monitoring	\$1,800	\$150	\$111	\$39
Access Cards	\$3,000	\$250	\$0	\$250
Contracted Security	\$20,000	\$1,667	\$0	\$1,667
Management Contracts				
Facility Management	\$125,000	\$10,417	\$5,305	\$5,112
Pool Attendants	\$48,000	\$4,000	\$0	\$4,000
Canoe Launch Attendant	\$28,800	\$2,400	\$0	\$2,400
Snack Bar Attendant	\$16,640	\$1,387	\$0	\$1,387
Field Mgmt / Admin	\$25,000	\$2,083	\$3,333	(\$1,250)
Pool Maintenance	\$20,000	\$1,667	\$1,451	\$216
Pool Chemicals	\$15,000	\$1,250	\$960	\$290

Meadow View at Twin Creeks

Community Development District

GENERAL FUND

Statement of Revenues & Expenditures

For the Period ending October 31, 2021

	Adopted Budget	Prorated Thru 10/31/21	Actual Thru 10/31/21	Variance
AMENITY CENTER CONTINUED				
Janitorial	\$20,000	\$1,667	\$1,401	\$266
Facility Maintenance	\$30,000	\$2,500	\$0	\$2,500
Private event Attendant	\$5,000	\$0	\$0	\$0
Repairs & Maintenance	\$36,000	\$3,000	\$280	\$2,720
Capital Projects	\$12,000	\$1,000	\$3,620	(\$2,620)
Snack Bar Inventory- CGS	\$1,000	\$83	\$0	\$83
Food Service License	\$610	\$51	\$0	\$51
Rental and Leases	\$27,691	\$2,308	\$0	\$2,308
Subscriptions	\$12,000	\$1,000	\$249	\$751
Pest Control	\$2,280	\$190	\$190	\$0
Supplies	\$2,000	\$167	\$0	\$167
Towel/Linen Service	\$2,000	\$167	\$0	\$167
Furniture, Fixtures & Equipment	\$5,000	\$417	\$0	\$417
Special Events	\$30,000	\$2,500	\$1,078	\$1,422
Holiday Decorations	\$9,000	\$1,217	\$1,217	\$0
Fitness Center Repairs/Supplies	\$2,000	\$167	\$0	\$167
Office Supplies	\$1,500	\$125	\$173	(\$48)
ASCAP/BMI Licenses	\$1,000	\$83	\$0	\$83
Property Insurance	\$40,183	\$40,183	\$38,456	\$1,727
Permit and License	\$575	\$0	\$0	\$0
AMENITY CENTER EXPENDITURES	\$612,779	\$87,902	\$62,534	\$25,368
GROUND MAINTENANCE EXPENDITURES				
Hydrology Quality/Mitigation	\$6,400	\$533	\$0	\$533
Electric	\$30,000	\$2,500	\$1,346	\$1,154
Landscape Maintenance	\$532,120	\$44,343	\$44,343	\$0
Landscape Contingency	\$30,000	\$2,500	\$0	\$2,500
Lake Maintenance	\$27,000	\$2,250	\$1,769	\$481
Grounds Maintenance	\$12,000	\$1,000	\$0	\$1,000
Pump Repairs	\$5,000	\$417	\$230	\$187
Streetlighting	\$42,000	\$3,500	\$3,727	(\$227)
Streetlight Repairs	\$5,000	\$417	\$0	\$417
Irrigation Repairs	\$15,000	\$1,250	\$4,155	(\$2,905)
Miscellaneous	\$5,000	\$417	\$0	\$417
Contingency	\$31,136	\$2,595	\$0	\$2,595
GROUNDS MAINTENACE EXPENDITURES	\$740,656	\$61,721	\$55,571	\$6,150
TOTAL EXPENDITURES	\$1,534,519	\$182,266	\$146,901	\$35,365
EXCESS REVENUES (EXPENDITURES)	(\$0)		(\$91,976)	
FUND BALANCE - Beginning	\$0		\$433,931	
FUND BALANCE - Ending	(\$0)		\$341,955	

Meadow View at Twin Creeks
Community Development District
General Fund
Month By Month Income Statement
Fiscal Year 2022

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Revenues:													
Developer Contributions	\$45,791	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,791
Assessments - Tax Roll	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Assessments - Direct	\$6,134	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,134
Interest/Miscellaneous Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Restricted - Easement Fence Fund	\$1,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,200
Facility Revenue	\$1,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,800
Total Revenues	\$54,925	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$54,925

Expenditures:

Administrative

Engineering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Attorney Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Assesment Roll	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000
Dissemination	\$2,933	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,933
Trustee Fees	\$3,654	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,654
Management Fees	\$4,134	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,134
Information Technology	\$117	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$117
Website Admin	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$83
Telephone	\$183	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$183
Postage	\$70	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$70
Insurance	\$7,335	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,335
Printing and Binding	\$62	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$62
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Current Charges	\$48	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48
Office Supplies	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative Expenditures	\$28,796	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,796

Amenity Center

Telephone	\$1,066	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,066
Electric	\$2,721	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,721
Water/Irrigation	\$627	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$627
Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trash Removal	\$294	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$294
Security Monitoring	\$111	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$111
Access Cards	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contracted Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Facility Management	\$5,305	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,305
Pool Attendants	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$3,333	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,333
Pool Maintenance	\$1,451	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,451
Pool Chemicals	\$960	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$960
Janitorial	\$1,401	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,401
Facility Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Meadow View at Twin Creeks
Community Development District
General Fund
Month By Month Income Statement
Fiscal Year 2022

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Amenity Center Continued													
Repairs & Maintenance	\$280	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$280
New Capital Projects	\$3,620	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,620
Snack Bar Inventory- CGS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Food Service License	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Rental and Leases	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subscriptions	\$249	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$249
Pest Control	\$190	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$190
Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Towel/Linen Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Furniture, Fixtures & Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special Events	\$1,078	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,078
Holiday Decorations	\$1,217	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,217
Fitness Center Repairs/Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$173	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$173
ASCAP/BMI Licenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Insurance	\$38,456	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$38,456
Permit and License	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Performance Guaranty Bonds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Amenity Center Expenditures	\$62,534	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$62,534
Ground Maintenance Expenditures													
Hydrology Quality/Mitigation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electric	\$1,346	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,346
Landscape Maintenance	\$44,343	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,343
Landscape Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lake Maintenance	\$1,769	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,769
Grounds Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pump Repairs	\$230	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$230
Streetlights	\$3,727	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,727
Streetlight Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Irrigation Repairs	\$4,155	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,155
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Ground Maintenance Expenditures	\$55,571	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,571
Total Expenses	\$146,901	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$146,901
Excess Revenues (Expenditures)	(\$91,976)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$91,976)

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

Funding Request #	Date of Request	Check Date Received Developer	Check Amount Developer	Requested Funding Amount FY 2020	Requested Funding Amount FY 2021	Requested Funding Amount FY 2022	Balance Due From Developer
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
53	7/9/21	7/30/21	\$110,874.39		\$110,874.39		\$0.00
54	8/12/21	9/1/21	\$88,583.35		\$88,583.35		\$0.00
55	9/16/21	9/30/21	\$191,434.80		\$191,434.80		\$0.00
56	10/14/21	10/27/21	\$219,891.73		\$174,100.73	\$45,791.00	\$0.00
TOTAL			\$898,178.03	\$130,460.13	\$721,926.90	\$45,791.00	\$0.00

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2016 A1

Statement of Revenues & Expenditures

For the Period ending October 31, 2021

	Adopted Budget	Prorated Thru 10/31/21	Actual Thru 10/31/21	Variance
<u>REVENUES:</u>				
Special Assessments - 2016 A1	\$443,364	\$0	\$0	\$0
Interest Income	\$20	\$2	\$1	(\$0)
TOTAL REVENUES	\$443,384	\$2	\$1	(\$0)
<u>EXPENDITURES:</u>				
<u>Series 2016 A1</u>				
Interest Expense - 11/1	\$161,700	\$0	\$0	\$0
Interest Expense - 5/1	\$161,700	\$0	\$0	\$0
Principal Expense - 5/1	\$120,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$443,400	\$0	\$0	\$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)	(\$16)		\$1	
FUND BALANCE - Beginning	\$206,338		\$343,541	
FUND BALANCE - Ending	<u>\$206,322</u>		<u>\$343,543</u>	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2016 B

Statement of Revenues & Expenditures

For the Period ending October 31, 2021

	Adopted Budget	Prorated Thru 10/31/21	Actual Thru 10/31/21	Variance
<u>REVENUES:</u>				
Special Assessments - 2016 B	\$228,900	\$41,327	\$41,327	\$0
Prepayments	\$0	\$0	\$1,467,560	\$1,467,560
Prepayment Interest	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$10	\$10
TOTAL REVENUES	\$228,900	\$41,327	\$1,508,897	\$1,467,570
<u>EXPENDITURES:</u>				
Interest Expense - 11/1	\$113,850	\$0	\$0	\$0
Interest Expense - 5/1	\$113,850	\$0	\$0	\$0
TOTAL EXPENDITURES	\$227,700	\$0	\$0	\$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)	\$1,200		\$1,508,897	
FUND BALANCE - Beginning	\$118,488		\$2,401,425	
FUND BALANCE - Ending	<u>\$119,688</u>		<u>\$3,910,322</u>	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2018 A1 and A2

Statement of Revenues & Expenditures

For the Period ending October 31, 2021

	Adopted Budget	Prorated Thru 10/31/21	Actual Thru 10/31/21	Variance
<u>REVENUES:</u>				
Assessments - A1	\$612,550	\$103,568	\$103,568	\$0
Assessments - A2	\$304,937	\$43,890	\$43,890	\$0
Prepayments - A2	\$0	\$0	\$0	\$0
Interest Income	\$50	\$4	\$6	\$1
TOTAL REVENUES	\$917,537	\$147,462	\$147,463.82	\$1
<u>EXPENDITURES:</u>				
Series 2018 A1				
Interest Expense - 11/1	\$235,794	\$0	\$0	\$0
Interest Expense - 5/1	\$235,794	\$0	\$0	\$0
Principal Expense - 5/1	\$140,000	\$0	\$0	\$0
Series 2018 A2				
Interest Expense - 11/1	\$74,760	\$0	\$0	\$0
Principal Expense - 11/1 (Prepayment)	\$570,000	\$0	\$0	\$0
Interest Expense - 2/1	\$0	\$0	\$0	\$0
Principal Expense - 2/1 (Prepayment)	\$0	\$0	\$0	\$0
Interest Expense - 5/1	\$74,760	\$0	\$0	\$0
Principal Expense - 5/1	\$55,000	\$0	\$0	\$0
Principal Expense - 5/1 (Prepayment)	\$0	\$0	\$0	\$0
Interest Expense - 8/3	\$0	\$0	\$0	\$0
Principal Expense - 8/3 (Prepayment)	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$1,386,108	\$0	\$0	\$0
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	(\$0)	(\$0)
TOTAL OTHER SOURCES AND USES	\$0	\$0	(\$0.25)	(\$0)
EXCESS REVENUES (EXPENDITURES)	(\$468,571)		\$147,463.57	
FUND BALANCE - Beginning	\$797,498		\$1,367,379.52	
FUND BALANCE - Ending	<u>\$328,927</u>		<u>\$1,514,843.09</u>	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2019 A1/A2

Statement of Revenues & Expenditures

For the Period ending October 31, 2021

	Adopted Budget	Prorated Thru 10/31/21	Actual Thru 10/31/21	Variance
<u>REVENUES:</u>				
Assessments - Direct 2019 A1	\$257,360	\$74,693	\$74,693	\$0
Assessments - Direct 2019 A2	\$194,530	\$91,601	\$91,601	\$0
Interest Income	\$20	\$2	\$3	\$1
TOTAL REVENUES	\$451,910	\$166,295	\$166,296	\$1
<u>EXPENDITURES:</u>				
<u>2019 A1</u>				
Interest Expense - 11/1	\$100,890	\$0	\$0	\$0
Interest Expense - 5/1	\$100,890	\$0	\$0	\$0
Principal Expense - 5/1	\$55,000	\$0	\$0	\$0
<u>2019A2</u>				
Interest Expense - 11/1	\$77,285	\$0	\$0	\$0
Interest Expense - 2/1	\$280,000	\$0	\$0	\$0
Principal Expense - 2/1 (Prepayment)	\$0	\$0	\$0	\$0
Interest Expense - 5/1	\$0	\$0	\$0	\$0
Principal Expense - 5/1	\$77,285	\$0	\$0	\$0
Principal Expense - 5/1 (Prepayment)	\$40,000	\$0	\$0	\$0
Interest Expense - 8/3	\$0	\$0	\$0	\$0
Principal Expense - 8/3 (Prepayment)	\$0	\$0	\$0	\$0
	\$0			
TOTAL EXPENDITURES	\$731,350	\$0	\$0	\$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)	(\$279,440)		\$166,296	
FUND BALANCE - Beginning	\$468,896		\$639,016	
FUND BALANCE - Ending	<u>\$189,456</u>		<u>\$805,312</u>	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2020 A1/A2/A3

Statement of Revenues & Expenditures

For the Period ending October 31, 2021

	Proposed Budget	Prorated Thru 10/31/21	Actual Thru 10/31/21	Variance
<u>REVENUES:</u>				
Assessments A1	\$114,494	\$0	\$0	\$0
Assessments A2	\$121,431	\$0	\$0	\$0
Assessments A3	\$180,400	\$0	\$0	\$0
Interest Income	\$50	\$4	\$5	\$1
TOTAL REVENUES	\$416,375	\$4	\$5	\$1
<u>EXPENDITURES:</u>				
<u>2020 A1</u>				
Interest Expense - 11/1	\$43,678	\$0	\$0	\$0
Principal Expense - 11/01 (Prepayment)	\$20,000	\$0	\$0	\$0
Interest Expense - 5/1	\$43,678	\$0	\$0	\$0
Principal Expense - 5/1	\$25,000	\$0	\$0	\$0
<u>2020 A2</u>				
Interest Expense - 11/1	\$47,569	\$0	\$0	\$0
Principal Expense - 11/1 (Prepayment)	\$185,000	\$0	\$0	\$0
Interest Expense - 5/1	\$47,569	\$0	\$0	\$0
Principal Expense - 5/1 (Prepayment)	\$25,000	\$0	\$0	\$0
<u>2020 A3</u>				
Interest Expense - 11/1	\$65,172	\$0	\$0	\$0
Principal Expense - 11/01 (Prepayment)	\$325,000	\$0	\$0	\$0
Interest Expense - 5/1	\$65,172	\$0	\$0	\$0
Principal Expense - 5/1 (Prepayment)	\$50,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$942,838	\$0	\$0	\$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)	(\$526,463)		\$5	
FUND BALANCE - Beginning	\$769,988		\$1,267,394	
FUND BALANCE - Ending	<u>\$243,525</u>		<u>\$1,267,399</u>	

Meadow View at Twin Creeks

Community Development District

Capital Projects Funds

Statement of Revenues & Expenditures

For the Period ending October 31, 2021

	Series 2016 A1/A2	Series 2016 B	Series 2018	Series 2019	Series 2020
REVENUES:					
Interest Income	\$0	\$0	\$0	\$0	\$0
Developer Contributions	\$0	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0	\$0
EXPENDITURES:					
Capital Outlay	\$0	\$0	\$0	\$0	\$0
Capital Outlay A1	\$0	\$0	\$0	\$0	\$0
Capital Outlay A3	\$0	\$0	\$0	\$0	\$0
Cost of Issuance A1	\$0	\$0	\$0	\$0	\$0
Cost of Issuance A2	\$0	\$0	\$0	\$0	\$0
Cost of Issuance A3	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0	\$0
OTHER SOURCES/(USES)					
Interfund Transfer In (Out)	\$0	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES/(USES)	\$0	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0	\$0	\$0	\$0	\$0
FUND BALANCE - Beginning	\$356	\$3,472	\$412	\$5,598	\$14,010
FUND BALANCE - Ending	\$356	\$3,473	\$412	\$5,598	\$14,011

Meadow View at Twin Creeks
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:	\$133,753.54
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)
Less: May 1, 2021	(\$115,000)
Current Bonds Outstanding	\$6,210,000

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:	\$113,850.00
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:	\$184,337.99
Bonds outstanding - 11/19/2018	\$8,955,000
Less: May 1, 2020	(\$130,000)
Less: May 1, 2021	(\$135,000)
Current Bonds Outstanding	\$8,690,000

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:	\$61,428.00
Reserve Balance:	\$61,428.00
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)
Less: November 1, 2020 (Prepayment)	(\$1,015,000)
Less: February 2, 2021 (Prepayment)	(\$465,000)
Less: May 1, 2021	(\$60,000)
Less: May 1, 2021 (Prepayment)	(\$1,290,000)
Current Bonds Outstanding	\$2,860,000

Meadow View at Twin Creeks

Community Development District

Long Term Debt Report

Series 2019 A1 Special Assessment Bonds	
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:	\$77,582.15
Bonds outstanding - 2/25/2019	\$3,660,000
Less: May 1, 2020	(\$50,000)
Less: May 1, 2021	(\$50,000)
Current Bonds Outstanding	\$3,560,000

Series 2019 A2 Special Assessment Bonds	
Interest Rate:	5.80%
Maturity Date:	5/1/49
Reserve Fund Definition:	30% of MADS
Reserve Fund Requirement:	\$58,359.00
Reserve Balance:	\$58,359.00
Bonds outstanding - 2/25/2019	\$4,450,000
Less: May 1, 2020	(\$55,000)
Less: August 3, 2020 (Prepayment)	(\$35,000)
Less: November 1, 2021	(\$95,000)
Less: May 1, 2021	(\$60,000)
Less: May 1, 2021 (Prepayment)	(\$1,540,000)
Current Bonds Outstanding	\$2,665,000

Series 2020 A1 Special Assessment Bonds	
Interest Rate:	4.25%
Maturity Date:	5/1/26
Reserve Fund Definition:	30% of MADS
Reserve Fund Requirement:	\$34,348.13
Reserve Balance:	\$34,349.58
Bonds outstanding - 5/18/2020	\$1,685,000
Current Bonds Outstanding	\$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:	\$36,429.38
Reserve Balance:	\$36,429.38
Bonds outstanding - 5/18/2020	\$2,480,000
Less: February 2, 2021 (Prepayment)	(\$305,000)
Less: May 1, 2021 (Prepayment)	(\$405,000)
Current Bonds Outstanding	\$1,770,000

Series 2020 A3 Special Assessment Bonds	
Interest Rate:	5.38%
Maturity Date:	5/1/51
Reserve Fund Definition:	30% of MADS
Reserve Fund Requirement:	\$54,120.00
Reserve Balance:	\$49,494.38
Bonds outstanding - 5/18/2020	\$4,410,000
Less: August 3, 2020 (Prepayment)	(\$105,000)
Less: November 1, 2020 (Prepayment)	(\$375,000)
Less: February 2, 2021 (Prepayment)	(\$350,000)
Less: May 1, 2021 (Prepayment)	(\$1,155,000)
Current Bonds Outstanding	\$2,425,000

B.

MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022 ASSESSMENT RECEIPTS

ASSESSED	# UNITS	SERIES 2016A-1 DEBT SERVICE NET	SERIES 2018A-1 DEBT SERVICE NET	SERIES 2019A-1 DEBT SERVICE NET	SERIES 2020A-1 DEBT ASMT NET (2)	SERIES 2021 DEBT ASMT NET (2)	FY22 O&M NET	TOTAL ASSESSED
HEARTWOOD 23 LLC	200	-	-	-	-	-	24,537.13	24,537.13
DREAM FINDERS	299	-	-	-	-	-	36,683.01	36,683.01
TOTAL DIRECT INVOICE	499	-	-	-	-	-	61,220.13	61,220.13
TAX ROLL ASSESSED	977	443,364.15	612,533.25	257,353.12	113,041.11	-	639,571.77	2,065,863.40
TOTAL ASSESSED	1,476	443,364.15	612,533.25	257,353.12	113,041.11	-	700,791.90	2,127,083.53

DUE / RECEIVED	BALANCE DUE	SERIES 2016A-1 DEBT SERVICE RECEIVED	SERIES 2018A-1 DEBT SERVICE RECEIVED	SERIES 2019A-1 DEBT SERVICE RECEIVED	SERIES 2020A-1 DEBT SERVICE RECEIVED	SERIES 2021 DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL RECEIVED
HEARTWOOD 23 LLC	18,402.85	-	-	-	-	-	6,134.28	6,134.28
DREAM FINDERS	36,683.01	-	-	-	-	-	-	-
DIRECT RECEIPTS	55,085.85	-	-	-	-	-	6,134.28	6,134.28
TAX ROLL RECEIPTS	1,891,221.95	37,480.58	51,781.59	21,755.80	9,556.13	-	54,067.35	174,641.45
TOTAL RECEIPTS	1,946,307.80	37,480.58	51,781.59	21,755.80	9,556.13	-	60,201.63	180,775.73

TAX ROLL RECEIPTS

DISTRIBUTION	DATE	SERIES 2016A-1 DEBT SERVICE RECEIVED	SERIES 2018A-1 DEBT SERVICE RECEIVED	SERIES 2019A-1 DEBT SERVICE RECEIVED	SERIES 2020A-1 DEBT ASMT RECEIVED	SERIES 2021 DEBT ASMT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
1	11/4/2021	329.62	455.39	191.33	84.04	-	475.48	1,535.86
2	11/17/2021	7,032.17	9,715.35	4,081.86	1,792.94	-	10,144.22	32,766.54
3	11/22/2021	30,118.79	41,610.85	17,482.61	7,679.15	-	43,447.65	140,339.05
		-	-	-	-	-	-	-
		-	-	-	-	-	-	-
		-	-	-	-	-	-	-
		-	-	-	-	-	-	-
		-	-	-	-	-	-	-
		-	-	-	-	-	-	-
		-	-	-	-	-	-	-
		-	-	-	-	-	-	-
		-	-	-	-	-	-	-
		-	-	-	-	-	-	-
		-	-	-	-	-	-	-
		-	-	-	-	-	-	-
		-	-	-	-	-	-	-
TOTAL TAX ROLL RECEIPTS		37,480.58	51,781.59	21,755.80	9,556.13	-	54,067.35	174,641.45

DIRECT INVOICE INSTALLMENTS DUE 10/1/21, 1/1/22, 4/1/22, 7/1/22 FOR O&M AND 4/15/22, 10/15/22 FOR D/S
THERE IS AN ADDITIONAL \$716,009 DUE FOR DEVELOPER CONTRIBUTION

PERCENT COLLECTED DIRECT	0%	0%	0%	0%	0%	0%	10.0%	10.0%
PERCENT COLLECTED TAX ROLL	8%	8%	8%	8%	8%	0%	8.5%	8.5%
PERCENT COLLECTED TOTAL	8%	8%	8%	8%	8%	0%	8.6%	8.5%

C.

Meadow View at Twin Creeks Community Development District

Check Run Summary

10/1/21 - 10/31/21

Date	Check Numbers	Amount
General Fund		
10/12/21	1437-1448	\$57,868.61
10/15/21	1449	\$590.00
10/22/21	1450-1459	\$44,146.65
10/26/21	1460	\$423.06
Total Checks		\$103,028.32
Autopayments		
10/4/21	Wellbeats	\$249.00
10/7/21	Republic Services	\$294.43
10/7/21	Florida National Gas	\$21.74
10/19/21	St Johns County Utility Dept	\$627.46
10/19/21	AT&T	\$69.55
10/21/21	Comcast	\$822.89
10/28/21	FPL	\$7,793.94
10/28/21	Wells Fargo Credit Card	\$1,570.09
Total Paid Electronically		\$11,449.10
Total General Fund		\$114,477.42

* Fedex Invoices will be available upon request

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/12/21	00038	7/29/21 211515	202107 320-57200-45400	ACCESS CONTROL CARDS	*	1,775.00		
		8/18/21 214951	202107 320-57200-44300	ACCESS CONTROL CARDS	*	575.00		
		9/15/21 216703	202110 320-57200-45400	OCT MONITORING	*	110.95		
		9/23/21 218827	202109 320-57200-44200	REPROG RESID PERMISSIONS	*	482.50		
							ATLANTIC SECURITY	2,943.45 001437
10/12/21	00078	10/05/21 34096	202110 320-57200-44202	INSTALL MEDIA-RPLC LTRLS	*	3,620.03		
							COMPAC FILTRATION, INC.	3,620.03 001438
10/12/21	00045	9/30/21 69758	202109 320-53800-45005	SEPT LAKE MAINTENANCE	*	1,769.14		
							FUTURE HORIZONS, INC.	1,769.14 001439
10/12/21	00001	9/17/21 76	202110 310-51300-31000	ASSESS ROLL CERT FY 2022	*	10,000.00		
							GOVERNMENTAL MANAGEMENT SERVICES	10,000.00 001440
10/12/21	00047	9/01/21 21641	202109 310-51300-31200	ARBIT SE2020A FYE 5/31	*	600.00		
							GRAU AND ASSOCIATES	600.00 001441
10/12/21	00130	9/13/21 997450	202109 320-57200-44200	PRESS WASHED STOP SIGNS	*	225.00		
							JAMES M TETER DBA MY CLEAN ROOF	225.00 001443
10/12/21	00116	9/03/21 09192021	202109 320-57200-49400	SPEC EVENT 9/19/21	*	450.00		
							KENNETH BAXLEY	450.00 001444
10/12/21	00020	9/30/21 132	202109 320-57200-45509	SEPT PRIV EVENT ATTENDANT	*	462.50		
		9/30/21 133	202109 320-57200-45500	SEPT FAC NIGHT ATTENDANT	*	3,300.00		
		9/30/21 134	202109 320-57200-45501	SEPT LIFEGUARD HOURS	*	3,283.68		
		10/01/21 131	202110 320-57200-45507	OCT JANITORIAL SRVS	*	1,295.00		
		10/01/21 131	202110 320-57200-45505	OCT POOL MAINT	*	1,406.00		
		10/01/21 131	202110 320-57200-45504	OCT CONTRACT ADMIN	*	3,333.33		

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		10/01/21 131	202110 320-57200-45500	OCT FAC MANAGEMENT	*	5,304.50	
				RIVERSIDE MANAGEMENT SERVICES			18,385.01 001445
10/12/21 00048		9/24/21 16621	202109 320-57200-45508	AMENITY FACILITY MAINT	*	795.38	
				SOUTHEAST FITNESS REPAIR			795.38 001446
10/12/21 00077		7/08/21 21167	202107 320-57200-45508	INSTLLD VENT ON AIR HNDLR	*	754.25	
		8/13/21 22562	202108 320-57200-45508	RPR KTCH/OFC/GYM DRAINLNE	*	220.50	
		8/27/21 23078	202108 320-57200-45508	RPR CLOGGED DRAIN LINE	*	294.00	
				THIGPEN HEATING & COOLING, INC.			1,268.75 001447
10/12/21 00040		10/01/21 JAX27374	202110 320-53800-45004	OCT LANDSCAPE MAINTENANCE	*	17,811.85	
				YELLOWSTONE LANDSCAPE			17,811.85 001448
10/15/21 00131		9/19/21 153465	202110 300-15500-10000	SANTA VISIT 12/3/21	*	590.00	
				HIRE SANTA, LLC			590.00 001449
10/22/21 00006		10/01/21 85338	202110 310-51300-54000	FY22 SPECIAL DISTRICT FEE	*	175.00	
				DEPARTMENT OF ECONOMIC OPPORTUNITY			175.00 001450
10/22/21 00011		10/15/21 14	202110 310-51300-31600	SE2018A-2 AMORT SCHEDULE	*	500.00	
		10/15/21 14	202110 310-51300-31600	SE2019A-2 AMORT SCHEDULE	*	500.00	
		10/15/21 14	202110 310-51300-31600	SE2020A-1 AMORT SCHEDULE	*	100.00	
		10/15/21 14	202110 310-51300-31600	SE2020A-2 AMORT SCHEDULE	*	500.00	
		10/15/21 14	202110 310-51300-31600	SE2020A-3 AMORT SCHEDULE	*	500.00	
				DISCLOSURE SERVICES, LLC			2,100.00 001451
10/22/21 00001		10/01/21 77	202110 310-51300-34000	OCT MANAGEMENT FEES	*	4,134.42	
		10/01/21 77	202110 310-51300-35300	OCT WEBSITE ADMIN	*	83.33	
		10/01/21 77	202110 310-51300-35100	OCT INFORMATION TECH	*	116.67	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/01/21	77	202110	310-51300-31600	OCT DISSEM AGENT SERVICES	*	833.34		
10/01/21	77	202110	310-51300-51000	OFFICE SUPPLIES	*	.90		
10/01/21	77	202110	310-51300-42000	POSTAGE	*	70.26		
10/01/21	77	202110	310-51300-42500	COPIES	*	62.10		
10/01/21	77	202110	310-51300-41000	TELEPHONE	*	182.50		
							5,483.52	001452
----- GOVERNMENTAL MANAGEMENT SERVICES -----								
10/22/21	00126	10/10/21	458 202109 310-51300-31500	SEPT GENERAL COUNSEL	*	3,824.00		
							3,824.00	001453
----- KE LAW GROUP, PLLC -----								
10/22/21	00033	9/30/21	5349890 202109 320-57200-45507	JANITORIAL SUPPLIES	*	45.23		
		9/30/21	5358198 202109 320-57200-45507	JANITORIAL SUPPLIES	*	648.80		
							694.03	001454
----- SOUTHEASTERN PAPER GROUP, INC -----								
10/22/21	00002	9/30/21	I0337719 202109 310-51300-48000	BOS FY22 NTC OF MTG 9/22	*	103.22		
							103.22	001455
----- ST AUGUSTINE RECORD -----								
10/22/21	00046	9/20/21	7868092 202109 320-57200-45917	SEPT PEST CONTROL	*	190.00		
		10/12/21	7943243 202110 320-57200-45917	OCT PEST CONTROL	*	190.00		
							380.00	001456
----- TURNER PEST CONTROL -----								
10/22/21	00132	9/30/21	TR0038 202110 320-57200-49400	OKTOBERFEST 10/16/21	*	700.00		
							700.00	001457
----- VETERANS UNITED CRAFT BREWERY, LLC -----								
10/22/21	00013	10/01/21	8776307 202110 320-53800-45003	PH2P2 OCT LANDSCAPE MAINT	*	8,420.00		
		10/01/21	8776308 202110 320-53800-45003	BL3A OCT LANDSCAPE MAINT	*	9,100.00		
		10/01/21	8776309 202110 320-53800-45003	OCT LANDSCAPE MAINTENANCE	*	9,011.47		
		10/04/21	8776317 202110 320-53800-45009	BL3A IRRIG RPR	*	1,500.00		
							28,031.47	001458
----- WEST ORANGE NURSERIES, INC -----								

MVTP MEADOW VIEW TP BPEREGRINO

AP300R
 *** CHECK NOS. 001437-001460

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 11/22/21
 MEADOW VIEW @ TWIN CREEKS GF
 BANK A MEADOW VIEW-GENERAL

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/22/21	00040	10/22/21 JAX27801	202110 320-53800-45009	RPC VALVE NEAR LIFT STN	*	1,575.00	
		10/22/21 JAX27801	202110 320-53800-45009	RPR MAINLINE AT ENTRANCE	*	1,080.41	
YELLOWSTONE LANDSCAPE							2,655.41 001459
10/26/21	00048	8/11/21 15948A	202108 320-57200-44207	SEMI ANNUAL PM	*	423.06	
SOUTHEAST FITNESS REPAIR							423.06 001460
TOTAL FOR BANK A						103,028.32	
TOTAL FOR REGISTER						103,028.32	

MVTP MEADOW VIEW TP BPEREGRINO



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
08/26/2021	\$1,775.00	07/29/2021

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

INVOICE NO. 211515 - PROGRESS INVOICE NO. 1

Site: 850 Beacon Lakes Pkwy St Augustine
Site Address: 850 Beacon Lakes Pkwy St Augustine FL 32092
Job No.: 66554
Job Name: Beacon Lakes
Order No.:

Equipment & Installation
 Video Surveillance System

Sub-Total ex Tax	\$1,150.00
Tax	\$0.00
Total	\$1,150.00
Previous Claim Amount (0.00%)	\$0.00
This Claim Amount (50.00%)	\$575.00
Claim Remaining (50.00%)	\$575.00

Change Order dated 7-27-21 to add (300) CDV-CS Access Control Proximity Cards

Sub-Total ex Tax	\$1,200.00
Tax	\$0.00
Total	\$1,200.00
Previous Claim Amount (0.00%)	\$0.00
This Claim Amount (100.00%)	\$1,200.00
Claim Remaining (0.00%)	\$0.00

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

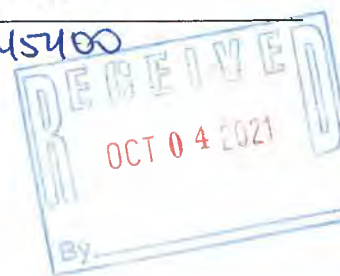
IMPORTANT: Please remember to test your system monthly.
 Need automation for your home? Visit us online at www.smarthome.biz

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

Sub-Total ex Tax	\$1,775.00
Tax	\$0.00
Total inc Tax	\$1,775.00
Amount Applied	\$0.00
Balance Due	\$1,775.00

1,320,572.00, 454.00

38A





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

PLEASE PAY BY	AMOUNT	INVOICE DATE
08/26/2021	\$1,775.00	07/29/2021

INVOICE NO. 211515 - PROGRESS INVOICE NO. 1

How To Pay

INVOICE NO. 211515



Credit Card (MasterCard, Visa, Amex)



Mail

Detach this section and mail check to:

**Atlantic Security
1714 Cesery Blvd
Jacksonville, FL 32211**

Credit Card No.

Card Holder's Name: _____ CCV: _____

Expiry Date: / Signature: _____

NAME:	Meadow View at Twin Creeks CCD	DUE DATE:	08/26/2021	AMOUNT DUE:	\$1,775.00
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Please Reference: **211515**



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	AMOUNT	INVOICE DATE
09/15/2021	\$575.00	08/18/2021

INVOICE NO. 214951 - FINAL INVOICE

Site: 850 Beacon Lakes Pkwy St
 Augustine
Site Address: 850 Beacon Lakes Pkwy
 St Augustine FL 32092
Job No.: 66554
Job Name: Beacon Lakes
Order No.:

Equipment & Installation Video Surveillance System

Sub-Total ex Tax	\$1,150.00
Tax	\$0.00
Total	\$1,150.00
Previous Claim Amount (50.00%)	\$575.00
This Claim Amount (50.00%)	\$575.00
Claim Remaining (0.00%)	\$0.00

Change Order dated 7-27-21 to add (300) CDV-CS Access Control Proximity Cards

Sub-Total ex Tax	\$1,200.00
Tax	\$0.00
Total	\$1,200.00
Previous Claim Amount (100.00%)	\$1,200.00
This Claim Amount (0.00%)	\$0.00
Claim Remaining (0.00%)	\$0.00

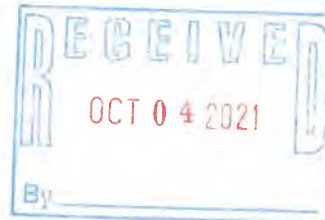
1.320.57200 + 44300
 38A

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

IMPORTANT: Please remember to test your system monthly.
 Need automation for your home? Visit us online at www.smarthome.biz

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

Sub-Total ex Tax	\$575.00
Tax	\$0.00
Total inc Tax	\$575.00
Amount Applied	\$0.00
Balance Due	\$575.00





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

PLEASE PAY BY	AMOUNT	INVOICE DATE
09/15/2021	\$575.00	08/18/2021

INVOICE NO. 214951 - FINAL INVOICE

How To Pay

INVOICE NO. 214951



Credit Card (MasterCard, Visa, Amex)



Mail

Detach this section and mail check to:

**Atlantic Security
1714 Cesery Blvd
Jacksonville, FL 32211**

Credit Card No.

Card Holder's Name: _____ CCV: _____

Expiry Date: / Signature: _____

NAME: Meadow View at Twin Creeks CCD

DUE DATE: 09/15/2021 AMOUNT DUE: \$575.00

Please Reference: 214951



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
09/15/2021	\$575.00	08/18/2021

INVOICE NO. 214951 - FINAL INVOICE

Original Contract					
Description	Total Value	Current		To Date	
		%	\$	%	\$
Video Surveillance System	\$1,150.00	50.00	\$575.00	100.00	\$1,150.00
Change Order dated 7-27-21 to add (300) CDV-CS Access Control Proximity Cards	\$1,200.00	0.00	\$0.00	100.00	\$1,200.00
Total	\$2,350.00	24.47	\$575.00	100.00	\$2,350.00

Claim Breakdown (Amount including Tax)				
Date	Invoice No.	Claimed	Paid	Amount Outstanding
07/29/2021	211515	\$1,775.00	\$0.00	\$1,775.00
08/18/2021	214951	\$575.00	\$0.00	\$575.00
Total		\$2,350.00	\$0.00	\$2,350.00

Contract Summary	
Claim to Date	\$2,350.00
Remaining Claim Balance	\$0.00





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

PLEASE PAY BY	AMOUNT	INVOICE DATE
10/06/2021	\$110.95	09/15/2021

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

INVOICE NO. 216703

Site: 850 Beacon Lakes Pkwy St
 Augustine
Site Address: 850 Beacon Lakes Pkwy
 St Augustine FL 32092
Period: 10/01/2021 to 10/31/2021
Recurring No.: 4197
Job Name:
Order No.:

Description

Meadow View @ Twin Creeks

Security Monitoring

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

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

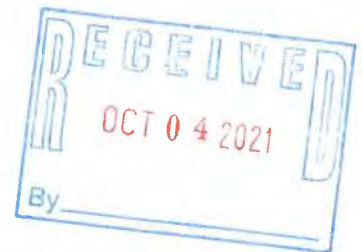
IMPORTANT: Please remember to test your system monthly.

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

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

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

38A
 1. 320.57200, 45400
 Oct monitoring





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

PLEASE PAY BY	AMOUNT	INVOICE DATE
10/06/2021	\$110.95	09/15/2021

INVOICE NO. 216703

How To Pay

INVOICE NO. 216703



Credit Card (MasterCard, Visa, Amex)



Mail

Detach this section and mail check to:

**Atlantic Security
1714 Cesery Blvd
Jacksonville, FL 32211**

Credit Card No.

Card Holder's Name: _____ CCV: _____

Expiry Date: / Signature: _____

NAME:	Meadow View at Twin Creeks CCD	DUE DATE:	10/06/2021	AMOUNT DUE:	\$110.95
--------------	---------------------------------------	------------------	-------------------	--------------------	-----------------

Please Reference: 216703



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
10/21/2021	\$482.50	09/23/2021

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

INVOICE NO. 218827

Site: 850 Beacon Lakes Pkwy St
 Augustine
Site Address: 850 Beacon Lakes Pkwy
 St Augustine FL 32092
Job No.: 67329
Job Name:
Order No.:

Description

09/22/2021 Sam Garvin III

The social area gate can be pushed and pulled open and closed with no pressure. Lock mechanism not engaging. Took plate off of the latch and there's no power to the gate mechanism. Went into atrium programming with tech support and found problems. An unlock schedule for the socia gate was added leaving it always unlocked during the schedule time.

Also customer needed another gate reprogrammed and achedule changed to accomodate later entry on fridays. Reset, reprogrammed and changed the schedule and permissions for resident cards to allow access to the gate during those times.

If you have any further problems with your system please contact us.

Service - Security

Item	Quantity	Unit Price	Total
Service Fee	1.00	\$35.00	\$35.00
Residential service	2.98 hrs	\$150.00	\$447.50
Sub-Total ex Tax			\$482.50
Tax			\$0.00
Total			\$482.50

1,320.57200.44200

38A

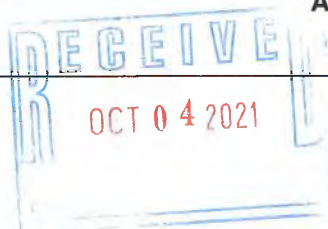
"Thank you—we really appreciate your business! Please send payment within 21 days of receiving this invoice.

IMPORTANT: Please remember to test your system monthly.

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

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

Sub-Total ex Tax	\$482.50
Tax	\$0.00
Total inc Tax	\$482.50
Amount Applied	\$0.00
Balance Due	\$482.50





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

PLEASE PAY BY	AMOUNT	INVOICE DATE
10/21/2021	\$482.50	09/23/2021

INVOICE NO. 218827

How To Pay

INVOICE NO. 218827



Credit Card (MasterCard, Visa, Amex)



Mail

Detach this section and mail check to:

**Atlantic Security
1714 Cesery Blvd
Jacksonville, FL 32211**

Credit Card No.

Card Holder's Name: _____ CCV: _____

Expiry Date: / Signature: _____

NAME:	Meadow View at Twin Creeks CCD	DUE DATE:	10/21/2021	AMOUNT DUE:	\$482.50
--------------	---------------------------------------	------------------	-------------------	--------------------	-----------------

Please Reference: **218827**



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

Final Invoice

Date	Invoice Number
10/5/2021	34096

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

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

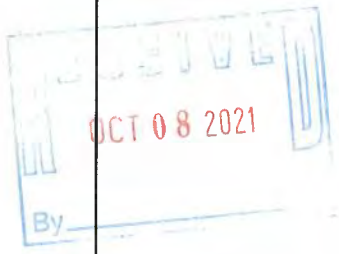
1.320.57200.44202

78A

Due Date	Ship Date	Ship Via
10/5/2021	10/1/2021	Kenny

Terms	PO Number	WO Number	Quote Number	SO Number
		Beacon Lakes	031021-9TA	032521-4

Qty	Item	Description	Rate	Amount
1	Item Service	20 Extra Bags Of Glass Media Replacement Broken Laterals As Needed Will remove media - Inspect/Replace Broken Laterals - Reinstall Media	1,178.21	1,178.21
1	Service	Service Call	494.05	494.05
1	Service Labor	Complete labor to install quoted materials (includes mobilization and lodging if required)	14,257.43	14,257.43
	Discount	Preferred Customer Discount	-7,885.20	-7,885.20
		Subtotal		8,044.49
1	Deposit	50% Deposit from Customer for Order# 032521-4 \$4,022.24 Paid on 4/6/21 Check # 001178	-4,022.24	-4,022.24
	Discount 10%	Preferred Customer Discount (10/8/21 - Per Dean Extra 10% Discount)	-402.22	-402.22



<p>Insufficient funds due to returned checks, wire transfers and/or credit cards will be subject to loss of customer discount and will incur a 1.5% finance charge compounded monthly until paid in full. Customer discount will be revoked and charged back to the Final Invoice if not paid within the specified terms. Please Note: 30 Days On Returns No Returns On Custom Made Items.</p>	Subtotal	USD 3,620.03
	Sales Tax (0.0%)	USD 0.00
	Additional Payments/Credits	USD 0.00
	Balance Due	USD 3,620.03

Future Horizons, Inc.

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

INVOICE

Invoice Number: 69758
 Invoice Date: Sep 30, 2021
 Page: 1

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

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

Customer ID	Customer PO	Payment Terms	
Beacon02	Per Contract	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver		10/30/21

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in September <i>Lake McInt.</i> <i>1-320-53800-45005</i> <i>45A</i>	1,769.14	1,769.14



Subtotal	1,769.14
Sales Tax	
Freight	
Total Invoice Amount	1,769.14
Payment/Credit Applied	
TOTAL	1,769.14

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

Governmental Management Services, LLC

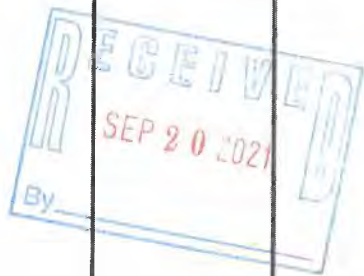
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 76
Invoice Date: 9/17/21
Due Date: 9/17/21
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
<p><u>Assessment Roll Certification - FY 2022</u></p> <p>1.310.51300.31000 CIA</p>		10,000.00	10,000.00



Total	\$10,000.00
Payments/Credits	\$0.00
Balance Due	\$10,000.00

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 21641
Date 09/01/2021

47A

SERVICE	AMOUNT
<u>Arbitrage - Series 2020A FYE 5/31/21</u>	\$ <u>600.00</u>

1,310.573.31200

Current Amount Due \$ 600.00



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

Payment due upon receipt.

My Clean Roof LLC

4771 Harpers Ferry Lane
Jacksonville, FL 32257

Invoice

Date	Invoice #
9/13/2021	997450

Bill To
Meadow View at Twin Creeks CDD 475 West Town Place ste 114 Saint Augustine, FL 32092

James M Teter

130A

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	1) Pressure washed 9 stop signs	225.00	225.00
All work is complete!		Total	\$225.00

1. 320.57200.44200

RECEIVED
SEP 27 2021
By _____



September 3, 2021

Invoice #09192021

Bill To: Meadow View at Twin Creek
475 West Town Place, Suite 114
St. Augustine, FL 32092
Contact: Venus Durden

Date of Service: September 19th, 2021

Location: Beacon Lake Club House
850 Beacon Lake Pkwy
St. Augustine, FL 32095

1 pm – 4 pm

Amount Due: \$450.00
(Net 7 from Date of Service)

Payable To: Kenneth Baxley
Mailing: 118 Minwill Cir
Georgetown, FL 32139



116 A

1,320,57200.49400

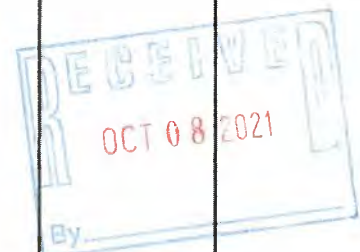
Riverside Management Services, Inc
9655 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

Invoice

Invoice #: 132
Invoice Date: 9/30/2021
Due Date: 9/30/2021
Case:
P.O. Number:

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

Description <i>2019</i>	Hours/Qty	Rate	Amount
Private Event Attendant through September 2021 <i>1,320.57200.45509</i>	18.5	25.00	462.50



Total	\$462.50
Payments/Credits	\$0.00
Balance Due	\$462.50

10/8/21
gr

MVTC CDD

PRIVATE EVENT ATTENDANT INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
18.5	Private Event Attendant Covers September 2021	\$ 25.00	\$ 462.50
	TOTAL DUE:		<u>\$ 462.50</u>

Private Event Attendant 1.320.57200.45509

MEADOW VIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT
PRIVATE EVENT ATTENDANT BILLABLE HOURS
THROUGH SEPTEMBER 2021

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
9/1/21	4	E.W.	Private Event Attendant - Dixon
9/18/21	4	E.W.	Private Event Attendant - Frank
9/19/21	5.5	J.W.	Private Event Attendant - Baker
9/25/21	5	J.W.	Private Event Attendant - Toton
TOTAL	<u>18.5</u>		

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

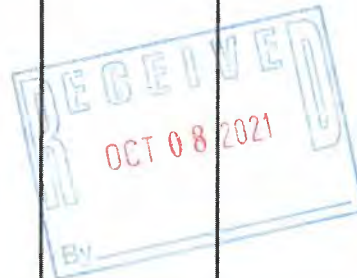
Invoice

Invoice #: 133
 Invoice Date: 9/30/2021
 Due Date: 9/30/2021
 Case:
 P.O. Number:

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

20A

Description	Hours/Qty	Rate	Amount
Facility Night Attendant through September 2021 1.320.57200.45500	120	27.50	3,300.00



Total	\$3,300.00
Payments/Credits	\$0.00
Balance Due	\$3,300.00

10/8/21
 @

MVTCDD

FACILITY NIGHT ATTENDANT INVOICE DETAIL

Quantity	Description	Rate	Amount
120	Facility Night Attendant Covers September 2021	\$ 27.50	\$ 3,300.00
TOTAL DUE:			<u>\$ 3,300.00</u>

Facility Management 001.320.57200.45500

MEADOW VIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT
 FACILITY NIGHT ATTENDANT BILLABLE HOURS
 THROUGH SEPTEMBER 2021

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
9/1/21	4	E.B.	Facility Night Attendant
9/2/21	4	E.B.	Facility Night Attendant
9/3/21	4	E.B.	Facility Night Attendant
9/4/21	4	E.B.	Facility Night Attendant
9/5/21	4	E.B.	Facility Night Attendant
9/6/21	4	E.B.	Facility Night Attendant
9/7/21	4	E.B.	Facility Night Attendant
9/8/21	4	E.B.	Facility Night Attendant
9/9/21	4	E.B.	Facility Night Attendant
9/10/21	4	E.B.	Facility Night Attendant
9/11/21	4	E.B.	Facility Night Attendant
9/12/21	4	E.B.	Facility Night Attendant
9/13/21	4	E.B.	Facility Night Attendant
9/14/21	4	E.B.	Facility Night Attendant
9/15/21	4	E.B.	Facility Night Attendant
9/16/21	4	E.B.	Facility Night Attendant
9/17/21	4	E.B.	Facility Night Attendant
9/18/21	4	E.B.	Facility Night Attendant
9/19/21	4	E.B.	Facility Night Attendant
9/20/21	4	E.B.	Facility Night Attendant
9/21/21	4	E.B.	Facility Night Attendant
9/22/21	4	E.B.	Facility Night Attendant
9/23/21	4	E.B.	Facility Night Attendant
9/24/21	4	E.B.	Facility Night Attendant
9/25/21	4	E.B.	Facility Night Attendant
9/26/21	4	E.B.	Facility Night Attendant
9/27/21	4	E.B.	Facility Night Attendant
9/28/21	4	E.B.	Facility Night Attendant
9/29/21	4	E.B.	Facility Night Attendant
9/30/21	4	E.B.	Facility Night Attendant
TOTAL	120		

Riverside Management Services, Inc

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

Invoice

Invoice #: 134
Invoice Date: 9/30/2021
Due Date: 9/30/2021
Case:
P.O. Number:

Bill To:

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

20A

Description	Hours/Qty	Rate	Amount
Lifeguard Services through September 2021 320.572.45501	205.23	16.00	3,283.68



Total	\$3,283.68
Payments/Credits	\$0.00
Balance Due	\$3,283.68

10/8/21
CCT

MVTC CDD
LIFEGUARD INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
205.23	Lifeguard Services	\$ 16.00	\$ 3,283.68

Covers SEPTEMBER 2021

TOTAL DUE: \$ 3,283.68

LIFEGUARDS #320-572-45501

**MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
LIFEGUARD BILLABLE HOURS SEPTEMBER 2021**

Date	Hours	Employee	Description
9/4/21	5.27	J.A.	Lifeguarding
9/4/21	6.65	H.B.A.	Lifeguarding
9/4/21	4.98	K.G.	Lifeguarding
9/4/21	6.57	G.V.	Lifeguarding
9/5/21	6.72	J.A.	Lifeguarding
9/5/21	6.72	H.B.A.	Lifeguarding
9/5/21	6.45	J.R.H.	Lifeguarding
9/5/21	6.7	K.G.	Lifeguarding
9/6/21	6.42	J.A.	Lifeguarding
9/6/21	5.72	H.B.A.	Lifeguarding
9/6/21	6.8	M.S.	Lifeguarding
9/6/21	6.52	G.V.	Lifeguarding
9/11/21	6.55	G.V.	Lifeguarding
9/11/21	4.25	H.B.A.	Lifeguarding
9/11/21	6.8	K.G.	Lifeguarding
9/12/21	6.22	J.A.	Lifeguarding
9/12/21	6.68	H.B.A.	Lifeguarding
9/12/21	6.65	J.R.H.	Lifeguarding
9/12/21	5.8	M.S.	Lifeguarding
9/18/21	6.6	S.A.T.	Lifeguarding
9/18/21	6.78	H.B.A.	Lifeguarding
9/18/21	6.5	K.G.	Lifeguarding
9/18/21	6.63	M.S.	Lifeguarding
9/19/21	5.93	J.A.	Lifeguarding
9/19/21	3.63	G.V.	Lifeguarding
9/19/21	3.45	H.B.A.	Lifeguarding
9/19/21	4.85	K.G.	Lifeguarding
9/25/21	6.42	G.V.	Lifeguarding
9/25/21	6.65	S.A.T.	Lifeguarding
9/25/21	6.23	M.L.	Lifeguarding
9/25/21	6.25	M.S.	Lifeguarding
9/26/21	5.7	J.A.	Lifeguarding
9/26/21	5.52	M.L.	Lifeguarding
9/26/21	5.62	G.V.	Lifeguarding

TOTAL 205.23

Supervisor
Lifeguarding 205.23
Deck Monitor

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

Invoice

Invoice #: 131
Invoice Date: 10/1/2021
Due Date: 10/1/2021
Case:
P.O. Number:

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

20A

Description	Hours/Qty	Rate	Amount
Janitorial Services - October 2021 320.572.45507		1,295.00	1,295.00
Pool Maintenance Services - October 2021 320.572.45505		1,406.00	1,406.00
Contract Administration - October 2021 320.572.45504		3,333.33	3,333.33
Facility Management - Meadow View - October 2021 320.572.4550		5,304.50	5,304.50



Rmw

10-5-21

Total	\$11,338.83
Payments/Credits	\$0.00
Balance Due	\$11,338.83

Southeast Fitness Repair
14476 Duval Place West #208
Jacksonville, Florida 32218



1.320.57200.45508 amenity fac maint

JOB CARD

16621

MEADOW VIEW AT TWIN CREEKS a.k.a Beacon Lake
850 Beacon Lake Parkway
St. Augustine, Florida 32259

Job Detail
Site Information:
850 Beacon Lake Parkway
St. Augustine, Florida 32259
Technician:



Description of Work
LF ARC TRAINER S/N 2AB101007 - POWER SUPPLY.
LF TRICEP/PUSH DOWN - 101838808384 OR 101837744203 - BOTH CABLES.
VENUS 904-316-9279
Contact Name Contact Phone

Scheduled Start Scheduled Finish Estimate Duration Actual Start Actual Finish Actual Duration

Item	Qty	Unit Price	Amount
MINIMUM SHIPPING	1.00	39.00	39.00
LABOR PER HOUR 1 TECH	1.75	60.00	105.00
TRAVEL 61 - 160 MILES	1.00	85.00	85.00
LF - BICEP CURL - CABLE	1.00	201.50	201.50
LF - TRICEP CURL - CABLE	1.00	149.00	149.00
LF - ARC TRAINER - POWER SUPPLY	1.00	215.88	215.88
Sub Total:			\$ 795.38
Tax:			\$ 0.00
Total:			\$ 795.38

48A

Notes:
LF ARC TRAINER S/N 2AB101007 - CONSOLE.
LF TRICEP/PUSH DOWN - 101838808384 OR 101837744203 - BOTH CABLES.
VENUS 904-316-9279

THIGPEN

HEATING & COOLING, INC.

Since 1962

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



Invoice

Number: 21167

Date: 7/8/2021

Account No: 127224

Terms: COD

Reference: Order 21167

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

NOTES

Performed nitrogen Leak search on Dual Port mini split. Found mini split ceiling mount leaking in coil. Also removed lineset cover and check line set. Check Main office Air Handlers for leaking water all drains were clear and no water in auxiliary pans. Installed vent after trap on one air handler. Other Air Handlers need one inch T's for vents. Also check to areas where paint is peeling off wall but there is no duct work or drain lines in the area of this occurrence. Explain that to Venus and she will have her crew check into it.

77A
1.320.57200, 45508

Item	Description	Qty	Unit	Price	Extended
BIGBLUE		1.00		\$0.00	\$0.00
R-410A-PER-POUND	R-410A per lb.	5.25		\$69.00	\$362.25
COMM-LABOR	Commercial Labor	4.00		\$98.00	\$392.00

Equipment

Type	Model	Brand	Serial	Age	Coverage	Exp
MINI	SL2-KA09NA	MIT	83M01258		2	
MINI	MX2-2C2DNAZ	MIT	82P01065		2	
MINI	SL2-KA09NA	MIT	83M01255		2	

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 invoice are in default and a late payment charge of 1 - 1/2 % per month will be added. Buyer agrees to any reasonable attorney or collection fees incurred by Seller in securing payment for this contract.

Non-Taxable:	\$754.25
Taxable:	\$0.00
Sub Total:	\$754.25
Sales Tax:	\$0.00
Freight:	
Total:	\$754.25
Total Paid:	
Total Due:	\$754.25

CACO56729

CACO56726

CN208226

THIGPEN

HEATING & COOLING, INC.

Since 1962

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

Invoice

Number: 22562

Date: 8/13/2021

Account No: 127224

Terms: COD

Reference: Order 22562

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

NOTES

Found unit for kitchen not cooling due to clogged drain line , cleared drain line and system is back up and running .
Found office/gym unit not cooling due to aux pan being full of water , drained water from aux pan and cleared drain line . Insulation inside ahu cabinet is wet causing unit to drain into aux pan , how Insulation got wet is not evident .
Will need to take ahu apart and replace insulation otherwise problem will continue until winter starts .

RECEIVED
SEP 24 2021

Item	Description	Qty	Unit	Price	Extended
COMM-LABOR	Commercial Labor	2.25		\$98.00	\$220.50
	77A				
	1.320.572.45508				

Equipment

Type	Model	Brand	Serial	Age Coverage	Exp
AIRH	40RUAA08A2A6		4817U13322		
AIRH	FB4CNP048	CAR	1818F02115	2	

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 - 1/2 % per month will be added. Buyer agrees to any reasonable attorney or collection fees incurred by Seller in securing payment for this contract.

Non-Taxable:	\$220.50
Taxable:	\$0.00
Sub Total:	\$220.50
Sales Tax:	\$0.00
Freight:	
Total:	\$220.50
Total Paid:	
Total Due:	\$220.50

CACO56729

CACO56726

CN208226

THIGPEN

HEATING & COOLING, INC.

Since 1962

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

1.320.572.45508

Invoice

Number: 23078

Date: 8/27/2021

Account No: 127224

Terms: COD

Reference: Order 23078

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

NOTES

On arrival found both units in the hall family room not working. Upon inspection found units with a clogged drain line making water backup and safety switch short off low voltage from thermostat, Also found auxillary drain pan full water, Vacuumed water from auxillary drain pans and flush drain line. Unit back to working properly at the time.

SEP 24 2021

Item	Description	Qty	Unit	Price	Extended
COMM-LABOR	Commercial Labor	3.00		\$98.00	\$294.00
	77A				

Equipment

Type	Model	Brand	Serial	Age Coverage	Exp
AIRH	40RUA08A2A6		4817U13322		
AIRH	FB4CNP061	CAR	2118F20420	2	

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 invoice are in default and a late payment charge of 1 - 1/2 % per month will be added. Buyer agrees to any reasonable attorney or collection fees incurred by Seller in securing payment for this contract.

Non-Taxable:	\$294.00
Taxable:	\$0.00
Sub Total:	\$294.00
Sales Tax:	\$0.00
Freight:	
Total:	\$294.00
Total Paid:	
Total Due:	\$294.00

CACO56729

CACO56726

CN208226



INVOICE

INVOICE #	INVOICE DATE
JAX 273749	10/1/2021
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks
CDD

Invoice Due Date: October 31, 2021

Invoice Amount: \$17,811.85

40A

Description	Current Amount
Monthly Landscape Maintenance October 2021	\$17,811.85

1.320.53800.45004

Invoice Total

\$17,811.85

Excellence

IN COMMERCIAL LANDSCAPING



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

INVOICE



HireSanta, LLC

Mitchell Allen

1150 North White Chapel Boulevard, Southlake, TX 76092, UNITED STATES

SALES

sales@hiresanta.com; Website: www.HireSanta.com

Invoice No#: 153465
Invoice Date: Sep 19, 2021
Due Date: Sep 19, 2021



\$590.00
AMOUNT DUE

BILL TO

Beaconmanager@rmsnf.com

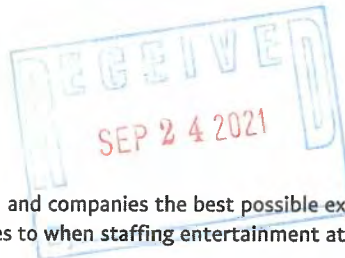
1.320.57200.49400 special events

#	DATE	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT(\$)
1	Sep 19, 2021	Santa visit 12/3/2021 5:30-7:30pm	2	\$295.00	\$590.00
			Subtotal		\$590.00
			Shipping		\$0.00
			TOTAL		\$590.00 USD

pre paid
1,300.15500.10000
131A

NOTES TO CUSTOMER

Venus Durden
(904) 624-2179
850 Beacon Lake parkway
St. Augustine Fl. 32095



TERMS AND CONDITIONS

HireSanta is dedicated to giving families, children, and companies the best possible experience with their Holiday entertainment. Below are the terms and conditions that HireSanta agrees to when staffing entertainment at your event. By paying this invoice you will also be agreeing to the following terms.

-Cancellation due to Inclement Weather

In the event of inclement weather, HireSanta and/or the Entertainment will do all that they can to avoid cancellation of the event appearance. However, in the rare event that this is unavoidable, HireSanta and/or the Entertainment reserves the right to cancel the event appearance due to Inclement weather that would pose a hazard to the Talent/Entertainer, Client and/or Guests of Client. Should this occur, HireSanta staff will do all possible to work with client in rescheduling the visit of the entertainer. Should this not be possible a refund will be issued.

-Safety of Talent/Entertainer

Safety is of the utmost importance! Please maintain a walkway, entrance, and work area free from any fall hazard and any other safety hazards. HireSanta is in no way liable for any injury to Talent, Client and/or Guests of Client.

-Replacement of Talent/Entertainer

HireSanta reserves the right to exchange out same character Talent/Entertainer as deemed necessary due to health issues, scheduling conflicts, etc.

-Cancellation of events refund policy

At HireSanta, we take the health of our community and our Santas (and other characters) seriously. We have implemented a COVID-19 cancellation policy, and it includes some added flexibility for you. 100% of your total amount will be REFUNDED at any time if your municipality does not allow your event to occur due to CoViD-19.

- * 100% of your total booking fee will be refunded to you if you cancel your event with a 30+ day notice prior to your scheduled event date.
- * 50% of your total booking fee will be refunded to you if you cancel your event with a 15-29 day notice prior to your scheduled event date.
- * NO REFUND will be issued if you cancel your event within 14 days your scheduled event date; however, your event can be rescheduled at

Florida Department of Economic Opportunity, Special District Accountability Program
FY 2021/2022 Special District Fee Invoice and Update Form
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 85338			Date Invoiced: 10/01/2021
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2021: \$175.00

STEP 1: Review the following information, make changes directly on the form, and sign and date:

1. Special District's Name, Registered Agent's Name, and Registered Office Address:



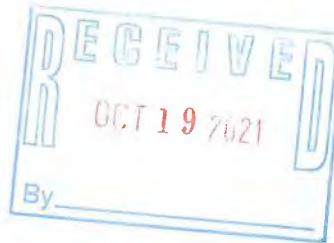
Meadow View at Twin Creeks Community Development District

Mr. Jere Earlywine
 Hopping Green and Sams
 119 South Monroe Street, Suite 300
 Tallahassee, FL 32301

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

- 2. Telephone: 904/940-5850 (850) 222-7500
- 3. Fax: 904/940-5899 (850) 224-8554
- 4. Email: jere@hgslaw.com joliver@gmsnf.com
- 5. Status: Independent
- 6. Governing Body: Elected
- 7. Website Address: www.meadowviewattwincreekscdd.com
- 8. County(ies): St. Johns
- 9. Function(s): Community Development
- 10. Boundary Map on File: 03/18/2016
- 11. Creation Document on File: 03/18/2016
- 12. Date Established: 03/07/2016
- 13. Creation Method: Local Ordinance
- 14. Local Governing Authority: St. Johns County
- 15. Creation Document(s): County Ordinance 2016-11
- 16. Statutory Authority: Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds: Yes
- 18. Revenue Source(s): Agreement, Assessments
- 19. Most Recent Update: 10/24/2020

GA
 1.310.513.54000



I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature: [Signature] Date 10/20/2021

STEP 2: Pay the annual fee or certify eligibility for the zero fee:

- a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.
- b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, ALL of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.
 - 1. ___ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
 - 2. ___ This special district is in compliance with the reporting requirements of the Department of Financial Services.
 - 3. ___ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2019/2020 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: ___ Denied: ___ Reason: _____

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.

Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
10/15/2021	14

Bill To
Meadowview at Twin Creek CDD C/O GMS

Terms	Due Date
Net 30	11/14/2021

11A

Description	Amount
<u>Amortization Schedule</u>	500.00
Series 2018A-2 11-1-21 Prepay \$955,000	
<u>Amortization Schedule</u>	500.00
Series 2019A-2 11-1-21 Prepay \$460,000	
<u>Amortization Schedule</u>	100.00
Series 2020A-1 11-1-21 Prepay \$20,000	
<u>Amortization Schedule</u>	500.00
Series 2020A-2 11-1-21 Prepay \$375,000	
<u>Amortization Schedule</u>	500.00
Series 2020A-3 11-1-21 Prepay \$525,000	

1. 310.51300.31600

RECEIVED

OCT 19 2021

By _____

Total	\$2,100.00
Payments/Credits	\$0.00
Balance Due	\$2,100.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

Governmental Management Services, LLC
 1001 Bradford Way
 Kingston, TN 37763

Invoice

Invoice #: 77
 Invoice Date: 10/1/21
 Due Date: 10/1/21
 Case:
 P.O. Number:

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

Description	1A	Hours/Qty	Rate	Amount
Management Fees - October 2021	1.310.57300.34000		4,134.42	4,134.42
Website Administration - October 2021	1.310.51300.35300		83.33	83.33
Information Technology - October 2021	1.310.57300.35700		116.67	116.67
Dissemination Agent Services - October 2021	1.310.57300.31600		833.34	833.34
Office Supplies	1.310.57300.57000		0.90	0.90
Postage	1.310.57300.42000		70.26	70.26
Copies	1.310.57300.42500		62.10	62.10
Telephone	1.310.51300.41000		182.50	182.50
Total			\$5,483.52	
Payments/Credits			\$0.00	
Balance Due			\$5,483.52	





INVOICE

Invoice # 458
Date: 10/10/2021
Due On: 11/09/2021

P.O. Box 6386
Tallahassee, Florida 32314

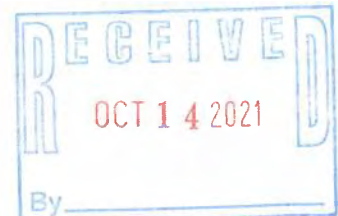
Meadow View at Twin Creeks CDD
475 West Town Place Suite 114
St Augustine, Florida 32092

MVTCDD-01

126A
1.310.51300.31500

Meadow View at Twin Creeks CDD - General

Type	Date	Notes	Quantity	Rate	Total
Service	09/03/2021	Research and confirm continuing disclosure requirements have been met.	0.80	\$185.00	\$148.00
Service	09/05/2021	Prepare project completion resolution and numerous exhibits, including engineer's certificate, assessment consultant's certificate, mutual release, real property record, etc.; review assessment reports, engineers reports, bond documents and other records regarding the same.	4.50	\$325.00	\$1,462.50
Service	09/06/2021	Continue to review and revise project completion documents; email regarding the same.	1.20	\$325.00	\$390.00
Service	09/07/2021	Follow-up on property due diligence.	0.30	\$285.00	\$85.50
Service	09/07/2021	Confer with Parker regarding pending items.	0.20	\$325.00	\$65.00
Service	09/08/2021	Research and prepare property due diligence report.	3.00	\$225.00	\$675.00
Service	09/08/2021	Research property ownership within district; prepare requisition of developer funded improvements.	0.40	\$185.00	\$74.00
Service	09/13/2021	Review property analysis and deed for transfer to CDD.	0.30	\$225.00	\$67.50
Service	09/16/2021	Draft resolution for change of agent and address; send client the same.	0.20	\$225.00	\$45.00
Service	09/16/2021	Draft resolution to waive meeting notice; send client the same.	0.10	\$225.00	\$22.50
Service	09/16/2021	Prepare form of resolution changing registered agent and registered office and resolution waiving meeting notice requirements.	0.10	\$185.00	\$18.50
Service	09/17/2021	Confer with Oliver and Fulks regarding project completion and related items; follow-up email regarding	0.80	\$325.00	\$260.00



		developer contributions; email regarding O&M deficit agreement; email regarding mortgagee release.			
Service	09/18/2021	Review property records; update quitclaim deed to add additional tract.	0.30	\$325.00	\$97.50
Service	09/21/2021	Email Fulks regarding project completion item; confer with Ganz regarding resolution and related items; follow-up.	0.40	\$325.00	\$130.00
Service	09/21/2021	Update project completion resolution to address construction numbers and use of money to pay down B Bonds.	0.30	\$325.00	\$97.50
Service	09/21/2021	Email correspondence with Ganz regarding project completion.	0.40	\$325.00	\$130.00
Service	09/21/2021	Prepare project completion resolution.	0.30	\$185.00	\$55.50
			Total	\$3,824.00	

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
458	11/09/2021	\$3,824.00	\$0.00	\$3,824.00
			Outstanding Balance	\$3,824.00
			Total Amount Outstanding	\$3,824.00

Please make all amounts payable to: KE Law Group, PLLC

Please pay within 30 days.



Supply Systems ♦ Service ♦ Solutions



PO Box 6220
Spartanburg SC 29304-6220

Customer No. 91037	Invoice No. 5349890	Invoice Date 09/30/2021
Sales Person Bob Jones	P.O. Number VENUS DURDEN	Terms NET 30 DAYS
Ship VIA OUR TRUCK		Due Date 10/30/2021

329



Ship To:

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

BEACON LAKE SUBDIVISION
850 BEACON PARKWAY
ST. AUGUSTINE FL 32095

33A

1. 320.57200.45501

Page 1 of 1

Product Number	Quantity Ordered	Unit	Description	Quantity Shipped	Back Ordered	Unit Price	Amount	Taxable
267052	1	CASE	PGC 02699 SAFEGUARD LIQUID SOAP CREATED FROM LOG# 38212	1		\$45.23	\$45.23	9
ASK ABOUT EMAILED INVOICES AND STATEMENTS						SUBTOTAL	\$45.23	
						SALES TAX	\$0.00	
						SHIPPING&HANDLING	\$0.00	
						TOTAL DUE	\$45.23	



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	5349890	09/30/2021	\$45.23
				Check No.
				Amount Paid

Please write your customer number on your check.

Make checks payable to:

Southeastern Paper Group, Inc.

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





Supply Systems ♦ Service ♦ Solutions

PO Box 6220
Spartanburg SC 29304-6220

Customer No.	Invoice No.	Invoice Date
91037	5358198	09/30/2021
Sales Person	P.O. Number	Terms
Bob Jones	9/28/21	NET 30 DAYS
Ship VIA		Due Date
OUR TRUCK		10/30/2021

Ship To:

MEADOW VIEW O TWIN CREEKS CDD
475 WEST TOWN PLACE SUTIE 114
SAINT AUGUSTINE FL 32092

BEACON LAKE SUBDIVISION
850 BEACON PARKWAY
ST. AUGUSTINE FL 32095

33A
1.320972.45507

Product Number	Quantity Ordered	Unit	Description	Quantity Shipped	Back Ordered	Unit Price	Amount	Taxable
580001	3	CASE	37301 DISINFECTING SURFACE WIPE	3		\$119.23	\$357.69	9
600038	3	CASE	600-038 SMART WHITE M/FOLD TOWEL	3		\$20.94	\$62.82	9
058143	3	CASE	X7658QK BLACK 38X58 LINER (2.0)	3		\$74.43	\$223.29	9
998100	1		FUEL ADJUSTMENT	1		\$5.00	\$5.00	9
						SUBTOTAL	\$648.80	
						SALES TAX	\$0.00	
						SHIPPING&HANDLING	\$0.00	
						TOTAL DUE	\$648.80	



ASK ABOUT EMAILED INVOICES AND STATEMENTS

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	5358198	09/30/2021	\$648.80

Check No.	Amount Paid

Please write your customer number on your check.

Make checks payable to:

Southeastern Paper Group, Inc.

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



10	11	12	14	13	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT	
08/31		Balance Forward						\$0.00	
09/22 09/22	103377194-09222021	BOS FY 2022 MTG SCHEDULE	SA St Augustine Record	1.00 x 5.7500	5.75	1	\$8.98	\$51.64	
09/22 09/22	103377194-09222021	BOS FY 2022 MTG SCHEDULE	SA St Aug Record Online	1.00 x 5.7500	5.75	1	\$8.97	\$51.58	
PREVIOUS AMOUNT OWED:				\$0.00					
NEW CHARGES THIS PERIOD:				\$103.22					
CASH THIS PERIOD:				\$0.00					
DEBIT ADJUSTMENTS THIS PERIOD:				\$0.00					
CREDIT ADJUSTMENTS THIS PERIOD:				\$0.00					
We appreciate your business.									



2A
 1.310.51300.48000

INVOICE AND STATEMENT OF ACCOUNT

AGING OF PAST DUE ACCOUNTS

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE



21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS	* UNAPPLIED AMOUNT	23	TOTAL AMOUNT DUE
	\$103.22		\$0.00	\$0.00	\$0.00	\$0.00		\$103.22

25 ADVERTISER INFORMATION							
1	BILLING PERIOD	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	2	ADVERTISER/CLIENT NAME
	09/01/2021 - 09/30/2021		15651		15651		MEADOW VIEW AT TWIN CREEKS CDD

MAKE CHECKS PAYABLE TO

The St. Augustine Record Dept 1261
 PO Box 121261
 Dallas, TX 75312-1261

Payment is due upon receipt.

The St. Augustine Record

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

1	BILLING PERIOD	2	ADVERTISER/CLIENT NAME
	09/01/2021 - 09/30/2021		MEADOW VIEW AT TWIN CREEKS CDD

COMPANY	23	TOTAL AMOUNT DUE	* UNAPPLIED AMOUNT	3	TERMS OF PAYMENT
SA 7		\$103.22	\$0.00		NET 15 DAYS

21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS
	\$103.22		\$0.00	\$0.00	\$0.00

4	PAGE #	5	BILLING DATE	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	24	STATEMENT NUMBER
	1		09/30/2021		15651		15651		000098385

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS



8 - 2349

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

The St. Augustine Record
 Dept 1261
 PO Box 121261
 Dallas, TX 75312-1261



Wed, Sep 22, 2021
8:23:32AM

Legal Ad Invoice

The St. Augustine Record

Send Payments to:
The St. Augustine Record Dept 1261
PO BOX 121261
Dallas, TX 75312-1261

Acct: 15651
Phone: 9049405850
E-Mail:
Client: MEADOW VIEW AT TWIN CREEKS C

Name: MEADOW VIEW AT TWIN CREEKS CDD
Address: 475 WEST TOWN PLACE, SUITE 114

City: SAINT AUGUSTINE **State:** FL **Zip:** 32092

Ad Number: 0003377194-01
Start: 09/22/2021
Placement: SA Legals
Copy Line: NOTICE OF MEETINGS MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

Caller: Courtney Hogge
Issues: 1
Rep: Dylan ISC-Abeyta

Paytype: BILL
Stop: 09/22/2021

The Board of Sup

Lines 68
Depth 5.75
Columns 1
Price \$103.22

**NOTICE OF MEETINGS
MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT
DISTRICT**

The Board of Supervisors of the Meadow View at Twin Creeks Community Development District will hold their regularly scheduled public meetings for **Fiscal Year 2021-2022** at the offices of Governmental Management Services, LLC located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 at 10:00 a.m. on the third Thursday of each month listed (unless notated otherwise*) as follows:

- October 21, 2021
- November 18, 2021
- December 16, 2021
- January 20, 2022
- February 17, 2022
- March 17, 2022
- April 21, 2022
- May 19, 2022
- June 16, 2022
- July 21, 2022
- August 18, 2022
- September 15, 2022

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling (904) 940-5850.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

James Oliver
District Manager
3377194 September 22, 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# 0003377194-01

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 FY 2022 MTG SCHEDULE** was published in said newspaper in the issue dated **09/22/2021**.

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.

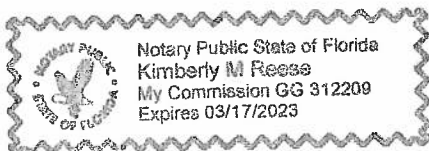
Sworn to (or affirmed) and subscribed before me by means of

physical presence or
 online notarization

this _____ day of **SEP 22 2021**

by *Melissa Rhinehart* who is personally known to me or who has produced as identification

Kimberly M Reese
(Signature of Notary Public)



NOTICE OF MEETINGS
MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT
DISTRICT

The Board of Supervisors of the Meadow View at Twin Creeks Community Development District will hold their regularly scheduled public meetings for Fiscal Year 2021-2022 at the offices of Governmental Management Services, LLC located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 at 10:00 a.m. on the third Thursday of each month listed (unless notated otherwise*) as follows:

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- September 15, 2022

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling (904) 940-5850. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

James Oliver
District Manager
3377194 September 22, 2021



PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
 904-355-5300 • Fax: 904-353-1489 • Toll Free: 800-225-5305 • turnerpest.com

Turner Pest Control LLC
 8400 Baymeadows Way
 Suite 12
 Jacksonville, FL 32256
 904-355-5300

Service Slip/Invoice

INVOICE: 7868092
DATE: 9/20/2021
ORDER: 7868092

Bill To: [385188]
 Meadow View at Twin Creeks CDD
 Jerry Lambert
 475 W Town pl
 Suite 114
 Saint Augustine, FL 32092

Work Location: [385188] 904-627-9271
 Beacon Lake Amenity Center
 Brian Stephens
 850 Beacon lake pkwy
 Saint Augustine, FL 32095

46A

1.320.572.45917

Work Date	Time	Target Pest	Technician	Time In
9/20/2021	08:24 AM	MICE, RATS, ROACH, S		08:24 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	9/20/2021		08:56 AM

Service	Description	Price
CPCM	<i>Sept</i> Commercial Pest Control - Monthly Service	\$190.00
SUBTOTAL		\$190.00
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$190.00
AMOUNT DUE		\$190.00



[Handwritten Signature]

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE



PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
 904-355-5300 • Fax: 904-353-1489 • Toll Free: 800-225-6305 • turnerpest.com

Turner Pest Control LLC
 8400 Baymeadows Way
 Suite 12
 Jacksonville, FL 32256
 904-355-5300

Service Slip/Invoice

INVOICE: 7943243
DATE: 10/12/2021
ORDER: 7943243

Bill To: [385188]
 Meadow View at Twin Creeks CDD
 Jerry Lambert
 475 W Town pl
 Suite 114
 Saint Augustine, FL 32092

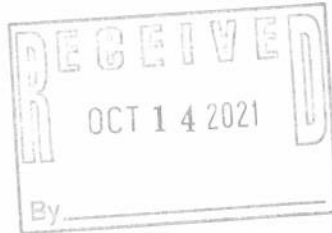
Work Location: [385188] 904-627-9271
 Beacon Lake Amenity Center
 Brian Stephens
 850 Beacon lake pkwy
 Saint Augustine, FL 32095

46A

001-320-57200-45917

Work Date	Time	Target Pest	Technician	Time In
10/12/2021	08:35 AM	MICE, RATS, ROACH, S		08:35 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	10/12/2021		09:06 AM

Service	Description	Price
CPCM	<i>Oct</i> Commercial Pest Control - Monthly Service	\$190.00
		SUBTOTAL \$190.00
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$190.00
		AMOUNT DUE \$190.00



TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE

Veterans United Craft Brewery
2220 CR210 W
Suite 108, PMB 131
Jacksonville, FL 32259
904-253-3326

132A

1.320.57200.49400



INVOICE TR0038

SEPTEMBER 30, 2021

BILL TO

Meadow View at Twin
Creeks
475 West Town Place, St.
Augustine Fl 32092

PAYMENT TERMS

Payment due upon receipt

INSTRUCTIONS

Veterans United will provide a representative(s) to serve
the beer during the Oktoberfest Event on 10/16/21 at
Beacon Lake.

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
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400	Veterans United Beer Servings (12 oz.)		
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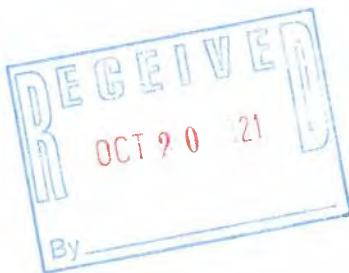
1	Beer Service		
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*** Please mail checks to the address listed
above ***

SUBTOTAL \$700.00

SALES TAX EXEMPT (CERTIFICATE #85-8017121617C-7) \$0.00

TOTAL DUE BY DATE \$700.00



Thank you for your business!

Fri
Due 10/22
Let Venus know



West Orange Nurseries Inc. / Landscape Division
4001 Avalon Rd
Winter Garden, FL 34787
407-877-2930

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

SHIP TO
Beacon Lake
Phase II Part 2 —
(Phase 2 Parkway)

INVOICE 8776307

DATE 10/01/2021 TERMS Net 30

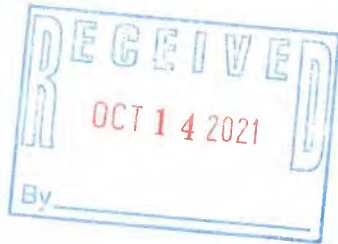
DUE DATE 10/31/2021

131A

out
1.320.53800.45003

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Maintenance	Monthly Lawn Maintenance : includes Pest Control & Fertilization to Property	1	8,420.00	8,420.00

TOTAL DUE \$8,420.00





West Orange Nurseries Inc. / Landscape Division
4001 Avalon Rd
Winter Garden, FL 34787
407-877-2930

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 3 A

INVOICE 8776308

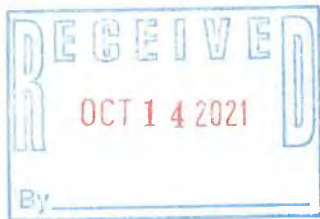
DATE 10/01/2021 TERMS Net 30

DUE DATE 10/31/2021

out
131A 1.320.538.45003

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

TOTAL DUE \$9,100.00





West Orange Nurseries Inc. / Landscape Division
4001 Avalon Rd
Winter Garden, FL 34787
407-877-2930

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 8776309

DATE 10/01/2021 TERMS Net 30

DUE DATE 10/31/2021

SHIP DATE

03/01/2019

13A 0.5 1.320.53800.45203

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

TOTAL DUE \$9,011.47





West Orange Nurseries Inc. / Landscape Division
4001 Avalon Rd
Winter Garden, FL 34787
407-877-2930

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 8776317

DATE 10/04/2021 TERMS Net 30

DUE DATE 11/03/2021

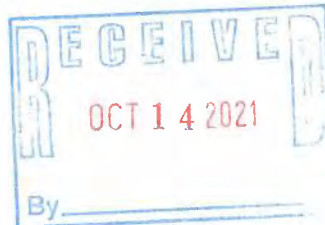
Oct
1.320.53800.45009

13A

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Beacon Lake 3A			
MISC	Irrigation Repairs related to ESPLXD controller flow issue *Service date - 09/30/21	1	1,500.00	1,500.00

TOTAL DUE

\$1,500.00





INVOICE

INVOICE #	INVOICE DATE
JAX 278012	10/22/2021
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks
CDD

Invoice Due Date: November 21, 2021

Invoice Amount: \$1,575.00

40A 1.320.538.45009

Description	Current Amount
Valve replacement on exit side and valve replacement near lift station <u>Irrigation Repairs</u>	\$1,575.00

Excellence



Invoice Total \$1,575.00

IN COMMERCIAL LANDSCAPING

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



INVOICE

INVOICE #	INVOICE DATE
JAX 278013	10/22/2021
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks
CDD

Invoice Due Date: November 21, 2021

Invoice Amount: \$1,080.41

40A 1.320.538.45009

Description	Current Amount
Mainline repair at entrance	
Irrigation Repairs	\$1,080.41



Invoice Total \$1,080.41

Excellence
IN COMMERCIAL LANDSCAPING

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

SoutheastFitness

REPAIR

Equipment Repair & Maintenance

14476 Duval Place West, Suite 208 • Jacksonville, FL 32218

Office: 904.683.1439 • Fax: 904.683.1624

southeastfitnessrepair@comcast.net

www.southeastfitnessrepair.com

Invoice # 15948A

Date: 11-Aug-2021

Payment is due within 30 days of invoice date.

Facility Name:	MEADOW VIEW AT 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:	<u>SEMI ANNUAL PM</u> SHE HAS TWO UNITS THAT ARE HAVING ISSUES. ADDED 8/5/21 RA (ROWERS ARE NOT CALIBRATING AND SOME OF THE STRENGTH EQUIPMENT SCREWS ARE MISSING FROM THE SHROUDS). 3 - ELL'S/AMT'S 5 - SPIN BIKES/ROWERS- 1 - RB/UB 2 - STPR 8 - SS 4 - BD/WB 5 - BNCH/RACK FLAT RATE \$450.56 (NO TAX) VENUS 904-316-9279

48A
1.320.572.44207

Description	Part #	Part Cost	QTY	Total
PM - FLAT RATE: TRAVEL + FIRST HOUR LABOR		423.06	1.00	423.06
Comments:			<i>Parts Total</i>	423.06
			<i>Tax</i>	27.50
			<i>Balance</i>	450.56

Technician: FRANK HARDY

Thank you for your business.