

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

JANUARY 20, 2022

AGENDA

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

475 West Town Place, Suite 114

St. Augustine, Florida 32092

www.meadowviewattwincreeksbdd.com

January 13, 2022

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, January 20, 2022 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 revised 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. Ratification of Pool Maintenance Agreement with Big Z Pool Service, LLC
- VI. Consideration of Cost Share Agreement
- VII. Consideration of Direct Purchase Forms for Phase 4
- VIII. Consideration of Resolution 2022-08, Granting the Chair the Authority to Execute Plats
- IX. Consideration of Resolution 2022-09, Adopting Amended and Restated Prompt Payment Policies
- X. Consideration of Revisions to Amenity Policies
- XI. Staff Reports
 - A. District Counsel – Memo Regarding Stormwater Needs Analysis
 - B. District Engineer – Requisition Summary

- C. District Manager
- D. Amenity Manager
- E. Operations Manager – Report

XII. Financial Reports

- A. Balance Sheet and Income Statement
- B. Assessment Receipts Schedule
- C. Check Registers
 - 1. October
 - 2. November
- D. Ratification of Construction Funding Request No. 28
- E. Consideration of Construction Funding Request No. 29

XIII. Supervisors' Requests and Audience Comments

XIV. Next Scheduled Meeting – February 17, 2022 at 10:00 a.m. at the offices of GMS

XV. 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.
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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.
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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

Page 2

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

A handwritten signature or set of initials, possibly "CB", written in dark ink.

November 12, 2021


Page 3

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

(904) 940-5850
Phone No: _____ 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

POOL MAINTENANCE SERVICES AGREEMENT

THIS AGREEMENT (“Agreement”) is made and entered into to be effective on this 22 day of December, 2021, by and between:

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (**“District”**), and

Big Z Pool Service, LLC with a mailing address of 172 Stokes Landing Rd, Saint Augustine, Florida 32095 (**“Contractor”** and, together with the District, **“Parties”**).

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain community infrastructure, including a pool (**“Facilities”**); and

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide pool maintenance services; and

WHEREAS, Contractor represents that it is qualified, licensed and insured to provide pool maintenance services and has agreed to provide to the District those services identified in *Proposal*, attached hereto as **Exhibit A** and in compliance with the terms and conditions of this Agreement (**“Services”**); and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Agreement.

2. DESCRIPTION OF WORK AND SERVICES. The Contractor agrees to provide the Services to the Facilities, as more particularly described in **Exhibit A** and in accordance with the terms of this Agreement:

A. Contractor agrees to provide certain chemicals necessary to maintain chlorine, pH and alkalinity levels of waters held in the Facilities, as defined hereafter, which chemicals may include but not be limited to liquid chlorine (sodium hypochlorate), non-fuming pool acid, bi-carb, shock and shock-totes, calcium chlorite, cyanurics, CYA (stabilizer) and filter powder ("**Chemicals**"). For the avoidance of doubt, the Parties agree that "Chemicals" does not include chemicals necessary to correct water chemistry imbalance caused by property negligence, vandalism, pool draining, faulty or inadequate electric service, inadequate circulation or Acts of God.

B. The Parties agree that the Contractor shall independently test the water chemistry of the Facilities, and shall keep an accurate and up-to-date written log of such tests during the term of this Agreement and for two (2) years thereafter. In the event that such tests reveal that proper water chemistry is not being maintained, the Contractor shall promptly notify the District of the same, and the Contractor will add chemicals to the Facilities as necessary to maintain proper water chemistry therein. All responsibility for maintenance of the Chemicals in the Facilities shall accrue to and be the responsibility of the Contractor.

C. Contractor shall not be liable for default in the performance or discharge of its duty to deliver Chemicals under this Agreement to the extent caused by Acts of God, civil or military authority, public enemy, fire, floods, winds, storms, labor disorders, strikes, work stoppages or other labor trouble, accidents, riots, civil commotion, closing the public highways, terrorist acts or threats, governmental interference or regulations and other contingencies, similar to the foregoing, beyond Contractor's reasonable control.

D. Should the District desire that the Contractor provide additional work or services, such additional work or services shall be fully performed by the Contractor only after prior approval of the same by a written work authorization. The Contractor agrees that the District shall not be liable for the payment of any additional work or services unless the District first authorizes the Contractor to perform such additional work or services through an authorized and fully executed written work authorization. Nothing herein shall be construed to require the District to use the Contractor for any such additional work or services, and the District reserves the right to retain a different contractor to perform any additional work or services.

E. To the extent that the terms of this Agreement conflict with any provisions of **Exhibit A**, this Agreement shall control.

3. COMPENSATION AND TERM. The District agrees to compensate Contractor One Thousand Two Hundred Ninety-Eight Dollars (\$1,298.00) for the Services set forth in this Agreement. The annual total under this Agreement shall not exceed Fifteen Thousand Five Hundred Seventy-Six Dollars (\$15,576.00). The District shall provide payment within thirty (30) days of receipt of invoices. The term of this Agreement shall be from the date set forth above

through September 30, 2022, unless extended by the Parties or terminated earlier in accordance with the terms of this Agreement. Thereafter, this Agreement may be renewed annually, up to three (3) additional renewals. Any renewal, including any change in scope or price, shall be evidence by a written addendum, amendment, or a change order to this Agreement, fully executed by both Parties.

4. MANNER OF CONTRACTOR'S PERFORMANCE. The Contractor agrees, as an independent contractor, to undertake the Services as specified in this Agreement or any work authorization (see Section 2.D. herein) issued in connection with this Agreement. All Services shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of all Services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District. In conducting the Services, Contractor shall use all due care to protect against any harm to persons or property. If the Contractor's acts or omissions result in any damage to property within the District, the Contractor shall immediately notify the District and repair or replace all damaged property to the satisfaction of the District.

5. INSURANCE.

- a. At the Contractor's sole expense, the Contractor shall maintain throughout the term of this Agreement the insurance as set forth in **Exhibit B**.
- b. Each insurance policy required by this Contract shall:
 - i. Apply separately to each insured against whom claim is made and suit is brought, except with respect to limits of the insurer's liability.
 - ii. Be endorsed to state that coverage shall not be suspended, voided, or canceled by either party except after 30 calendar days prior written notice, has been given to the District.
 - iii. Be written to reflect that the aggregate limit will apply on a per claim basis.
- c. The District shall retain the right to review, at any time, coverage, form, and amount of insurance. All insurance certificates, and endorsements, shall be received by the District before the Contractor shall commence or continue work.
- d. The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.
- e. The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.
- f. Notices of accidents (occurrences) and notices of claims associated with work being performed under this Contract shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.
- g. Insurance requirements itemized in this Contract and required of the Contractor shall be provided on behalf of all sub-contractors to cover their operations

performed under this Contract. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to sub-contractors.

- h. All policies required by this Agreement, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis, shall name the District, its Supervisors, Officers, agents, employees, and representatives as additional insured as their interest may appear under this Agreement. Insurer(s), with the exception of Workers' Compensation on non-leased employees, shall agree to waive all rights of subrogation against the District, its Supervisors, Officers, agents, employees or representatives.
- i. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

6. INDEMNIFICATION.

A. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault. Contractor further agrees that 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.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, all as actually incurred.

7. COMPLIANCE WITH GOVERNMENTAL REGULATION. Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If Contractor fails to notify the District in writing within five (5) days of the receipt

of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

8. LIENS AND CLAIMS. Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of Contractor's performance under this Agreement, and Contractor shall immediately discharge any such claim or lien. In the event that Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

9. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

10. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

11. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

12. TERMINATION. The District agrees that Contractor may terminate this Agreement by providing thirty (30) days written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the

District shall be provided a reasonable opportunity to cure any failure under this Agreement. Contractor agrees that the District may terminate this Agreement immediately with or without cause by providing written notice of termination to Contractor. Upon any termination of this Agreement, Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

13. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for Contractor to perform under this Agreement shall be obtained and paid for by Contractor. Failure of Contractor to have obtained the necessary permits and licenses to perform under this Agreement shall constitute a default and this Agreement shall terminate immediately.

14. ASSIGNMENT. Neither the District nor Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

15. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, Contractor shall be acting as an independent contractor. Neither Contractor nor employees of Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Contractor, if there are any, in the performance of this Agreement. Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

16. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

17. ENFORCEMENT OF AGREEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

18. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement.

19. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and Contractor.

20. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this instrument.

21. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the Parties, as follows:

If to Contractor: Big Z Pool Service, LLC
172 Stokes Landing Rd
Saint Augustine, Florida 32095
Attention: _____

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

With a copy to: KE Law Group
P.O. Box 6386
Tallahassee, Florida 32314
Attn: District Counsel

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth herein.

22. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and Contractor and no right or cause of action shall accrue upon or by reason, to or for the

benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and Contractor and their respective representatives, successors, and assigns.

23. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. The exclusive venue for any dispute arising out of or related to this Agreement shall be in a court of appropriate jurisdiction in and for St. Johns County, Florida.

24. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Jim Oliver** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT C/O JIM OLIVER, GOVERNMENTAL MANAGEMENT SERVICES, LLC, 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092 (904) 940-5850, AND E-MAIL JOLIVER@GMSNF.COM.

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

26. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and Contractor as an arm's length transaction. The District and Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

27. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

28. SCRUTINIZED COMPANIES STATEMENT. Contractor certifies that it is not in violation of Section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

29. E-Verify. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

IN WITNESS WHEREOF, the Parties hereto have signed and sealed this Agreement on the day and year first written above.

ATTEST:

**MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT**

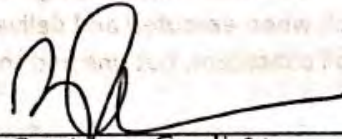
DocuSigned by:



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Chairperson, Board of Supervisors

BIG Z POOL SERVICE, LLC



By: Zachary Sullivan
Its: President

Exhibit A: *Proposal*
Exhibit B: *Certificate of Insurance*

EXHIBIT A

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

Estimate 2681

ADDRESS

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

DATE
 11/15/2021

TOTAL
\$1,298.00

**EXPIRATION
 DATE**
 12/15/2021

PRODUCT/SERVICE	QTY	RATE	AMOUNT
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RE: Pool Cleaning Service without
 Chemicals
 *district will obtain chemicals through 3rd
 party Vendor*

Terms: invoices are emailed on the 1st if
 the estimate is accepted, and payments
 are due on the 30th of the current month
 of service. If the estimate is accepted we
 will provide a full service contract for
 signing outlining the same pricing as listed
 below along with additional details.

Any work outside of the work described
 below such as additional visits, or service
 work to equipment, emergency calls, algae
 treatments are billed at the rate of \$125/
 hour, 2 hour minimum. Emergency Calls,
 after hours: Monday through Friday after
 6 and weekends. A 1 year agreement is
 required.

Late payments are subject to a \$70 late
 fee if greater than 7 days past the due
 date. After 15 days of no payment,
 services are suspended until the account
 is brought current.

Average cleaning time: 1-1/2 hours per
 pool cleaning plus backhouse.

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

PRODUCT/SERVICE	QTY	RATE	AMOUNT
Services	1	1,298.00	1,298.00
Recurring Monthly Pool Service, No Chemicals Included			

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 Following:
 -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	\$1,298.00
--------------	-------------------

THANK YOU.

Accepted By

Accepted Date

EXHIBIT B**CERTIFICATE OF LIABILITY INSURANCE**
 DATE (MM/DD/YYYY)
 12/16/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER RICCI INSURANCE GROUP LLC 7563 PHILIPS HWY, STE 101 JACKSONVILLE, FL 32256		CONTACT NAME: PHONE (A/C No. Ext): 904-710-2310 FAX (A/C No): 904-201-1230 E-MAIL: marie@ricciinsurancegroup.com ADDRESS:	
		INSURER(S) AFFORDING COVERAGE INSURER A: KINSALE INSURER B: NAUTILUS INSURER C: Technology Insurance Company, Inc. INSURER D: INSURER E: INSURER F:	
INSURED Big Z Pool Service, LLC 172 STOKES LANDING ROAD ST. AUGUSTINE, FL 32095 904-868-4660			

COVERAGES		CERTIFICATE NUMBER:		REVISION NUMBER:			
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.							
INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	Y	0100170490-0	11/18/2021	11/18/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ excluded PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPIOP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$	Y	Y	AN1248917	10/19/2021	10/19/2022	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory In NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	TWC4013521	8/25/2021	8/25/2022	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)							
The Meadow View at Twin Creeks Community Development District, its officers, supervisors, agents, managers, counsel, engineers, staff and representatives are included as Additional Insureds on the above-listed policies. Such insurance shall be considered primary and non-contributory with respect to the Additional Insureds, all such required insurance policies shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the Additional Insureds, and a 30 Day Notice of Cancellation applies in favor of the Additional Insureds							

CERTIFICATE HOLDER Meadow View at Twin Creeks Community Development District c/o Governmental Management Services, LLC - North Florida 475 West Town Place, Suite 114 World Golf Village St. Augustine, Florida 32092	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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ACORD 25 (2016/03)

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SIXTH ORDER OF BUSINESS

COST SHARE AGREEMENT
Meadow View at Twin Creeks Phase 4 Project

THIS AGREEMENT (“Agreement”) is made and entered into as of this ____ day of _____, 2022, by and between:

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in St. Johns County, Florida (“**District**”); and

DFC BEACON LAKES, LLC, a Florida limited liability company, the primary owner and developer of certain lands within Phase 4 of the District, whose address is 14701 Philips Highway, Suite 300, Jacksonville, Florida 32256 (“**Developer**,” together with the District, “**Parties**”).

RECITALS

WHEREAS, the District was established by an ordinance adopted by the Board of County Commissioners in and for St. Johns County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including roadways, stormwater management systems, potable and reclaimed water and sewer systems and other infrastructure; and

WHEREAS, Developer is the owner of certain lands in St. Johns County, Florida, located within the boundaries of the District (“**Development**”); and

WHEREAS, the District has assumed an agreement (“**Construction Contract**”), attached hereto as **Exhibit A**, with W. Gardner, LLC (“**Contractor**”), in connection with the construction of various infrastructure improvements on the Meadow View at Twin Creeks Phase 4 Project (“**Project**”), which Construction Contract will be administered and reviewed by England, Thims & Miller, Inc. (“**Project Engineer**”), which also serves as the District’s Engineer (“**Engineer**”); and

WHEREAS, the Construction Contract covers both private development being conducted for the benefit of Developer as well as public infrastructure improvements within the scope of the District’s capital improvement plan (“**Capital Improvement Plan**”), as set forth in the District’s Engineer’s Report dated March 17, 2016, as supplemented on October 6, 2016, September 17, 2018, April 23, 2020 and on August 9, 2021 and as may be additionally supplemented from time to time; and

WHEREAS, the Developer has agreed to pay for the cost of the work identified as being the Developer’s Items of Work (hereinafter defined) as described in **Exhibit B** as such items of work are not included in the Capital Improvement Plan; and

WHEREAS, in anticipation of the commencement of the Project, the Parties desire to memorialize and set forth clearly their understanding and agreement with respect to allocation of costs between the Parties for these improvements as well as certain other matters addressed herein.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

AGREEMENT

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Agreement.

2. WORK DEFINED; ITEMS OF WORK. As used herein, the term “**Work**” shall refer to the entire completed construction or the various separately identifiable parts thereof required to be furnished under the Construction Contract, including performing services, furnishing labor and furnishing and incorporating materials and equipment into the construction. Unit prices have been established for the items of Work (“**Items of Work**”), shown in the Contractor’s bid, as included in the Construction Contract. **Exhibit B** identifies those items that are to be the responsibility of the Developer to fund (“**Developer’s Items of Work**”).

3. COST ALLOCATIONS.

3.1 Cost Allocation. Developer shall pay all of the costs of Developer’s Items of Work. Payment shall be made in accordance with Sections 4 and 5 herein.

3.2 Cost Allocation for Construction Phase Services. Developer shall pay a pro rata share of the consultant fees incurred by the District for construction phase services performed in connection with the design and construction of Developer's Items of Work. The pro rata share shall be calculated by taking the cost of the Developer’s Items of Work and dividing it by the total contract price (as determined under the Construction Contract). Upon final completion of the Work (as determined under the Construction Contract), the Engineer shall determine the portion of construction phase services attributable to Developer’s Items of Work and notify Developer of the amount to be paid by Developer. Any dispute of the Engineer’s determination shall be resolved in accordance with Section 3.3, below. Payment shall be made in accordance with Sections 4 and 5 herein.

3.3 Dispute of Engineer's Determination. Should either the District or Developer dispute the Engineer’s determination of costs attributable to either Party either in accordance with Section 3.1, Section 3.2 or Section 5.4, notice of such dispute and the grounds therefore shall be given from one party to the other within five (5) days, excluding Saturdays, Sundays and federal holidays, of receipt of the Engineer’s determination of costs. Thereafter, within seventy two (72) hours, excluding Saturdays, Sundays and federal holidays, after notice of such dispute is given, the Engineer shall request the Florida Board of Engineers select a qualified independent third party engineer to review the Work and the Engineer’s determination of costs. The independent third party engineer may, upon the written consent of both Parties hereto, secure its own estimates of costs. The Parties agree to and shall be bound by the determination of costs attributable to the Parties as determined by the independent third party engineer. In such event, the fees and costs of the independent third party engineer shall be equally divided between the Parties hereto. Nothing contained in this Section 3.3 shall give Developer the right to dispute the cost of Developer’s Items of Work to the extent such costs are determined in accordance with the Construction Contract.

To ensure compliance with Section 218.735, *Florida Statutes*, the Parties shall follow the procedures described in Section 4, below, with respect to any costs related to a dispute to be resolved pursuant to this Section 3.3. However, should the independent third party engineer determine that all or a portion of the disputed costs were incorrectly allocated, the party determined by the independent third party engineer to have underpaid its share of the costs shall reimburse the other party the amount underpaid.

4. PAYMENT OF COSTS. Subject to the provisions of Section 5 for any and all invoices related solely to Final Payment, as defined herein, and completion of the Project, the Parties shall pay for the Work in accordance with the following schedule: Within fifteen (15) business days from the receipt of an application for payment certified by the Project Engineer, the District Manager or his designee shall prepare a requisition and forward the requisition to the Engineer and the Chair of the District's Board of Supervisors for execution and return to the District Manager. Within three (3) days of receipt of the fully executed requisition, the District Manager or his designee shall transmit the fully executed requisition to the District Trustee for payment. Concurrently with the transmission of the requisition to the District Trustee, the District shall send the Developer a written invoice for the portion of the Developer's Items of Work included on the application for payment. Within thirty (30) days of receipt of such invoice, Developer shall remit the requested funds to the District.

5. ACCEPTANCE OF WORK

5.1 *Acceptance of Work.* Before the District makes Final Payment as defined below, the District shall provide Developer with a certificate from the Engineer that, to the best of his knowledge, Developer's Items of Work have been performed in substantial compliance with the Construction Contract and appropriate final lien waivers and releases have been obtained from all contractors, sub-contractors, materialmen or suppliers and laborers in connections with the Project. Within fifteen (15) calendar days after receipt of said certificate, Developer shall inspect the Project and provide written notice to the District that Developer's Items of Work, to the best of Developer's knowledge, are or are not in substantial compliance with the Construction Contract. Failure by Developer to provide such written notice within said timeframe shall cause the District Engineer to transmit a written demand to Developer that such notice be provided. Should Developer fail to respond to the District Engineer's written request within five (5) calendar days of receipt of such request, Developer is deemed to have determined that Developer's Items of Work are in substantial compliance with the Construction Contract.

5.2 *Substantial Compliance.* If Developer's notice is that Developer's Items of Work are in substantial compliance (or if Developer fails to provide notice as provided in subsection 5.1), then Developer shall be deemed to have accepted Developer's Items of Work except as to defects not then readily discoverable. Developer shall then remit its payment to the District within five (5) business days of the notice of substantial compliance. Immediately upon receipt of funds from the Developer, the District shall pay the Contractor. Subsequent to Developer's giving such notice of such substantial compliance and the making of Final Payment by the District, Developer agrees that it shall have no claim against the District with respect to any of Developer's Items of

Work performed by the Contractor, the only obligation of the District being to enforce the terms of the Construction Contract.

- 5.3 *Non-Compliance.* In the event Developer's notice is that Developer's Items of Work are not in substantial compliance with the Construction Contract, then within ten (10) days of the District's receipt of such notice (provided such notice reasonably identifies the non-complying Developer's Items of Work), the District shall proceed promptly to enforce the terms of the Construction Contract as it applies to completion and correction of Developer's Items of Work. In the event the District disputes Developer's notice of non-compliance, notice of such dispute shall be provided to Developer by the District within five (5) business days of the District's receipt of Developer's notice of non-compliance. In such event, within five (5) business days, the Engineer shall request the Florida Board of Engineers select a qualified independent third party engineer to review the Developer's Items of Work subject to Developer's notice of non-compliance. The Parties agree to and shall be bound by the determination of substantial compliance or non-compliance as determined by the independent third party engineer. The fees and costs of the independent third party engineer shall be equally divided between the Parties hereto.
- 5.4 *Enforcement Costs.* To the extent such costs are not reimbursed by the Contractor, Developer shall reimburse the District for any costs (as determined by the Engineer) incurred by the District arising out of the District's efforts to enforce the terms of the Construction Contract as it applies to Developer's Items of Work, provided that the defective Work that is the subject of enforcement is not caused in whole or in part or contributed to by the actions of the District or its Engineer. Any dispute as to costs to be reimbursed by Developer pursuant to this subsection 5.4 shall be resolved in accordance with Section 3.3, above.
- 5.5. *Final Payment.* "**Final Payment**" shall be defined as the final payment made to the Contractor by the District after the Contractor has satisfactorily completed all corrections identified in the final inspection, as provided in the Construction Contract.

6. CONSTRUCTION CONTRACT AND PLANS. The District shall be responsible for ensuring that the improvements to be constructed pursuant to the Construction Contract are constructed in substantial compliance with the plans and specifications set out in the Construction Contract and in a timely manner.

- 6.1 *Defective Work.* The District shall not accept defective Work pursuant to the provisions of the Construction Contract with respect to each of the Developer's Items of Work without the written consent of Developer.
- 6.2 *Entitlement to Credits.* In the event the Developer gives written consent in accordance with Section 6.1, Developer shall be entitled to receive the benefit of all credits with respect to Developer's Items of Work as determined in accordance with the Construction Contract.
- 6.3 *Record Drawings.* Upon request, the District shall furnish Developer, free of charge, one copy of available drawings, plans, specifications, addenda, change orders and other modifications marked currently to record all changes and selections made during

construction ("**Record Drawings**"). The Record Drawings shall be delivered to Developer upon Final Completion of the Work.

7. INSURANCE AND WAIVER OF SUBROGATION.

7.1 *Insurance.* The District shall ensure that the policies of insurance required under the Construction Contract include the interest of Developer as additional or named insured. To the extent that there is any additional cost associated with listing Developer as additional or named insured under the policies of insurance required to be purchased and maintained by the Contractor in accordance with the Construction Contract, Developer will pay those additional costs. Developer will make such payment within fifteen (15) days of receiving notice of such additional costs from the District. The District shall ensure that such insurance remains in full force and effect during construction of the Project and thereafter as provided in said policies. The intent is that Developer be provided the same protections in said policies as that accorded to the District. Adjustment and settlement of any loss with the insurers shall be conducted by the District, as trustee, and the District shall account to Developer for the proceeds of such insurance that is applicable to Developer's Items of Work.

7.2. *Waiver of Subrogation.* The District and Developer waive all rights against each other and any of their agents and employees, each of the other, for all losses and damages caused by any of the perils covered by the policies of insurance obtained pursuant to the Construction Contract, except such rights as they have to proceeds of such insurance held by either the District or the Contractor pursuant to the Construction Contract.

8. LICENSE. Developer hereby grants the District and the District's agents a temporary license to enter property owned by Developer, if any, to construct, inspect and administer the improvements required under the Construction Contract. The District's license to enter Developer's property, as provided herein, shall expire upon final completion of the Work or upon the making of Final Payment to the Contractor, whichever last occurs.

9. OBLIGATIONS OF DEVELOPER. It is the intent of the Parties that Developer's participation in the cost of the Project is not as Owner (as such term is defined in the Construction Contract) or as a party to the Construction Contract and that Developer shall incur no liability or obligation to third parties, including the Contractor, by entering into this Agreement. Developer does hereby contractually obligate itself to provide any and all notices which may be required of the District pursuant to any applicable permits, obtained by Developer for the Project, from a governmental entity, whether local, state or federal. The District does hereby agree to provide written notice to Developer of such notices as the necessity for the notices arises.

10. RECOVERY OF COSTS AND FEES. In the event either party is required to enforce this Agreement by court proceedings or otherwise, then the predominantly prevailing party shall be entitled to recover from the other party all fees and costs incurred, including reasonable attorneys' fees and costs.

11. DEFAULTS. Failure by either party to perform each and every one of its obligations hereunder shall be a default, entitling either party to pursue whatever remedies are available to it under Florida law. Each of the Parties hereto shall give the other party written notice of any defaults hereunder and shall allow

the defaulting party not less than five (5) days from the date of receipt of such notice to cure monetary defaults and fifteen (15) days to cure other defaults.

12. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the Parties and supersedes all previous discussions, understandings and agreements between the Parties relating to the cost sharing for construction of the Project. Terms used in this Agreement which are specifically defined in the Construction Contract shall have the meanings designated in the Construction Contract, unless otherwise indicated in this Agreement.

13. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement, other than those necessary to reflect a modification to the Construction Contract pursuant to a Change Order issued in accordance with the Construction Contract, may be made only by an instrument in writing executed by both of the Parties hereto. Any modification to the Construction Contract resulting from a Change Order shall serve to amend this Agreement accordingly.

14. AUTHORITY TO CONTRACT. The execution of this Agreement has been duly authorized by the appropriate body or official of all Parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this Agreement.

15. NOTICES. All notices, requests, consents and other communications hereunder (“**Notices**”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or telecopied to the Parties, as follows:

- | | | |
|----|----------------------|---|
| A. | If to the District: | 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 |
| | With a copy to: | KE Law Group, PLLC
2016 Delta Boulevard, Suite 101
Tallahassee, Florida 32303
Attn: Jere L. Earlywine |
| B. | If to the Developer: | DFC Beacon Lakes, LLC
14701 Philips Highway, Suite 300
Jacksonville, Florida 32256
Attn: |

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Developer may deliver

Notice on behalf of the District and the Developer. Any party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth herein.

16. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal Parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon or give the Contractor or any person or corporation other than the Parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors and assigns.

17. EFFECTIVE DATE. This Agreement shall be effective as of the date first set forth above.

18. APPLICABLE LAW AND VENUE. This Agreement shall be construed, interpreted and controlled by the laws of the State of Florida. Venue for any dispute arising under this Agreement shall be in a court of appropriate jurisdiction in St. Johns County, Florida.

19. PUBLIC RECORDS. To the extent required by law, Developer agrees to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, *Florida Statutes*.

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

21. SOVEREIGN IMMUNITY. Developer agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statutes or law.

22. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

23. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the Parties execute this Agreement the day and year first written above.

Attest:

**MEADOW VIEW AT TWIN CREEKS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Print Name

Print Name: _____

Attest:

DFC BEACON LAKES, LLC
a Florida limited liability company

Witness

By: _____

Print Name

Print Name: _____

Title: _____

- Exhibit A:** Construction Contract
- Exhibit B:** Developer’s Items of Work

EXHIBIT A: CONSTRUCTION CONTRACT

EXHIBIT B: DEVELOPER'S ITEMS OF WORK

The earthwork will be split fourteen percent (14%) to the Developer and eighty-six percent (86%) to the District. All other items are one hundred percent (100%) District items of work.

SEVENTH ORDER OF BUSINESS

PURCHASE REQUISITION REQUEST FORM

1. Contact Person for the material supplier.
NAME: **Rinker Materials**
2. ADDRESS: **2313 Vulcan Road, Apopka, Florida 32703**
3. TELEPHONE NUMBER: **407-872-0782**
4. Manufacturer or brand, model or specification number of the item.
See attached.
5. Quantity needed as estimated by CONTRACTOR. **See attached.**
6. The price quoted by the supplier for the construction materials identified above.
See attached.
7. The sales tax associated with the price quote. **\$0**
8. Shipping and handling insurance cost. **See attached.**
9. Delivery dates as established by CONTRACTOR. **See attached.**

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

Authorized Signature (Title)

Date

CONTRACTOR: **W. Gardner, LLC**

Authorized Signature (Title)

Date

Attachment: Purchase Order and Schedule of Items

PURCHASE ORDER
THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

“Owner”

Owner:	Meadow View at Twin Creeks CDD	Seller:	Rinker Materials
Address:	c/o Governmental Management Services 475 West Town Place, Suite 114 St. Augustine, Florida 32092	Address:	2313 Vulcan Rd Apopka, Florida 32703
Phone:	865-238-2622	Phone:	407-872-0782

“Seller”

“Project”

Project Name:	Meadow View at Twin Creeks, Phase 4	Contract Date:	January ____, 2022, as assigned ____, 2022
Project Address:	St. Johns County, Florida		

Description of Goods or Services – The Owner and Seller are entering into this Purchase Order Agreement for the purpose of the Owner purchasing the items (“**Goods**”) listed in the proposal attached as **Exhibit A**.

Schedule – The Goods shall be delivered within _____ days from the date of this Order.

Price – \$ _____

Certificate of Exemption # _____

IN WITNESS HEREOF, the parties have executed this Order effective as of the date executed below. By executing this document below, Seller acknowledges that it has read all of the terms and provisions of this Order, including the Terms and Conditions attached hereto as **Exhibit B**, and agrees to deliver the Goods as described herein and comply fully with the terms and conditions hereof.

MEADOW VIEW AT TWIN CREEKS CDD

Owner

By: _____

Name: _____

Title: _____

Date Executed: _____

Seller

By: _____

Name: _____

Title: _____

Date Executed: _____

EXHIBIT A: Proposal
EXHIBIT B: Terms and Conditions

EXHIBIT A

Meadow View at Twin Creeks CDD

Purchase Order

Issued To:

Rinker Materials
2313 Vulcan Road
Apopka, FL 32703

Project: Beacon Lakes Phase 4
Project #: 21029

Quote #: QUO-452480-X8M3F3

P. O. Number:

21029-03

Date:

12/3/2021

Authorized by:

Judson Cutts

Payment Terms:

Net 30

Ship via:

Truck

Ship To:

Job Site

Ship Date:

Description	Qty	Unit Price	Price
15x8' CL3 PF RCP	1170	\$ 17.70	\$20,709.00
18x8' CL3 PF RCP	1535	\$ 24.25	\$37,223.75
24x8' CL3 PF RCP	166	\$ 36.86	\$6,118.76
30x8' CL3 PF RCP	68	\$ 55.29	\$3,759.72
36x8' CL3 PF RCP	85	\$ 74.69	\$6,348.65
48x8' CL3 PF RCP	495	\$ 122.22	\$60,498.90
#711 Lubricant 8LB	55	\$ 11.00	\$605.00
29x45x8' CL3 HERCP	264	\$ 114.46	\$30,217.44
This is a unit price order. The above quantities are estimated from the plans and are being used to establish an approximate value for this order. Payment will be based on the actual quantity furnished. The unit price will remain the same regardless of quantity			
Subtotal			\$165,481.22
Tax rate			0.00%
Sales tax			\$ -
Total			\$165,481.22

Supplier's signature below acknowledges receipt and compliance.

Accepted By

Date

Print Name

Title

This order when signed and approved by the Seller becomes a contract.

Signature by W. Gardner, LLC, Its: Project Manager

Date

Purchase order number must appear on all invoices and correspondence.

EXHIBIT B
TERMS AND CONDITIONS

1. **PRICE.** The Price set forth above includes all Goods, insurance, warranties and other materials or services (including without limitation all packing, loading or freight) necessary to produce and deliver the Goods.
2. **SCHEDULE.** Time is of the essence with respect to this Order, and all Goods shall be produced and delivered within the times set forth in the Schedule. Owner may cancel this Order or any part thereof or reject delivery of Goods if such delivery or performance is not in material accordance with the specifications of this Order, including the Schedule.
3. **DELIVERY AND INSPECTION.**
 - a. All shipments of Goods are to be made, with all shipping costs prepaid by Seller (e.g., insurance, packing, loading, freight, etc.), to the receiving point specified above. Title, and risk of loss, shall pass to Owner at the time such Goods are delivered at the Project site and accepted by Owner or Owner's contractor, provided however that Owner shall have a reasonable opportunity to inspect such Goods prior to acceptance.
 - b. All Goods are subject to inspection and approval by Owner at a reasonable time post-delivery. Owner may return Goods not meeting specifications (including over-shipments) at the Seller's expense and risk. Owner will notify Seller of failure. Return authorizations for Goods not received within 30 days will deem such Goods as donations to Owner.
4. **TERMS OF PAYMENT.** Seller's Invoice ("**Invoice**") must be submitted before payment will be made by Owner pursuant to this Order. Owner shall make payment within 30 days of receipt of a proper invoice, and pursuant to the Local Government Prompt Payment Act, Sections 218.70 et seq., *Florida Statutes* (2018). Any indebtedness of Seller to Owner may, at Owner's option, be credited against amounts owing by Owner hereunder.
5. **WARRANTY.** Seller shall take all necessary steps to assign any manufacturer's warranties to the Owner. Seller warrants that the title to Goods conveyed shall be good, that the transfer of the Goods shall be rightful, and that the Goods shall be free from any security interest, lien or encumbrance. Seller further warrants that the Goods are free of any rightful claim of infringement, and shall indemnify, defend, and hold harmless the Indemnitees (defined below) against any such claim. Further, the Goods shall be new, shall be free from defects, shall be of merchantable quality, and shall be fit for the Owner's uses. Seller agrees, without prejudice to any other rights Owner may have, to replace or otherwise remedy any defective Goods without further cost to Owner or, at Owner's option, to reimburse Owner for its cost of replacing defective Goods. All Goods are subject to inspection by Owner before, upon, and within a reasonable time after delivery. Goods shall not be replaced without Owner's prior written instructions. Any acceptance by Owner shall not prevent Owner from later rejecting non-conforming Goods. The warranty provided herein shall survive the completion or termination of this Order and is in addition to any warranties provided by law.
6. **COMPLIANCE WITH LAW.** Seller agrees that at all times it will comply with all applicable federal, state, municipal and local laws, orders and regulations.
7. **INDEMNITY.** To the fullest extent permitted by law, and in addition to any other obligations of Seller under the Order or otherwise, Seller shall indemnify, hold harmless, and defend Owner, Heartwood 23, LLC, and their respective officers, directors, Supervisors, Board members, employees, staff, managers, representatives, successors, and assigns of each and any of all of the foregoing entities and individuals (together, "**Indemnitees**") from all liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, to the extent caused in whole or in part by the negligence, recklessness or intentional wrongful misconduct of the Seller, or any subcontractor, any supplier, or any individual or entity directly or indirectly employed by any of them, and arising out of or incidental to the performance of this Order. The Seller shall ensure that any and all subcontractors include this express provision for the benefit of the Indemnitees. The parties agree that this paragraph is fully enforceable pursuant to Florida law. In the event that this section is determined to be unenforceable, this paragraph shall be reformed to give the paragraph the maximum effect allowed by Florida law and for the benefit of the Indemnitees. The provisions of this section shall survive the completion or earlier termination of this Order, and are not intended to limit any of the other rights and/or remedies provided to the Owner hereunder.
8. **INSURANCE.** At all times during the term of this Order agreement, Seller, at its sole cost and expense, shall maintain insurance coverages of the types and amounts set forth below:
 - a. Commercial general liability insurance with minimum limits of liability not less than \$1,000,000. Such insurance shall include coverage for contractual liability.
 - b. Workers' Compensation Insurance covering all employees of Seller in statutory amounts, and employer's liability insurance with limits of not less than \$1,000,000 each accident.
 - c. Comprehensive automobile liability insurance covering all automobiles used by Seller, with limits of liability of not less than \$1,000,000 each occurrence combined single limit bodily injury and property damage.
9. **DEFAULT.** Upon any material default by Seller hereunder, Owner may, in addition to any other remedies available to Owner at law or in equity, cancel this Order without penalty or liability by written notice to Seller.
10. **LIMITATION OF LIABILITY.** Nothing herein shall be construed to be a waiver of the Owner's limit of liability contained in Section 768.28, *Florida Statutes* or other statute or law.

11. **WAIVER.** Any failure of Owner to enforce at any time, or for any period of time, any of the provisions of this Order shall not constitute a waiver of such provisions or a waiver of Owner's right to enforce each and every provision.
12. **MODIFICATIONS.** This Order supersedes all prior discussions, agreements and understandings between the parties and constitutes the entire agreement between the parties with respect to the transaction herein contemplated. Changes, modifications, waivers, additions or amendments to the terms and conditions of this Order shall be binding on Owner only if such changes, modifications, waivers, additions or amendments are in writing and signed by a duly authorized representative of Owner.
13. **APPLICABLE LAW.** The validity, interpretation, and performance of this Order shall be governed by the laws of the State of Florida, in force at the date of this Order. Where not modified by the terms herein, the provisions of Florida's enactment of Article 2 of the Uniform Commercial Code shall apply to this transaction.
14. **MECHANIC'S LIENS.** Notwithstanding that Owner is a local unit of special purpose government and not subject to the lien provisions of Chapter 713, Florida Statutes, Seller agrees to keep the District's property free of all liens, including equitable liens, claims or encumbrances (collectively, "**Liens**") arising out of the delivery of any Goods by Seller, and shall furnish Owner with appropriate lien waivers from all potential claimants upon request of Owner. If any Liens are filed, Owner may without waiving its rights based on such breach by Seller or releasing Seller from any obligations hereunder, pay or satisfy the same and in such event the sums so paid by Owner shall be due and payable by Seller immediately and without notice or demand, with interest from the date paid by Owner through the date paid by Seller, at the highest rate permitted by law.
15. **PERMITS AND LICENSES.** Before commencing performance hereunder, Seller shall obtain all permits, approvals, certificates and licenses necessary for the proper performance of this Order and pay all fees and charges therefore. The originals of all such documents shall be delivered to Owner upon receipt by Seller.
16. **PARTIAL INVALIDITY.** If in any instance any provision of this Order shall be determined to be invalid or unenforceable under any applicable law, such provision shall not apply in such instance, but the remaining provisions shall be given effect in accordance with their terms.
17. **ASSIGNMENT AND SUBCONTRACTING.** This Order shall not be assigned or transferred by Seller without prior written approval by Owner, and any attempted assignment or transfer without such consent shall be void.
18. **RELATIONSHIP.** The relationship between Owner and Seller shall be that of independent contractor, and Seller, its agents and employees, shall under no circumstances be deemed employees, agents or representatives of Owner.
19. **NOTICES.** Any notice, approval or other communication required hereunder must be in writing and shall be deemed given if delivered by hand or mailed by registered mail or certified mail addressed to the parties hereto as indicated on page 1.
20. **PUBLIC ENTITY CRIMES.** Seller certifies, by acceptance of this purchase order, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction per the provisions of section 287.133(2)(a), Florida Statutes.
21. **SCRUTINIZED COMPANIES.** Supplier certifies, by acceptance of this purchase order, that neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to section 215.473, Florida Statutes, and in the event such status changes, Seller shall immediately notify Owner.
22. **TERMINATION.** Notwithstanding anything herein to the contrary, Owner shall have the right, at its sole election, to terminate this Order for any cause whatsoever upon the delivery of written notice to Seller. Upon such termination, Seller shall have no remedy against Owner, other than for payment of Goods already produced pursuant to specific written direction by Owner pursuant to Section 2 above, subject to any offsets or claims that Owner may have.
23. **PUBLIC RECORDS.** Seller acknowledges that this Agreement and all the documents pertaining thereto may be public records and subject to the provisions of Chapter 119, Florida Statutes.
24. **CONFLICTS.** To the extent of any conflict between this document and the Purchase Order or **Exhibit A**, this document shall control.

CERTIFICATE OF ENTITLEMENT

The undersigned authorized representative of **the Meadow View at Twin Creeks Community Development District** (hereinafter "**Governmental Entity**"), Florida Consumer's Certificate of Exemption Number _____, affirms that the tangible personal property purchased pursuant to a Purchase Order from _____ (Vendor) will be incorporated into or become a part of a public facility as part of a public works contract pursuant to that certain *Contract Agreement*, dated _____, 2022 with W. Gardner, LLC (Contractor) for the construction of **public infrastructure associated with Meadow View at Twin Creeks Phase 4.**

Governmental Entity affirms that the purchase of the tangible personal property contained in the attached Purchase Order meets the following exemption requirements contained in Section 212.08(6), F.S., and Rule 12A-1.094, F.A.C.:

You must initial each of the following requirements.

- ____ 1. The attached Purchase Order is issued directly to the vendor supplying the tangible personal property the Contractor will use in the identified public works.
- ____ 2. The vendor's invoice will be issued directly to Governmental Entity.
- ____ 3. Payment of the vendor's invoice will be made directly by Governmental Entity to the vendor from public funds.
- ____ 4. Governmental Entity will take title to the tangible personal property from the vendor at the time of purchase or of delivery by the vendor.
- ____ 5. Governmental Entity assumes the risk of damage or loss at the time of purchase or delivery by the vendor.

Governmental Entity affirms that if the tangible personal property identified in the attached Purchase Order does not qualify for the exemption provided in Section 212.08(6), F.S., and Rule 12A-1.094, F.A.C., Governmental Entity will be subject to the tax, interest, and penalties due on the tangible personal property purchased. If the Florida Department of Revenue determines that the tangible personal property purchased tax-exempt by issuing this Certificate does not qualify for the exemption, Governmental Entity will be liable for any tax, penalty, and interest determined to be due.

I understand that if I fraudulently issue this certificate to evade the payment of sales tax I will be liable for payment of the sales tax plus a penalty of 200% of the tax and may be subject to conviction of a third degree felony. Under the penalties of perjury, I declare that I have read the foregoing Certificate and the facts stated in it are true.

Signature of Authorized Representative

Title

Purchaser's Name (Print or Type)

Date

Federal Employer Identification Number: _____

Telephone Number: _____

You must attach a copy of the Purchase Order to this Certificate of Entitlement. Do not send to the Florida Department of Revenue. This Certificate of Entitlement must be retained in the vendor's and the contractor's books and records. This form supplements and supersedes (to the extent of any conflict) any prior certificates addressing the same purchase.

PURCHASE REQUISITION REQUEST FORM

1. Contact Person for the material supplier.
NAME: **Forterra Pipe & Precast**
2. ADDRESS: **PO Box 842481 Dallas, Texas 75284-2481**
3. TELEPHONE NUMBER: **972-263-2181**
4. Manufacturer or brand, model or specification number of the item.
See attached.
5. Quantity needed as estimated by CONTRACTOR. **See attached.**
6. The price quoted by the supplier for the construction materials identified above.
See attached.
7. The sales tax associated with the price quote. **\$0**
8. Shipping and handling insurance cost. **See attached.**
9. Delivery dates as established by CONTRACTOR. **See attached.**

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

Authorized Signature (Title)

Date

CONTRACTOR: **W. Gardner, LLC**

Authorized Signature (Title)

Date

Attachment: Purchase Order and Schedule of Items

PURCHASE ORDER
THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

“Owner”

Owner:	Meadow View at Twin Creeks CDD	Seller:	Forterra Pipe & Precast
Address:	c/o Governmental Management Services 475 West Town Place, Suite 114 St. Augustine, Florida 32092	Address:	PO Box 842481 Dallas, Texas 75284-2481
Phone:	865-238-2622	Phone:	972-263-2181

“Seller”

“Project”

Project Name:	Meadow View at Twin Creeks, Phase 4	Contract Date:	January ____, 2022, as assigned ____, 2022
Project Address:	St. Johns County, Florida		

Description of Goods or Services – The Owner and Seller are entering into this Purchase Order Agreement for the purpose of the Owner purchasing the items (“**Goods**”) listed in the proposal attached as **Exhibit A**.

Schedule – The Goods shall be delivered within _____ days from the date of this Order.

Price – \$ _____

Certificate of Exemption # _____

IN WITNESS HEREOF, the parties have executed this Order effective as of the date executed below. By executing this document below, Seller acknowledges that it has read all of the terms and provisions of this Order, including the Terms and Conditions attached hereto as **Exhibit B**, and agrees to deliver the Goods as described herein and comply fully with the terms and conditions hereof.

MEADOW VIEW AT TWIN CREEKS CDD

Owner	Seller
By:	By:
Name:	Name:
Title:	Title:
Date Executed:	Date Executed:

EXHIBIT A: Proposal

EXHIBIT B: Terms and Conditions

EXHIBIT A

Meadow View at Twin Creeks CDD

Purchase Order

Issued To:

Forterra Pipe & Precast
PO Box 842481
Dallas, TX 75284-2481

Project: Beacon Lake PH 4 Project
#: 21013

Quote #: 21062912333066

P. O. Number:

21029-02

Date:

12/1/2021

Authorized by:

Judson Cutts

Payment Terms:

Net 30

Ship via:

Truck

Ship To:

Job Site

Ship Date:

As Scheduled

Description	Qty	Unit Price	Price
SANITARY STRUCTURES			
(57) Type A Sanitary Manhole			
48" Diameter Type A Sanitary Manhole (5" wall, 8" base) (0'-6' deep) With: Double Ramnek, 6" Rub-R-Neck Wrap, 32" Eccentric Cone Top, ConSeal CS-55 Black Ext Coating, Boots, USF 655-U-ORS R&C, Precast Invert, Spectrashield Int. (13, 31, 38, 40, 42, 43, 59)	7	\$ 3,788.37	\$26,518.59
48" Diameter Type A Sanitary Manhole (5" wall, 8" base) (0'-6' deep) With: Double Ramnek, 6" Rub-R-Neck Wrap, 32" Eccentric Cone Top, ConSeal CS-55 Black Int/Ext Coating, Boots, USF 655-U-ORS R&C, Precast Invert (57, 58)	2	\$ 2,192.98	\$4,385.96
48" Diameter Type A Sanitary Manhole (5" wall, 8" base) (6'-8' deep) With: Double Ramnek, 6" Rub-R-Neck Wrap, 32" Eccentric Cone Top, ConSeal CS-55 Black Ext Coating, Boots, USF 655-U-ORS R&C, Precast Invert, Spectrashield Int. (26, 33, 35, 44)	4	\$ 4,649.21	\$18,596.84
48" Diameter Type A Sanitary Manhole (5" wall, 8" base) (6'-8' deep) With: Double Ramnek, 6" Rub-R-Neck Wrap, 32" Eccentric Cone Top, ConSeal CS-55 Black Ext Coating, Boots, USF 655-U-ORS R&C, Precast Invert (9, 10, 11, 12, 25, 30, 32, 34, 36, 37, 39, 41, 54, 55, 56)	15	\$ 2,563.67	\$38,455.05
48" Diameter Type A Sanitary Manhole (5" wall, 8" base) (8'-10' deep) With: Double Ramnek, 6" Rub-R-Neck Wrap, 32" Eccentric Cone Top, ConSeal CS-55 Black Ext Coating, Boots, USF 655-U-ORS R&C, Precast Invert, Spectrashield Int. (21, 23, 53, 60)	4	\$ 5,506.48	\$22,025.92
48" Diameter Type A Sanitary Manhole (5" wall, 8" base) (8'-10' deep) With: Double Ramnek, 6" Rub-R-Neck Wrap, 32" Eccentric Cone Top, ConSeal CS-55 Black Int/Ext Coating, Boots, USF 655-U-ORS R&C, Precast Invert (5, 6, 7, 8, 24, 27, 28, 29)	8	\$ 2,954.67	\$23,637.36
48" Diameter Type A Sanitary Manhole (5" wall, 8" base) (10'-12' deep) With: Double Ramnek, 6" Rub-R-Neck Wrap, 32" Eccentric Cone Top, ConSeal CS-55 Black Int/Ext Coating, Boots, USF 655-U-ORS R&C, Precast Invert (4, 20, 22, 48, 49, 50, 51, 52)	8	\$ 3,406.64	\$27,253.12
48" Diameter Type A Sanitary Manhole (5" wall, 8" base) (12'-14' deep) With: Double Ramnek, 6" Rub-R-Neck Wrap, 32" Eccentric Cone Top, ConSeal CS-55 Black Int/Ext Coating, Boots, USF 655-U-ORS R&C, Precast Invert (19, 46, 47)	3	\$ 3,813.71	\$11,441.13

60" Diameter Type A Sanitary Manhole (6" wall, 8" base) (14'-16' deep) With: Double Ramnek, 6" Rub-R-Neck Wrap, 32" Eccentric Cone Top, ConSeal CS-55 Black Ext Coating, Boots, USF 655-U-ORS R&C, Precast Invert, Spectrashield Int. (2, 3)	2	\$ 11,187.19	\$22,374.38
60" Diameter Type A Sanitary Manhole (6" wall, 8" base) (14'-16' deep) With: Double Ramnek, 6" Rub-R-Neck Wrap, 32" Eccentric Cone Top, ConSeal CS-55 Black Int/Ext Coating, Boots, USF 655-U-ORS R&C, Precast Invert (16, 17, 18)	3	\$ 5,684.11	\$17,052.33
60" Diameter Type A Sanitary Manhole (6" wall, 8" base) (16'-18' deep) With: Double Ramnek, 6" Rub-R-Neck Wrap, 32" Eccentric Cone Top, ConSeal CS-55 Black Ext Coating, Boots, USF 655-U-ORS R&C, Precast Invert, Spectrashield Int. (1)	1	\$ 11,537.62	\$11,537.62
(1) Wet Well			
96" Diameter (9" wall, 12" base) (22'-24' deep) With: Double Ramnek, 12" Perm-A-Barrier, 10" Slab Top, ConSeal CS-55 Black Ext Coating, Boot, APD 42"x60" Alumn. Hatch, Spectrashield Int. (LS)	1	\$ 35,653.54	\$35,653.54
STORM STRUCTURES			
(2) Control Structure			
6' x 6' Control Structure (6" wall, 8" base) (8'-10' deep) With: Single Ramnek, 8" Slab Top, USF 6611 Grate, Baffle Wall, Weir Plate (CS-23, CS-25)	2	\$ 6,635.62	\$13,271.24
(39) Curb Inlet			
3' x 3' Curb Inlet (8" wall, 8" base) (0'-6' deep) With: USF 5145-6210 FGH (31, 32, 34, 35, 40, 45, 53, 54, 55, 58, 59, 62, 63, 67, 68, 73, 74, 88, 89, 92, 93, 105, 109)	23	\$ 2,036.91	\$46,848.93
4' x 4' Curb Inlet (6" wall, 8" base) (6'-8' deep) With: Single Ramnek, 8" Slab Top, USF 5145-6210 FGH (39)	1	\$ 3,593.57	\$3,593.57
48" Diameter (5" wall, 8" base) (0'-6' deep) With: Single Ramnek, 8" Slab Top, USF 5145-6210 FGH (42, 44, 61, 66, 95, 104, 108)	7	\$ 2,302.87	\$16,120.09
48" Diameter (5" wall, 8" base) (6'-8' deep) With: Single Ramnek, 8" Slab Top, USF 5145-6210 FGH (78, 79, 80)	3	\$ 2,729.41	\$8,188.23
48" Diameter (5" wall, 8" base) (8'-10' deep) With: Single Ramnek, 8" Slab Top, USF 5145-6210 FGH (38, 77)	2	\$ 3,021.28	\$6,042.56
60" Diameter (6" wall, 8" base) (6'-8' deep) With: Single Ramnek, 8" Slab Top, USF 5145-6210 FGH (51)	1	\$ 3,516.94	\$3,516.94
60" Diameter (6" wall, 8" base) (8'-10' deep) With: Single Ramnek, 8" Slab Top, USF 5145-6210 FGH (6, 7)	2	\$ 4,124.46	\$8,248.92
(7) Double Curb Inlet			
3' x 6.5' Double Curb Inlet (8" wall, 8" base) (0'-6' deep) With: Single Ramnek, 8" Slab Top, USF 5145-6210 FGH (48, 49, 52, 96)	4	\$ 4,304.67	\$17,218.68
3' x 6.5' Double Curb Inlet (8" wall, 8" base) (6'-8' deep) With: Single Ramnek, 8" Slab Top, USF 5145-6210 FGH (47, 85)	2	\$ 5,490.45	\$10,980.90
3' x 6.5' Double Curb Inlet (8" wall, 8" base) (8'-10' deep) With: Single Ramnek, 8" Slab Top, USF 5145-6210 FGH (84)	1	\$ 6,022.01	\$6,022.01
(23) Headwall			
DOT 250 Headwall 29" x 45" (36") Triple (23-25, 26-28)	2	\$ 4,282.50	\$8,565.00
Mitered Ends 15" Single (41, 43, 60, 81, 86, 90, 97)	7	\$ 412.71	\$2,888.97
Mitered Ends 18" Single (29, 75, 83, 94)	4	\$ 412.71	\$1,650.84
Mitered Ends 24" Single (36, 46, 50)	3	\$ 709.11	\$2,127.33
Mitered Ends 30" Single (9, 12, 64)	3	\$ 1,001.76	\$3,005.28
Mitered Ends 36" Single (1, 4, 5, 8)	4	\$ 1,279.40	\$5,117.60
(23) Inlet			
Inlet C Box (6" wall, 6" base) (6'-8' deep) With: Single Ramnek, Eyebolts & Chains, USF 6212 Grate (30)	1	\$ 1,704.64	\$1,704.64
Inlet C Box (6" wall, 6" base) (10'-12' deep) With: Single Ramnek, Eyebolts & Chains, USF 6212 Grate (37)	1	\$ 2,435.83	\$2,435.83
Inlet E Box (6" wall, 6" base) (0'-6' deep) With: Single Ramnek, Eyebolts & Chains, USF 6290 Grate (107)	1	\$ 2,456.72	\$2,456.72

Inlet E Box (6" wall, 6" base) (6'-8' deep) With: Single Ramnek, Eyebolts & Chains, USF 6290 Grate (103)	1	\$ 2,756.53	\$2,756.53
Inlet E Box (6" wall, 6" base) (8'-10' deep) With: Single Ramnek, Eyebolts & Chains, USF 6290 Grate (76)	1	\$ 3,453.17	\$3,453.17
(2) Miscellaneous			
Quint 48" Headwall With: Headwall design will be in two sections with middle 2 feet poured in place by others., Heavy Lift=Approx. 21 Tons Per Section (13-17, 18-22)	2	\$ 20,000.00	\$40,000.00
(14) Storm Manhole			
48" Diameter (5" wall, 8" base) (0'-6' deep) With: Single Ramnek, 32" Eccentric Cone Top, USF 655-U R&C (57, 72)	2	\$ 1,702.12	\$3,404.24
48" Diameter (5" wall, 8" base) (6'-8' deep) With: Single Ramnek, 32" Eccentric Cone Top, USF 655-U R&C (56, 69, 71, 87, 91)	5	\$ 1,989.96	\$9,949.80
48" Diameter (5" wall, 8" base) (8'-10' deep) With: Single Ramnek, 32" Eccentric Cone Top, USF 655-U R&C (10, 11, 70, 106)	4	\$ 2,307.74	\$9,230.96
60" Diameter (6" wall, 8" base) (8'-10' deep) With: Single Ramnek, 32" Eccentric Cone Top, USF 655-U R&C (2, 3)	2	\$ 3,208.64	\$6,417.28
72" Diameter (7" wall, 8" base) (8'-10' deep) With: Single Ramnek, 32" Eccentric Cone Top, USF 655-U R&C (65)	1	\$ 4,076.30	\$4,076.30
(2) Yard Drain			
2' x 2' Yard Drain (6" wall, 6" base) (0'-6' deep) With: Single Ramnek, USF 6217 Grate (82, 98)	2	\$ 1,137.38	\$2,274.76
This is a unit price order. The above quantities are estimated from the plans and are being used to establish an approximate value for this order. Payment will be based on the actual quantity furnished. The unit price will remain the same regardless of quantity provided.			
Subtotal			\$510,499.16
Tax rate			0.00%
Sales tax			\$ -
Total			\$ 510,499.16

Supplier's signature below acknowledges receipt and compliance.

.....
Accepted By	Date
.....
Print Name	Title

This order when signed and approved by the Seller becomes a contract.

.....
Signature by W. Gardner, LLC	Date

Purchase order number must appear on all invoices and correspondence.

EXHIBIT B
TERMS AND CONDITIONS

1. **PRICE.** The Price set forth above includes all Goods, insurance, warranties and other materials or services (including without limitation all packing, loading or freight) necessary to produce and deliver the Goods.
2. **SCHEDULE.** Time is of the essence with respect to this Order, and all Goods shall be produced and delivered within the times set forth in the Schedule. Owner may cancel this Order or any part thereof or reject delivery of Goods if such delivery or performance is not in material accordance with the specifications of this Order, including the Schedule.
3. **DELIVERY AND INSPECTION.**
 - a. All shipments of Goods are to be made, with all shipping costs prepaid by Seller (e.g., insurance, packing, loading, freight, etc.), to the receiving point specified above. Title, and risk of loss, shall pass to Owner at the time such Goods are delivered at the Project site and accepted by Owner or Owner's contractor, provided however that Owner shall have a reasonable opportunity to inspect such Goods prior to acceptance.
 - b. All Goods are subject to inspection and approval by Owner at a reasonable time post-delivery. Owner may return Goods not meeting specifications (including over-shipments) at the Seller's expense and risk. Owner will notify Seller of failure. Return authorizations for Goods not received within 30 days will deem such Goods as donations to Owner.
4. **TERMS OF PAYMENT.** Seller's Invoice ("**Invoice**") must be submitted before payment will be made by Owner pursuant to this Order. Owner shall make payment within 30 days of receipt of a proper invoice, and pursuant to the Local Government Prompt Payment Act, Sections 218.70 et seq., *Florida Statutes* (2018). Any indebtedness of Seller to Owner may, at Owner's option, be credited against amounts owing by Owner hereunder.
5. **WARRANTY.** Seller shall take all necessary steps to assign any manufacturer's warranties to the Owner. Seller warrants that the title to Goods conveyed shall be good, that the transfer of the Goods shall be rightful, and that the Goods shall be free from any security interest, lien or encumbrance. Seller further warrants that the Goods are free of any rightful claim of infringement, and shall indemnify, defend, and hold harmless the Indemnitees (defined below) against any such claim. Further, the Goods shall be new, shall be free from defects, shall be of merchantable quality, and shall be fit for the Owner's uses. Seller agrees, without prejudice to any other rights Owner may have, to replace or otherwise remedy any defective Goods without further cost to Owner or, at Owner's option, to reimburse Owner for its cost of replacing defective Goods. All Goods are subject to inspection by Owner before, upon, and within a reasonable time after delivery. Goods shall not be replaced without Owner's prior written instructions. Any acceptance by Owner shall not prevent Owner from later rejecting non-conforming Goods. The warranty provided herein shall survive the completion or termination of this Order and is in addition to any warranties provided by law.
6. **COMPLIANCE WITH LAW.** Seller agrees that at all times it will comply with all applicable federal, state, municipal and local laws, orders and regulations.
7. **INDEMNITY.** To the fullest extent permitted by law, and in addition to any other obligations of Seller under the Order or otherwise, Seller shall indemnify, hold harmless, and defend Owner, Heartwood 23, LLC, and their respective officers, directors, Supervisors, Board members, employees, staff, managers, representatives, successors, and assigns of each and any of all of the foregoing entities and individuals (together, "**Indemnitees**") from all liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, to the extent caused in whole or in part by the negligence, recklessness or intentional wrongful misconduct of the Seller, or any subcontractor, any supplier, or any individual or entity directly or indirectly employed by any of them, and arising out of or incidental to the performance of this Order. The Seller shall ensure that any and all subcontractors include this express provision for the benefit of the Indemnitees. The parties agree that this paragraph is fully enforceable pursuant to Florida law. In the event that this section is determined to be unenforceable, this paragraph shall be reformed to give the paragraph the maximum effect allowed by Florida law and for the benefit of the Indemnitees. The provisions of this section shall survive the completion or earlier termination of this Order, and are not intended to limit any of the other rights and/or remedies provided to the Owner hereunder.
8. **INSURANCE.** At all times during the term of this Order agreement, Seller, at its sole cost and expense, shall maintain insurance coverages of the types and amounts set forth below:
 - a. Commercial general liability insurance with minimum limits of liability not less than \$1,000,000. Such insurance shall include coverage for contractual liability.
 - b. Workers' Compensation Insurance covering all employees of Seller in statutory amounts, and employer's liability insurance with limits of not less than \$1,000,000 each accident.
 - c. Comprehensive automobile liability insurance covering all automobiles used by Seller, with limits of liability of not less than \$1,000,000 each occurrence combined single limit bodily injury and property damage.
9. **DEFAULT.** Upon any material default by Seller hereunder, Owner may, in addition to any other remedies available to Owner at law or in equity, cancel this Order without penalty or liability by written notice to Seller.
10. **LIMITATION OF LIABILITY.** Nothing herein shall be construed to be a waiver of the Owner's limit of liability contained in Section 768.28, *Florida Statutes* or other statute or law.

11. **WAIVER.** Any failure of Owner to enforce at any time, or for any period of time, any of the provisions of this Order shall not constitute a waiver of such provisions or a waiver of Owner's right to enforce each and every provision.
12. **MODIFICATIONS.** This Order supersedes all prior discussions, agreements and understandings between the parties and constitutes the entire agreement between the parties with respect to the transaction herein contemplated. Changes, modifications, waivers, additions or amendments to the terms and conditions of this Order shall be binding on Owner only if such changes, modifications, waivers, additions or amendments are in writing and signed by a duly authorized representative of Owner.
13. **APPLICABLE LAW.** The validity, interpretation, and performance of this Order shall be governed by the laws of the State of Florida, in force at the date of this Order. Where not modified by the terms herein, the provisions of Florida's enactment of Article 2 of the Uniform Commercial Code shall apply to this transaction.
14. **MECHANIC'S LIENS.** Notwithstanding that Owner is a local unit of special purpose government and not subject to the lien provisions of Chapter 713, Florida Statutes, Seller agrees to keep the District's property free of all liens, including equitable liens, claims or encumbrances (collectively, "**Liens**") arising out of the delivery of any Goods by Seller, and shall furnish Owner with appropriate lien waivers from all potential claimants upon request of Owner. If any Liens are filed, Owner may without waiving its rights based on such breach by Seller or releasing Seller from any obligations hereunder, pay or satisfy the same and in such event the sums so paid by Owner shall be due and payable by Seller immediately and without notice or demand, with interest from the date paid by Owner through the date paid by Seller, at the highest rate permitted by law.
15. **PERMITS AND LICENSES.** Before commencing performance hereunder, Seller shall obtain all permits, approvals, certificates and licenses necessary for the proper performance of this Order and pay all fees and charges therefore. The originals of all such documents shall be delivered to Owner upon receipt by Seller.
16. **PARTIAL INVALIDITY.** If in any instance any provision of this Order shall be determined to be invalid or unenforceable under any applicable law, such provision shall not apply in such instance, but the remaining provisions shall be given effect in accordance with their terms.
17. **ASSIGNMENT AND SUBCONTRACTING.** This Order shall not be assigned or transferred by Seller without prior written approval by Owner, and any attempted assignment or transfer without such consent shall be void.
18. **RELATIONSHIP.** The relationship between Owner and Seller shall be that of independent contractor, and Seller, its agents and employees, shall under no circumstances be deemed employees, agents or representatives of Owner.
19. **NOTICES.** Any notice, approval or other communication required hereunder must be in writing and shall be deemed given if delivered by hand or mailed by registered mail or certified mail addressed to the parties hereto as indicated on page 1.
20. **PUBLIC ENTITY CRIMES.** Seller certifies, by acceptance of this purchase order, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction per the provisions of section 287.133(2)(a), Florida Statutes.
21. **SCRUTINIZED COMPANIES.** Supplier certifies, by acceptance of this purchase order, that neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to section 215.473, Florida Statutes, and in the event such status changes, Seller shall immediately notify Owner.
22. **TERMINATION.** Notwithstanding anything herein to the contrary, Owner shall have the right, at its sole election, to terminate this Order for any cause whatsoever upon the delivery of written notice to Seller. Upon such termination, Seller shall have no remedy against Owner, other than for payment of Goods already produced pursuant to specific written direction by Owner pursuant to Section 2 above, subject to any offsets or claims that Owner may have.
23. **PUBLIC RECORDS.** Seller acknowledges that this Agreement and all the documents pertaining thereto may be public records and subject to the provisions of Chapter 119, Florida Statutes.
24. **CONFLICTS.** To the extent of any conflict between this document and the Purchase Order or **Exhibit A**, this document shall control.

CERTIFICATE OF ENTITLEMENT

The undersigned authorized representative of **the Meadow View at Twin Creeks Community Development District** (hereinafter "**Governmental Entity**"), Florida Consumer's Certificate of Exemption Number _____, affirms that the tangible personal property purchased pursuant to a Purchase Order from _____ (Vendor) will be incorporated into or become a part of a public facility as part of a public works contract pursuant to that certain *Contract Agreement*, dated _____, 2022 with W. Gardner, LLC (Contractor) for the construction of **public infrastructure associated with Meadow View at Twin Creeks Phase 4.**

Governmental Entity affirms that the purchase of the tangible personal property contained in the attached Purchase Order meets the following exemption requirements contained in Section 212.08(6), F.S., and Rule 12A-1.094, F.A.C.:

You must initial each of the following requirements.

- ____ 1. The attached Purchase Order is issued directly to the vendor supplying the tangible personal property the Contractor will use in the identified public works.
- ____ 2. The vendor's invoice will be issued directly to Governmental Entity.
- ____ 3. Payment of the vendor's invoice will be made directly by Governmental Entity to the vendor from public funds.
- ____ 4. Governmental Entity will take title to the tangible personal property from the vendor at the time of purchase or of delivery by the vendor.
- ____ 5. Governmental Entity assumes the risk of damage or loss at the time of purchase or delivery by the vendor.

Governmental Entity affirms that if the tangible personal property identified in the attached Purchase Order does not qualify for the exemption provided in Section 212.08(6), F.S., and Rule 12A-1.094, F.A.C., Governmental Entity will be subject to the tax, interest, and penalties due on the tangible personal property purchased. If the Florida Department of Revenue determines that the tangible personal property purchased tax-exempt by issuing this Certificate does not qualify for the exemption, Governmental Entity will be liable for any tax, penalty, and interest determined to be due.

I understand that if I fraudulently issue this certificate to evade the payment of sales tax I will be liable for payment of the sales tax plus a penalty of 200% of the tax and may be subject to conviction of a third degree felony. Under the penalties of perjury, I declare that I have read the foregoing Certificate and the facts stated in it are true.

Signature of Authorized Representative

Title

Purchaser's Name (Print or Type)

Date

Federal Employer Identification Number: _____

Telephone Number: _____

You must attach a copy of the Purchase Order to this Certificate of Entitlement. Do not send to the Florida Department of Revenue. This Certificate of Entitlement must be retained in the vendor's and the contractor's books and records. This form supplements and supersedes (to the extent of any conflict) any prior certificates addressing the same purchase.

PURCHASE REQUISITION REQUEST FORM

1. Contact Person for the material supplier.
NAME: **Core & Main**
2. ADDRESS: **6854 Distribution Ave S Jacksonville, Florida 32256**
3. TELEPHONE NUMBER: **904-268-7007**
4. Manufacturer or brand, model or specification number of the item.
See attached.
5. Quantity needed as estimated by CONTRACTOR. **See attached.**
6. The price quoted by the supplier for the construction materials identified above.
See attached.
7. The sales tax associated with the price quote. **\$0**
8. Shipping and handling insurance cost. **See attached.**
9. Delivery dates as established by CONTRACTOR. **See attached.**

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

Authorized Signature (Title)

Date

CONTRACTOR: **W. Gardner, LLC**

Authorized Signature (Title)

Date

Attachment: Purchase Order and Schedule of Items

PURCHASE ORDER
THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

“Owner”

Owner:	Meadow View at Twin Creeks CDD	Seller:	Core & Main
Address:	c/o Governmental Management Services 475 West Town Place, Suite 114 St. Augustine, Florida 32092	Address:	6854 Distribution Ave S Jacksonville, Florida 32256
Phone:	865-238-2622	Phone:	904-268-7007

“Seller”

“Project”

Project Name:	Meadow View at Twin Creeks, Phase 4	Contract Date:	January ____, 2022, as assigned ____, 2022
Project Address:	St. Johns County, Florida		

Description of Goods or Services – The Owner and Seller are entering into this Purchase Order Agreement for the purpose of the Owner purchasing the items (“**Goods**”) listed in the proposal attached as **Exhibit A**.

Schedule – The Goods shall be delivered within _____ days from the date of this Order.

Price – \$ _____

Certificate of Exemption # _____

IN WITNESS HEREOF, the parties have executed this Order effective as of the date executed below. By executing this document below, Seller acknowledges that it has read all of the terms and provisions of this Order, including the Terms and Conditions attached hereto as **Exhibit B**, and agrees to deliver the Goods as described herein and comply fully with the terms and conditions hereof.

MEADOW VIEW AT TWIN CREEKS CDD

Owner	Seller
By:	By:
Name:	Name: Ryan Johnson
Title:	Title: Regional Director
Date Executed:	Date Executed:

EXHIBIT A: Proposal

EXHIBIT B: Terms and Conditions

EXHIBIT C: Addendum to Purchase Order

The Addendum to Purchase Order is attached hereto and incorporated by reference as though fully set forth herein.

EXHIBIT A

Meadow View at Twin Creeks CDD

Purchase Order

Issued To:

Core & Main

6854 Distribution Ave S

Jacksonville, FL 32256 0000 Phone:

904-268-7007

Project: Beacon Lake PH4

Project #: 21029

Quote #:

P. O. Number:

21029-01

Date:

12/7/2021

Authorized by:

Judson Cutts

Payment Terms:

Net 30

Ship via:

Truck

Ship To:

Job Site

Ship Date:

As Scheduled

Description	Qty	Unit Price	Price
DRAINAGE PH 4A			
SPECIFIED HP			
36 HP DW STORM WTIB SOLID 20' DUAL WALL 36650020IBPL	700	\$ 63.04	\$44,128.00
30 HP DW STORM WTIB SOLID 20' DUAL WALL 30650020IBPL	480	\$ 56.97	\$27,345.60
24 HP DW STORM WTIB SOLID 20' DUAL WALL 24650020IBPL	560	\$ 36.30	\$20,328.00
18 HP DW STORM WTIB SOLID 20' DUAL WALL 18650020IBPL	980	\$ 21.93	\$21,491.40
15 HP DW STORM WTIB SOLID 20' DUAL WALL 15650020IBPL	1320	\$ 16.64	\$21,964.80
12 HP DW STORM WTIB SOLID 20' DUAL WALL 12650020IBPL	60	\$ 13.32	\$799.20
UNDER DRAIN FOR CURB INLETS			
6 N12 AASHTO STIB PERF 20' DUAL WALL 06110020IB	1840	\$ 4.48	\$8,243.20
0667AA 6 ADS SNAP END CAP SGL WALL	92	\$ 11.36	\$1,045.12
12.5'X360' FILTER FABRIC 6 OZ NON WOVEN	6	\$ 720.00	\$4,320.00
SEWER PH 4A			
10 PVC C900 DR18 PIPE (G) 20' GRN PC235	20	\$ 32.75	\$655.00
10 PVC SDR26 HW SWR PIPE (G) 14'	70	\$ 21.33	\$1,493.10
8 PVC SDR18 HW SWR PIPE (G)	220	\$ 21.83	\$4,802.60
8 STAR 1108C PVC RESTRAINER C900/DI PIPE TO PIPE-PRC1108	14	\$ 90.16	\$1,262.24
8 PVC SDR26 HW SWR PIPE (G) 14'	10276	\$ 12.36	\$127,011.36
3X1000' DET TAPE SEWER GREEN	11	\$ 33.25	\$365.75
6" SEWER SERVICE			
8X6 HW SWR SDR26 WYE GXG	282	\$ 92.19	\$25,997.58
6 HW SWR SDR26 45 GXSP	282	\$ 26.19	\$7,385.58
6 HW SWR SDR26 45 GXG	300	\$ 35.45	\$10,635.00
6 PVC SDR26 HW SWR PIPE (G) 14'	12600	\$ 7.57	\$95,382.00
CLEANOUT			
6 PVC SDR35 SWR WYE GXG	300	\$ 39.80	\$11,940.00
6 PVC SDR35 SWR 45 GXSP	300	\$ 18.07	\$5,421.00
6 SDR35 CLEANOUT ADPT HXF L/PL	300	\$ 20.71	\$6,213.00
6 SDR35 RECESSED C/O PLUG MIPT	300	\$ 14.95	\$4,485.00
6 PVC SDR35 SWR SPIGOT PLUG	300	\$ 7.52	\$2,256.00
1-RT CONCRETE VALVE BOX M/SWR	300	\$ 101.97	\$30,591.00
FORCE MAIN PH 4A			
6 PVC C900 DR18 PIPE (G) 20' GRN PC165	2520	\$ 12.73	\$32,079.60
10" GAUGE WIRE UF10-1 GREEN	3000	\$ 0.25	\$750.00

3X1000' DET TAPE SEWER GREEN	3	\$	33.25	\$99.75
6" ROAD CROSS				
8 DIPS DR11 HDPE PIPE GREEN	40	\$	26.40	\$1,056.00
8" SS INSERT F/HDPE DIP SDR11	2	\$	86.88	\$173.76
8X6 MJ RED C153 P401 IMP	2	\$	400.97	\$801.94
8 PVC 4008 STARGRIP RESTR (I) GLAND ONLY	2	\$	51.74	\$103.48
8 MJ REG ACC SET L/GLAND (I)	2	\$	22.50	\$45.00
6 PVC 4006 STARGRIP RESTR (I) GLAND ONLY	2	\$	34.99	\$69.98
6 MJ REG ACC SET L/GLAND (I)	2	\$	20.00	\$40.00
6 STAR 1106C PVC RESTRAINER C900/DI PIPE TO PIPE-PRC1106 IMP	30	\$	53.84	\$1,615.20
VALVES				
6" MJ GATE VALVE W/RESTRAINTS				
6 4067-01 MJ RW GV OL ON L/ACC M&H GATE VALVE	4	\$	564.43	\$2,257.72
6 PVC 4006 STARGRIP RESTR (I) GLAND ONLY	8	\$	34.99	\$279.92
6 MJ REG ACC SET L/GLAND (I)	8	\$	20.00	\$160.00
SJCO VALVE BOX ASSY.				
461-S VALVE BOX IMPORT	4	\$	43.04	\$172.16
3M 1403 EMS BALL MARKER-WATER	4	\$	16.15	\$64.60
ENGRAVED IDENTIFICATION DISC	4	\$	26.82	\$107.28
FITTINGS				
ADDING BENDS WHERE NEEDED				
6" MJ 90 EPOXY W/RESTRAINT				
6 MJ 90 C153 P401 IMP	1	\$	359.15	\$359.15
6 PVC 4006 STARGRIP RESTR (I) GLAND ONLY	2	\$	34.99	\$69.98
6 MJ REG ACC SET L/GLAND (I)	2	\$	20.00	\$40.00
6" MJ 45 EPOXY W/RESTRAINT				
6 MJ 45 C153 P401 IMP	6	\$	328.85	\$1,973.10
6 PVC 4006 STARGRIP RESTR (I) GLAND ONLY	12	\$	34.99	\$419.88
6 MJ REG ACC SET L/GLAND (I)	12	\$	20.00	\$240.00
6" MJ 11-1/4 EPOXY W/RESTR				
6 MJ 11-1/4 C153 P401 IMP	23	\$	322.12	\$7,408.76
6 PVC 4006 STARGRIP RESTR (I) GLAND ONLY	46	\$	34.99	\$1,609.54
6 MJ REG ACC SET L/GLAND (I)	46	\$	20.00	\$920.00
WATER PH 4A				
10 PVC C900 DR18 PIPE (G) 20' BLU PC235	3240	\$	32.75	\$106,110.00
8 PVC C900 DR18 PIPE (G) 20' BLU PC235	6880	\$	21.83	\$150,190.40
6 PVC C900 DR18 PIPE (G) 20' BLU PC235	660	\$	12.73	\$8,401.80
4 PVC C900 DR18 PIPE (G) 20' BLU PC235	640	\$	6.24	\$3,993.60
2X100' BLUE PE TUBING CTS 200 PSI	1300	\$	1.76	\$2,288.00
10" GAUGE WIRE UF10-1 BLUE	13000	\$	0.25	\$3,250.00
3X1000' DET TAPE WATER BLUE	13	\$	33.25	\$432.25
10 STAR 1110C PVC RESTRAINER C900/DI PIPE TO PIPE-PRC1110 IMP	76	\$	156.67	\$11,906.92
8 STAR 1108C PVC RESTRAINER C900/DI PIPE TO PIPE-PRC1108 IMP	143	\$	90.16	\$12,892.88
6 STAR 1106C PVC RESTRAINER C900/DI PIPE TO PIPE-PRC1106 IMP	10	\$	53.84	\$538.40
4 STAR 1104C PVC RESTRAINER C900 PIPE TO PIPE-PRC1104	13	\$	42.11	\$547.43
10" ROAD CROSSINGS				
12 DIPS DR11 HDPE PIPE BLU BLUE STRIPE	40	\$	55.16	\$2,206.40
12" SS INSERT FOR SDR11 DIPS CPS-12DIPS11	2	\$	148.78	\$297.56
12X10 MJ RED C153 IMP	2	\$	168.27	\$336.54
12 PVC 4012 STARGRIP RESTR (I) GLAND ONLY	2	\$	102.95	\$205.90
12 MJ REG ACC SET L/GLAND (I)	2	\$	31.00	\$62.00
10 PVC 4010 STARGRIP RESTR (I) GLAND ONLY	2	\$	97.77	\$195.54
10 MJ REG ACC SET L/GLAND (I)	2	\$	30.00	\$60.00

8" ROAD CROSSINGS				
10 DIPS DR11 HDPE PIPE BLU BLUE STRIPE	140	\$	39.00	\$5,460.00
10" SS INSERT FOR SDR11 DIPS CPS-10DIPS11	8	\$	95.93	\$767.44
10X8 MJ RED C153 IMP	8	\$	124.04	\$992.32
10 PVC 4010 STARGRIP RESTR (I) GLAND ONLY	8	\$	97.77	\$782.16
10 MJ REG ACC SET L/GLAND (I)	8	\$	30.00	\$240.00
8 PVC 4008 STARGRIP RESTR (I) GLAND ONLY	8	\$	51.74	\$413.92
8 MJ REG ACC SET L/GLAND (I)	8	\$	22.50	\$180.00
6" ROAD CROSSING				
8 DIPS DR11 HDPE PIPE BLU BLUE STRIPE	40	\$	26.40	\$1,056.00
8" SS INSERT F/HDPE DIP SDR11	2	\$	86.88	\$173.76
8X6 MJ RED C153 IMP	2	\$	87.99	\$175.98
8 PVC 4008 STARGRIP RESTR (I) GLAND ONLY	2	\$	51.74	\$103.48
8 MJ REG ACC SET L/GLAND (I)	2	\$	22.50	\$45.00
6 PVC 4006 STARGRIP RESTR (I) GLAND ONLY	2	\$	34.99	\$69.98
6 MJ REG ACC SET L/GLAND (I)	2	\$	20.00	\$40.00
4" ROAD CROSSINGS				
6 DIPS DR11 HDPE PIPE BLU BLUE STRIPE	40	\$	15.14	\$605.60
6" SS INSERT FOR DIPS	2	\$	57.77	\$115.54
6X4 MJ RED C153 IMP	2	\$	60.58	\$121.16
6 PVC 4006 STARGRIP RESTR (I) GLAND ONLY	2	\$	34.99	\$69.98
6 MJ REG ACC SET L/GLAND (I)	2	\$	20.00	\$40.00
4 PVC 4004 STARGRIP RESTR (I) GLAND ONLY	2	\$	28.80	\$57.60
4 MJ REG ACC SET L/GLAND (I)	2	\$	17.50	\$35.00
4 DIPS DR11 HDPE PIPE BLU BLUE STRIPE	240	\$	7.50	\$1,800.00
4" SS INSERT FOR DIPS	8	\$	68.00	\$544.00
VALVES				
10" MJ GATE VALVE W/RESTRAINT				
10 4067-01 MJ RW GV OL L/ACC M&H GATE VALVE	5	\$	1,401.81	\$7,009.05
10 PVC 4010 STARGRIP RESTR (I) GLAND ONLY	10	\$	97.77	\$977.70
10 MJ REG ACC SET L/GLAND (I)	10	\$	30.00	\$300.00
8" MJ GATE VALVE W/ RESTRAINT				
8 4067-01 MJ RW GV OL ON L/ACC M&H GATE VALVE	14	\$	899.00	\$12,586.00
8 PVC 4008 STARGRIP RESTR (I) GLAND ONLY	28	\$	51.74	\$1,448.72
8 MJ REG ACC SET L/GLAND (I)	28	\$	22.50	\$630.00
6" MJ GATE VALVE W/RESTRAINTS				
6 4067-01 MJ RW GV OL ON L/ACC M&H GATE VALVE	20	\$	564.43	\$11,288.60
6 PVC 4006 STARGRIP RESTR (I) GLAND ONLY	40	\$	34.99	\$1,399.60
6 MJ REG ACC SET L/GLAND (I)	40	\$	20.00	\$800.00
4" MJ GATE VALVE W/RESTRAINTS				
4 4067-01 MJ RW GV OL ON L/ACC M&H GATE VALVE	5	\$	442.32	\$2,211.60
4 PVC 4004 STARGRIP RESTR (I) GLAND ONLY	10	\$	28.80	\$288.00
4 MJ REG ACC SET L/GLAND (I)	10	\$	17.50	\$175.00
SJCO VALVE BOX ASSY.				
461-S VALVE BOX IMPORT	44	\$	43.04	\$1,893.76
3M 1403 EMS BALL MARKER-WATER	44	\$	16.15	\$710.60
ENGRAVED IDENTIFICATION DISC	44	\$	26.82	\$1,180.08
HYDRANTS				
SJCU FIRE HYDRANT & MARKER				
5-1/4VO 129T HYD 3'6"B O/L JAX 6" MJ SHOE, OPEN LEFT ,W/ACC	19	\$	2,021.88	\$38,415.72
3-WAY, JACKSONVILLE SPEC. YELLOW 1014				
BLUE DOT HYD. MARKERS	19	\$	2.39	\$45.41
BP4 ASTO OPTIC BUTYL PAD	19	\$	0.85	\$16.15
3/4 BLK ALL THREAD ROD PV35611	190	\$	3.00	\$570.00
3/4X4-1/2 90 OFFSET EYEBOLT 364-4000	38	\$	0.02	\$0.76

3/4 PLAIN FLAT STEEL WASHER	76	\$	0.36	\$27.36
3/4 HEAVY HEX PLAIN NUT	76	\$	0.50	\$38.00
FITTINGS				
ADDED BENDS WHERE NEEDED				
12" X10" MJ REDUCER W/RESTR				
12X10 MJ RED C153 IMP	1	\$	168.27	\$168.27
12 PVC 4012 STARGRIP RESTR (I) GLAND ONLY	1	\$	102.95	\$102.95
12 MJ REG ACC SET L/GLAND (I)	1	\$	31.00	\$31.00
10 PVC 4010 STARGRIP RESTR (I) GLAND ONLY	1	\$	97.77	\$97.77
10 MJ REG ACC SET L/GLAND (I)	1	\$	30.00	\$30.00
10" MJ TEE W/ RESTRAINT				
10 MJ TEE C153 IMP	2	\$	318.27	\$636.54
10 PVC 4010 STARGRIP RESTR (I) GLAND ONLY	6	\$	97.77	\$586.62
10 MJ REG ACC SET L/GLAND (I)	6	\$	30.00	\$180.00
10"X6" MJ ANCHOR TEE W/RESTR				
10X6 MJ ANCH TEE C153 IMP	5	\$	174.35	\$871.75
10 PVC 4010 STARGRIP RESTR (I) GLAND ONLY	10	\$	97.77	\$977.70
10 MJ REG ACC SET L/GLAND (I)	10	\$	30.00	\$300.00
6" MJ REGULAR ACC SET (I) LESS GLAND IMPORT GLAND ONLY	5	\$	21.43	\$107.15
10"X6" MJ TEE W/RESTRAINT				
10X6 MJ TEE C153 IMP	1	\$	238.47	\$238.47
10 PVC 4010 STARGRIP RESTR (I) GLAND ONLY	2	\$	97.77	\$195.54
10 MJ REG ACC SET L/GLAND (I)	2	\$	30.00	\$60.00
6 PVC 4006 STARGRIP RESTR (I) GLAND ONLY	1	\$	34.99	\$34.99
6 MJ REG ACC SET L/GLAND (I)	1	\$	20.00	\$20.00
10" MJ 45 BEND W/ RESTRAINT				
10 MJ 45 C153 IMP	8	\$	176.93	\$1,415.44
10 PVC 4010 STARGRIP RESTR (I) GLAND ONLY	16	\$	97.77	\$1,564.32
10 MJ REG ACC SET L/GLAND (I)	16	\$	30.00	\$480.00
10" MJ 22-1/2 BEND W/RESTRAINT				
10 MJ 22-1/2 C153 IMP	1	\$	176.45	\$176.45
10 PVC 4010 STARGRIP RESTR (I) GLAND ONLY	2	\$	97.77	\$195.54
10 MJ REG ACC SET L/GLAND (I)	2	\$	30.00	\$60.00
10" MJ 11-1/4 BEND W/RESTRAINT				
10 MJ 11-1/4 C153 IMP	18	\$	175.49	\$3,158.82
10 PVC 4010 STARGRIP RESTR (I) GLAND ONLY	36	\$	97.77	\$3,519.72
10 MJ REG ACC SET L/GLAND (I)	36	\$	30.00	\$1,080.00
10"X8" MJ RED W/RESTRAINT				
10X8 MJ RED C153 IMP	3	\$	124.04	\$372.12
10 PVC 4010 STARGRIP RESTR (I) GLAND ONLY	3	\$	97.77	\$293.31
10 MJ REG ACC SET L/GLAND (I)	3	\$	30.00	\$90.00
8 PVC 4008 STARGRIP RESTR (I) GLAND ONLY	3	\$	51.74	\$155.22
8 MJ REG ACC SET L/GLAND (I)	3	\$	22.50	\$67.50
8" MJ TEE W/RESTRAINT				
8 MJ TEE C153 IMP	3	\$	223.08	\$669.24
8 PVC 4008 STARGRIP RESTR (I) GLAND ONLY	9	\$	51.74	\$465.66
8 MJ REG ACC SET L/GLAND (I)	9	\$	22.50	\$202.50
8"X 6" MJ ANCHOR TEE W/RESTR				
8X6 MJ ANCH TEE C153 IMP	13	\$	214.92	\$2,793.96
8 PVC 4008 STARGRIP RESTR (I) GLAND ONLY	26	\$	51.74	\$1,345.24
8 MJ REG ACC SET L/GLAND (I)	26	\$	22.50	\$585.00
8"X 4" MJ TEE W/ RESTRAINT				
8X4 MJ TEE C153 IMP	2	\$	161.07	\$322.14
8 PVC 4008 STARGRIP RESTR (I) GLAND ONLY	4	\$	51.74	\$206.96
8 MJ REG ACC SET L/GLAND (I)	4	\$	22.50	\$90.00
4 PVC 4004 STARGRIP RESTR (I) GLAND ONLY	2	\$	28.80	\$57.60
4 MJ REG ACC SET L/GLAND (I)	2	\$	17.50	\$35.00

8" MJ 45 BEND W/ RESTRAINT				
8 MJ 45 C153 IMP	32	\$	122.61	\$3,923.52
8 PVC 4008 STARGRIP RESTR (I) GLAND ONLY	64	\$	51.74	\$3,311.36
8 MJ REG ACC SET L/GLAND (I)	64	\$	22.50	\$1,440.00
8" MJ 22-1/2 BEND W/RESTRAINT				
8 MJ 22-1/2 C153 IMP	2	\$	119.72	\$239.44
8 PVC 4008 STARGRIP RESTR (I) GLAND ONLY	4	\$	51.74	\$206.96
8 MJ REG ACC SET L/GLAND (I)	4	\$	22.50	\$90.00
8" MJ 11-1/4 BEND W/ RESTRAINT				
8 MJ 11-1/4 C153 IMP	44	\$	108.66	\$4,781.04
8 PVC 4008 STARGRIP RESTR (I) GLAND ONLY	88	\$	51.74	\$4,553.12
8 MJ REG ACC SET L/GLAND (I)	88	\$	22.50	\$1,980.00
8"X6 " MJ RED W/RESTRAINT				
8X6 MJ RED C153 IMP	2	\$	87.99	\$175.98
8 PVC 4008 STARGRIP RESTR (I) GLAND ONLY	2	\$	51.74	\$103.48
8 MJ REG ACC SET L/GLAND (I)	2	\$	22.50	\$45.00
6 PVC 4006 STARGRIP RESTR (I) GLAND ONLY	2	\$	34.99	\$69.98
6 MJ REG ACC SET L/GLAND (I)	2	\$	20.00	\$40.00
6"X 6" MJ ANCHOR TEE W/RESTR				
6X6 MJ ANCH TEE C153 IMP	1	\$	214.92	\$214.92
6 PVC 4008 STARGRIP RESTR (I)	2	\$	34.99	\$69.98
6 MJ REG ACC SET L/GLAND (I)	2	\$	20.00	\$40.00
6X4 MJ TEE W/RESTRAINT				
6X4 MJ TEE C153 IMP	1	\$	138.47	\$138.47
6 PVC 4006 STARGRIP RESTR (I) GLAND ONLY	2	\$	34.99	\$69.98
6 MJ REG ACC SET L/GLAND (I)	2	\$	20.00	\$40.00
4 PVC 4004 STARGRIP RESTR (I) GLAND ONLY	1	\$	28.80	\$28.80
4 MJ REG ACC SET L/GLAND (I)	1	\$	17.50	\$17.50
6" MJ 90 BEND W/RESTRAINTS				
6 MJ 90 C153 IMP	19	\$	103.85	\$1,973.15
6 PVC 4006 STARGRIP RESTR (I) GLAND ONLY	38	\$	34.99	\$1,329.62
6 MJ REG ACC SET L/GLAND (I)	38	\$	20.00	\$760.00
6" MJ 45 BEND W/ RESTRAINT				
6 MJ 45 C153 IMP	6	\$	84.15	\$504.90
6 PVC 4006 STARGRIP RESTR (I) GLAND ONLY	12	\$	34.99	\$419.88
6 MJ REG ACC SET L/GLAND (I)	12	\$	20.00	\$240.00
6" MJ 11.25 BEND W/ RESTRAINT				
6 MJ 11.25 C153 IMP	3	\$	84.15	\$252.45
6 PVC 4006 STARGRIP RESTR (I) GLAND ONLY	6	\$	34.99	\$209.94
6 MJ REG ACC SET L/GLAND (I)	6	\$	20.00	\$120.00
6" X 4" MJ REDUCER W/RESTRAINT				
6X4 MJ RED C153 IMP	3	\$	60.58	\$181.74
6 PVC 4006 STARGRIP RESTR (I) GLAND ONLY	3	\$	34.99	\$104.97
6 MJ REG ACC SET L/GLAND (I)	3	\$	20.00	\$60.00
4 PVC 4004 STARGRIP RESTR (I) GLAND ONLY	3	\$	28.80	\$86.40
4 MJ REG ACC SET L/GLAND (I)	3	\$	17.50	\$52.50
4" MJ 45 BEND W/RESTRAINT				
4 MJ 45 C153 IMP	8	\$	84.15	\$673.20
4 PVC 4004 STARGRIP RESTR (I) GLAND ONLY	16	\$	28.80	\$460.80
4 MJ REG ACC SET L/GLAND (I)	16	\$	17.50	\$280.00
4" MJ 22-1/2 BEND W/ RESTRAINT				
4X2 MJ TAPT CAP W/ RESTRAINT				
4X2 MJ TAPT CAP C153 IMP	6	\$	49.53	\$297.18
4 PVC 4004 STARGRIP RESTR (I) GLAND ONLY	6	\$	28.80	\$172.80
4 MJ REG ACC SET L/GLAND (I)	6	\$	17.50	\$105.00
ST JOHNS COUNTY FLUSH HYDRANT				

C84-77-NL 2 CPLG MIPXPJCTS NO LEAD	6	\$	75.22	\$451.32
B41-777WNL 2 BALL CURB PJXFIP (CTS) W/LW (NO LEAD)	6	\$	289.29	\$1,735.74
#55 2 SS INSERT F/CTS PE	12	\$	2.79	\$33.48
2X100' BLUE PE TUBING CTS 200 PSI	30	\$	1.76	\$52.80
2X4 BRASS NIPPLE NO LEAD (I)	12	\$	16.07	\$192.84
2 BRASS 90 NO LEAD (I)	6	\$	24.61	\$147.66
2 BRASS CAP NO LEAD (I)	6	\$	17.38	\$104.28
WBS1118-12-100 JEA FI BOX ONLY GLASMASTER	6	\$	57.32	\$343.92
MSCBC-1118-S MSP SOLID DI COV 11184019 CARSON/MIDSTATES	6	\$	103.50	\$621.00
SERVICES				
1" SJCU D DOUBLE WATER SERVICE				
FC202-1110-CC4 10X1CC SDL (I) EPOXY/SS BAND 10.75-11.10 OD	12	\$	95.09	\$1,141.08
FC202-905-CC4 8X1CC SADDLE (I) EPOXY/SS BAND 8.63-9.05 OD	41	\$	78.44	\$3,216.04
FC202-690-CC4 6X1CC SADDLE (I) EPOXY/SS BAND 6.63-6.90 OD	2	\$	67.13	\$134.26
FC202-480-CC4 4X1CC SADDLE (I) EPOXY/SS BAND 4.26-4.80 OD	3	\$	58.39	\$175.17
T441-774NL 2X1 TEE PJ(CTS)XFIP (NO LEAD)	3	\$	125.65	\$376.95
#55 2 SS INSERT F/CTS PE	6	\$	2.79	\$16.74
F1000-4NL 1 CORP CCXPJ(CTS) NO LEAD	61	\$	52.50	\$3,202.50
UVBS49-42WNL 1-3/4 BALL VLV FORD UVBS49-42WNL	61	\$	128.91	\$7,863.51
#52 1 SS INSERT F/CTS PE	122	\$	2.02	\$246.44
1X300' BLUE PE TUBING CTS 200 PSI	3660	\$	0.50	\$1,830.00
10" GAUGE WIRE UF10-1 BLUE	3660	\$	0.25	\$915.00
DFW38C-14-3F BLUE M/BOX & LID ST. JOHNS CITY DOUBLE	61	\$	130.00	\$7,930.00
2 PVC SCH40 PIPE SWB 20'	2440	\$	2.39	\$5,831.60
SJCO SINGLE SERVICE LONG				
FC202-905-CC4 8X1CC SADDLE (I) EPOXY/SS BAND 8.63-9.05 OD	12	\$	78.44	\$941.28
FC202-480-CC4 4X1CC SADDLE (I) EPOXY/SS BAND 4.26-4.80 OD	1	\$	58.39	\$58.39
F1000-4NL 1 CORP CCXPJ(CTS) NO LEAD	13	\$	52.50	\$682.50
B94-324WNL 1 BALL VLV 3/4 PORT PJ(CTS) X MTR W/HW F/YOKES (NO LEAD)	13	\$	78.38	\$1,018.94
#52 1 SS INSERT F/CTS PE	13	\$	2.02	\$26.26
1X100' BLUE PE TUBING CTS 200 PSI	650	\$	0.50	\$325.00
10" GAUGE WIRE UF10-1 BLUE	650	\$	0.25	\$162.50
DFW37C-12-3AT METER BOX & CVR ST JONS COUNTY SPEC BLSM	13	\$	101.20	\$1,315.60
2 PVC SCH40 PIPE SWB 20'	520	\$	2.39	\$1,242.80
SJCO SINGLE SERVICE SHORT				
FC202-1110-CC4 10X1CC SDL (I) EPOXY/SS BAND 10.75-11.10 OD	23	\$	95.09	\$2,187.07
FC202-905-CC4 8X1CC SADDLE (I) EPOXY/SS BAND 8.63-9.05 OD	108	\$	78.44	\$8,471.52
FC202-690-CC4 6X1CC SADDLE (I) EPOXY/SS BAND 6.63-6.90 OD	7	\$	67.13	\$469.91
FC202-480-CC4 4X1CC SADDLE (I) EPOXY/SS BAND 4.26-4.80 OD	6	\$	58.39	\$350.34
T441-774NL 2X1 TEE PJ(CTS)XFIP (NO LEAD)	22	\$	125.65	\$2,764.30
#55 2 SS INSERT F/CTS PE	44	\$	2.79	\$122.76
F1000-4NL 1 CORP CCXPJ(CTS) NO LEAD	166	\$	52.50	\$8,715.00
B94-324WNL 1 BALL VLV 3/4 PORT PJ(CTS) X MTR W/HW F/YOKES (NO LEAD)	166	\$	78.38	\$13,011.08
#52 1 SS INSERT F/CTS PE	166	\$	2.02	\$335.32
1X100' BLUE PE TUBING CTS 200 PSI	1660	\$	0.50	\$830.00
10" GAUGE WIRE UF10-1 BLUE	1660	\$	0.25	\$415.00
DFW37C-12-3AT METER BOX & CVR ST JONS COUNTY SPEC BLSM	166	\$	101.20	\$16,799.20
1" WATER SVS & 1" BACKFLOW				
FC202-905-CC4 8X1CC SADDLE (I) EPOXY/SS BAND 8.63-9.05 OD	1	\$	78.44	\$78.44
F1000-4NL 1 CORP CCXPJ(CTS) NO LEAD	1	\$	52.50	\$52.50
B94-344WNL 1 BALL VLV PJXMTR PJ(CTS) X MTR W/HW F/YOKES (NO LEAD)	1	\$	82.70	\$82.70
#52 1 SS INSERT F/CTS PE	2	\$	2.02	\$4.04
DFW37C-12-3AT METER BOX & CVR ST JONS COUNTY SPEC BLSM	1	\$	101.20	\$101.20
1X100' BLUE PE TUBING CTS 200 PSI	100	\$	0.50	\$50.00
1X36 BRASS NIPPLE NO LEAD (I)	2	\$	56.47	\$112.94

1 BRASS 90 NO LEAD (I)	2	\$	7.61	\$15.22
1X3 BRASS NIPPLE NO LEAD (I)	1	\$	5.47	\$5.47
1 WATTS LF919QT 0065373 RED PRESSURE VALVE NO LEAD	1	\$	643.48	\$643.48
1X3/4 BRASS BUSHING NL (I) NO LEAD	1	\$	3.99	\$3.99
3/4 M-71 HOSE BIBB	1	\$	4.03	\$4.03
STATIC WATER LINE				
FC202-905-CC4 8X1CC SADDLE (I) EPOXY/SS BAND 8.63-9.05 OD	1	\$	78.44	\$78.44
F1000-4NL 1 CORP CCXPJ(CTS) NO LEAD	1	\$	52.50	\$52.50
1X100' CTS PE TUBING 200PSI PE3408 NSF SDR-9 D2737	100	\$	0.50	\$50.00
C84-34NL 3/4X1 CPLG MIPXPJCTS (NO LEAD)	1	\$	17.63	\$17.63
#52 1 SS INSERT F/CTS PE	2	\$	2.02	\$4.04
1/2 G100 BRONZE BALL VALVE NL NO LEAD	1	\$	5.29	\$5.29
3/4 G100 BRONZE BALL VALVE NL NO LEAD	1	\$	8.92	\$8.92
3/4X1/2 BRASS BUSHING NL (I) NO LEAD	1	\$	2.64	\$2.64
3/4XCL BRASS NIPPLE NL (I) NO LEAD	1	\$	2.24	\$2.24
1/2XCL BRASS NIPPLE NL (I) NO LEAD	1	\$	1.55	\$1.55
3/4 BRASS TEE NO LEAD (I) NO LEAD	1	\$	6.07	\$6.07
1/2 BRASS SQ HD CORED PLUG (I) NO LEAD	1	\$	2.52	\$2.52
RECLAIM PH 4A				
10 PVC C900 DR18 PIPE (G) 20' PURP PC235	1340	\$	32.75	\$43,885.00
8 PVC C900 DR18 PIPE (G) 20' PURP PC235	7380	\$	21.83	\$161,105.40
6 PVC C900 DR18 PIPE (G) 20' PURP PC235	1360	\$	12.73	\$17,312.80
4 PVC C900 DR18 PIPE (G) 20' PURP PC235	1300	\$	6.24	\$8,112.00
2X100'CTS PE TUBING 200-PURPLE	1100	\$	1.98	\$2,178.00
10GA UF PURPLE WIRE 500' SOLID	12500	\$	0.26	\$3,250.00
3X1000' DET TAPE PURPLE M/REUSE	13	\$	30.80	\$400.40
10 STAR 1110C PVC RESTRAINER C900/DI PIPE TO PIPE-PRC1110 IMP	39	\$	156.67	\$6,110.13
8 STAR 1108C PVC RESTRAINER C900/DI PIPE TO PIPE-PRC1108 IMP	145	\$	90.16	\$13,073.20
6 STAR 1106C PVC RESTRAINER C900/DI PIPE TO PIPE-PRC1106 IMP	19	\$	53.84	\$1,022.96
4 STAR 1104C PVC RESTRAINER C900 PIPE TO PIPE-PRC1104	31	\$	42.11	\$1,305.41
8" ROAD CROSSING				
10 DIPS DR11 HDPE PIPE PUR PURPLE STRIPE	320	\$	39.00	\$12,480.00
10" SS INSERT FOR SDR11 DIPS CPS-10DIPS11	14	\$	95.93	\$1,343.02
10X8 MJ RED C153 IMP	14	\$	124.04	\$1,736.56
10 PVC 4010 STARGRIP RESTR (I) GLAND ONLY	14	\$	97.77	\$1,368.78
10 MJ REG ACC SET L/GLAND (I)	14	\$	30.00	\$420.00
8 PVC 4008 STARGRIP RESTR (I) GLAND ONLY	14	\$	51.74	\$724.36
8 MJ REG ACC SET L/GLAND (I)	14	\$	22.50	\$315.00
6" ROAD CROSSING				
8 DIPS DR11 HDPE PIPE PUR PURPLE STRIPE	140	\$	26.40	\$3,696.00
8" SS INSERT FOR SDR11 DIPS	4	\$	57.79	\$231.16
8x6 MJ RED C153 IMP	4	\$	87.99	\$351.96
8 PVC 4010 STARGRIP RESTR (I) GLAND ONLY	4	\$	51.74	\$206.96
8 MJ REG ACC SET L/GLAND (I)	4	\$	22.50	\$90.00
6 PVC 4008 STARGRIP RESTR (I)	4	\$	34.99	\$139.96
6 MJ REG ACC SET L/GLAND (I)	4	\$	20.00	\$80.00
VALVES				
10" MJ GATE VALVE W/RESTRAINT				
10 4067-01 MJ RW GV OL L/ACC M&H GATE VALVE	2	\$	1,401.81	\$2,803.62
10 PVC 4010 STARGRIP RESTR (I) GLAND ONLY	4	\$	97.77	\$391.08
10 MJ REG ACC SET L/GLAND (I)	4	\$	30.00	\$120.00
8" MJ GATE VALVE W/ RESTRAINT				
8 4067-01 MJ RW GV OL ON L/ACC M&H GATE VALVE	15	\$	899.00	\$13,485.00
8 PVC 4008 STARGRIP RESTR (I) GLAND ONLY	30	\$	51.74	\$1,552.20

8 MJ REG ACC SET L/GLAND (I)	30	\$	22.50	\$675.00
6" MJ GATE VALVE W/RESTRAINTS				
6 4067-01 MJ RW GV OL ON L/ACC M&H GATE VALVE	3	\$	564.43	\$1,693.29
6 PVC 4006 STARGRIP RESTR (I) GLAND ONLY	6	\$	34.99	\$209.94
6 MJ REG ACC SET L/GLAND (I)	6	\$	20.00	\$120.00
4" MJ GATE VALVE W/RESTRAINTS				
4 4067-01 MJ RW GV OL ON L/ACC M&H GATE VALVE	6	\$	442.32	\$2,653.92
4 PVC 4004 STARGRIP RESTR (I)	12	\$	28.80	\$345.60
4 MJ REG ACC SET L/GLAND (I)	12	\$	17.50	\$210.00
SJCO VALVE BOX ASSY.				
461-S VALVE BOX IMPORT	26	\$	43.04	\$1,119.04
3M 1403 EMS BALL MARKER-WATER	26	\$	16.15	\$419.90
ENGRAVED IDENTIFICATION DISC	26	\$	26.82	\$697.32
FITTINGS				
ADDING BENDS WHERE NEEDED				
12" X10" MJ REDUCER W/RESTR				
12X10 MJ RED C153 IMP	1	\$	168.27	\$168.27
12 PVC 4012 STARGRIP RESTR (I) GLAND ONLY	1	\$	102.95	\$102.95
12 MJ REG ACC SET L/GLAND (I)	1	\$	31.00	\$31.00
10 PVC 4010 STARGRIP RESTR (I) GLAND ONLY	1	\$	97.77	\$97.77
10 MJ REG ACC SET L/GLAND (I)	1	\$	30.00	\$30.00
10"X8" MJ TEE W/RESTRAINT				
10X8 MJ TEE C153 IMP	1	\$	278.85	\$278.85
10 PVC 4010 STARGRIP RESTR (I) GLAND ONLY	2	\$	97.77	\$195.54
10 MJ REG ACC SET L/GLAND (I)	2	\$	30.00	\$60.00
8 PVC 4008 STARGRIP RESTR (I) GLAND ONLY	1	\$	51.74	\$51.74
8 MJ REG ACC SET L/GLAND (I)	1	\$	22.50	\$22.50
10" MJ 45 BEND W/ RESTRAINT				
10 MJ 45 C153 IMP	10	\$	176.93	\$1,769.30
10 PVC 4010 STARGRIP RESTR (I) GLAND ONLY	20	\$	97.77	\$1,955.40
10 MJ REG ACC SET L/GLAND (I)	20	\$	30.00	\$600.00
10" MJ 11-1/4 BEND W/RESTRAINT				
10 MJ 00-1/4 C153 IMP	9	\$	175.49	\$1,579.41
10 PVC 4010 STARGRIP RESTR (I) GLAND ONLY	18	\$	97.77	\$1,759.86
10 MJ REG ACC SET L/GLAND (I)	18	\$	30.00	\$540.00
10"X8" MJ RED W/RESTRAINT				
10X8 MJ RED C153 IMP	1	\$	124.04	\$124.04
10 PVC 4010 STARGRIP RESTR (I) GLAND ONLY	1	\$	97.77	\$97.77
10 MJ REG ACC SET L/GLAND (I)	1	\$	30.00	\$30.00
8 PVC 4008 STARGRIP RESTR (I) GLAND ONLY	1	\$	51.74	\$51.74
8 MJ REG ACC SET L/GLAND (I)	1	\$	22.50	\$22.50
8" MJ TEE W/RESTRAINT				
8 MJ TEE C153 IMP	5	\$	223.08	\$1,115.40
8 PVC 4008 STARGRIP RESTR (I)	15	\$	51.74	\$776.10
8 MJ REG ACC SET L/GLAND (I)	15	\$	22.50	\$337.50
8"X 4" MJ TEE W/ RESTRAINT				
8X4 MJ TEE C153 IMP	1	\$	161.07	\$161.07
8 PVC 4008 STARGRIP RESTR (I) GLAND ONLY	2	\$	51.74	\$103.48
8 MJ REG ACC SET L/GLAND (I)	2	\$	22.50	\$45.00
4 PVC 4004 STARGRIP RESTR (I)	1	\$	28.80	\$28.80
4 MJ REG ACC SET L/GLAND (I)	1	\$	17.50	\$17.50
8" MJ 45 BEND W/ RESTRAINT				
8 MJ 45 C153 IMP	18	\$	122.61	\$2,206.98
8 PVC 4008 STARGRIP RESTR (I) GLAND ONLY	36	\$	51.74	\$1,862.64
8 MJ REG ACC SET L/GLAND (I)	36	\$	22.50	\$810.00
8" MJ 11-1/4 BEND W/ RESTRAINT				

8 MJ 11-1/4 C153 IMP	48	\$	108.66	\$5,215.68
8 PVC 4008 STARGRIP RESTR (I) GLAND ONLY	96	\$	51.74	\$4,967.04
8 MJ REG ACC SET L/GLAND (I)	96	\$	22.50	\$2,160.00
8"X6 " MJ RED W/RESTRAINT				
8X6 MJ RED C153 IMP	1	\$	87.99	\$87.99
8 PVC 4008 STARGRIP RESTR (I) GLAND ONLY	1	\$	51.74	\$51.74
8 MJ REG ACC SET L/GLAND (I)	1	\$	22.50	\$22.50
6 PVC 4006 STARGRIP RESTR (I) GLAND ONLY	1	\$	34.99	\$34.99
6 MJ REG ACC SET L/GLAND (I)	1	\$	20.00	\$20.00
8"X4 " MJ RED W/ RESTRAINT				
8X4 MJ RED C153 IMP	2	\$	82.22	\$164.44
8 PVC 4008 STARGRIP RESTR (I) GLAND ONLY	2	\$	51.74	\$103.48
8 MJ REG ACC SET L/GLAND (I)	2	\$	22.50	\$45.00
4 PVC 4004 STARGRIP RESTR (I)	2	\$	28.80	\$57.60
4 MJ REG ACC SET L/GLAND (I)	2	\$	17.50	\$35.00
6" MJ TEE W/ RESTRAINT				
6 MJ TEE C153 IMP	2	\$	149.04	\$298.08
6 PVC 4006 STARGRIP RESTR (I) GLAND ONLY	6	\$	34.99	\$209.94
6 MJ REG ACC SET L/GLAND (I)	6	\$	20.00	\$120.00
6" MJ 45 BEND W/ RESTRAINT				
6 MJ 45 C153 IMP	6	\$	84.15	\$504.90
6 PVC 4006 STARGRIP RESTR (I) GLAND ONLY	12	\$	34.99	\$419.88
6 MJ REG ACC SET L/GLAND (I)	12	\$	20.00	\$240.00
6" MJ 22-1/2 BEND W/RESTRAINT				
6 MJ 22-1/2 C153 IMP	2	\$	76.45	\$152.90
6 PVC 4006 STARGRIP RESTR (I) GLAND ONLY	4	\$	34.99	\$139.96
6 MJ REG ACC SET L/GLAND (I)	4	\$	20.00	\$80.00
6" MJ 11-1/4 BEND W/RESTRAINT				
6 MJ 11-1/4 C153 IMP	6	\$	84.15	\$504.90
6 PVC 4006 STARGRIP RESTR (I)	12	\$	34.99	\$419.88
6 MJ REG ACC SET L/GLAND (I)	12	\$	20.00	\$240.00
6" X 4" MJ REDUCER W/RESTRAINT				
6X4 MJ RED C153 IMP	3	\$	60.58	\$181.74
6 PVC 4006 STARGRIP RESTR (I) GLAND ONLY	3	\$	34.99	\$104.97
6 MJ REG ACC SET L/GLAND (I)	3	\$	20.00	\$60.00
4 PVC 4004 STARGRIP RESTR (I) GLAND ONLY	3	\$	28.80	\$86.40
4 MJ REG ACC SET L/GLAND (I)	3	\$	17.50	\$52.50
4" MJ 45 BEND W/ RESTRAINT				
4 MJ 45 C153 IMP	2	\$	84.15	\$168.30
4 PVC 4006 STARGRIP RESTR (I)	4	\$	28.80	\$115.20
4 MJ REG ACC SET L/GLAND (I)	4	\$	17.50	\$70.00
4" MJ 22-1/2 BEND W/ RESTRAINT				
4 MJ 22-1/2 C153 IMP	2	\$	50.00	\$100.00
4 PVC 4004 STARGRIP RESTR (I) GLAND ONLY	4	\$	28.80	\$115.20
4 MJ REG ACC SET L/GLAND (I)	4	\$	17.50	\$70.00
4" MJ 11-1/4 BEND W/ RESTRAINT				
4 MJ 11-1/4 C153 IMP	3	\$	48.08	\$144.24
4 PVC 4004 STARGRIP RESTR (I) GLAND ONLY	6	\$	28.80	\$172.80
4 MJ REG ACC SET L/GLAND (I)	6	\$	17.50	\$105.00
4X2 MJ TAPT CAP W/ RESTRAINT				
4X2 MJ TAPT CAP C153 IMP	6	\$	49.53	\$297.18
4 PVC 4004 STARGRIP RESTR (I) GLAND ONLY	6	\$	28.80	\$172.80
4 MJ REG ACC SET L/GLAND (I)	6	\$	17.50	\$105.00
ST JOHNS COUNTY FLUSH HYDRANT				
C84-77-NL 2 CPLG MIPXPJCTS NO LEAD	6	\$	75.22	\$451.32
BRW41-777W 2 BALL VLV RECLAIM WATER	6	\$	173.56	\$1,041.36

#55 2 SS INSERT F/CTS PE	12	\$	2.79	\$33.48
2X100'CTS PE TUBING 200-PURPLE TUBING COMES IN 100 FT ROLLS	30	\$	1.98	\$59.40
2X4 BRASS NIPPLE NO LEAD (I)	12	\$	16.07	\$192.84
2 BRASS 90 NO LEAD (I)	6	\$	24.61	\$147.66
2 BRASS CAP NO LEAD (I)	6	\$	17.38	\$104.28
WBS1118-12-100 JEA FI BOX ONLY GLASMASTER	6	\$	57.32	\$343.92
MSCBC-1118-S MSP SOLID DI COV 11184019 CARSON/MIDSTATES	6	\$	103.50	\$621.00

SERVICES

SJCO DOUBLE REUSE SERVICE LONG

FC202-1110-CC4 10X1CC SDL (I) EPOXY/SS BAND 10.75-11.10 OD	1	\$	95.09	\$95.09
FC202-905-CC4 8X1CC SADDLE (I) EPOXY/SS BAND 8.63-9.05 OD	55	\$	78.44	\$4,314.20
FC202-690-CC4 6X1CC SADDLE (I) EPOXY/SS BAND 6.63-6.90 OD	5	\$	67.13	\$335.65
FC202-480-CC4 4X1CC SADDLE (I) EPOXY/SS BAND 4.26-4.80 OD	3	\$	58.39	\$175.17
T441-774NL 2X1 TEE PJ(CTS)XFIP (NO LEAD)	1	\$	125.65	\$125.65
#55 2 SS INSERT F/CTS PE	2	\$	2.79	\$5.58
F1000-4NL 1 CORP CCXPJ(CTS) NO LEAD	65	\$	52.50	\$3,412.50
UVBS49-42WNL 1-3/4 BALL VLV FORD UVBS49-42WNL	65	\$	128.91	\$8,379.15
#52 1 SS INSERT F/CTS PE	130	\$	2.02	\$262.60
1X100' CTS PE TUBING PURPLE 200 PSI	3900	\$	0.56	\$2,184.00
10 GAUGE WIRE UF10-1 PURPLE	3900	\$	0.26	\$1,014.00
DFW38C5-14-5F PURP M/BOX & LID ST JOHNS CITY DOUBLE	65	\$	153.15	\$9,954.75
2 PVC SCH40 PIPE SWB 20'	2600	\$	2.39	\$6,214.00

SJC SINGLE REUSE SERVICE LONG

FC202-905-CC4 8X1CC SADDLE (I) EPOXY/SS BAND 8.63-9.05 OD	10	\$	78.44	\$784.40
FC202-690-CC4 6X1CC SADDLE (I) EPOXY/SS BAND 6.63-6.90 OD	2	\$	67.13	\$134.26
FC202-480-CC4 4X1CC SADDLE (I) EPOXY/SS BAND 4.26-4.80 OD	2	\$	58.39	\$116.78
T441-774NL 2X1 TEE PJ(CTS)XFIP (NO LEAD)	1	\$	125.65	\$125.65
#55 2 SS INSERT F/CTS PE	2	\$	2.79	\$5.58
F1000-4NL 1 CORP CCXPJ(CTS) NO LEAD	15	\$	52.50	\$787.50
B94-324WNL 1 BALL VLV 3/4 PORT PJ(CTS) X MTR W/HW F/YOKES (NO LEAD)	15	\$	78.38	\$1,175.70
#52 1 SS INSERT F/CTS PE	30	\$	2.02	\$60.60
1X100' CTS PE TUBING PURPLE 200 PSI	750	\$	0.56	\$420.00
10 GAUGE WIRE UF10-1 PURPLE	750	\$	0.26	\$195.00
DFW37C-5-12-ST MTR BOX RECLAIM PURPLE ST. JOHNS COUNTY SPEC	15	\$	117.12	\$1,756.80
2 PVC SCH40 PIPE SWB 20'	600	\$	2.39	\$1,434.00

SJC SINGLE REUSE SERVICE SHORT

FC202-905-CC4 8X1CC SADDLE (I) EPOXY/SS BAND 8.63-9.05 OD	110	\$	78.44	\$8,628.40
FC202-690-CC4 6X1CC SADDLE (I) EPOXY/SS BAND 6.63-6.90 OD	15	\$	67.13	\$1,006.95
FC202-480-CC4 4X1CC SADDLE (I) EPOXY/SS BAND 4.26-4.80 OD	16	\$	58.39	\$934.24
T441-774NL 2X1 TEE PJ(CTS)XFIP (NO LEAD)	20	\$	125.65	\$2,513.00
#55 2 SS INSERT F/CTS PE	40	\$	2.79	\$111.60
F1000-4NL 1 CORP CCXPJ(CTS) NO LEAD	161	\$	52.50	\$8,452.50
B94-324WNL 1 BALL VLV 3/4 PORT PJ(CTS) X MTR W/HW F/YOKES (NO LEAD)	161	\$	78.38	\$12,619.18
#52 1 SS INSERT F/CTS PE	322	\$	2.02	\$650.44
1X100' CTS PE TUBING PURPLE 200 PSI	1610	\$	0.56	\$901.60
10 GAUGE WIRE UF10-1 PURPLE	1610	\$	0.26	\$418.60
DFW37C-5-12-ST MTR BOX RECLAIM PURPLE ST. JOHNS COUNTY SPEC	161	\$	117.12	\$18,856.32

This is a unit price order. The above quantities are estimated from the plans and are being used to establish an approximate value for this order. Payment will be based on the actual quantity furnished. The unit price will remain the same regardless of quantity provided.

Subtotal	\$	1,534,834.49
Tax rate		
Sales tax	\$	-
Total	\$	1,534,834.49

Supplier's signature below acknowledges receipt and compliance.

Accepted By	Date
-------------	------

Print Name	Title
------------	-------

This order when signed and approved by the Seller becomes a contract.

Signature by W. Gardner, LLC	Date
------------------------------	------

Purchase order number must appear on all invoices and correspondence.

EXHIBIT B
TERMS AND CONDITIONS

1. **PRICE.** The Price set forth above includes all Goods, insurance, warranties and other materials or services (including without limitation all packing, loading or freight) necessary to produce and deliver the Goods.
2. **SCHEDULE.** Time is of the essence with respect to this Order, and all Goods shall be produced and delivered within the times set forth in the Schedule. Owner may cancel this Order or any part thereof or reject delivery of Goods if such delivery or performance is not in material accordance with the specifications of this Order, including the Schedule.
3. **DELIVERY AND INSPECTION.**
 - a. All shipments of Goods are to be made, with all shipping costs prepaid by Seller (e.g., insurance, packing, loading, freight, etc.), to the receiving point specified above. Title, and risk of loss, shall pass to Owner at the time such Goods are delivered at the Project site and accepted by Owner or Owner's contractor, provided however that Owner shall have a reasonable opportunity to inspect such Goods prior to acceptance.
 - b. All Goods are subject to inspection and approval by Owner at a reasonable time post-delivery. Owner may return Goods not meeting specifications (including over-shipments) at the Seller's expense and risk. Owner will notify Seller of failure. Return authorizations for Goods not received within 30 days will deem such Goods as donations to Owner.
4. **TERMS OF PAYMENT.** Seller's Invoice ("**Invoice**") must be submitted before payment will be made by Owner pursuant to this Order. Owner shall make payment within 30 days of receipt of a proper invoice, and pursuant to the Local Government Prompt Payment Act, Sections 218.70 et seq., *Florida Statutes* (2018). Any indebtedness of Seller to Owner may, at Owner's option, be credited against amounts owing by Owner hereunder.
5. **WARRANTY.** Seller shall take all necessary steps to assign any manufacturer's warranties to the Owner. Seller warrants that the title to Goods conveyed shall be good, that the transfer of the Goods shall be rightful, and that the Goods shall be free from any security interest, lien or encumbrance. Seller further warrants that the Goods are free of any rightful claim of infringement, and shall indemnify, defend, and hold harmless the Indemnitees (defined below) against any such claim. Further, the Goods shall be new, shall be free from defects, shall be of merchantable quality, and shall be fit for the Owner's uses. Seller agrees, without prejudice to any other rights Owner may have, to replace or otherwise remedy any defective Goods without further cost to Owner or, at Owner's option, to reimburse Owner for its cost of replacing defective Goods. All Goods are subject to inspection by Owner before, upon, and within a reasonable time after delivery. Goods shall not be replaced without Owner's prior written instructions. Any acceptance by Owner shall not prevent Owner from later rejecting non-conforming Goods. The warranty provided herein shall survive the completion or termination of this Order and is in addition to any warranties provided by law.
6. **COMPLIANCE WITH LAW.** Seller agrees that at all times it will comply with all applicable federal, state, municipal and local laws, orders and regulations.
7. **INDEMNITY.** To the fullest extent permitted by law, and in addition to any other obligations of Seller under the Order or otherwise, Seller shall indemnify, hold harmless, and defend Owner, Heartwood 23, LLC, and their respective officers, directors, Supervisors, Board members, employees, staff, managers, representatives, successors, and assigns of each and any of all of the foregoing entities and individuals (together, "**Indemnitees**") from all liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, to the extent caused in whole or in part by the negligence, recklessness or intentional wrongful misconduct of the Seller, or any subcontractor, any supplier, or any individual or entity directly or indirectly employed by any of them, and arising out of or incidental to the performance of this Order. The Seller shall ensure that any and all subcontractors include this express provision for the benefit of the Indemnitees. The parties agree that this paragraph is fully enforceable pursuant to Florida law. In the event that this section is determined to be unenforceable, this paragraph shall be reformed to give the paragraph the maximum effect allowed by Florida law and for the benefit of the Indemnitees. The provisions of this section shall survive the completion or earlier termination of this Order, and are not intended to limit any of the other rights and/or remedies provided to the Owner hereunder.
8. **INSURANCE.** At all times during the term of this Order agreement, Seller, at its sole cost and expense, shall maintain insurance coverages of the types and amounts set forth below:
 - a. Commercial general liability insurance with minimum limits of liability not less than \$1,000,000. Such insurance shall include coverage for contractual liability.
 - b. Workers' Compensation Insurance covering all employees of Seller in statutory amounts, and employer's liability insurance with limits of not less than \$1,000,000 each accident.
 - c. Comprehensive automobile liability insurance covering all automobiles used by Seller, with limits of liability of not less than \$1,000,000 each occurrence combined single limit bodily injury and property damage.
9. **DEFAULT.** Upon any material default by Seller hereunder, Owner may, in addition to any other remedies available to Owner at law or in equity, cancel this Order without penalty or liability by written notice to Seller.
10. **LIMITATION OF LIABILITY.** Nothing herein shall be construed to be a waiver of the Owner's limit of liability contained in Section 768.28, *Florida Statutes* or other statute or law.

11. **WAIVER.** Any failure of Owner to enforce at any time, or for any period of time, any of the provisions of this Order shall not constitute a waiver of such provisions or a waiver of Owner's right to enforce each and every provision.
12. **MODIFICATIONS.** This Order supersedes all prior discussions, agreements and understandings between the parties and constitutes the entire agreement between the parties with respect to the transaction herein contemplated. Changes, modifications, waivers, additions or amendments to the terms and conditions of this Order shall be binding on Owner only if such changes, modifications, waivers, additions or amendments are in writing and signed by a duly authorized representative of Owner.
13. **APPLICABLE LAW.** The validity, interpretation, and performance of this Order shall be governed by the laws of the State of Florida, in force at the date of this Order. Where not modified by the terms herein, the provisions of Florida's enactment of Article 2 of the Uniform Commercial Code shall apply to this transaction.
14. **MECHANIC'S LIENS.** Notwithstanding that Owner is a local unit of special purpose government and not subject to the lien provisions of Chapter 713, Florida Statutes, Seller agrees to keep the District's property free of all liens, including equitable liens, claims or encumbrances (collectively, "**Liens**") arising out of the delivery of any Goods by Seller, and shall furnish Owner with appropriate lien waivers from all potential claimants upon request of Owner. If any Liens are filed, Owner may without waiving its rights based on such breach by Seller or releasing Seller from any obligations hereunder, pay or satisfy the same and in such event the sums so paid by Owner shall be due and payable by Seller immediately and without notice or demand, with interest from the date paid by Owner through the date paid by Seller, at the highest rate permitted by law.
15. **PERMITS AND LICENSES.** Before commencing performance hereunder, Seller shall obtain all permits, approvals, certificates and licenses necessary for the proper performance of this Order and pay all fees and charges therefore. The originals of all such documents shall be delivered to Owner upon receipt by Seller.
16. **PARTIAL INVALIDITY.** If in any instance any provision of this Order shall be determined to be invalid or unenforceable under any applicable law, such provision shall not apply in such instance, but the remaining provisions shall be given effect in accordance with their terms.
17. **ASSIGNMENT AND SUBCONTRACTING.** This Order shall not be assigned or transferred by Seller without prior written approval by Owner, and any attempted assignment or transfer without such consent shall be void.
18. **RELATIONSHIP.** The relationship between Owner and Seller shall be that of independent contractor, and Seller, its agents and employees, shall under no circumstances be deemed employees, agents or representatives of Owner.
19. **NOTICES.** Any notice, approval or other communication required hereunder must be in writing and shall be deemed given if delivered by hand or mailed by registered mail or certified mail addressed to the parties hereto as indicated on page 1.
20. **PUBLIC ENTITY CRIMES.** Seller certifies, by acceptance of this purchase order, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction per the provisions of section 287.133(2)(a), Florida Statutes.
21. **SCRUTINIZED COMPANIES.** Supplier certifies, by acceptance of this purchase order, that neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to section 215.473, Florida Statutes, and in the event such status changes, Seller shall immediately notify Owner.
22. **TERMINATION.** Notwithstanding anything herein to the contrary, Owner shall have the right, at its sole election, to terminate this Order for any cause whatsoever upon the delivery of written notice to Seller. Upon such termination, Seller shall have no remedy against Owner, other than for payment of Goods already produced pursuant to specific written direction by Owner pursuant to Section 2 above, subject to any offsets or claims that Owner may have.
23. **PUBLIC RECORDS.** Seller acknowledges that this Agreement and all the documents pertaining thereto may be public records and subject to the provisions of Chapter 119, Florida Statutes.
24. **CONFLICTS.** To the extent of any conflict between this document and the Purchase Order or **Exhibit A**, this document shall control.

CERTIFICATE OF ENTITLEMENT

The undersigned authorized representative of **the Meadow View at Twin Creeks Community Development District** (hereinafter "**Governmental Entity**"), Florida Consumer's Certificate of Exemption Number _____, affirms that the tangible personal property purchased pursuant to a Purchase Order from _____ (Vendor) will be incorporated into or become a part of a public facility as part of a public works contract pursuant to that certain *Contract Agreement*, dated _____, 2022 with W. Gardner, LLC (Contractor) for the construction of **public infrastructure associated with Meadow View at Twin Creeks Phase 4.**

Governmental Entity affirms that the purchase of the tangible personal property contained in the attached Purchase Order meets the following exemption requirements contained in Section 212.08(6), F.S., and Rule 12A-1.094, F.A.C.:

You must initial each of the following requirements.

- ____ 1. The attached Purchase Order is issued directly to the vendor supplying the tangible personal property the Contractor will use in the identified public works.
- ____ 2. The vendor's invoice will be issued directly to Governmental Entity.
- ____ 3. Payment of the vendor's invoice will be made directly by Governmental Entity to the vendor from public funds.
- ____ 4. Governmental Entity will take title to the tangible personal property from the vendor at the time of purchase or of delivery by the vendor.
- ____ 5. Governmental Entity assumes the risk of damage or loss at the time of purchase or delivery by the vendor.

Governmental Entity affirms that if the tangible personal property identified in the attached Purchase Order does not qualify for the exemption provided in Section 212.08(6), F.S., and Rule 12A-1.094, F.A.C., Governmental Entity will be subject to the tax, interest, and penalties due on the tangible personal property purchased. If the Florida Department of Revenue determines that the tangible personal property purchased tax-exempt by issuing this Certificate does not qualify for the exemption, Governmental Entity will be liable for any tax, penalty, and interest determined to be due.

I understand that if I fraudulently issue this certificate to evade the payment of sales tax I will be liable for payment of the sales tax plus a penalty of 200% of the tax and may be subject to conviction of a third degree felony. Under the penalties of perjury, I declare that I have read the foregoing Certificate and the facts stated in it are true.

Signature of Authorized Representative

Title

Purchaser's Name (Print or Type)

Date

Federal Employer Identification Number: _____

Telephone Number: _____

You must attach a copy of the Purchase Order to this Certificate of Entitlement. Do not send to the Florida Department of Revenue. This Certificate of Entitlement must be retained in the vendor's and the contractor's books and records. This form supplements and supersedes (to the extent of any conflict) any prior certificates addressing the same purchase.

EXHIBIT C

ADDENDUM TO PURCHASE ORDER

This Addendum to Purchase Order is entered into by and between Meadow View at Twin Creeks Community Development District (hereinafter “Owner”) and Core & Main LP (hereinafter “Seller”) for the purpose of amending and modifying that certain Purchase Order Agreement for the Meadow View at Twin Creeks, Phase 4 Project, (the “Agreement”). It is the express intention of the parties that, to the extent of the terms of this Addendum only, this Addendum shall supersede and control over the terms of the Agreement and any prior addenda thereto. Acceptance of the Agreement by Seller is made expressly conditioned on assent by Owner to the additional or different terms.

The Agreement is hereby modified as follows:

EXHIBIT B TERMS AND CONDITIONS

1. Paragraph 2 SCHEDULE. At the end of this paragraph, insert “Notwithstanding anything contained herein to the contrary, Seller shall not be liable for damages or delay arising out of force majeure or circumstances beyond Seller’s control.”
2. Paragraph 3 DELIVERY AND INSPECTION. a. In line 3, delete “and accepted by Owner or Owner’s contractor.”
b. Delete the last sentence of this paragraph in its entirety.
3. Paragraph 5 WARRANTY. In line 4, after “infringement” insert “only when arising from designs or specifications created by Seller.” In line 5, begin deleting “shall be of merchantable quality, and shall be fit for the Owner’s uses.” In line 7, begin deleting “or, at Owner’s option, to reimburse Owner for its cost of replacing defective Goods” and replace with “during the manufacturer’s warranty period.” At the end of this paragraph, insert “Notwithstanding anything contained herein to the contrary, the manufacturer’s warranty only shall apply to all materials purchased by Owner hereunder. Owner acknowledges that Seller is a distributor of materials only, and therefore offers no additional warranties. SELLER SPECIFICALLY DISCLAIMS ALL OTHER WARRANTIES, WHETHER EXPRESS OR IMPLIED, INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. IN NO EVENT, WHETHER ARISING OUT OF WARRANTY, INDEMNITY, TORT, CONTRACT OR OTHERWISE, SHALL SELLER BE LIABLE FOR ANY INDIRECT, INCIDENTAL, SPECIAL, EXEMPLARY OR CONSEQUENTIAL DAMAGES OF ANY KIND.”
4. Paragraph 7 INDEMNITY. In line 4, insert “actual and direct” before “liabilities.” In line 5, delete “or in part.” In line 6, delete “or any subcontractor, any supplier.” In line 7, delete “or indirectly.”

5. Paragraph 12 MODIFICATIONS. In line 1, after “Order” insert “and Addendum to Purchase Order.”
6. Paragraph 14 MECHANIC’S LIENS. In line 2, after “agrees” insert “to the extent Seller is fully paid.” In line 4, delete “from all potential claimants.”

Except as specifically amended in this Addendum, the Agreement and all prior addenda thereto shall remain in full force and effect.

MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT

CORE & MAIN LP

By: _____

By: _____

Name: _____

Name: Ryan Johnson

Title: _____

Title: Regional Director

Date: _____

Date: _____

EIGHTH ORDER OF BUSINESS

RESOLUTION 2022-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT GRANTING THE CHAIRPERSON THE AUTHORITY TO EXECUTE REAL AND PERSONAL PROPERTY CONVEYANCE AND DEDICATION DOCUMENTS, PLATS AND OTHER DOCUMENTS RELATED TO THE DEVELOPMENT OF THE DISTRICT'S IMPROVEMENTS; APPROVING THE SCOPE AND TERMS OF SUCH AUTHORIZATION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Meadow View at Twin Creeks Community Development District (the "**District**") is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to construct, install, operate, and/or maintain systems and facilities for certain basic infrastructure, including but not limited to, roadways, stormwater management, utilities (water and sewer), offsite improvements, amenity, hardscaping/landscaping/irrigation/lighting; and

WHEREAS, the District has adopted or intends to adopt an "**Engineer's Report**," which sets forth the scope of the District's capital improvement plan and the improvements which are to be constructed thereto (the "**Improvements**"); and

WHEREAS, in connection with the development of the Improvements in accordance with the Engineer's Report, the District may, from time to time, (i) obtain and/or accept permits, approvals, right-of-way agreements and other similar documents from governmental entities for the construction and/or operation of the Improvements, and (ii) accept, convey and dedicate certain interests in real and personal property (e.g., roads, utilities, stormwater improvements, and other systems), and, for those purposes, may execute plats, deeds, easements, bills of sale, permit transfer documents, agreements, and other documents necessary for the conveyance and/or operation of Improvements, work product and land ((i) and (ii) together, the "**Conveyance Documents**"); and

WHEREAS, to facilitate the efficient development of the Improvements, the District desires to authorize the Chairperson, and other officers in the Chairperson's absence, to approve and execute the Conveyance Documents; and

WHEREAS, the Board of Supervisors finds that granting such authority is in the best interests of the District so that the development of the Improvements may proceed expeditiously, subject to the terms and limitations imposed by this Resolution.

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

1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. DELEGATION OF AUTHORITY. The Chairperson of the District's Board of Supervisors is hereby authorized to sign, accept and/or execute Conveyance Documents as defined above. The Vice Chairperson or Secretary of the District's Board of Supervisors is hereby authorized to sign, accept and/or execute any such Conveyance Documents in the Chairperson's absence. The Vice Chairperson, Secretary, and Assistant Secretaries of the District's Board of Supervisors are hereby authorized to counter-sign such Conveyance Documents. Such authority shall be subject to the review and approval of the District Engineer and District Manager, in consultation with District Counsel.

3. SEVERABILITY. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed. This Resolution shall also apply to ratify all prior approvals and/or executions of Conveyance Documents.

PASSED AND ADOPTED this 20th day of January, 2022.

ATTEST:

**MEADOW VIEW AT TWIN CREEKS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of
Supervisors

NINTH ORDER OF BUSINESS

RESOLUTION 2022-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENDED AND RESTATED PROMPT PAYMENT POLICIES AND PROCEDURES PURSUANT TO CHAPTER 218, *FLORIDA STATUTES*; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Chapter 218, *Florida Statutes*, requires timely payment to vendors and contractors providing certain goods and/or services to the District; and

WHEREAS, the Board of Supervisors of the District ("Board") has previously adopted the *Prompt Payment Policies and Procedures* ("Policies") to govern prompt payments; and

WHEREAS, to provide for efficient and effective District operations and to maintain compliance with recent changes to Florida law, the Board finds that it is in the best interests of the District to adopt by resolution the *Amended and Restated Prompt Payment Policies and Procedures* ("Amended Policies"), attached hereto as **Exhibit A**, for immediate use and application.

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

SECTION 1. The Amended Policies, attached hereto as **Exhibit A**, are hereby adopted pursuant to this Resolution as necessary for the conduct of District business. The Amended Policies shall remain in full force and effect until such time as the Board may amend or replace them; provided, however, that as the provisions of Chapter 218, *Florida Statutes*, are amended from time to time, the attached Amended Policies shall automatically be amended to incorporate the new requirements of law without any further action by the Board.

SECTION 2. The Amended Policies hereby adopted supplant and replace all previous versions of the Policies (if any).

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 20th day of January, 2022.

ATTEST:

**MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amended and Restated Prompt Payment Policies and Procedures

EXHIBIT A

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

Amended & Restated Prompt Payment Policies and Procedures

**In Accordance with the Local Government Prompt Payment Act
Chapter 218, Part VII, *Florida Statutes***

January 20, 2022

Meadow View at Twin Creeks Community Development District **Amended and Restated Prompt Payment Policies and Procedures**

Table of Contents

I.	Purpose	1
II.	Scope	1
III.	Definitions	1
	A. Agent	1
	B. Construction Services	1
	C. Contractor or Provider of Construction Services	1
	D. Date Stamped	1
	E. Improper Invoice	2
	F. Improper Payment Request	2
	G. Non-Construction Goods and Services	2
	H. Proper Invoice	2
	I. Proper Payment Request	2
	J. Provider	2
	K. Purchase	2
	L. Vendor	2
IV.	Proper Invoice/Payment Request Requirements	3
	A. General	3
	B. Sales Tax	3
	C. Federal Identification and Social Security Numbers	3
	D. Proper Invoice for Non-Construction Goods and Services	3
	E. Proper Payment Request Requirements for Construction Services	4
V.	Submission of Invoices and Payment Requests	4
VI.	Calculation of Payment Due Date	5
	A. Non-Construction Goods and Services Invoices	5
	B. Payment Requests for Construction Services	6
VII.	Resolution of Disputes	7
	A. Dispute Between the District and a Provider	7
	B. Dispute Resolution Procedures	7
VIII.	Purchases Involving Federal Funds or Bond Funds.....	8
IX.	Requirements for Construction Services Contracts – Project Completion; Retainage	8
X.	Late Payment Interest Charges	9
	A. Related to Non-Construction Goods and Services	9
	B. Related to Construction Services	9
	C. Report of Interest	9

I. Purpose

In accordance with the Local Government Prompt Payment Act (Chapter 218, Part VII, *Florida Statutes*) ("PPA"), the purpose of the Meadow View at Twin Creeks Community Development District ("District") Amended and Restated Prompt Payment Policies and Procedures ("Policies & Procedures") is to provide a specific policy to ensure timely payment to Vendors and Contractors (both hereinafter defined) providing goods and/or services to the District and ensure the timely receipt by the District of goods and/or services contemplated at the time of contracting. Please note that the PPA, like any statute or law, may be amended from time to time by legislative action. These Policies & Procedures are based on the statutory requirements as of the date identified on the cover page of this document. By this reference, as applicable statutory provisions subsequently change, these Policies & Procedures shall automatically be amended to incorporate the new requirements of law. These Policies & Procedures are adopted by the District to provide guidance in contracting matters. Failure by the District to comply with these Policies & Procedures shall not expand the rights or remedies of any Provider (hereinafter defined) against the District under the PPA. Nothing contained herein shall be interpreted as more restrictive on the District than what is provided for in the PPA.

II. Scope

These Policies & Procedures apply to all operations of the District, including Construction Services and Non-Construction Goods and Services, as applicable.

III. Definitions

A. Agent

The District-contracted architect, District-contracted engineer, District Manager, or other person, acting on behalf of the District, which is required by law or contract to review invoices or payment requests from Providers (hereinafter defined). Such individuals/entities must be identified in accordance with §218.735 (1), Fla. Stat., and further identified in the relevant agreement between the District and the Provider.

B. Construction Services

All labor, services, and materials provided in connection with the construction, alteration, repair, demolition, reconstruction, or other improvement to real property that require a license under parts I and II of Chapter 489, Fla. Stat.

C. Contractor or Provider of Construction Services

The entity or individual that provides Construction Services through direct contract with the District.

D. Date Stamped

Each original and revised invoice or payment request received by the District shall be marked electronically or manually, by use of a date stamp or other method,

which date marking clearly indicates the date such invoice or payment request is first delivered to the District through its Agent. In the event that the Agent receives an invoice or payment request, but fails to timely or physically mark on the document the date received, "Date Stamped" shall mean the date of actual receipt by the Agent.

E. Improper Invoice

An invoice that does not conform to the requirements of a Proper Invoice.

F. Improper Payment Request

A request for payment for Construction Services that does not conform to the requirements of a Proper Payment Request.

G. Non-Construction Goods and Services

All labor, services, goods and materials provided in connection with anything other than construction, alteration, repair, demolition, reconstruction, or other improvements to real property.

H. Proper Invoice

An invoice that conforms to all statutory requirements, all requirements of these Policies and Procedures not expressly waived by the District and any additional requirements included in the agreement for goods and/or services for which the invoice is submitted not expressly waived by the District.

I. Proper Payment Request

A request for payment for Construction Services which conforms to all statutory requirements, all requirements of these Policies & Procedures not expressly waived by the District and any additional requirements included in the Construction Services agreement for which the Payment Request is submitted not expressly waived by the District.

J. Provider

Includes any Vendor, Contractor or Provider of Construction Services, as defined herein.

K. Purchase

The purchase of goods, materials, services, or Construction Services; the purchase or lease of personal property; or the lease of real property by the District.

L. Vendor

Any person or entity that sells goods or services, sells or leases personal property, or leases real property directly to the District, not including Construction Services.

IV. Proper Invoice/Payment Request Requirements

A. General

Prior to Provider receiving payment from the District, Non-Construction Goods and Services and Construction Services, as applicable, shall be received and performed in accordance with contractual or other specifications or requirements to the satisfaction of the District. Provision or delivery of Non-Construction Goods and Services to the District does not constitute acceptance for the purpose of payment. Final acceptance and authorization of payment shall be made only after delivery and inspection by the Agent and the Agent's confirmation that the Non-Construction Goods and Services or Construction Services meet contract specifications and conditions. Should the Non-Construction Goods and Services or Construction Services differ in any respect from the specifications, payment may be withheld until such time as the Provider takes necessary corrective action. Certain limited exceptions which require payment in advance are permitted when authorized by the District Board of Supervisors ("Board") or when provided for in the applicable agreement.

B. Sales Tax

Providers should not include sales tax on any invoice or payment request. The District's current tax-exempt number is 85-8017121617C-7. A copy of the tax-exempt form will be supplied to Providers upon request.

C. Federal Identification and Social Security Numbers

Providers are paid using either a Federal Identification Number or Social Security Number. To receive payment, Providers should supply the District with the correct number as well as a proper Internal Revenue Service W-9 Form. The District Manager shall treat information provided in accordance with Florida law.

Providers should notify the District Manager when changes in data occur (telephone (904) 940-5850 / email: joliver@gmsnf.com).

D. Proper Invoice for Non-Construction Goods and Services

All Non-Construction Goods and Services invoiced must be supplied or performed in accordance with the applicable purchase order (including any bid/proposal provided, if applicable) or agreement and such Non-Construction Goods and Services quantity and quality must be equal to or better than what is required by such terms. Unless otherwise specified in the applicable agreement, invoices should contain all of the following minimum information in order to be considered a Proper Invoice:

1. Name of Vendor
2. Remittance address
3. Invoice Date

4. Invoice number
5. The “Bill To” party must be the District or the Board, or other entity approved in writing by the Board of the District Manager
6. Project name (if applicable)
7. In addition to the information required in Section IV.D.1-6 above, invoices involving the *purchase of goods* should also contain:
 - a. A complete item description
 - b. Quantity purchased
 - c. Unit price(s)
 - d. Total price (for each item)
 - e. Total amount of invoice (all items)
 - f. The location and date(s) of delivery of the goods to the District
8. In addition to the information required in Section IV.D.1-6 above, invoices involving the *purchase of services* should also contain:
 - a. Itemized description of services performed
 - b. The location and date of delivery of the services to the District
 - c. Billing method for services performed (i.e., approved hourly rates, percentage of completion, cost plus fixed fee, direct/actual costs, etc.)
 - d. Itemization of other direct, reimbursable costs (including description and amount)
 - e. Copies of invoices for other direct, reimbursable costs (other than incidental costs such as copying) and one (1) of the following:
 - i. Copy of both sides of a cancelled check evidencing payment for costs submitted for reimbursement
 - ii. Paid receipt
 - iii. Waiver/lien release from subcontractor (if applicable)
9. Any applicable discounts
10. Any other information or documentation, which may be required or specified under the terms of the purchase order or agreement

E. Proper Payment Request Requirements for Construction Services

Payment Requests must conform to all requirements of Section IV, A-D above, unless otherwise specified in the terms of the applicable agreement or purchase order between the District and the Provider.

V. Submission of Invoices and Payment Requests

The Provider shall submit all Invoices and Payment Requests for both Construction Services and Non-Construction Goods and Services to the District’s Agent as provided in the purchase order or agreement, as applicable, and to the District Manager as follows:

Submit the invoice and/or payment request, with required additional material and in conformance with these Policies and Procedures, by mail, by hand delivery, or via email (Note: email is the preferred method for receipt of Non-Construction Goods and Services invoices).

1. Mailing and Drop Off Address

Meadow View at Twin Creeks Community Development District

c/o _____

Attn: District Manager

2. Email Address

VI. Calculation of Payment Due Date

A. Non-Construction Goods and Services Invoices

1. Receipt of Proper Invoice

Payment is due from the District forty-five (45) days from the date on which a Proper Invoice is Date Stamped.

2. Receipt of Improper Invoice

If an Improper Invoice is received, a required invoice is not received, or invoicing of a request for payment is not required, the time when payment is due from the District is forty-five (45) days from the latest date of the following:

- a. On which delivery of personal property is fully accepted by the District;
- b. On which services are completed and accepted by the District;
- c. On which the contracted rental period begins (if applicable); or
- d. On which the District and the Vendor agree in a written agreement that provides payment due dates.

3. Rejection of an Improper Invoice

The District may reject an Improper Invoice. Within ten (10) days of receipt of the Improper Invoice by the District, the Vendor must be notified that the invoice is improper and be given an opportunity to correct the deficient or missing information, remedy the faulty work, replace the defective goods, or take other necessary, remedial action.

The District's rejection of an Improper Invoice must:

- a. Be provided in writing;
- b. Specify any and all known deficiencies; and
- c. State actions necessary to correct the Improper Invoice.

If the Vendor submits a corrected invoice, which corrects the deficiencies specified in the District's written rejection, the District must pay the

corrected invoice within the later of: (a) ten (10) business days after date the corrected invoice is Date Stamped; or (b) forty-five (45) days after the date the Improper Invoice was Date Stamped.

If the Vendor submits an invoice in response to the District's written rejection which fails to correct the deficiencies specified or continues to be an Improper Invoice, the District must reject that invoice as stated herein.

4. Payment of Undisputed Portion of Invoice

If the District disputes a portion of an invoice, the undisputed portion shall be paid in a timely manner and in accordance with the due dates for payment as specified in these Policies & Procedures.

B. Payment Requests for Construction Services

1. Receipt of Proper Payment Request

The time at which payment is due for Construction Services from the District is as follows:

- a. If an Agent must approve the payment request before it is submitted to the District Manager, payment (whether full or partial) is due twenty-five (25) business days after the payment request is Date Stamped. The Provider may send the District an overdue notice. If the payment request is not rejected within four (4) business days after Date Stamp of the overdue notice, the payment request shall be deemed accepted, except for any portion of the payment request that is fraudulent, misleading or is the subject of dispute.

The agreement between the District and the Provider shall identify the Agent to which the Provider shall submit its payment request, or shall be provided by the District through a separate written notice no later than ten (10) days after contract award or notice to proceed, whichever is later. Provider's submission of a payment request to the Agent shall be Date Stamped, which shall commence the time periods for payment or rejection of a payment request or invoice as provided in this section.

- b. If, pursuant to contract, an Agent is not required to approve the payment request submitted to the District, payment is due twenty (20) business days after the payment request is Date Stamped unless such payment request includes fraudulent or misleading information or is the subject of dispute.

2. Receipt and Rejection of Improper Payment Request

- a. If an Improper Payment Request is received, the District must reject the Improper Payment Request within twenty (20) business days after the date on which the payment request is Date Stamped.
- b. The District's rejection of the Improper Payment Request must:
 - i. Be provided in writing;
 - ii. Specify any and all known deficiencies; and
 - iii. State actions necessary to correct the Improper Invoice.
- c. If a Provider submits a payment request which corrects the deficiency specified in the District's written rejection, the District must pay or reject the corrected submission no later than ten (10) business days after the date the corrected payment request is Date Stamped.

3. Payment of Undisputed Portion of Payment Request

If the District disputes a portion of a payment request, the undisputed portion shall be paid in a timely manner and in accordance with the due dates for payment as specified in this section.

VII. Resolution of Disputes

If a dispute arises between a Provider and the District concerning payment of an invoice or payment request, the dispute shall be resolved as set forth in §218.735, Fla. Stat., for Construction Services, and §218.76, Fla. Stat. for Non-Construction Goods and Services.

A. Dispute between the District and a Provider

If a dispute between the District and a Provider cannot be resolved following resubmission of a payment request by the Provider, the dispute must be resolved in accordance with the dispute resolution procedure prescribed in the construction contract, if any. In the absence of a prescribed procedure in the contract, the dispute must be resolved by the procedures specified below.

B. Dispute Resolution Procedures

1. If an Improper Payment Request or Improper Invoice is submitted, and the Provider refuses or fails to submit a revised payment request or invoice as contemplated by the PPA and these Policies and Procedures, the Provider shall, not later than thirty (30) days after the date on which the last payment request or invoice was Date Stamped, submit a written statement via certified mail to the Agent, copying the District Manager, specifying the basis upon which the Provider contends the last submitted payment request or invoice was proper.

2. Within forty-five (45) days of receipt by the Agent and District Manager of the disputed, last-submitted payment request or invoice, the Agent and/or District Manager shall commence investigation of the dispute and render a final decision on the matter no later than sixty (60) days after the date on which the last-submitted payment request or invoice is Date Stamped.
3. With regard to contracts executed on or after July 1, 2021, if the District does not commence the dispute resolution procedure within the time provided herein, a Provider may give written notice via certified mail to the Agent, copying the District Manager, of the District's failure to timely commence its dispute resolution procedure. If the District fails to commence the dispute resolution procedure within 4 business days after receipt of such notice, any amounts resolved in the Provider's favor shall bear mandatory interest, as set forth in section 218.735(9), Florida Statutes, from the date on which the payment request or invoice containing the disputed amounts was Date Stamped. If the dispute resolution procedure is not commenced within 4 business days after receipt of the notice, the objection to the payment request or invoice shall be deemed waived. The waiver of an objection pursuant to this paragraph does not relieve a Provider of its contractual obligations.
4. Absent a written agreement to the contrary, if the Provider refuses or fails to provide the written statement required above, the Agent and/or District Manager is not required to contact the Provider in the investigation. In addition, and absent a written agreement to the contrary, if such written statement is not provided, the District may immediately contract with third parties to provide the goods and services subject to the dispute and deduct the costs of such third party purchases from amounts owed to the Provider.
5. The Board shall approve any decision of the District Manager to contract with a third party which would result in: 1) an expenditure above what is budgeted for the Construction Services or Non-Construction Services; or 2) an expenditure which exceeds the original contract amount for the Construction Services or Non-Construction Services by more than ten percent (10%) or Ten Thousand Dollars (\$10,000).
6. A written explanation of the final decision shall be sent to the Provider, via certified mail, within five (5) business days from the date on which such final decision is made. A copy of the written explanation of the final decision shall be provided to the Chairperson of the Board simultaneously with the certified mailing to the Provider.

7. If a Provider does not accept in writing the final decision within five (5) days after receipt by the Provider, the District may immediately contract with third parties to provide the goods and services subject to the dispute and deduct the costs of such third party purchases from amounts owed to the Provider. If the costs of the third party purchases exceed the amount the District owes to the Provider, the District may seek to recover such excess from the Provider in a court of law or as otherwise provided in an agreement between the District and the Provider. Nothing contained herein shall limit or affect the District's ability to enforce all of its legal and contractual rights and remedies against the Provider.

VIII. Purchases Involving Federal Funds or Bond Funds

When the District intends to pay for a purchase with federal funds or bond funds, the District shall make such purchases only upon reasonable assurances that federal funds or bond funds sufficient to cover the cost will be received. When payment is contingent upon the receipt of bond funds, federal funds or federal approval, the public procurement documents and any agreement with a Provider shall clearly state such contingency. (§218.77, Fla. Stat.).

IX. Requirements for Construction Services Contracts – Project Completion; Retainage

The District intends to follow the PPA requirements for construction project completion and retainage, including, but not limited to, §218.735 (7) and (8), Fla. Stat.

X. Late Payment Interest Charges

Failure on the part of the District to make timely payments may result in District responsibility for late payment interest charges. No agreement between the District and a Provider may prohibit the collection of late payment interest charges allowable under the PPA as mandatory interest. (§218.75, Fla. Stat.).

A. Related to Non-Construction Goods and Services

All payments due from the District, and not made within the time specified within this policy, will bear interest, from thirty (30) days after the due date, at the rate of one percent (1%) per month on the unpaid balance. The Vendor must submit a Proper Invoice to the District for any interest accrued in order to receive the interest payment. (§218.735(9), Fla. Stat.).

An overdue period of less than one (1) month is considered as one (1) month in computing interest. Unpaid interest is compounded monthly. The term one (1) month means a period beginning on any day of a month and ending on the same day of the following month.

B. Related to Construction Services

All payments for Construction Services that are not made within the time periods specified within the applicable statute, shall bear interest from thirty (30) days after the due date, at the rate of one percent (1%) per month for contracts executed on or before June 30, 2021, and at the rate of two percent (2%) per month for contracts executed on or after July 1, 2021, or the rate specified by agreement, whichever is greater. §218.735(9), Fla. Stat. The Provider must submit a Proper Payment Request to the District for any interest accrued in order to receive the interest payment. An overdue period of less than one (1) month is considered as one (1) month in computing interest. (§218.74 (4), Fla. Stat.).

Unpaid interest is compounded monthly. The term one (1) month means a period beginning on any day of a month and ending on the same day of the following month.

C. Report of Interest

If the total amount of interest paid during the preceding fiscal year exceeds \$250, the District Manager is required to submit a report to the Board during December of each year, stating the number of interest payments made and the total amount of such payments. (§218.78, Fla. Stat.).

TENTH 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
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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 deportment of their respective Renter.
4. Renters shall be subject to all rules and policies as the Board may adopt from time to time.

Guests. Except as otherwise provided for herein, each Patron household may bring a maximum of 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.

Remove? 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:

for Key Fobs

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.

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 ~~Munitee~~ 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 <i>tenants</i> 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:</p> <p>The primary number is the first phone number that will be used when an Envera representative needs to contact you.</p> <p>The secondary number will be used if a homeowner/tenant cannot be reached at the first number.</p> <p>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.**

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.

NINTH 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

REQUISITION SUMMARY

2019 Bond Series

2021 Bond Series

Thursday, December 2, 2021

2019 BONDS		<u>TO BE RATIFIED</u>		
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		<u>TO BE RATIFIED</u>		
11/30/2021	2	Hughes Brothers Construction, Inc.	Contractor Application for Payment #16 - Beacon Lake Phase 3A	\$ 50,629.62
11/30/2021	3	Quantum Electrical Contractors, Inc.	Bore for broken power conduit (586 Windermere Way) Invoice BeaconBore1	\$ 6,145.00
11/30/2021	4	Quantum Electrical Contractors, Inc.	Bore for Irrigation at Beacon Lakes - Invoice BeaconBore2	\$ 5,435.00
11/30/2021	5	Hughes Brothers Construction, Inc.	Beacon Phase 2 Extra Work - Invoice 11194	\$ 4,565.75
11/30/2021	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 RATIFIED				\$81,664.86
2021 BONDS		<u>TO BE APPROVED</u>		
1/20/2022	16	ETM	Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 200529 (Nov 2021)	\$ 533.00
1/20/2022	17	ETM	Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 200530 (Nov 2021)	\$ 675.00
1/20/2022	18	ETM	Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 200929 (Dec 2021)	\$ 575.26
1/20/2022	19	ETM	Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 200931 (Dec 2021)	\$ 1,276.37
1/20/2022	20	Dream Group USA	Beacon Lake - Invoice 000452- Balance Remaining	\$ 7,502.50
TOTAL 2021 REQUISITIONS TO BE APPROVED				\$10,562.13

E.

1/20/2022

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

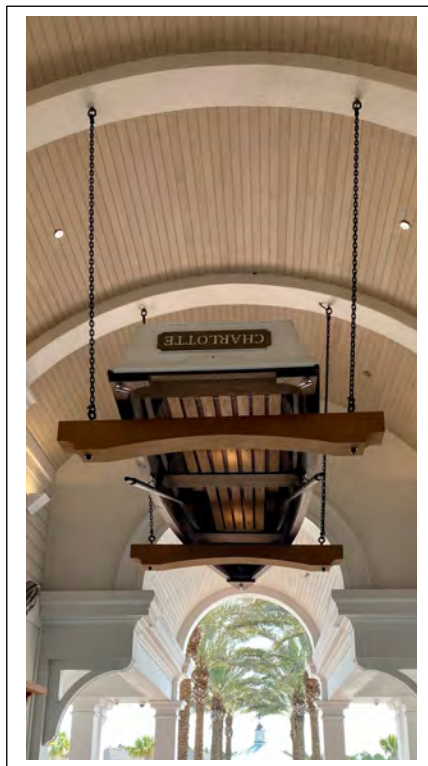
Field Operations Report
January 20, 2022

To: Board of Supervisors

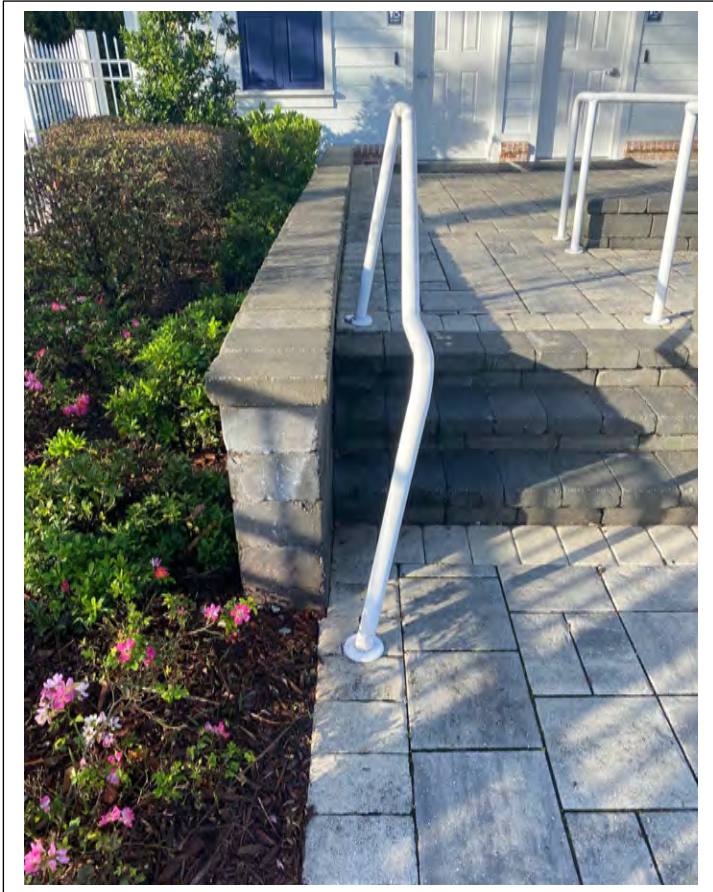
From: Jerry Lambert
Field Operations Manager

RE: Beacon Lake Field Operations Report – January 20, 2022

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



Completed Projects



- A handrail on the pool deck was repaired by recementing it into the pavers

Completed Projects



- An electric line was installed at the Beacon Lake entrance sign

- Tennis court wind screens were reinstalled that fell during the windstorm
- All playground equipment and picnic tables throughout the community were inspected – all bolts were tightened and several were replaced



Completed Projects



- Slide covers were modified and installed at the splash pad
- Top paver stones that came loose on the wall in the pool area were epoxied in 6 places
- A latch plate was installed at the kitchen door entrance from the pool deck
- The pool feature in the splash pad will be repainted in the next month after an extensive power wash

Conclusion

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

Respectfully,

Jerry Lambert



TENTH ORDER OF BUSINESS

A.

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

Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

December 31, 2021

	<u>General</u>	<u>Debt Service</u>	<u>Capital Project</u>	<u>Totals</u>
Assets:				
Cash	\$181,525	---	---	\$181,525
Investments:				
Custody - US Bank	\$295,602	---	---	\$295,602
Series 2016 A1				
Reserve	---	\$133,755	---	\$133,755
Revenue	---	\$212,749	---	\$212,749
Series 2016 A2				
Revenue	---	\$28,984	---	\$28,984
Prepayment	---	\$204	---	\$204
Construction	---	---	\$356	\$356
Series 2016 B				
Revenue	---	\$1	---	\$1
Prepayment	---	\$3	---	\$3
Construction	---	---	\$480	\$480
Series 2018 A1				
Reserve	---	\$184,340	---	\$184,340
Revenue	---	\$273,663	---	\$273,663
Construction	---	---	\$413	\$413
Series 2018 A2				
Reserve	---	\$48,168	---	\$48,168
Revenue	---	\$54,285	---	\$54,285
Prepayment	---	\$428,909	---	\$428,909
Series 2019 A1				
Reserve	---	\$77,583	---	\$77,583
Revenue	---	\$116,802	---	\$116,802
Construction	---	---	\$5,599	\$5,599
Series 2019 A2				
Reserve	---	\$52,649	---	\$52,649
Revenue	---	\$50,440	---	\$50,440
Prepayment	---	\$1,853,111	---	\$1,853,111
Series 2020 A1				
Reserve	---	\$34,350	---	\$34,350
Revenue	---	\$49,424	---	\$49,424
Interest	---	\$6	---	\$6
Prepayment	---	\$895	---	\$895
Construction	---	---	\$14,006	\$14,006
Series 2020 A2				
Reserve	---	\$28,125	---	\$28,125
Revenue	---	\$14,977	---	\$14,977
Interest	---	\$28,699	---	\$28,699
Prepayment	---	\$209,841	---	\$209,841
Series 2020 A3				
Reserve	---	\$28,269	---	\$28,269
Revenue	---	\$55,251	---	\$55,251
Interest	---	\$79,568	---	\$79,568
Prepayment	---	\$1,110,214	---	\$1,110,214
Construction	---	---	\$6	\$6
Series 2021-PH3B				
Reserve	---	\$140,242	---	\$140,242
Interest	---	\$170,933	---	\$170,933
Construction	---	---	\$1	\$1
COI	---	---	\$17,319	\$17,319
Series 2021-PH4				
Reserve	---	\$211,869	---	\$211,869
Interest	---	\$262,611	---	\$262,611
Construction	---	---	\$6,946,793	\$6,946,793
COI	---	---	\$177,958	\$177,958
Electric Deposits	\$3,360	---	---	\$3,360
Prepaid Expenses	\$1,097	---	---	\$1,097
Total Assets	\$481,583	\$5,940,918	\$7,162,931	\$13,585,431
Liabilities:				
Accounts Payable	\$4,882	---	---	\$4,882
Accrued Expenses	\$4,615	---	---	\$4,615
Fund Balances:				
Nonspendable	\$4,457	\$0	\$0	\$4,457
Restricted for Capital Projects	---	---	\$7,162,931	\$7,162,931
Restricted for Debt Service	---	\$5,940,918	---	\$5,940,918
Restricted for Fence Agreement	\$4,200	---	---	\$4,200
Unassigned	\$463,429	---	---	\$463,429
Total Liabilities & Fund Equity	\$481,583	\$5,940,918	\$7,162,931	\$13,585,431

Meadow View at Twin Creeks

Community Development District

GENERAL FUND

Statement of Revenues & Expenditures

For the Period ending December 31, 2021

Adopted Budget	Prorated Thru 12/31/21	Actual Thru 12/31/21	Variance
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REVENUES:

Developer Contributions	\$850,983	\$45,791	\$45,791	\$0
Assessments - Tax Roll	\$639,572	\$279,632	\$279,632	\$0
Assessments - Direct	\$61,220	\$12,269	\$12,269	\$0
Interest/Miscellaneous Income	\$0	\$0	\$0	\$0
Restricted - Easement Fence Fund	\$0	\$0	\$4,200	\$4,200
Facility Revenue	\$10,000	\$2,500	\$5,037	\$2,537

TOTAL REVENUES

\$1,561,775	\$340,192	\$346,929	\$6,737
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EXPENDITURES:

ADMINISTRATIVE:

Engineering	\$20,000	\$5,000	\$0	\$5,000
Attorney Fees	\$30,000	\$7,500	\$0	\$7,500
Annual Audit	\$7,500	\$0	\$0	\$0
Arbitrage	\$2,400	\$1,200	\$1,200	\$0
Assessment Roll	\$10,000	\$10,000	\$10,000	\$0
Dissemination	\$20,000	\$5,000	\$6,100	(\$1,100)
Trustee Fees	\$21,000	\$3,654	\$3,654	\$0
Management Fees	\$49,613	\$12,403	\$12,403	\$0
Information Technology	\$1,400	\$350	\$350	\$0
Website Compliance	\$1,000	\$250	\$250	\$0
Telephone	\$500	\$125	\$273	(\$148)
Postage	\$800	\$200	\$355	(\$155)
Insurance	\$7,796	\$7,796	\$7,335	\$461
Printing and Binding	\$4,000	\$1,000	\$643	\$357
Legal Advertising	\$3,000	\$750	\$283	\$467
Other Current Charges	\$1,600	\$400	\$117	\$283
Office Supplies	\$300	\$75	\$26	\$49
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0

ADMINISTRATIVE EXPENDITURES

\$181,084	\$55,878	\$43,164	\$12,714
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AMENITY CENTER:

Utilities				
Telephone/Cable/Internet	\$10,752	\$2,688	\$2,676	\$12
Electric	\$38,000	\$9,500	\$8,598	\$902
Water/Irrigation	\$20,000	\$5,000	\$2,656	\$2,344
Gas	\$1,500	\$375	\$293	\$82
Trash Removal	\$3,528	\$882	\$893	(\$11)
Security				
Security Monitoring	\$17,675	\$4,419	\$444	\$3,975
Gate Monitoring	\$0	\$0	\$2,129	(\$2,129)
Access Cards	\$3,000	\$750	\$174	\$576
Contracted Security	\$20,000	\$5,000	\$0	\$5,000
Management Contracts				
Facility Management	\$125,000	\$31,250	\$15,914	\$15,337
Pool Attendants	\$51,750	\$12,938	\$0	\$12,938
Canoe Launch Attendant	\$31,050	\$7,763	\$0	\$7,763
Snack Bar Attendant	\$17,940	\$4,485	\$0	\$4,485
Field Mgmt / Admin	\$25,000	\$6,250	\$10,000	(\$3,750)
Pool Maintenance	\$20,000	\$5,000	\$4,605	\$395
Pool Chemicals	\$15,000	\$3,750	\$1,710	\$2,040

Meadow View at Twin Creeks

Community Development District

GENERAL FUND

Statement of Revenues & Expenditures

For the Period ending December 31, 2021

	Adopted Budget	Prorated Thru 12/31/21	Actual Thru 12/31/21	Variance
AMENITY CENTER CONTINUED				
Janitorial	\$20,000	\$5,000	\$4,847	\$153
Facility Maintenance	\$30,000	\$7,500	\$2,660	\$4,840
Private event Attendant	\$5,000	\$1,500	\$1,500	\$0
Repairs & Maintenance	\$36,000	\$9,000	\$1,935	\$7,065
Capital Projects	\$12,000	\$3,000	\$3,620	(\$620)
Snack Bar Inventory- CGS	\$1,000	\$250	\$0	\$250
Food Service License	\$610	\$153	\$0	\$153
Rental and Leases	\$27,691	\$6,923	\$6,923	\$0
Subscriptions	\$12,000	\$3,000	\$799	\$2,201
Pest Control	\$2,280	\$570	\$380	\$190
Supplies	\$2,000	\$500	\$558	(\$58)
Towel/Linen Service	\$2,000	\$500	\$0	\$500
Furniture, Fixtures & Equipment	\$5,000	\$1,250	\$0	\$1,250
Special Events	\$30,000	\$10,991	\$10,991	\$0
Holiday Decorations	\$9,000	\$1,217	\$1,217	\$0
Fitness Center Repairs/Supplies	\$2,000	\$500	\$27	\$473
Office Supplies	\$1,500	\$375	\$301	\$74
ASCAP/BMI Licenses	\$1,000	\$250	\$0	\$250
Property Insurance	\$40,183	\$40,183	\$38,456	\$1,727
Permit and License	\$575	\$0	\$0	\$0
Performance Guaranty Bonds	\$0	\$0	\$8,070	(\$8,070)
AMENITY CENTER EXPENDITURES	\$640,034	\$192,711	\$132,378	\$60,333
GROUND MAINTENANCE EXPENDITURES				
Hydrology Quality/Mitigation	\$6,400	\$1,600	\$0	\$1,600
Electric	\$30,000	\$7,500	\$4,893	\$2,607
Landscape Maintenance	\$532,120	\$133,030	\$88,687	\$44,343
Landscape Contingency	\$30,000	\$7,500	\$855	\$6,645
Lake Maintenance	\$27,000	\$6,750	\$6,562	\$188
Grounds Maintenance	\$12,000	\$3,000	\$2,511	\$489
Pump Repairs	\$5,000	\$3,365	\$3,365	\$0
Streetlighting	\$42,000	\$10,500	\$11,182	(\$682)
Streetlight Repairs	\$5,000	\$1,250	\$0	\$1,250
Irrigation Repairs	\$15,000	\$3,750	\$6,631	(\$2,881)
Miscellaneous	\$5,000	\$1,250	\$0	\$1,250
Contingency	\$31,136	\$7,784	\$0	\$7,784
GROUNDS MAINTENANCE EXPENDITURES	\$740,656	\$187,279	\$124,686	\$62,593
TOTAL EXPENDITURES	\$1,561,774	\$435,868	\$300,228	\$135,640
EXCESS REVENUES (EXPENDITURES)	\$0		\$46,701	
FUND BALANCE - Beginning	\$0		\$425,384	
FUND BALANCE - Ending	\$0		\$472,086	

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
<u>Revenues:</u>													
Developer Contributions	\$45,791	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,791
Assessments - Tax Roll	\$0	\$54,067	\$231,699	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$285,767
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	\$600	\$2,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,200
Facility Revenue	\$1,800	\$2,407	\$830	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,037
Total Revenues	\$54,925	\$57,074	\$234,929	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$346,929

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	\$1,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,200
Assesment Roll	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000
Dissemination	\$2,933	\$833	\$2,333	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,100
Trustee Fees	\$3,654	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,654
Management Fees	\$4,134	\$4,134	\$4,134	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,403
Information Technology	\$117	\$117	\$117	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$350
Website Admin	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250
Telephone	\$183	\$25	\$65	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$273
Postage	\$70	\$53	\$232	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$355
Insurance	\$7,335	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,335
Printing and Binding	\$62	\$14	\$567	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$643
Legal Advertising	\$188	\$94	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$283
Other Current Charges	\$48	\$42	\$27	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$117
Office Supplies	\$1	\$1	\$25	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative Expenditures	\$28,984	\$5,397	\$8,783	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43,164

Amenity Center

Telephone	\$892	\$892	\$892	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,676
Electric	\$2,721	\$2,923	\$2,954	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,598
Water/Irrigation	\$627	\$756	\$1,273	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,656
Gas	\$0	\$232	\$62	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$293
Trash Removal	\$294	\$298	\$300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$893
Security Monitoring	\$111	\$111	\$222	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$444
Gate Monitoring	\$2,065	\$64	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,129
Access Cards	\$174	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$174
Contracted Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Facility Management	\$5,305	\$5,305	\$5,305	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,914
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	\$3,333	\$3,333	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000
Pool Maintenance	\$1,768	\$1,431	\$1,406	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,605
Pool Chemicals	\$960	\$750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,710
Janitorial	\$1,401	\$1,447	\$1,999	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,847
Facility Maintenance	\$1,838	\$716	\$106	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,660

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	\$918	\$475	\$542	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,935
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	\$2,308	\$2,308	\$2,308	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,923
Subscriptions	\$275	\$262	\$262	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$799
Pest Control	\$190	\$190	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$380
Supplies	\$0	\$0	\$558	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$558
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	\$1,291	\$5,752	\$3,948	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,991
Holiday Decorations	\$1,217	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,217
Fitness Center Repairs/Supplies	\$0	\$0	\$27	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27
Office Supplies	\$147	\$154	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$301
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	\$8,070	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,070
Total Amenity Center Expenditures	\$70,693	\$36,188	\$25,497	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$132,378
Ground Maintenance Expenditures													
Hydrology Quality/Mitigation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electric	\$1,346	\$1,608	\$1,939	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,893
Landscape Maintenance	\$44,343	\$26,531	\$17,812	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$88,687
Landscape Contingency	\$0	\$855	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$855
Lake Maintenance	\$2,627	\$2,167	\$1,769	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,562
Grounds Maintenance	\$910	\$1,601	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,511
Pump Repairs	\$230	\$3,135	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,365
Streetlights	\$3,727	\$3,727	\$3,727	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,182
Streetlight Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Irrigation Repairs	\$4,556	\$2,075	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,631
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	\$57,739	\$41,700	\$25,247	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$124,686
Total Expenses	\$157,417	\$83,284	\$59,527	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300,228
Excess Revenues (Expenditures)	(\$102,491)	(\$26,210)	\$175,403	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,701

**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 December 31, 2021

	Adopted Budget	Prorated Thru 12/31/21	Actual Thru 12/31/21	Variance
<u>REVENUES:</u>				
Special Assessments - 2016 A1	\$443,364	\$193,847	\$193,847	\$0
Interest Income	\$20	\$5	\$4	(\$1)
TOTAL REVENUES	\$443,384	\$193,852	\$193,851	(\$1)
<u>EXPENDITURES:</u>				
<u>Series 2016 A1</u>				
Interest Expense - 11/1	\$161,700	\$161,700	\$161,700	\$0
Interest Expense - 5/1	\$161,700	\$0	\$0	\$0
Principal Expense - 5/1	\$120,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$443,400	\$161,700	\$161,700	\$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)		\$32,151	
FUND BALANCE - Beginning	\$206,338		\$343,541	
FUND BALANCE - Ending	\$206,322		\$375,692	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2016 B

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

	Adopted Budget	Prorated Thru 12/31/21	Actual Thru 12/31/21	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	\$26	\$26
TOTAL REVENUES	\$228,900	\$41,327	\$1,508,914	\$1,467,587
<u>EXPENDITURES:</u>				
Interest Expense - 11/1	\$113,850	\$113,850	\$113,850	\$0
Principal Expense - 11/1 (Prepayment)	\$0	\$0	\$3,799,477	(\$3,799,477)
Interest Expense - 12/15	\$0	\$0	\$0	\$0
Principal Expense - 2/2 (Prepayment)	\$0	\$0	\$0	\$0
Interest Expense - 2/2	\$0	\$0	\$0	\$0
Interest Expense - 5/1	\$113,850	\$0	\$0	\$0
TOTAL EXPENDITURES	\$227,700	\$113,850	\$3,913,327	(\$3,799,477)
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	\$2,992	\$2,992
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$2,992	\$2,992
EXCESS REVENUES (EXPENDITURES)	\$1,200		(\$2,401,421)	
FUND BALANCE - Beginning	\$118,488		\$2,401,425	
FUND BALANCE - Ending	\$119,688		\$4	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2018 A1 and A2

Statement of Revenues & Expenditures

For the Period ending December 31, 2021

	Adopted Budget	Prorated Thru 12/31/21	Actual Thru 12/31/21	Variance
<u>REVENUES:</u>				
Assessments - A1	\$612,550	\$371,379	\$371,379	\$0
Assessments - A2	\$304,937	\$76,381	\$76,381	\$0
Prepayments - A2	\$0	\$0	\$427,726	\$427,726
Interest Income	\$50	\$13	\$14	\$1
TOTAL REVENUES	\$917,537	\$447,772	\$875,500	\$427,727
<u>EXPENDITURES:</u>				
Series 2018 A1				
Interest Expense - 11/1	\$235,794	\$235,794	\$235,794	\$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	\$74,760	\$62,720	\$12,040
Principal Expense - 11/1 (Prepayment)	\$570,000	\$570,000	\$955,000	(\$385,000)
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	\$880,554	\$1,253,514	(\$372,960)
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	(\$1)	(\$1)
TOTAL OTHER SOURCES AND USES	\$0	\$0	(\$0.71)	(\$1)
EXCESS REVENUES (EXPENDITURES)	(\$468,571)	(\$378,014.88)		
FUND BALANCE - Beginning	\$797,498	\$1,367,379.52		
FUND BALANCE - Ending	\$328,927	\$989,364.64		

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2019 A1/A2

Statement of Revenues & Expenditures

For the Period ending December 31, 2021

	Adopted Budget	Prorated Thru 12/31/21	Actual Thru 12/31/21	Variance
<u>REVENUES:</u>				
Assessments - Tax Roll	\$0	\$0	\$112,519	\$112,519
Assessments - Direct 2019 A1	\$257,360	\$74,693	\$74,693	\$0
Assessments - Direct 2019 A2	\$194,530	\$103,352	\$103,352	\$0
Interest Income	\$20	\$5	\$7	\$2
Prepayments A2	\$0	\$0	\$1,851,343	\$1,851,343
TOTAL REVENUES	\$451,910	\$178,050	\$2,141,914	\$1,963,864
<u>EXPENDITURES:</u>				
<u>2019 A1</u>				
Interest Expense - 11/1	\$100,890	\$100,890	\$100,890	\$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	\$77,285	\$69,455	\$7,830
Principal Expense - 11/1 (Prepayment)	\$0	\$0	\$460,000	(\$460,000)
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
TOTAL EXPENDITURES	\$731,350	\$178,175	\$630,345	(\$452,170)
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	(\$1)	(\$1)
TOTAL OTHER SOURCES AND USES	\$0	\$0	(\$1)	(\$1)
EXCESS REVENUES (EXPENDITURES)	(\$279,440)		\$1,511,569	
FUND BALANCE - Beginning	\$468,896		\$639,016	
FUND BALANCE - Ending	\$189,456		\$2,150,584	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2020 A1/A2/A3

Statement of Revenues & Expenditures

For the Period ending December 31, 2021

	Adopted Budget	Prorated Thru 12/31/21	Actual Thru 12/31/21	Variance
<u>REVENUES:</u>				
Assessments A1	\$114,494	\$49,424	\$49,424	\$0
Assessments A2	\$121,431	\$0	\$0	\$0
Assessments A3	\$180,400	\$92,340	\$92,340	\$0
Prepayments A2	\$0	\$0	\$206,214	\$206,214
Prepayments A3	\$0	\$0	\$1,075,256	\$1,075,256
Interest Income	\$50	\$13	\$12	(\$0)
TOTAL REVENUES	\$416,375	\$141,776	\$1,423,247	\$1,281,471
<u>EXPENDITURES:</u>				
<u>2020 A1</u>				
Interest Expense - 11/1	\$43,678	\$43,678	\$43,678	\$0
Principal Expense - 11/01 (Prepayment)	\$20,000	\$20,000	\$20,000	\$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	\$47,569	\$36,550	\$11,019
Principal Expense - 11/1 (Prepayment)	\$185,000	\$185,000	\$375,000	(\$190,000)
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	\$65,172	\$50,794	\$14,378
Principal Expense - 11/01 (Prepayment)	\$325,000	\$325,000	\$525,000	(\$200,000)
Interest Expense - 5/1	\$65,172	\$0	\$0	\$0
Principal Expense - 5/1 (Prepayment)	\$50,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$942,838	\$686,419	\$1,051,022	(\$364,603)
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	(\$1)	(\$1)
TOTAL OTHER SOURCES AND USES	\$0	\$0	(\$1)	(\$1)
EXCESS REVENUES (EXPENDITURES)	(\$526,463)		\$372,224	
FUND BALANCE - Beginning	\$769,988		\$1,267,394	
FUND BALANCE - Ending	\$243,525		\$1,639,618	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2021 PH 3B

Statement of Revenues & Expenditures

For the Period ending December 31, 2021

	Proposed Budget	Prorated Thru 12/31/21	Actual Thru 12/31/21	Variance
<u>REVENUES:</u>				
Assessments	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$1	\$1
TOTAL REVENUES	\$0	\$0	\$1	\$1
<u>EXPENDITURES:</u>				
Interest Expense - 11/1	\$0	\$0	\$0	\$0
Principal Expense - 11/01 (Prepayment)	\$0	\$0	\$0	\$0
Interest Expense - 5/1	\$83,772	\$0	\$0	\$0
Principal Expense - 5/1	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$83,772	\$0	\$0	\$0
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
Bonds Proceeds	\$0	\$0	\$311,174	\$311,174
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$311,174	\$311,174
EXCESS REVENUES (EXPENDITURES)	(\$83,772)		\$311,175	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	(\$83,772)		\$311,175	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2021 PH 4

Statement of Revenues & Expenditures

For the Period ending December 31, 2021

	Proposed Budget	Prorated Thru 12/31/21	Actual Thru 12/31/21	Variance
<u>REVENUES:</u>				
Assessments	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$2	\$2
TOTAL REVENUES	\$0	\$0	\$2	\$2
<u>EXPENDITURES:</u>				
Interest Expense - 11/1	\$0	\$0	\$0	\$0
Principal Expense - 11/01 (Prepayment)	\$0	\$0	\$0	\$0
Interest Expense - 5/1	\$128,701	\$0	\$0	\$0
Principal Expense - 5/1	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$128,701	\$0	\$0	\$0
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	(\$1)	(\$1)
Bonds Proceeds	\$0	\$0	\$363,689	\$363,689
Net Premium on Bond	\$0	\$0	\$110,790	\$110,790
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$474,477	\$474,477
EXCESS REVENUES (EXPENDITURES)	(\$128,701)		\$474,480	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	(\$128,701)		\$474,480	

Meadow View at Twin Creeks
Community Development District
Capital Projects Funds

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

	Series 2016 A1/A2	Series 2016 B	Series 2018	Series 2019	Series 2020	Series 2021-PH 3B	Series 2021 - PH 4
<u>REVENUES:</u>							
Interest Income	\$0	\$0	\$0	\$0	\$0	\$1	\$22
Developer Contributions	\$0	\$0	\$0	\$0	\$0	\$97,366	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0	\$0	\$97,367	\$22
<u>EXPENDITURES:</u>							
Capital Outlay	\$0	\$0	\$0	\$0	\$0	\$4,677,705	\$0
Cost of Issuance 2021 PH 3B	\$0	\$0	\$0	\$0	\$0	\$237,407	\$0
Cost of Issuance 2021 PH 4	\$0	\$0	\$0	\$0	\$0	\$0	\$120,343
Capital Outlay A1	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Outlay A3	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cost of Issuance A1	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cost of Issuance A2	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cost of Issuance A3	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0	\$0	\$4,915,112	\$120,343
<u>OTHER SOURCES/(USES)</u>							
Interfund Transfer In (Out)	\$0	(\$2,992)	\$1	\$1	\$1	\$6,239	(\$6,238)
Bonds Proceeds	\$0	\$0	\$0	\$0	\$0	\$4,828,826	\$7,251,311
TOTAL OTHER SOURCES/(USES)	\$0	(\$2,992)	\$1	\$1	\$1	\$4,835,065	\$7,245,073
EXCESS REVENUES (EXPENDITURES)	\$0	(\$2,992)	\$1	\$1	\$1	\$17,319	\$7,124,752
FUND BALANCE - Beginning	\$356	\$3,472	\$412	\$5,598	\$14,010	\$0	\$0
FUND BALANCE - Ending	\$356	\$480	\$413	\$5,599	\$14,011	\$17,319	\$7,124,752

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:	\$133,754.66
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:	\$0.00
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:	\$184,339.53
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:	\$48,168.00
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:	\$77,582.80
 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:	\$52,648.50
 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:	\$34,349.87
 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:	\$28,125.00
 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:	\$28,269.38
 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

Meadow View at Twin Creeks

Community Development District Long Term Debt Report

Series 2021 PH 3B Special Assessment Bonds	
Interest Rate:	2.40-3.75%
Maturity Date:	5/1/52
Reserve Fund Definition:	50% of MADS
Reserve Fund Requirement:	\$5,140,000.00
Reserve Balance:	\$140,241.25
Bonds outstanding - 10/26/2021	\$5,140,000
Current Bonds Outstanding	\$5,140,000

Series 2021 PH 4 Special Assessment Bonds	
Interest Rate:	2.40-4.00%
Maturity Date:	5/1/52
Reserve Fund Definition:	50% of MADS
Reserve Fund Requirement:	\$5,140,000.00
Reserve Balance:	\$211,868.75
Bonds outstanding - 10/26/2021	\$7,615,000
Current Bonds Outstanding	\$7,615,000

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	1,162,630.21	193,846.90	267,810.72	112,519.47	49,423.64	-	279,632.46	903,233.19
TOTAL RECEIPTS	1,217,716.06	193,846.90	267,810.72	112,519.47	49,423.64	-	285,766.74	909,367.47

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
4	12/8/2021	100,690.43	139,109.66	58,446.30	25,672.26	-	145,250.24	469,168.89
5	12/20/2021	55,675.89	76,919.47	32,317.37	14,195.25	-	80,314.87	259,422.85
		-	-	-	-	-	-	
		-	-	-	-	-	-	
		-	-	-	-	-	-	
		-	-	-	-	-	-	
		-	-	-	-	-	-	
		-	-	-	-	-	-	
		-	-	-	-	-	-	
		-	-	-	-	-	-	
		-	-	-	-	-	-	
		-	-	-	-	-	-	
TOTAL TAX ROLL RECEIPTS		193,846.90	267,810.72	112,519.47	49,423.64	-	279,632.46	903,233.19

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%	10.0%	10.0%
PERCENT COLLECTED TAX ROLL	44%	44%	44%	44%	0%	43.7%	43.7%
PERCENT COLLECTED TOTAL	44%	44%	44%	44%	0%	40.8%	42.8%

C.

1.

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

AP300R
*** CHECK NOS. 001437-001460

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

RUN 11/22/21

PAGE 1

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	

MVTP MEADOW VIEW TP BPEREGRINO

AP300R
*** CHECK NOS. 001437-001460

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

RUN 11/22/21

PAGE 2

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

MVTP MEADOW VIEW TP BPHEREGRINO

AP300R
*** CHECK NOS. 001437-001460

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

RUN 11/22/21

PAGE 3

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

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

PAGE 4

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		*	1,575.00		
			RPC VALVE NEAR LIFT STN					
		10/22/21	JAX27801 202110 320-53800-45009		*	1,080.41		
			RPR MAINLINE AT ENTRANCE					
				YELLOWSTONE LANDSCAPE			2,655.41	001459
10/26/21	00048	8/11/21	15948A 202108 320-57200-44207		*	423.06		
			SEMI ANNUAL PM					
				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

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

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

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

08/26/2021

AMOUNT

\$1,775.00

INVOICE DATE

07/29/2021

INVOICE NO. 211515 - PROGRESS INVOICE NO. 1

How To Pay



Credit Card (MasterCard, Visa, Amex)

Credit Card No.

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Card Holder's Name: _____ CCV: _____

Expiry Date: / Signature: _____



Mail

Detach this section and mail check to:

Atlantic Security
1714 Cesery Blvd
Jacksonville, FL 32211

INVOICE NO. 211515

NAME: Meadow View at Twin Creeks CCD

DUE DATE: 08/26/2021

AMOUNT DUE: \$1,775.00

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

1,320,572.00 + 443.00
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

09/15/2021

AMOUNT

\$575.00

INVOICE DATE

08/18/2021

INVOICE NO. 214951 - FINAL INVOICE

How To Pay



Credit Card (MasterCard, Visa, Amex)

Credit Card No.

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Card Holder's Name: _____ CCV: _____

Expiry Date: / Signature: _____



Mail

Detach this section and mail check to:

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

INVOICE NO. 214951

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

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

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

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



Credit Card (MasterCard, Visa, Amex)

Credit Card No.

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Card Holder's Name: _____ CCV: _____

Expiry Date: / Signature: _____



Mail

Detach this section and mail check to:

Atlantic Security
1714 Cesery Blvd
Jacksonville, FL 32211

INVOICE NO. 216703

NAME:	Meadow View at Twin Creeks CCD	DUE DATE:	10/06/2021	AMOUNT DUE:	\$110.95
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Please Reference: 216703



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
10/21/2021	\$482.50	09/23/2021

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



Credit Card (MasterCard, Visa, Amex)

Credit Card No.

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Card Holder's Name: _____ CCV: _____

Expiry Date: / Signature: _____



Mail

Detach this section and mail check to:

Atlantic Security
1714 Cesery Blvd
Jacksonville, FL 32211

INVOICE NO. 218827

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

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.	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
<u>Assessment Roll Certification - FY 2022</u> 1. 310.51300. 31000 1. A		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

SERVICE

Arbitrage - Series 2020A FYE 5/31/21

AMOUNT

\$ 600.00

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
1. 320.57200.44200			
All work is complete!		Total	\$225.00





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



114 A

1,320,572.00.494.00

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	Hours/Qty	Rate	Amount
Private Event Attendant through September 2021 1,320.57200.45509	18.5	25.00	462.50



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

10/8/21
GTV

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>
9/4/21	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
Qm

MVTC CDD

FACILITY NIGHT ATTENDANT INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
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	<u>120</u>		

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
COT

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**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
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	<u><u>205.23</u></u>
--------------	----------------------

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

Description 20A		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
<div data-bbox="519 1302 876 1575"></div> <div data-bbox="617 1596 763 1659">RMW</div> <div data-bbox="584 1680 795 1743">10-5-21</div>				
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.

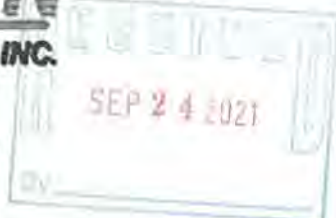
VENUS 904-316-9279

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 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:	\$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 .

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	40RUA08A2A6		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	40RUAA08A2A6		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 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:	\$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.

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

INVOICE



HireSanta, LLC

Mitchell Allen

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

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
<i>pre paid</i> <i>1. 300. 15500. 10000</i> <i>131A</i>					
Subtotal					\$590.00
Shipping					\$0.00
TOTAL					\$590.00 USD

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) 222-7560
 3. Fax: 904/940-5899 (850) 224-8551
 4. Email: jere@hgsllaw.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	
<p>1. 310.51300.31600</p> 	

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	1 A	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



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

Meadow View at Twin Creeks CDD - General

INVOICE

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

126A
1. 310.51300.31500

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.



PO Box 6220
Spartanburg SC 29304-6220

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

1,320,57200,43501

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
						SUBTOTAL	\$45.23	
						SALES TAX	\$0.00	
						SHIPPING&HANDLING	\$0.00	
						TOTAL DUE	\$45.23	

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	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





Southeastern Paper Group, Inc.

1-800-632-1296



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 32092BEACON LAKE SUBDIVISION
850 BEACON PARKWAY
ST. AUGUSTINE FL 3209533A
1.320572.45507

Page 1 of 1

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
ASK ABOUT EMAILED INVOICES AND STATEMENTS						SUBTOTAL	\$648.80	
						SALES TAX	\$0.00	
						SHIPPING&HANDLING	\$0.00	
						TOTAL DUE	\$648.80	



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

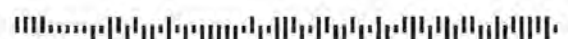
Thank you for your business!

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



Questions on this invoice call:
(866) 470-7133 Option 2
Ghbillinginquiries@ccc.gannett.com

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	I03377194-09222021	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	I03377194-09222021	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

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

MAKE CHECKS PAYABLE TO

The St. Augustine Record

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

Payment is due upon receipt.

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



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

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
SA 7		\$103.22	\$0.00
			NET 15 DAYS
21	CURRENT NET AMOUNT	22	30 DAYS
	\$103.22		\$0.00
60 DAYS	OVER 90 DAYS		\$0.00
4	PAGE #	5	BILLING DATE
	1		09/30/2021
6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER
	15651		15651
24	STATEMENT NUMBER		0000098385

BILLING ACCOUNT NAME AND ADDRESS

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

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

E-Mail:
Client: MEADOW VIEW AT TWIN CREEKS C City: SAINT AUGUSTINE State: FL Zip: 32092

Ad Number: 0003377194-01 Caller: Courtney Hogge Paytype: BILL
Start: 09/22/2021 Issues: 1 Stop: 09/22/2021
Placement: SA Legals Rep: Dylan ISC-Abeyta
Copy Line: NOTICE OF MEETINGS MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT 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 noted otherwise*) as follows:

October 21, 2021
November 18, 2021
December 15, 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.

NOTICE OF MEETINGS
MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT
DISTRICT

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James Oliver
District Manager
3377194 September 22, 2021

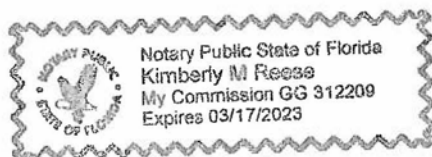
Sworn to (or affirmed) and subscribed before me by means of

☒ 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)





**Turner
Pest
Control**

PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
904-355-5300 • Fax: 904-353-1499 • 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	Sept Commercial Pest Control - Monthly Service	\$190.00
		SUBTOTAL \$190.00
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$190.00
		AMOUNT DUE \$190.00



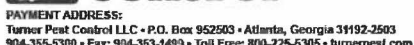
TECHNICIAN SIGNATURE

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



Service Slip/Invoice

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

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
CCPM	Oct Commercial Pest Control - Monthly Service	\$190.00
		SUBTOTAL \$190.00
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$190.00
		AMOUNT DUE \$190.00

RECEIVED
OCT 14 2021
By _____

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
400	Veterans United Beer Servings (12 oz.)		
1	Beer Service		

*** 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***13A**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
13A 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

1312 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



**Bill To:**

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

Property Name: Meadow View at Twin Creeks
CDD

INVOICE

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

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



Invoice Total \$1,575.00

EXCELLENCE
IN COMMERCIAL LANDSCAPING

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

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



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

IN COMMERCIAL LANDSCAPING

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

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

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:	SEMI ANNUAL PM 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:			Parts Total	423.06
			Tax	27.50
			Balance	450.56

Technician: FRANK HARDY

Thank you for your business.

2.

Meadow View at Twin Creeks Community Development District

Check Run Summary

11/1/21 - 12/31/21

Date	Check Numbers	Amount
General Fund		
11/1/21 - 11/30/21	1461-1479	\$212,882.13
12/1/21 - 12/31/21	1480-1517	\$190,253.97
Total Checks		\$403,136.10
Autopayments		
11/2/22	Wellbeats	\$249.00
11/8/22	Republic Services	\$298.09
11/4/22	Florida National Gas	\$46.90
11/26/22	St Johns County Utility Dept	\$756.12
11/17/22	AT&T	\$69.55
11/22/22	Comcast	\$822.47
11/30/22	FPL	\$8,258.44
11/29/22	Wells Fargo Credit Card	\$1,612.83
11/30/22	TECO	\$96.69
12/2/22	Wellbeats	\$249.00
12/7/22	Republic Services	\$300.43
12/6/22	Florida National Gas	\$61.58
12/20/22	St Johns County Utility Dept	\$1,272.90
12/20/22	AT&T	\$69.55
12/21/22	Comcast	\$822.47
12/27/22	FPL	\$8,620.28
12/28/22	Wells Fargo Credit Card	\$1,678.00
Total Paid Electronically		\$25,284.30
Total General Fund		\$428,420.40

* Fedex Invoices will be available upon request

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	1/11/22	PAGE	1	
*** CHECK DATES		11/01/2021 - 12/31/2021 ***		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 #
11/03/21	00129	10/22/21	CFR#27 R 202111 300-13100-10100 REQ#501 INV#21-0572-2	ATLANTIC PIPE SERVICES, LLC	*	3,260.00	
							3,260.00 001461
11/03/21	00005	10/22/21	CFR#27 R 202111 300-13100-10100 REQ#502 INV#199837	ENGLAND THIMS & MILLER, INC	*	1,954.25	
							1,954.25 001462
11/03/21	00005	10/22/21	CFR#27 R 202111 300-13100-10100 REQ#503 INV#199836	ENGLAND THIMS & MILLER, INC	*	96.60	
							96.60 001463
11/03/21	00005	10/22/21	CFR#27 R 202111 300-13100-10100 REQ#504 INV#199833	ENGLAND THIMS & MILLER, INC	*	698.40	
							698.40 001464
11/03/21	00013	10/22/21	CFR#27 R 202111 300-13100-10100 REQ#499 PAYMENT#7 PH 3A	WEST ORANGE NURSERIES, INC	*	67,590.45	
							67,590.45 001465
11/03/21	00013	10/22/21	CFR#27 R 202111 300-13100-10100 REQ#500 PAYMENT#8 PH 3A	WEST ORANGE NURSERIES, INC	*	93,522.04	
							93,522.04 001466
11/09/21	00133	10/22/21	102221 202110 320-57200-44200 RPR PAVILLION FANS&LIGHTS	ALFRED W. GROVER	*	280.00	
							280.00 001467
11/09/21	00038	10/15/21	220844 202111 320-57200-45400 NOV SECURITY MONITORING	ATLANTIC SECURITY	*	110.95	
							110.95 001468
11/09/21	00036	10/22/21	102221.0 202110 320-57200-49400 OUTDOOR MOVIE 10/2021	BOUNCERS,SLIDES, AND MORE INC	*	350.00	
							350.00 001469
11/09/21	00036	11/14/21	11142021 202111 320-57200-49400 NOV SPECIAL EVENT	BOUNCERS,SLIDES, AND MORE INC	*	2,650.00	
							2,650.00 001470
11/09/21	00076	10/26/21	40774 202110 320-53800-45007 PUMP REPAIRS	EAST COAST WELLS & PUMPS SERVICE	*	230.00	
							230.00 001471
11/09/21	00045	10/29/21	70222 202110 320-53800-45005 OCT LAKE MAINTENANCE	FUTURE HORIZONS, INC.	*	1,769.14	
							1,769.14 001472

MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/09/21	00114	10/29/21 4890	202110 320-57200-45900		*	174.00	
		ACCESS CARDS		HIDDEN EYES LLC DBA			174.00 001473
11/09/21	00123	9/28/21 P0012-21	202109 320-57200-49400		*	4,109.00	
		CATERED EVENT 9/30/21		PASTICHE CATERING*DO NOT USE***			4,109.00 001474
11/09/21	00022	10/20/21 13129560	202110 320-57200-45506		*	840.00	
		OCT POOL CHEMICALS					
		10/20/21 13129560	202110 320-57200-45506		*	120.00	
		OCT POOL CHEMICALS		POOLSURE			960.00 001475
11/09/21	00020	10/15/21 136	202109 320-53800-45006		*	3,027.07	
		SEPT GROUNDS MAINT					
		10/15/21 136	202109 320-57200-44200		*	128.95	
		SEPT MAINTENANCE SUPPLIES		RIVERSIDE MANAGEMENT SERVICES			3,156.02 001476
11/09/21	00033	9/17/21 5339185	202109 320-57200-45507		*	179.29	
		JANITORIAL SUPPLIES		SOUTHEASTERN PAPER GROUP, INC			179.29 001477
11/09/21	00013	11/01/21 8776323	202111 320-53800-45003		*	9,100.00	
		NOV LANDSCAPE MAINT BL3A					
		11/01/21 8776324	202111 320-53800-45003		*	9,011.47	
		NOV LANDSCAPE MAINT					
		11/01/21 8776327	202111 320-53800-45003		*	8,420.00	
		NOV LANDSCAPE MAINT PH2P2		WEST ORANGE NURSERIES, INC			26,531.47 001478
11/19/21	00001	11/01/21 78	202111 310-51300-34000		*	4,134.42	
		NOV MANAGEMENT FEES					
		11/01/21 78	202111 310-51300-35300		*	83.33	
		NOV WEBSITE ADMIN					
		11/01/21 78	202111 310-51300-35100		*	116.67	
		NOV INFORMATION TECH					
		11/01/21 78	202111 310-51300-31600		*	833.33	
		NOV DISSEM AGENT SRVS					
		11/01/21 78	202111 310-51300-51000		*	.66	
		OFFICE SUPPLIES					
		11/01/21 78	202111 310-51300-42000		*	53.17	
		POSTAGE					
		11/01/21 78	202111 310-51300-42500		*	13.95	
		COPIES					

MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		11/01/21 78	202111 310-51300-41000		*	24.99	
		TELEPHONE					
				GOVERNMENTAL MANAGEMENT SERVICES			5,260.52 001479
12/07/21 00133	12/02/21	120221	202112 320-57200-44200		*	425.00	
		ELECTRICAL WORK DEC21					
				ALFRED W. GROVER			425.00 001480
12/07/21 00001	12/01/21	80	202112 310-51300-34000		*	4,134.42	
		MANAGEMENT FEE DEC21					
	12/01/21	80	202112 310-51300-35300		*	83.33	
		WEBSITE ADMIN DEC21					
	12/01/21	80	202112 310-51300-35100		*	116.67	
		INFORMATION TECH DEC21					
	12/01/21	80	202112 310-51300-31600		*	833.33	
		DISSEMINATION AGENT DEC21					
	12/01/21	80	202112 310-51300-51000		*	24.73	
		OFFICE SUPPLIES DEC21					
	12/01/21	80	202112 310-51300-42000		*	23.40	
		POSTAGE DEC21					
	12/01/21	80	202112 310-51300-42500		*	566.55	
		COPIES DEC21					
	12/01/21	80	202112 310-51300-41000		*	65.36	
		TELEPHONE DEC21					
				GOVERNMENTAL MANAGEMENT SERVICES			5,847.79 001481
12/07/21 00022	11/15/21	13129560	202111 320-57200-45506		*	345.00	
		POOL CHEMICAL NOV21					
	11/15/21	13129560	202111 320-57200-45506		*	135.00	
		POOL CHEMICAL NOV21					
				POOLSURE			480.00 001482
12/07/21 00020	11/11/21	140	202110 320-57200-45508		*	1,837.50	
		AMENITY FAC. MAN. OCT21					
	11/11/21	140	202110 320-57200-44200		*	637.52	
		REPAIRS OCTS21					
	11/11/21	140	202110 320-53800-45006		*	910.00	
		GROUND MAINT. OCT21					
	11/11/21	140	202110 320-53800-45005		*	857.50	
		LAKE MAINT. OCT21					
	11/11/21	140	202110 320-57200-45505		*	317.30	
		AMENITY POOL MAINT. OCT21					
				RIVERSIDE MANAGEMENT SERVICES			4,559.82 001483
12/07/21 00080	11/17/21	186653-2	202201 320-57200-50000		*	1,969.00	
		BEACON LAKE PHASE 2-FPL					

MVTP MEADOW VIEW TP BPHEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		11/29/21	189721-1 202111 320-57200-50000		*	8,070.00	
			BEACON LAKE PHASE 3B-FPL				
				SMITH-MANUS			10,039.00 001484
12/07/21	00002	10/31/21	00001002 202110 310-51300-48000		*	188.48	
			BOS MEETING 10/11 & 10/21				
				ST AUGUSTINE RECORD			188.48 001485
12/07/21	00013	11/02/21	8776344 202111 320-53800-45009		*	1,670.35	
			IRRIGATION REPAIRS NOV21				
		11/19/21	8776343 202111 320-53800-45009		*	404.19	
			IRRIGATION REPAIR NOV21				
				WEST ORANGE NURSERIES, INC			2,074.54 001486
12/07/21	00040	12/01/21	JAX 3007 202112 320-53800-45003		*	17,811.85	
			MO LANDSCAPE MAINT. DEC21				
				YELLOWSTONE LANDSCAPE			17,811.85 001487
12/15/21	00045	11/30/21	70596 202111 320-53800-45005		*	1,769.14	
			NOV LAKE MAINTENANCE				
				FUTURE HORIZONS, INC.			1,769.14 001488
12/15/21	00020	11/30/21	142 202111 320-57200-45509		*	468.75	
			NOV PRIVATE EVENT ATTEND				
		11/30/21	143 202111 320-57200-45509		*	250.00	
			NOV SPECIAL EWVENT ASST				
		12/01/21	141 202112 320-57200-45507		*	1,295.00	
			DEC JANITORIAL SERVICES				
		12/01/21	141 202112 320-57200-45505		*	1,406.00	
			DEC POOL MAINTENANCE				
		12/01/21	141 202112 320-57200-45504		*	3,333.33	
			DEC CONTRACT ADMIN				
		12/01/21	141 202112 320-57200-45500		*	5,304.50	
			DEC FACILITY MANAGEMENT				
				RIVERSIDE MANAGEMENT SERVICES			12,057.58 001489
12/15/21	00013	9/01/21	8776293 202109 320-53800-45003		*	9,100.00	
			SEPT LAWN MAINTENANCE				
				WEST ORANGE NURSERIES, INC			9,100.00 001490
12/15/21	00040	10/02/21	JAX26981 202110 320-53800-45009		*	401.00	
			PUMP RPR - IRRIG REPAIRS				
		11/26/21	JAX29566 202111 320-53800-45004		*	855.00	
			PLANT INSTAL- EROSION RPR				
				YELLOWSTONE LANDSCAPE			1,256.00 001491

MVTP MEADOW VIEW TP BPEREGRINO

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	1/11/22	PAGE	5
*** CHECK DATES 11/01/2021 - 12/31/2021 ***														
MEADOW VIEW @ TWIN CREEKS GF														
BANK A MEADOW VIEW-GENERAL														
CHECK DATE	VEND#	.....INVOICE.....		...EXPENSED TO...			VENDOR NAME		STATUS	AMOUNT	....CHECK.....		
		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS			AMOUNT	#		
12/22/21	00038	12/15/21	228158	202112	320-57200-45400	SECURITY MONITORING			*	110.95				
ATLANTIC SECURITY											110.95	001492		
12/22/21	00047	12/17/21	21772	202112	310-51300-31200	ARBIT SE2016 FYE 10/31/21			*	600.00				
		12/17/21	21772	202112	310-51300-31200	ARBIT SE2018 FYE 10/31/21			*	600.00				
GRAU AND ASSOCIATES											1,200.00	001493		
12/22/21	00014	12/01/21	618326	202112	320-57200-45915	DEC LEASE PAYMENT			*	2,307.62				
MUNICIPAL ASSET MANAGEMENT, INC											2,307.62	001494		
12/22/21	00022	11/18/21	13129560	202111	320-57200-45506	NOV POOL CHEMICALS			*	270.00				
POOLSURE											270.00	001495		
12/22/21	00020	10/31/21	138	202110	320-57200-45509	OCT PRIV EVENT ATTENDANT			*	781.25				
		10/31/21	139	202110	320-57200-49400	OCT SPEC EVENT ASSISTANT			*	212.50				
		11/01/21	137	202111	320-57200-45507	NOV JANITORIAL SERVICES			*	1,295.00				
		11/01/21	137	202111	320-57200-45505	NOV POOL MAINTENANCE			*	1,406.00				
		11/01/21	137	202111	320-57200-45504	NOV CONTRACT ADMIN			*	3,333.33				
		11/01/21	137	202111	320-57200-45500	NOV FACILITY MANAGEMENT			*	5,304.50				
		12/13/21	144	202111	320-57200-45505	NOV AMENITY POOL MAINT			*	25.09				
		12/13/21	144	202111	320-53800-45005	NOV LAKE MAINTENANCE			*	397.50				
		12/13/21	144	202111	320-53800-45006	NOV GROUNDS MAINTENANCE			*	1,601.38				
		12/13/21	144	202111	320-57200-45508	NOV AMENITY FAC MAINT			*	700.00				
RIVERSIDE MANAGEMENT SERVICES											15,056.55	001496		
12/22/21	00033	12/02/21	5428654	202112	320-57200-45507	JANITORIAL SUPPLIES			*	704.46				
SOUTHEASTERN PAPER GROUP, INC											704.46	001497		
12/22/21	00002	11/30/21	I0338801	202111	310-51300-48000	NOTICE OF MEETING 11/18			*	94.24				
ST AUGUSTINE RECORD											94.24	001498		
MVTP MEADOW VIEW TP BPEREGRINO														

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	1/11/22	PAGE	6
*** CHECK DATES 11/01/2021 - 12/31/2021 ***														
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 #
12/22/21	00072	12/21/21 12212021	202112 310-51300-42000	2021 NOTICE POSTAGE	*	208.56	
				ST. JOHNS COUNTY TAX COLLECTOR			208.56 001499
12/22/21	00046	11/15/21 8020831	202111 320-57200-45917	NOV RODENT CONTROL	*	190.00	
				TURNER PEST CONTROL LLC			190.00 001500
12/23/21	00069	12/07/21 CFR#28 R	202112 300-13100-10100	REQ#9 INV#8652	*	1,319.24	
				BASHAM & LUCAS DESIGN GROUP INC			1,319.24 001501
12/23/21	00019	12/07/21 CFR#28 R	202112 300-13100-10100	REQ#10 INV#2021-953	*	650.00	
				CLARY & ASSOCIATES, INC.			650.00 001502
12/23/21	00019	12/07/21 CFR#28 R	202112 300-13100-10100	REQ#11 INV#2021-571	*	2,800.00	
				CLARY & ASSOCIATES, INC.			2,800.00 001503
12/23/21	00005	12/07/21 CFR#28 R	202112 300-13100-10100	REQ#13 INV#200114	*	810.00	
				ENGLAND THIMS & MILLER, INC			810.00 001504
12/23/21	00005	12/07/21 CFR#28 R	202112 300-13100-10100	REQ#14 INV#199181	*	4,376.75	
				ENGLAND THIMS & MILLER, INC			4,376.75 001505
12/23/21	00005	12/07/21 CFR#28 R	202112 300-13100-10100	REQ#15 INV#198951	*	3,750.00	
				ENGLAND THIMS & MILLER, INC			3,750.00 001506
12/23/21	00005	12/07/21 CFR#28 R	202112 300-13100-10100	REQ#12 INV#200115	*	495.00	
				ENGLAND THIMS & MILLER, INC			495.00 001507
12/23/21	00070	12/07/21 CFR#28 R	202112 300-13100-10100	REQ#7 INV#5	*	1,500.00	
				GEMINI ENGINEERING & SCIENCES, INC			1,500.00 001508
12/23/21	00060	12/07/21 CFR#28 R	202112 300-13100-10100	REQ#2 PAYMENT #16 PH3	*	50,629.62	
				HUGHES BROTHERS CONSTRUCTION INC			50,629.62 001509
12/23/21	00060	12/07/21 CFR#28 R	202112 300-13100-10100	REQ#5 INV#11195	*	4,565.75	
				HUGHES BROTHERS CONSTRUCTION INC			4,565.75 001510

MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/23/21	00060	12/07/21 CFR#28 R 202112 300-13100-10100 REQ#6 INV#11194		HUGHES BROTHERS CONSTRUCTION INC	*	14,889.49	14,889.49 001511
12/23/21	00068	12/07/21 CFR#28 R 202112 300-13100-10100 REQ#3 BEACONBORE1		QUANTUM ELECTRICAL CONTRACTORS, INC	*	6,145.00	6,145.00 001512
12/23/21	00068	12/07/21 CFR#28 R 202112 300-13100-10100 REQ#4 BEACONBORE2		QUANTUM ELECTRICAL CONTRACTORS, INC	*	5,435.00	5,435.00 001513
12/28/21	00134	12/22/21 1218 202112 320-57200-49400 NYE 21/22 LIVE MUSIC		BRYSON ENTERPRISE	*	2,500.00	2,500.00 001514
12/28/21	00076	11/16/21 40950 202111 320-53800-45007 SET PMP-BEACON LAKE CR210		EAST COAST WELLS & PUMPS SERVICE	*	3,135.00	3,135.00 001515
12/28/21	00114	12/01/21 709436 202112 300-15500-10000 JAN GATE MONITORING		HIDDEN EYES LLC DBA	*	1,096.54	1,096.54 001516
12/28/21	00077	9/22/21 23328 202109 320-57200-45508 COMMERCIAL PLANNED MAINT		THIGPEN HEATING & COOLING, INC.	*	405.00	405.00 001517
TOTAL FOR BANK A						403,136.10	
TOTAL FOR REGISTER						403,136.10	

Meadow View at Twin Creeks

Community Development District

Construction Funding Request #27

October 22, 2021

Req. PAYEE

499	West Orange Nurseries Inc Contractor Application for Payment #7 - Beacon Lake Phase 3A	\$	67,590.45
500	West Orange Nurseries Inc Contractor Application for Payment #8 - Beacon Lake Phase 3A	\$	93,522.04
501	Atlantic Pipe Services, LLC Beacon Lakes - Electrical Work Invoice 21-0572-2	\$	3,260.00
502	ETM Beacon Lake - Phase 3B CEI Services (WA#24) Invoice 199837	\$	1,954.25
503	ETM Twin Creeks (Beacon Lakes Phase 3B) CDD Engineering Report (WA#23) Invoice 199836	\$	96.60
504	ETM Beacon Lake - Phase 3A (WA#17) Invoice 199833	\$	698.40
Total Funding Request		\$	167,121.74

Please make check payable to:

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

Signature: 

Chairman Vice Chairman

Signature: 

Secretary Asst. Secretary

INVOICE

Alfred W. Grover, Electrical Contractor

1304 Padola Road
St Augustine, FL 32092
215-847-5339
awg7422@gmail.com

FL License: EC 13010167

DATE: 10/22/2021
INVOICE # 102221

1.320.57200.44200 r/r

Bill To:

Beacon Lake
850 Beacon Lake Parkway
St Augustine, FL 32095

133A

**Job Location:**

Beacon Lake Amenity Center

DESCRIPTION OF WORK	AMOUNT
Service Call	
1) Trouble shoot circuits to pavillion fans and lights	
a) Reset circuit breaker in panel P-2A	
b) Installed proper sized wire nut on neutral conductors in switch box	
c) Reset 4, GFCI receptacles in pool area	
d) Found pavillion lighting to operate from exterior lighting contactor	
Labor: 1 electrician 4 hrs @ \$70 per hr	280.00
TOTAL	\$ 280.00

**Accepted methods of payment:**

Check payable to: Alfred W. Grover
Or Paypal: awg7422@gmail.com

THANK YOU FOR YOUR BUSINESS!



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
11/05/2021	\$110.95	10/15/2021

INVOICE NO. 220844

Site: 850 Beacon Lakes Pkwy St
Augustine
Site Address: 850 Beacon Lakes Pkwy
St Augustine FL 32092
Period: 11/01/2021 to 11/30/2021
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

38A
1.320.572.454
Nov sec
monitoring 25/2021

"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



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

PLEASE PAY BY
11/05/2021

AMOUNT
\$110.95

INVOICE DATE
10/15/2021

INVOICE NO. 220844

How To Pay

INVOICE NO. 220844



Credit Card (MasterCard, Visa, Amex)

Credit Card No.

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Card Holder's Name: _____ CCV: _____

Expiry Date: / Signature: _____



Mail

Detach this section and mail check to:


Atlantic Security
1714 Cesery Blvd
Jacksonville, FL 32211

NAME: Meadow View at Twin Creeks CCD


DUE DATE: 11/05/2021

AMOUNT DUE: \$110.95

Please Reference: 220844

		Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003		Invoice Date: Oct. 22, 2021 Invoice No.: 102221.06		
<u>Name / Address</u> Attn: Beacon Lakes 850 Beacon Lake Pkwy St. Augustine, FL		Additional Details:				
<u>Description</u> 36A		<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>Subtotal</u>	<u>Extended</u>
1	Outdoor Movie (Oct)	1	\$450.00		\$350.00	\$350.00
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
Comments:		Subtotal				\$350.00
		Sales Tax (0.0%)				\$0.00
		Total				\$350.00



		Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003		Invoice Date: Nov. 14, 2021 Invoice No.: 11142021.06		
<u>Name / Address</u> Attn: Venus Beacon Lakes 850 Beacon Lake Pkwy St. Augustine, FL		Additional Details: <div style="text-align: right; font-family: cursive;"> 36A 1,320.572 1494 </div>				
	<u>Description</u>	<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>Subtotal</u>	<u>Extended</u>
1	Dual Station Bungee					
2	Hayride					
3	Dual Track Zorbs					
4	Large Combo					
5	Small Combo					
6	Generators					
7	Staff					\$4,950.00
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19	Minus Discount:					\$2,300.00
20						
Comments:		Subtotal				\$2,650.00
		Sales Tax (0.0%)				\$0.00
		Total				\$2,650.00



East Coast Wells & Pump Service
PO Box 860179
St. Augustine, FL 32086-0179
904 824-6630
www.eastcoastwells.com
eastcoastwells@gmail.com

INVOICE

DATE	INVOICE #
10/26/2021	40774

pump repairs
1.320.53800.45007

BILL TO:

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

76A
1.320.538.45007



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

QUANTITY	DESCRIPTION	RATE	AMOUNT
	SITE: BEACON LAKE - CR 210 MAIN ENTRANCE @ BEACON PKWY.		
	SERVICE CALL: - TROUBLESHOT - NEED TO PULL SUB; REPLACE MOTOR & LIQUID END; CHECK PIPE	80.00	80.00
1	LABOR PER HOUR	150.00	150.00

18% APR will be applied to any invoice not paid in full within 30 days.
Visa or Mastercard Accepted

Total \$230.00

*ALL PUMPS CARRY A ONE YEAR MANUFACTURER'S WARRANTY. PARTS & LABOR ARE PROVIDED FREE OF CHARGE FOR A 30 DAY PERIOD FOLLOWING INSTALLATION. LABOR IS NOT COVERED UNDER WARRANTY AFTER THE FIRST 30 DAYS AND WILL BE BILLED AT THE CURRENT BUSINESS RATE.

*ALL DISCREPANCIES MUST BE REPORTED WITHIN 10 DAYS.

*REASONABLE COLLECTION & ATTORNEY'S FEES WILL BE ASSESSED TO ALL ACCOUNTS PLACED FOR COLLECTION.

Payments/Credits \$0.00

Balance Due \$230.00

Future Horizons, Inc.

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

INVOICE

Invoice Number: 70222
Invoice Date: Oct 29, 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		11/28/21

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in October <i>Lake Maint</i> <i>45A</i> <i>1.320.53800.45205</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.



Invoice

Page	1/1
Date	10/29/2021
Reference	
Invoice Number	INV000004890

Hidden Eyes LLC
d/b/a Envera Systems
8281 Blaikie Ct
Sarasota, FL 34240
(941) 556-0743

access cards

114A

1.320.572-454

**Bill To**

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

Site

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

Bill To Number	Document Number	Type	Site Number	Entered By	Customer Reference	Weight
002650	ORD000000532	SER	002650G	SCHREIG		0.0000

Code / Description	Supply	Unit	Unit Price	Discount	Unit Tax	Ext.
17-AWI-0006 SIDE VIEW MIRROR TAG UHF CRED-SHIP Shipping Charge - Credentials	10.00 1	EA	18.00 12.00	1.80 0.00	0.00 0.00	162.00 12.00

If terms permit, where paying by check
Please make payable to Envera Systems
Remit to: 8281 Blaikie Ct. Sarasota FL, 34240

Tax Summary

STJN 0.00

Services	12.00
Items	180.00
Subtotal	192.00
Less Discount	18.00
Less Cover	0.00
Plus Excl. Tax	0.00
Less Payment	
Total Due (USD)	174.00

Due Date: 11/28/2021

Terms: Net 30 Days

Pastiche

CATERING & EVENTS

Pastiche and Bono's Catering Catering Department

10645 Philips Highway, Bldg. 200

Jacksonville, FL 32256

904/207-6543 Fax: 904/880-4412

INVOICE #: P0012-21

Customer: Beacon Lakes
E-mail address: beaconmanager@rmnsf.com
Address: Beacon Lakes Amenitiy Center

State: _____ Zip: _____
Phone Number: 904-217-3052 Fax: _____

Invoice Date: 9/28/21
Catering Date: 9/30/21
Store: Pastiche
Terms: check

1.320.57200.49400

123



94 person Chef Demo 3,384.00
First Course @ \$3 pp
Second Course @ \$6 pp
Main Course @ \$18pp
Dessert Course \$7pp
Disposables @ \$2 PP
1 Chef @ \$200.00 and 1 Sous Chef @ \$175 725.00
2 Server @ \$350.00

Subtotal 4109.00

Tax t/e

Total Due: \$4,109.00

IMPORTANT:

Please send payments to the address above.

Include invoice number on check. Thank you!



Invoice

Date
Invoice #10/20/2021
131295603267

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

Terms	Net 20
Due Date	11/9/2021
PO #	
Delivery Ticket #	Sales Order #1336967
Delivery Date	10/18/2021
Delivery Location	Meadow View at Twin Creeks CDD Pool
Customer #	13BEA030

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

Ship To	Meadow View at Twin Creeks CDD 755 Cr-210 W St Johns FL 32259
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LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per month late charge and attorney fees.

Item ID	Item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	500	gal	1.50	750.00
160-050	Pool Acid bulk by Gallon	30	gal	3.00	90.00
<div>22A 1,320.572,45506</div> <div>RECEIVED OCT 28 2021</div>					

Subtotal 840.00
Shipping Cost (FEDEX GROUND) 0.00
Total 840.00
Amount Due \$840.00

Remittance Slip

Customer
13BEA030
Invoice #
131295603267

Amount Due \$840.00

Amount Paid _____

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295603267



Invoice

Date
Invoice #10/20/2021
131295603265

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

Terms	Net 20
Due Date	11/9/2021
PO #	
Delivery Ticket #	Sales Order #1336968
Delivery Date	10/18/2021
Delivery Location	Meadow View at Twin Creeks CDD Activity Po...
Customer #	13BEA030

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

Ship To	Meadow View at Twin Creeks CDD 755 Cr-210 W St Johns FL 32259
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LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per month late charge and attorney fees.

Item ID	Item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	20	gal	1.50	30.00
160-050	Pool Acid bulk by Gallon	30	gal	3.00	90.00
<p>22A 1,320.572.45500</p> <p>OCT 28 2021</p>					

Subtotal 120.00
Shipping Cost (FEDEX GROUND) 0.00
Total 120.00
Amount Due \$120.00

Remittance Slip

Customer
13BEA030
Invoice #
131295603265

Amount Due \$120.00

Amount Paid

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295603265

MEADOW VIEW @ TWIN CREEKS GF

11/09/2021

VENDOR NUMBER/NAME: 20 RIVERSIDE MANAGEMENT SERVICES

CHECK #: 001476

INV DATE	INV#	AMOUNT	DISCOUNT	NET	
20211015	136	3,027.07		3,027.07	SEPT GROUNDS MAINT
20211015	136	128.95		128.95	SEPT MAINTENANCE SUPPLIES

TOTAL

\$3,156.02

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

Invoice

Invoice #: 136
Invoice Date: 10/15/2021
Due Date: 10/15/2021
Case:
P.O. Number:

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

20

Description	Hours/Qty	Rate	Amount
Facility Maintenance September 1 - September 30, 2021		3,027.07	3,027.07
Maintenance Supplies		128.95	128.95
Grounds Maint. #3,027.07 1,320.53800.45006			
Repairs + Replacement #128 ⁹⁵ 1,320.57200.44200			
Jing Lamb			
RECEIVED OCT 25 2021			

Total	\$3,156.02
Payments/Credits	\$0.00
Balance Due	\$3,156.02

**MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF SEPTEMBER 2021**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
9/2/21	9	J.S.	Removed cobwebs from entryway, put any killer down on soccer field and event field, sprayed weeds on playground by pool, checked and changed all trash receptacles and dog pots throughout the community, removed debris at amenity center, pool deck, playgrounds, parking lot, soccer field, tennis courts, entryways, roadways, food court area, dog park and sports complex, blew leaves and debris off common areas, sidewalks and sports complex
9/7/21	9	J.S.	Detailed cleaned all fitness machines and weights, checked and changed all trash receptacles and dog pots throughout the community, removed debris at amenity center, pool deck, playgrounds, parking lot, soccer field, tennis courts, entryways, roadways, food court area, dog park and sports complex, blew leaves and debris off common areas, sidewalks and sports complex
9/9/21	9.5	J.S.	Pressure washed gazebo, installed trash receptacle in sports complex, blew leaves and debris off sports complex, checked and changed trash receptacles and dog pots throughout the community, removed debris at amenity center, pool deck, playgrounds, parking lot, soccer field, tennis courts, entryways, roadways, food court area, dog park and sports complex
9/14/21	9	J.S.	Assisted with securing steps to splash pad feature, applied a couple of layers of touch up paint to fitness center, checked and changed trash receptacles and dog pots throughout the community, removed debris at amenity center, pool deck, playgrounds, parking lot, soccer field, tennis courts, entryways, roadways, food court area, dog park and sports complex
9/16/21	9	J.S.	Installed bolt and two screws in weight bench, assisted with installing new windscreens on tennis court, checked and changed all trash receptacles and dog pots throughout the community, removed debris at amenity center, pool deck, playgrounds, parking lot, soccer field, tennis courts, entryways, roadways, food court area, dog park and sports complex, blew leaves and debris off sports complex
9/21/21	9.5	J.S.	Checked and changed dog pots in neighborhood and dog park, checked and changed trash receptacles, assisted in installing the rest of the windscreens on both tennis courts, removed debris at amenity center, pool deck, playgrounds, parking lot, soccer field, tennis courts, entryways, roadways, food court area, dog park and sports complex, blew leaves and debris off sports complex, scraped and sanded two big dry wall areas in gym and painted both areas
9/23/21	10	J.S.	Installed 1 bike rack and concreted into place, put zip ties on back side of windscreens, removed debris at amenity center, pool deck, playgrounds, parking lot, soccer field, tennis courts, entryways, roadways, food court area, dog park and sports complex, blew leaves and debris off sports complex, checked and changed all trash receptacles as needed, changed all dog pots in dog park and throughout neighborhood
9/28/21	10.5	J.S.	Painted two cracked boards with touch up paint, threw away all broken glass tables, pressure washed signs and lights on croquet field, checked and changed all trash receptacles and dog pots throughout the community, removed debris at amenity center, pool deck, playgrounds, parking lot, soccer field, tennis courts, entryways, roadways, food court area, dog park and sports complex, blew leaves and debris off common areas, sidewalks and sports complex
9/30/21	9.5	J.S.	Assisted in fixing table and putting it back together, pressure washed front right side of the main building, blew leaves and debris off common areas, sidewalks and sports complex, blew leaves and debris off sports complex, checked and changed trash receptacles and dog pots throughout the community, removed debris at amenity center, pool deck, playgrounds, parking lot, soccer field, tennis courts, entryways, roadways, food court area, dog park and sports complex

TOTAL 85

MILES 117

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 10/05/21

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
MEADOWVIEW				
AT TWIN CREEKS CDD				
(MVTC)	8/17/21	175' Garden Hose Reel	45.98	J.L.
	8/17/21	Steel Wool #0	5.14	J.L.
	8/17/21	Metal Polish	4.34	J.L.
	8/17/21	SS Metal Polish	3.66	J.L.
	9/14/21	Beam Clamps (4)	12.33	J.L.
	9/14/21	Metric Cap Screws (1)	3.68	J.L.
	9/16/21	Tie Straps for Tennis Court Windscreens (2)	33.30	J.L.
	9/23/21	Redi Mix Concrete (3)	20.53	J.L.
		TOTAL	<u>\$128.95</u>	



Southeastern Paper Group, Inc.

1-800-632-1296



Supply Systems ♦ Service ♦ Solutions

PO Box 6220
Spartanburg SC 29304-6220

Customer No.	Invoice No.	Invoice Date
91037	5339185	09/17/2021
Sales Person	P.O. Number	Terms
Bob Jones	VENUS D	NET 30 DAYS
	Ship VIA	Due Date
	OUR TRUCK	10/17/2021

62



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

Page 1 of 1

Product Number	Quantity Ordered	Unit	Description	Quantity Shipped	Back Ordered	Unit Price	Amount	Taxable
600038	2	CASE	600-038 SMART WHITE M/FOLD TOWEL	1		\$20.94	\$20.94	9
580001	1	CASE	37301 DISINFECTING SURFACE WIPE	1		\$123.25	\$123.25	9
092019	1	CASE	48270 ACTIVEAIRE DEODORIZER URINAL	1		\$30.10	\$30.10	9
998100	1		FUEL ADJUSTMENT	1		\$5.00	\$5.00	9
<p>1.320.57200.45507</p> <p>33A</p> <p>Janitorial Supplies</p> <p>RECEIVED</p> <p>SEP 29 2021</p>						<p>SCANNED</p>		
ASK ABOUT EMAILED INVOICES AND STATEMENTS						SUBTOTAL	\$179.29	
						SALES TAX	\$0.00	
						SHIPPING&HANDLING	\$0.00	
						TOTAL DUE	\$179.29	

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	5339185	09/17/2021	\$179.29
			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





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 8776323

DATE 11/01/2021 TERMS Net 30

DUE DATE 12/01/2021

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

TOTAL DUE

\$9,100.00



1,320.538.48
13A



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 8776324**DATE 11/01/2021 TERMS Net 30****DUE DATE 12/01/2021****SHIP DATE**

03/01/2019

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

Nov**TOTAL DUE****\$9,011.47***13A**1,320.53800, 4500*



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 8776327**DATE 11/01/2021 TERMS Net 30****DUE DATE 12/01/2021**

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

Nov**TOTAL DUE****\$8,420.00***1.320.538.45003**13A*

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

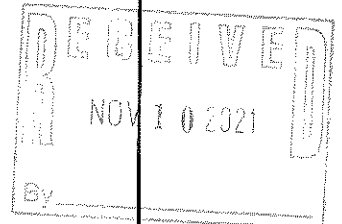
Invoice

Invoice #: 78
Invoice Date: 11/1/21
Due Date: 11/1/21

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

Case:
P.O. Number:

Description	Hours/Qty	Rate	Amount
Management Fees - November 2021 1,310.573.340		4,134.42	4,134.42
Website Administration - November 2021 1,310.573.353		83.33	83.33
Information Technology - November 2021 1,310.573.357		116.67	116.67
Dissemination Agent Services - November 2021 1,310.573.316		833.33	833.33
Office Supplies 1,310.573.510		0.66	0.66
Postage 1,310.573.420		53.17	53.17
Copies 1,310.573.425		13.95	13.95
Telephone 1,310.573.410		24.99	24.99



Total \$5,260.52

Payments/Credits \$0.00

Balance Due \$5,260.52

INVOICE

Alfred W. Grover, Electrical Contractor

1304 Padola Road
St Augustine, FL 32092
215-847-5339
awg7422@gmail.com

FL License: EC 13010167

DATE: 12/2/2021
INVOICE # 120221

**Bill To:**

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

Job Location: Beacon Lake

DESCRIPTION OF WORK	AMOUNT
1) Installed 1, 20 amp, 120 volt outdoor GFCI receptacle at entrance way	
2) Furnished 1, outdoor extension cord	
Repairs & Replacements 001. 320. 57200. 44200	
Material:	75.00
Labor: 1 electrician 5 hrs @ \$70 per hr	350.00
TOTAL	\$ 425.00

Accepted methods of payment:

Check payable to: Alfred W. Grover
Or Paypal: awg7422@gmail.com

THANK YOU FOR YOUR BUSINESS!

MEADOW VIEW @ TWIN CREEKS GF

12/07/2021

VENDOR NUMBER/NAME:

1 GOVERNMENTAL MANAGEMENT SERVIC

CHECK #: 001481

INV DATE	INV#	AMOUNT	DISCOUNT	NET	
20211201	80	4,134.42		4,134.42	MANAGEMENT FEE DEC21
20211201	80	83.33		83.33	WEBSITE ADMIN DEC21
20211201	80	116.67		116.67	INFORMATION TECH DEC21
20211201	80	833.33		833.33	DISSEMINATION AGENT DEC21
20211201	80	24.73		24.73	OFFICE SUPPLIES DEC21
20211201	80	23.40		23.40	POSTAGE DEC21
20211201	80	566.55		566.55	COPIES DEC21
20211201	80	65.36		65.36	TELEPHONE DEC21

TOTAL

\$5,847.79

MEADOW VIEW @ TWIN CREEKS GF

12/07/2021

VENDOR NUMBER/NAME:

1 GOVERNMENTAL MANAGEMENT SERVIC

CHECK #: 001481

INV DATE	INV#	AMOUNT	DISCOUNT	NET	
20211201	80	4,134.42		4,134.42	MANAGEMENT FEE DEC21
20211201	80	83.33		83.33	WEBSITE ADMIN DEC21
20211201	80	116.67		116.67	INFORMATION TECH DEC21
20211201	80	833.33		833.33	DISSEMINATION AGENT DEC21
20211201	80	24.73		24.73	OFFICE SUPPLIES DEC21
20211201	80	23.40		23.40	POSTAGE DEC21
20211201	80	566.55		566.55	COPIES DEC21
20211201	80	65.36		65.36	TELEPHONE DEC21

TOTAL

\$5,847.79

TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 11 SECURITY FEATURES

001481

MEADOW VIEW AT TWIN CREEK CDD

WELLS FARGO
JACKSONVILLE FL

GENERAL FUND

475 W TOWN PLACE STE 114

ST AUGUSTINE FL 32092

(904) 940-5850

11-24/1210

DATE

12/07/2021

AMOUNT

\$5,847.79*

FIVE THOUSAND EIGHT HUNDRED FORTY-SEVEN DOLLARS & 79 CENTS

PAY

TO THE
ORDER

OF: 475 W TOWN PLACE STE 114

GOVERNMENTAL MANAGEMENT SERVICES

ST AUGUSTINE FL 32092

AUTHORIZED SIGNATURE

⑈001481⑈ ⑆121000248⑆4247811839⑈

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

Invoice

Invoice #: 80
Invoice Date: 12/1/21
Due Date: 12/1/21
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - December 2021 001.310.51300.34006		4,134.42	4,134.42
Website Administration - December 2021 001.310.51300.35300		83.33	83.33
Information Technology - December 2021 001.310.51300.35100		116.67	116.67
Dissemination Agent Services - December 2021 001.310.51300.31000		833.33	833.33
Office Supplies 001.310.51300.51000		24.73	24.73
Postage 001.310.51300.42000		23.40	23.40
Copies 001.310.51300.42500		566.55	566.55
Telephone 001.310.51300.41000		65.36	65.36
Total			\$5,847.79
Payments/Credits			\$0.00
Balance Due			\$5,847.79



Invoice

Date
Invoice #11/15/2021
131295603759

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

Terms	Net 20
Due Date	12/5/2021
PO #	
Delivery Ticket #	Sales Order #1337249
Delivery Date	11/10/2021
Delivery Location	Meadow View at Twin Creeks CDD Pool
Customer #	13BEA030

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

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

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

Item ID	Item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	200	gal	1.50	300.00
160-050	Pool Acid bulk by Gallon	15	gal	3.00	45.00
001.320.57200.45500					
RECEIVED NOV 29 2021					

Subtotal 345.00
Shipping Cost (FEDEX GROUND) 0.00
Total 345.00
Amount Due \$345.00

Remittance Slip

Customer
13BEA030
Invoice #
131295603759

Amount Due \$345.00

Amount Paid

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295603759



Invoice

Date
Invoice #11/15/2021
131295603758

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

Terms	Net 20
Due Date	12/6/2021
PO #	
Delivery Ticket #	Sales Order #1337248
Delivery Date	11/10/2021
Delivery Location	Meadow View at Twin Creeks CDD Activity Po...
Customer #	13BEA030

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

Ship To	Meadow View at Twin Creeks CDD 755 Cr-210 W St Johns FL 32259
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LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per month late charge and attorney fees.

Item ID	Item	Quantity	Units	Rate	Amount
160-050	Pool Acid bulk by Gallon <i>001.320.57200.45500</i>	45	gal	3.00	135.00

RECEIVED
NOV 29 2021

Subtotal 135.00
Shipping Cost (FEDEX GROUND) 0.00
Total 135.00
Amount Due \$135.00

Remittance Slip

Customer
13BEA030
Invoice #
131295603758

Amount Due \$135.00

Amount Paid

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295603758

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

Invoice

Invoice #: 140
Invoice Date: 11/11/2021
Due Date: 11/11/2021
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance October 1 - October 31, 2021		4,383.49	4,383.49
Maintenance Supplies		176.33	176.33
Amen. Facility Maint. #1,837 ⁵⁰ 1.320.57200.45508			
Repair + Replace #637 ⁵² 1.320.57200.44200			
Grounds Maint. #910 ⁰⁰ 1.320.53800.45006			
Lake Maintenance #857 ⁵⁰ 1.320.53800.45005			
Amenity Pool Maint. #317 ³⁰ 1.320.57200.45505			
JAZ 11-19-21			
Total			\$4,559.82
Payments/Credits			\$0.00
Balance Due			\$4,559.82

11-19-21
CD

**MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF OCTOBER 2021**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
10/1/21	4	D.J.	Removed cobwebs from entryway, checked and changed all trash receptacles around amenity center, removed debris at amenity center, pool deck, playgrounds, parking lot, soccer field, tennis courts, food court area and dog park
10/3/21	2.5	K.B.	Vacuumed sand from bottom of lap pool due to the filter being repairs, checked pool chemicals and skimmed pool
10/4/21	5	J.S.	Glued four border pieces back down to concrete, put ant killer in parking lot, event lawn, playground, pool area and walkways, blew leaves and debris off sports complex, checked and changed trash receptacles and dog pots in neighborhood, removed debris around lakes, tennis courts, soccer field, pool area, playground, public parks, picnic area and parking lot
10/4/21	4	D.J.	Removed all cobwebs around amenity center building, cleaned all windows outside, swept floors outside amenity center, emptied trash and replaced liners
10/5/21	8	D.J.	Removed debris and inspected all lakes and outfall structures
10/6/21	9.5	J.S.	Pressure washed rugs, furniture, curb around front entrance and around flag pole, checked and changed all trash receptacles and dog pots in neighborhood, removed debris around pool area, roadways, all public parks, tennis courts, soccer field, playgrounds and parking lot, removed debris around sports complex and blew leaves and debris off sports complex
10/6/21	2	D.J.	Removed all cobwebs around amenity center and pool deck area
10/7/21	8	D.J.	Removed debris and inspected all lakes and outfall structures
10/8/21	8.5	J.S.	Pressure washed all right side pool furniture, two awnings, two trash receptacles, sign and light pole, put ant killer down on dog park and soccer field, blew leaves and debris off sports complex, checked and changed all trash receptacles and dog pots in neighborhood, removed debris around neighborhood, lakes, tennis courts, soccer field, all playgrounds, dog park, pool area, picnic area, parking lot and sports complex
10/8/21	2	D.J.	Removed cobwebs around amenity center, cleaned all glass on the doors
10/10/21	3	K.B.	Vacuumed lap pool due to filter being repaired and filter media was coming out of vents, checked pool chemicals and skimmed pool
10/11/21	8.5	J.S.	Pressure washed boat ramp, crew house, lights, tables, chairs, water fountains, poles and awning, put ant killer down in food court area, playground, parking lot and soccer field, checked and changed trash receptacle liners as needed
10/11/21	4	R.W.	Removed debris at amenity center, pool deck, playgrounds, parking lot, soccer field, tennis courts, entryways, roadways, food court area, dog park and sports complex, checked and changed all trash receptacles and dog pots
10/13/21	9	J.S.	Pressure washed pavers by crew house, pavers on back patio and pressure washed all pool furniture, trash receptacles on whole back patio, blew leaves and debris off sports complex and removed debris, sprayed for wasps in front bushes of entryway, checked and changed all trash receptacles and dog pots, removed debris around neighborhood, lakes, roadways, playgrounds, picnic area, pool area, event field and parking lot
10/19/21	8.5	J.S.	Installed yard sale sign, straightened all pool deck furniture, reattached fallen windscreen on tennis courts, removed debris at sports complex, blew leaves and debris off sports complex, checked and changed all trash receptacles and dog pots in neighborhood, removed debris around neighborhood, lakes, tennis courts, soccer field, all playgrounds, dog park, pool area, picnic area, parking lot and roadways
10/21/21	10	J.S.	Assisted in fixing handrail on pool deck, fixed gate to dumpster, put ant killer down on event field and pool deck, fixed dog jumper, changed light bulb in maintenance closet, re-zip tied windscreen at sports complex, blew leaves and debris off sports complex, checked and changed all trash receptacles and dog pots, removed debris around neighborhood, roadways, lakes, playgrounds, pool area, picnic area, tennis courts, beach area and parking lot
10/26/21	6.5	J.S.	Shoveled and raked sand in beach area, readjusted screw in urinal so it will flush, straightened and organized pool furniture, checked and changed all trash receptacles and dog pots in neighborhood, removed debris in all playgrounds, roadways, dog park, sports complex, tennis courts, parking area, picnic area and pool area
10/28/21	9	J.S.	Took down five glass light fixtures, cleaned glass and put back up in social hall, changed two light bulbs in aerobics room, changed two light bulbs around crew house, checked and changed all trash receptacles and dog pots, removed debris around all playgrounds, roadways, tennis courts, sports complex, parking lot, beach area and pool area
10/28/21	8.5	D.J.	Removed debris from lake banks and waters edge
TOTAL	120.5		
MILES	373		

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 11/05/21

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
MEADOWVIEW				
AT TWIN CREEKS CDD				
(MUTC)	10/13/21	Power Blue Water Line & Tile Cleaner (2)	124.80	K.B.
	10/19/21	New Faucet and Fitting	19.70	J.L.
	10/21/21	Replacement GFI	31.83	J.L.
		TOTAL	<u>\$176.33</u>	

Smith-Manus
2307 River Road, Suite 200
Louisville, KY 40206-5005
Phone: (502) 636-9191
Fax: (502) 636-5328

BOND RENEWAL INVOICE



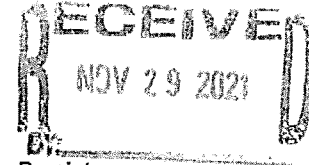
Remit to:
Smith-Manus
2307 River Road, Suite 200
Louisville, KY 40206-5005

Mailing Address:

Code: 200

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

Attn: Jim Oliver



Terms: Due Upon Receipt

Customer Copy

Bond Executed in the following Company:

Lexon Insurance Company

001.320.57200.50000

Principal:

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

Obligee:

Florida Power & Light Company
303 Hastings Rd.
St. Augustine, FL 32084

Bond Number- Term-Trans	Effective Date	Expiration Date	Statement
LICX1192193-2-1	1/23/2022	1/23/2023	JAN 22

Bond Amount	Type	Invoice Number
\$131,278.97	LICENSE & PERMIT BONDS	186653-2-1

Bond Description
Beacon Lake Phase 2 - Work Order Nos. 8375202/8938595

Kentucky Surcharge Amount	%	FL Hurricane Cat Fund	%
\$0.00	0.0%	\$0.00	0.0%

Premium	Plus Taxes	Total Customer Amount	Balance Due-SMA
\$1,969.00	\$0.00	\$1,969.00	\$1,969.00

Date Printed: 11/17/2021

Date Invoiced: 11/17/2021

Smith-Manus
2307 River Road, Suite 200
Louisville, KY 40206-5005
Phone: (502) 636-9191
Fax: (502) 636-5328

BOND RENEWAL INVOICE



Remit to:
Smith-Manus
2307 River Road, Suite 200
Louisville, KY 40206-5005

Mailing Address:	Code: 200
Meadow View at Twin Creeks CDD 475 West Town Place Suite 114 St. Augustine, FL 32092	

Terms: Due Upon Receipt

Customer Copy

Bond Executed in the following Company:

Lexon Insurance Company

Principal:

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

Obligee:

Florida Power & Light Company
303 Hastings Rd.
St. Augustine, FL 32084

Bond Number- Term-Trans	Effective Date	Expiration Date	Statement
LICX1192193-2-1	1/23/2022	1/23/2023	JAN 22

Bond Amount	Type	Invoice Number
\$131,278.97	LICENSE & PERMIT BONDS	186653-2-1

Bond Description
Beacon Lake Phase 2 - Work Order Nos. 8375202/8938595

Kentucky Surcharge Amount	%	FL Hurricane Cat Fund	%
\$0.00	0.0%	\$0.00	0.0%

Premium	Plus Taxes	Total Customer Amount	Balance Due-SMA
\$1,969.00	\$0.00	\$1,969.00	\$1,969.00

Return this copy with payment

Date Printed: 11/17/2021

Date Invoiced: 11/17/2021

Smith-Manus
2307 River Road, Suite 200
Louisville, KY 40206-5005
Phone: (502) 636-9191
Fax: (502) 636-5328

BOND INVOICE



Remit to:
Smith-Manus
2307 River Road, Suite 200
Louisville, KY 40206-5005

Mailing Address:	Code: 200
Meadow View at Twin Creeks CDD 475 West Town Place Suite 114 St. Augustine, FL 32092	

Terms: Due Upon Receipt

Customer Copy

Bond Executed in the following Company:

Lexon Insurance Company

Principal:

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

Obligee:

Florida Power and Light Company
303 Hastings Rd.
St. Augustine, FL 32084

Bond Number- Term-Trans	Effective Date	Expiration Date	Statement
LICX1211483-1-1	11/29/2021	11/29/2022	NOV 21

Bond Amount	Type	Invoice Number
\$538,003.27	C SUBDIVISION BONDS-ALL	189721-1-1

Bond Description
Beacon Lake Phase 3B - Work Order #10715183

001 . 320.57200.50000

Kentucky Surcharge Amount	%	FL Hurricane Cat Fund	%
\$0.00	0.0%	\$0.00	0.0%

Premium	Plus Taxes	Total Customer Amount	Balance Due-SMA
\$8,070.00	\$0.00	\$8,070.00	\$8,070.00

Date Printed: 11/29/2021

Date Invoiced: 11/29/2021

Smith-Manus
2307 River Road, Suite 200
Louisville, KY 40206-5005
Phone: (502) 636-9191
Fax: (502) 636-5328

BOND INVOICE



Remit to:
Smith-Manus
2307 River Road, Suite 200
Louisville, KY 40206-5005

Mailing Address:	Code: 200
Meadow View at Twin Creeks CDD 475 West Town Place Suite 114 St. Augustine, FL 32092	

Terms: Due Upon Receipt

Customer Copy

Bond Executed in the following Company:

Lexon Insurance Company

Principal:

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

Obligee:

Florida Power and Light Company
303 Hastings Rd.
St. Augustine, FL 32084

Bond Number- Term-Trans	Effective Date	Expiration Date	Statement
LICX1211483-1-1	11/29/2021	11/29/2022	NOV 21

Bond Amount	Type	Invoice Number
\$538,003.27	C SUBDIVISION BONDS-ALL	189721-1-1

Bond Description
Beacon Lake Phase 3B - Work Order #10715183

Kentucky Surcharge Amount	%	FL Hurricane Cat Fund	%
\$0.00	0.0%	\$0.00	0.0%

Premium	Plus Taxes	Total Customer Amount	Balance Due-SMA
\$8,070.00	\$0.00	\$8,070.00	\$8,070.00

Return this copy with payment

Date Printed: 11/29/2021

Date Invoiced: 11/29/2021

Bond No. LICX1211483

Service Address (Location) Beacon Lake Phase 3B
St. Augustine/St. Johns

**SURETY BOND FOR PERFORMANCE
GUARANTY AGREEMENT**

FILE COPY

KNOW ALL PERSONS BY THESE PRESENTS:

THAT WE, Meadow View at Twin Creeks CDD, as Principal, and Lexon Insurance Company, a surety company authorized to do business in the State of Florida, as Surety are held and firmly bound to Florida Power & Light Company, a corporation organized and existing under the laws of the State of Florida, its successors and assigns, in the amount of Five Hundred Thirty-Eight Thousand Three and 27/100 (\$ 538,003.27), in lawful money of the United States of America for the payment of which the Principal and Surety, their heirs, executors, administrators, successors and assigns, are hereby jointly and severally bound. This amount may be reduced according to Article III of the performance guaranty agreement, a copy of which is attached hereto and made a part hereof.

WHEREAS, pursuant to its authorized General Rules and Regulations for Electric Service, Florida Power & Light Company requires the Principal to furnish a bond guaranteeing the satisfactory performance under the performance guaranty agreement.

NOW THEREFORE, the condition of this obligation is such that if the Principal shall promptly pay all amounts which may be due by Principal to Florida Power & Light Company under the above performance guaranty agreement in the Principal's name at any or all premises, then this obligation shall be null and void; otherwise it shall remain in full force and effect.

PROVIDED FURTHER, that regardless of the number of years this bond shall continue or be continued in force and of the number of premiums which shall be payable or paid, the Surety shall not be liable thereunder for a larger amount, in the aggregate, than the amount of this bond, unless suit must be brought for enforcement of the within obligations in which case the Surety will also be liable for all costs in connection therewith and reasonable attorneys' fees, including costs of and attorneys' fees for appeals; and

PROVIDED FURTHER, that should the Surety so elect, this bond may be cancelled by the Surety as to subsequent liability by giving thirty (30) days notice in writing by certified mail-return receipt requested to Florida Power & Light Company at 303 Hastings Rd, Saint Augustine, FL 32084. The notice of cancellation shall not be effective unless it includes the Principal's name and "Master Account Number 10715183" written thereon.

Signed, sealed and dated this 29th day of November, 20 21.

Principal: Meadow View at Twin Creeks CDD

General Partner: _____
(if applicable)

Corporate Seal
of Principal

By: _____
Title: _____

NOTARY
SEAL/STAMP
(PRINCIPAL)

NOTARY CERTIFICATE-PRINCIPAL SIGNATURE

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20 _____ by _____ as _____ for Principal who is personally known or who has produced _____ (type of identification) as identification.

My Commission Expires: _____

Notary Public
Print Name: _____

Corporate Seal
of Surety

Lexon Insurance Company
Surety

By: _____
(Designated in attached Power of Attorney. If not Florida resident, countersigned below.)

Print Name: Brook T. Smith

Countersigned By: N/A
(Florida resident agent)

Print Name: _____
Print Address: _____

NOTARY
SEAL/STAMP
(SURETY)

NOTARY CERTIFICATE - SURETY SIGNATURE

STATE OF Kentucky

COUNTY OF Jefferson

The foregoing instrument was acknowledged before me this 29th day of November, 20 21 by Brook T. Smith as Attorney-in-Fact for Surety who is personally known or who has produced _____ (type of identification) as identification.

My Commission Expires: 10/26/2023

Notary Public
Print Name: Theresa Pickerrell

**GUIDELINES FOR COMPLETING SURETY BOND
GUARANTY PERFORMANCE DEPOSIT AGREEMENT FORM**

Florida Power & Light Company:

- A. Prepare in typed triplicate
Original – to be returned to FPL
Duplicate – Surety Company copy
Triplicate – Principal copy
- B. Type service address (location) in upper right corner of bond form
- C. Enter the service center mailing address and WR number in the applicable fields.
- D. Type Principal name on both Principal lines exactly as it appears on www.sunbiz.org. For a limited partnership (LP, LLP, LTD etc.) also enter the general partner name.
- E. Type dollar amount of surety bond (numeric and written amounts)
- F. Submit to Revenue Recovery for approval
- G. Once approved, submit surety bond to Principal for completion (mail or hand deliver, do not send electronically)

To be entered by Principal:

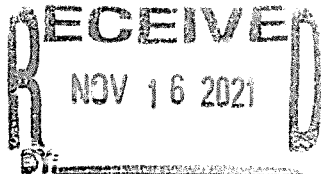
- H. Type date surety bond is to be signed
- I. Sign surety bond and enter title of signatory
- J. Apply impression of corporate seal if incorporated. The corporate seal must agree with the Principal name on the surety bond. If the Principal does not have a corporate seal "none" should be entered in the appropriate space for the seal.
- K. Notarize Principal signature. Name and date of Notary Certificate are not to be altered.
- L. Apply impression of Notary seal. The seal must contain name of the Notary Public.
- M. Submit surety bond to Surety Company for completion. **SURETY COMPANY MUST BE RATED C- OR BETTER.**
- N. Upon receipt of surety bond and Power of Attorney form from surety company, retain Triplicate Copy and return the Original to the FPL office using the mail address as stated in the body of surety bond.

To be entered by Surety Company (MUST BE RATED C- OR BETTER):

- O. Type Surety Company name on both surety lines exactly as it appears on Corporate seal and Power of Attorney form.
- P. Attach Power of Attorney form listing the Attorney-in-Fact. Power of Attorney certification date must be the same as the notary certificate date of the Surety signature and bear the impression of the Surety's seal.
- Q. Attorney-in-Fact signs surety bond exactly as name is listed on Power of Attorney form.
- R. If Attorney-in-Fact resides outside the State of Florida, the Surety Bond must have the countersignature and address of a licensed Florida Resident Agent. If the Attorney-in-Fact does reside in the State of Florida and is so noted on the Power of Attorney, this additional step is not required.
- S. Apply impression of Surety Company seal.
- T. Notarize Surety Company signature. Name and date of Notary Certificate are not to be altered.
- U. Apply impression of Notary Seal. The seal must contain the name of Notary Public.
- V. Return Original surety bond to the Principal. Retain duplicate.

THE SURETY BOND IS NOT TO BE ALTERED IN ANY WAY

Use of liquid paper (correction fluid) or any other alteration to the Surety Bond is unacceptable. When this condition exists, a rider may be executed in lieu of a new Surety Bond by the insurance company verifying the corrections are recognized and acceptable by the institution, prior to acceptance by Florida Power & Light Company.
--

10	11	12	13	14	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT	
09/30		Balance Forward						\$103.22	
10/11 10/11	103381947-10112021	October Meeting	SA St Augustine Record	1.00 x 5.2500	5.25	1	\$8.98	\$47.15	
10/11 10/11	103381947-10112021	October Meeting	SA St Aug Record Online	1.00 x 5.2500	5.25	1	\$8.97	\$47.09	
10/21 10/21	103383874-10212021	MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS MEETING Notice is hereby given that the Board of Supervisors (Board)	SA St Augustine Record	1.00 x 5.2500	5.25	1	\$8.98	\$47.15	
10/21 10/21	103383874-10212021	MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS MEETING Notice is hereby given that the Board of Supervisors (Board)	SA St Aug Record Online	1.00 x 5.2500	5.25	1	\$8.97	\$47.09	
PREVIOUS AMOUNT OWED:				\$103.22					
NEW CHARGES THIS PERIOD:				\$188.48					
CASH THIS PERIOD:				\$0.00					
DEBIT ADJUSTMENTS THIS PERIOD:				\$0.00					
CREDIT ADJUSTMENTS THIS PERIOD:				\$0.00					
We appreciate your business.									
So that we may serve you better, please remit the amount due. New business is dependent on prompt payments. Please include the remittance stub and input your account number on your check. Thank you.									
001.310.51300.48000									
									

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
	\$188.48		\$103.22	\$0.00	\$0.00	\$0.00		\$291.70
ADVERTISER INFORMATION								
1	BILLING PERIOD	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	2	ADVERTISER/CLIENT NAME	
	10/01/2021 - 10/31/2021		15651		15651		MEADOW VIEW AT TWIN CREEKS CDD	

MAKE CHECKS PAYABLE TO

The St. Augustine Record

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

Payment is due upon receipt.

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



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

ADVERTISING INVOICE and STATEMENT

1	BILLING PERIOD	2	ADVERTISER/CLIENT NAME
	10/01/2021 - 10/31/2021		MEADOW VIEW AT TWIN CREEKS CDD
COMPANY	23	TOTAL AMOUNT DUE	* UNAPPLIED AMOUNT
SA 7		\$291.70	\$0.00
			NET 15 DAYS
21	CURRENT NET AMOUNT	22	30 DAYS
	\$188.48		\$103.22
			\$0.00
			\$0.00
4	PAGE #	5	BILLING DATE
	1		10/31/2021
6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER
	15651		15651
24	STATEMENT NUMBER		
	0000100253		

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS



8 - 2260

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

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# 0003381947-01
PO#

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF MEETING** in the matter of **BOS REG MTG 10/21/21** was published in said newspaper in the issue dated 10/11/2021.

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.

MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT
DISTRICT
NOTICE OF BOARD OF SUPERVISORS MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the Meadow View at Twin Creeks Community Development District ("District") will hold a regular meeting on Thursday, October 21, 2021 at 10:00 a.m. at the offices of Governmental Management Services, LLC located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, where the Board may consider any business that may properly come before it ("Meeting"). An electronic copy of the agenda may be obtained by contacting the office of the District Manager, c/o Governmental Management Services, LLC, at (904) 940-5850 or joliver@gmsnf.com ("District Manager's Office") and is also expected to be available on the District's website, www.meadowviewattwincreeksd.com at least seven days prior to the meeting. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Meeting may be continued to a date, time, and place to be specified on the record at such Meeting.

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

Any person requiring special accommodations at the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (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 Manager's Office. If you are unable to participate by telephone, please contact the District Manager's office at (904) 940-5850 or joliver@gmsnf.com for further accommodations.

James Oliver
District Manager
0003381947 October 11, 2021

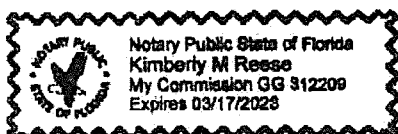
Sworn to (or affirmed) and subscribed before me by means of

☒ physical presence or
☐ online notarization

this ____ day **OCT 12 2021**

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

Kimberly M Reese
(Signature of Notary Public)



Mon, Oct 11, 2021
8:26:32AM

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: 0003381947-01 Caller: Courtney Hogge Paytype: BILL
Start: 10/11/2021 Issues: 1 Stop: 10/11/2021
Placement: SA Legals Rep: Chris ISC-Landry
Copy Line: MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS M

Lines 63
Depth 5.25
Columns 1
Price \$94.24

**MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT
DISTRICT
NOTICE OF BOARD OF SUPERVI-
SORS MEETING**

Notice is hereby given that the Board of Supervisors ("Board") of the Meadow View at Twin Creeks Community Development District ("District") will hold a regular meeting on Thursday, October 21, 2021 at 10:00 a.m. at the offices of Governmental Management Services, LLC located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, where the Board may consider any business that may properly come before it ("Meeting"). An electronic copy of the agenda may be obtained by contacting the office of the District Manager, c/o Governmental Management Services, LLC, at (904) 940-5850 or joliver@gmsnf.com ("District Manager's Office") and is also expected to be available on the District's website, www.meadowviewattwincreeksd.com at least seven days prior to the meeting.

The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Meeting may be continued to a date, time, and place to be specified on the record at such Meeting.

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

Any person requiring special accommodations at the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (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 Manager's Office. If you are unable to participate by telephone, please contact the District Manager's office at (904) 940-5850 or joliver@gmsnf.com for further accommodations.

James Oliver
District Manager
0003381947 October 11, 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# 0003383874-01

PO#

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF MEETING** in the matter of **BOS REG MTG 11/4/21** was published in said newspaper in the issue dated **10/21/2021**.

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.

MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT
DISTRICT
NOTICE OF BOARD OF
SUPERVISORS MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the Meadow View at Twin Creeks Community Development District ("District") will hold a regular meeting on Thursday, November 4, 2021 at 10:00 a.m. at the offices of Governmental Management Services, LLC located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, where the Board may consider any business that may properly come before it ("Meeting"). An electronic copy of the agenda may be obtained by contacting the office of the District Manager, c/o Governmental Management Services, LLC, at (904) 940-3850 or joliver@gmsnl.com ("District Manager's Office") and is also expected to be available on the District's website, www.meadowviewattwincreeksdcd.com at least seven days prior to the meeting. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Meeting may be continued to a date, time, and place to be specified on the record at such Meeting.

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

Any person requiring special accommodations at the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (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 1-800-955-8777 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. If you are unable to participate by telephone, please contact the District Manager's office at (904) 940-3850 or joliver@gmsnl.com for further accommodations.

James Oliver
District Manager
3383874 October 21, 2021

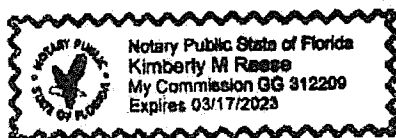
Sworn to (or affirmed) and subscribed before me by means of

☒ physical presence or
☐ online notarization

this ____ day of **OCT 21 2021**

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

Kimberly M. Reese
(Signature of Notary Public)



Thu, Oct 21, 2021
8:07:56AM

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: 0003383874-01 **Caller:** Courtney Hogge **Paytype:** BILL
Start: 10/21/2021 **Issues:** 1 **Stop:** 10/21/2021
Placement: SA Legals **Rep:** Dylan ISC-Abeyta
Copy Line: MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS M

Lines 63
Depth 5.25
Columns 1
Price \$94.24

**MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT
DISTRICT
NOTICE OF BOARD OF
SUPERVISORS MEETING**

Notice is hereby given that the Board of Supervisors ("Board") of the Meadow View at Twin Creeks Community Development District ("District") will hold a regular meeting on Thursday, November 4, 2021 at 10:00 a.m. at the offices of Governmental Management Services, LLC located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, where the Board may consider any business that may properly come before it ("Meeting"). An electronic copy of the agenda may be obtained by contacting the office of the District Manager, c/o Governmental Management Services, LLC at (904) 940-5850 or joliver@gmsnf.com ("District Manager's Office") and is also expected to be available on the District's website, www.meadowviewatwincreeksdcd.com at least seven days prior to the meeting. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Meeting may be continued to a date, time, and place to be specified on the record at such Meeting.

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

Any person requiring special accommodations at the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (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 1-800-355-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. If you are unable to participate by telephone, please contact the District Manager's office at (904) 940-5850 or joliver@gmsnf.com for further accommodations.

James Oliver
District Manager
3383874 October 21, 2021



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 Entry & Townhomes

INVOICE 8776344

DATE 11/02/2021 TERMS Net 30

DUE DATE 12/02/2021

ACTIVITY	DESCRIPTION	QTY	INSTALLED	AMOUNT
	Beacon Lake Entry & Townhomes - Irrigation Repairs			
Maintenance	Irrigation Repairs - Landscape Enhancement Work	1	1,670.35	1,670.35
001.320.53800.45009				
TOTAL DUE			\$1,670.35	



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 8776343

DATE 11/19/2021 TERMS Net 30

DUE DATE 12/19/2021

ACTIVITY	DESCRIPTION	QTY	INSTALLED	AMOUNT
	Beacon Lake 3A - Irrigation Repair			
Maintenance	Irrigation Repairs - Landscape Enhancement Work	1	404.19	404.19
001.320.53800.45009				
TOTAL DUE			\$404.19	



INVOICE

INVOICE #	INVOICE DATE
JAX 300789	12/1/2021
TERMS	PO NUMBER
Net 30	

Bill To:

Meadow View at Twin Creeks CDD
c/o GMS-NF, LLC
475 West Town PI
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: December 31, 2021

Invoice Amount: \$17,811.85

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

Invoice Total **\$17,811.85**

Excellence

IN COMMERCIAL LANDSCAPING

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

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

Future Horizons, Inc.

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

INVOICE

Invoice Number: 70596

Invoice Date: Nov 30, 2021

Page: 1

Voice: 800-882-1187

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		12/30/21

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in November <i>Lake Maintenance</i> <i>1,320.538 00.45005</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.

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

Invoice

Invoice #: 142
Invoice Date: 11/30/2021
Due Date: 11/30/2021
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Private Event Attendant through November 2021 1,320,57200.45509	18.75	25.00	468.75
RECEIVED DEC 07 2021			
Total			\$468.75
Payments/Credits			\$0.00
Balance Due			\$468.75

RMW
12.2.21

MVTC CDD

PRIVATE EVENT ATTENDANT INVOICE DETAIL

Quantity	Description	Rate	Amount
18.75	Private Event Attendant	\$ 25.00	\$ 468.75
	Covers November 2021		
	TOTAL DUE:		<u>\$ 468.75</u>

Private Event Attendant 1.320.57200.45509

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
11/5/21	5.75	T.W.	Private Event Attendant - Muppalla
11/13/21	5.75	T.W.	Private Event Attendant - Tsarenko
11/20/21	2	T.W.	Private Event Attendant - Gowrunaldu
11/28/21	5.25	T.W.	Private Event Attendant - Lyles
TOTAL	<u>18.75</u>		

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

Invoice

Invoice #: 143
Invoice Date: 11/30/2021
Due Date: 11/30/2021
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Special Event Assistant through November 2021 1,320.57200.45509 20A RECEIVED DEC 07 2021	10	25.00	250.00
Total			\$250.00
Payments/Credits			\$0.00
Balance Due			\$250.00

Run
12.2.21

MVTC CDD

SPECIAL EVENT ASSISTANT INVOICE DETAIL

Quantity	Description	Rate	Amount
10	Special Event Assistant	\$ 25.00	\$ 250.00
	Covers November 2021		
	TOTAL DUE:		<u>\$ 250.00</u>

Special Event Assistant 1.320.57200.49400

MEADOW VIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL EVENT ASSISTANT BILLABLE HOURS
THROUGH NOVEMBER 2021

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
11/4/21	3	T.W.	Special Event - Bingo
11/14/21	7	T.W.	Special Event - Fall Festival
TOTAL	<u>10</u>		

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

Invoice

Invoice #: 141
Invoice Date: 12/1/2021
Due Date: 12/1/2021
Case:
P.O. Number:

Bill To:

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

Description	20A	Hours/Qty	Rate	Amount
1.320.57200.45507 - Janitorial Services - December 2021			1,295.00	1,295.00
1.320.57200.45505 - Pool Maintenance Services - December 2021			1,406.00	1,406.00
1.320.57200.45504 - Contract Administration - December 2021			3,333.33	3,333.33
1.320.57200.45500 - Facility Management - Meadow View - December 2021			5,304.50	5,304.50

RECEIVED DEC 07 2021

Total \$11,338.83

Payments/Credits \$0.00

Balance Due \$11,338.83

raw
12.2.21



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 8776293

DATE 09/01/2021 TERMS Net 30

DUE DATE 10/01/2021

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

TOTAL DUE

\$9,100.00

1,320,538.00.45003

13A

**Bill To:**

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

Property Name: Meadow View at Twin Creeks
CDD

INVOICE

INVOICE #	INVOICE DATE
JAX 269817	10/2/2021
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: November 1, 2021

Invoice Amount: \$401.00

Description	Current Amount
Pump repair	
Irrigation Repairs	\$401.00

Invoice Total **\$401.00**

1,320,538.00.45009
40A

IN COMMERCIAL LANDSCAPING

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

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



YELLOWSTONE
LANDSCAPE

Bill To:

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

Property Name: Meadow View at Twin Creeks
CDD

INVOICE

INVOICE #	INVOICE DATE
JAX 295660	11/26/2021
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: December 26, 2021

Invoice Amount: \$855.00

Description	Current Amount
469 Convex Erosion Repair Plant Installation	\$855.00

RECEIVED DEC 08 2021

Invoice Total \$855.00

1,320,538.00.45004
410A

IN COMMERCIAL LANDSCAPING

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

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



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

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

PLEASE PAY BY	AMOUNT	INVOICE DATE
01/05/2022	\$110.95	12/15/2021

INVOICE NO. 228158

Site: 850 Beacon Lakes Pkwy St
 Augustine
Site Address: 850 Beacon Lakes Pkwy
 St Augustine FL 32092
Period: 01/01/2022 to 01/31/2022
Recurring No.: 4197
Job Name:
Order No.:

Description
 Meadow View @ Twin Creeks

381A
 security monitoring
 1.320.57200.45400

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



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
01/05/2022	\$110.95	12/15/2021

INVOICE NO. 228158

How To Pay



Credit Card (MasterCard, Visa, Amex)

Credit Card No.

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Card Holder's Name: _____ CCV: _____

Expiry Date: / Signature: _____



Mail

Detach this section and mail check to:

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

INVOICE NO. 228158

NAME: Meadow View at Twin Creeks CCD

DUE DATE: 01/05/2022 **AMOUNT DUE:** \$110.95

Please Reference: 228158

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. 21772
Date 12/17/2021

47A

SERVICE	AMOUNT
Project: Arbitrage - Series 2016 FYE 10/31/21 <u>1.310.51300.31200</u>	\$ <u>600.00</u>
Project: Arbitrage - Series 2018 FYE 10/31/21 <u>1.310.51300.31200</u>	\$ <u>600.00</u>
Total	1,200.00
Current Amount Due	\$ <u>1,200.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,200.00	0.00	0.00	0.00	0.00	1,200.00

Payment due upon receipt.

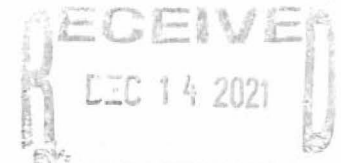
Municipal Asset Management, Inc.

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

INVOICE

INVOICE NO: 0618326
DATE: 12/1/2021

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



1.320.57200.45915
Dec Lease Payment 14A

DUE DATE	RENTAL PERIOD
1/7/2022	

PMT NUMBER	DESCRIPTION	AMOUNT
36	Lease payment due pursuant to Tax-Exempt Lease Purchase Agreement dated October 25, 2018 for the acquisition of fitness equipment	2,307.62

TOTAL DUE

\$2,307.62

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

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

THANK YOU FOR YOUR BUSINESS!

Invoice #	Due Date	Total Due	Amount Enclosed
0618326	1/7/2022	\$2,307.62	

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

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



Invoice

Date
Invoice #11/18/2021
131295603786

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

Terms	Net 20
Due Date	12/8/2021
PO #	
Delivery Ticket #	Sales Order #1337385
Delivery Date	11/15/2021
Delivery Location	Meadow View at Twin Creeks CDD Activity Po...
Customer #	13BEA030

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

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

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

Item ID	Item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	150	gal	1.50	225.00
160-050	Pool Acid bulk by Gallon	15	gal	3.00	45.00
<p>1.320.57200.45506 22A Nor Pool chemicals</p>					

	Subtotal	270.00
Shipping Cost (FEDEX GROUND)		0.00
	Total	270.00
	Amount Due	\$270.00

Remittance Slip

Customer
13BEA030
Invoice #
131295603786

Amount Due \$270.00

Amount Paid _____

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295603786

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

Invoice

Invoice #: 138
Invoice Date: 10/31/2021
Due Date: 10/31/2021
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
Private Event Attendant through October 2021 1.320.57200.45509	31.25	25.00	781.25

Total \$781.25

Payments/Credits \$0.00

Balance Due \$781.25

RWJ
11-8-21

MVTC CDD

PRIVATE EVENT ATTENDANT INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
31.25	Private Event Attendant Covers October 2021	\$ 25.00	\$781.25
TOTAL DUE:			<u>\$781.25</u>

Private Event Attendant 1.320.57200.45509

MEADOWVIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT
PRIVATE EVENT ATTENDANT BILLABLE HOURS
THROUGH OCTOBER 2021

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
10/2/21	7	E.W.	Private Event Attendant - Klenina
10/3/21	5.25	T.W.	Private Event Attendant - Muppalla
10/10/21	3	E.W.	Private Event Attendant - Dister
10/16/21	3	E.W.	Private Event Attendant - Young
10/17/21	6	T.W.	Private Event Attendant - Oliver
10/23/21	3	E.W.	Private Event Attendant - Metzkes
10/30/21	4	E.W.	Private Event Attendant - Kessler
TOTAL	31.25		

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

Invoice

Invoice #: 139
Invoice Date: 10/31/2021
Due Date: 10/31/2021
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
Special Event Assistant through October 2021 1.320.57200.49400	8.5	25.00	212.50

Total	\$212.50
Payments/Credits	\$0.00
Balance Due	\$212.50

Rmw
11.8.21

MVTC CDD

SPECIAL EVENT ASSISTANT INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
0.5	Special Event Assistant Covers October 2021	\$ 25.00	\$ 212.50
	TOTAL DUE:		<u>\$ 212.50</u>

Special Event Assistant 1.320.57200.49400

MEADOW VIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL EVENT ASSISTANT BILLABLE HOURS
THROUGH OCTOBER 2021

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
10/16/21	5	T.W.	Special Event - OctFLOWberfest
10/27/21	3.5	T.W.	Special Event - Mexican Train Dominoes
TOTAL	<u>8.5</u>		

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

Invoice

Invoice #: 137
Invoice Date: 11/1/2021
Due Date: 11/1/2021
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
Janitorial Services - November 2021 - 1.320.57200.45007-45507		1,295.00	1,295.00
Pool Maintenance Services - November 2021 - 1.320.57200.45505		1,406.00	1,406.00
Contract Administration - November 2021 - 1.320.57200.45504		3,333.33	3,333.33
Facility Management - Meadow View - November 2021 - 1.320.57200.45500		5,304.50	5,304.50

Total \$11,338.83

Payments/Credits \$0.00

Balance Due \$11,338.83

2000
11.8.21

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

Invoice

Invoice #: 144
Invoice Date: 12/13/2021
Due Date: 12/13/2021
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 Maintenance November 1 - November 30, 2021		2,698.88	2,698.88
Maintenance Supplies		25.09	25.09
AMENITY POOL MAINT. 1.320, 57200, 45505 = \$25.09			
LAKE MAINTENANCE 1.320, 53800, 45005 = \$397.50 (397.50)			
GROUNDS MAINTENANCE 1.320, 53800, 45006 = \$16.01 ³⁸			
AMENITY FACILITY MAINTENANCE 1.320, 57200, 45508 = \$700 ⁻			

JOA
12/15/21

RW
12.17.21

Total	\$2,723.97
Payments/Credits	\$0.00
Balance Due	\$2,723.97

**MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF NOVEMBER 2021**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
11/2/21	8	J.S.	Re-Installed two fallen windscreens on tennis courts, raked much under all swings on all playgrounds, raked sand level on beach area by washouts, straightened and organized all pool furniture, installed new locking latch on pool pack gate, checked and changed all dog waste receptacles in dog park and neighborhood, checked and changed all trash receptacles, removed debris around entryways, roadways, lakes, tennis courts, soccer field, pool area, parking lot and sports complex
11/4/21	9	J.S.	Installed bike rack, concreted it in and painted black at sports complex, straightened and organized all pool furniture, applied concrete adhesive to brick pavers, removed fallen palm tree debris from pool deck, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles in neighborhood and dog park, removed debris around neighborhood roadways, pocket parks, all playgrounds, lakes, tennis courts, picnic area, pool area, parking lot and sports complex
11/9/21	8	J.S.	Changed out state flag in front of main building, rezip tied 3 windscreens on tennis courts, raked under all swings on all playgrounds, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles in dog park and neighborhood, removed debris around neighborhood, lakes, entryways, all playgrounds, dog parks, tennis courts, pool area, parking lot and sports complex
11/11/21	7.5	J.S.	Pressure washed dog park equipment, benches and concrete slabs, straightened and organized all pool furniture, raked under all swings on all playgrounds, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles in neighborhood and dog park, removed debris around neighborhood roadways, pocket parks, all playgrounds, food court area, tennis courts, picnic area, pool area, parking lot and sports complex
11/11/21	8.5	D.J.	Removed debris from lake banks and waters edge
11/16/21	8.5	J.S.	Pressure washed playground equipment, tables, awning, concrete slab and trash receptacle, greased bucket in pool area, straightened and organized all pool furniture, raked under all swings on all playgrounds, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles in dog park and neighborhood, removed debris around neighborhood, lakes, entryways, all playgrounds, dog parks, tennis courts, picnic area, pool area, parking lot and sports complex
11/18/21	7	J.S.	Took down Christmas tree from attic, glued down loose paver by pool, assisted installing latch to door in kitchen area by pool, tightened up all bolts on picnic tables in the playground area by the pool, removed torn hammock from beach area, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, removed debris around all playgrounds, all pocket parks, roadways, sports complex, tennis courts, pool area and parking lot
11/23/21	8	J.S.	Put ant killer down on soccer field and event field, sprayed weeds on sidewalk area and playground, straightened up all pool furniture, blew leaves and debris off all sports complex, checked and changed all trash receptacles, emptied and restocked all dog pots in neighborhood and dog park, removed debris around all playgrounds, pool area, public parks, roadways, event field, soccer field, parking lot and sports complex
11/26/21	1	J.S.	Emptied and restocked all dog waste receptacles in dog park and neighborhood
11/30/21	8	J.S.	Straightened and organized all pool furniture, dusted cob webs off back patio, raked under all swings on all playgrounds, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles in dog park and neighborhood, removed debris around parks, roadways, soccer field, event field, pool area, parking lot and sports complex, blew leaves and debris off entryway and back pool deck

TOTAL 73.5

MILES 284

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 12/05/21

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
MEADOWVIEW				
AT TWIN CREEKS CDD				
(MVTC)	11/11/21	Hose Coupler D200 for Chlorine Fill	21.84	J.L.
	11/11/21	Teflon Tape for Fitting	3.25	J.L.
		TOTAL	<u><u>\$25.09</u></u>	



Southeastern Paper Group, Inc.

1-800-632-1296



Supply Systems ♦ Service ♦ Solutions

PO Box 6220
Spartanburg SC 29304-6220

Customer No.	Invoice No.	Invoice Date
91037	5428654	12/02/2021
Sales Person	P.O. Number	Terms
Bob Jones	113021	NET 30 DAYS
Ship VIA	Due Date	
OUR TRUCK	01/01/2022	

203



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
Janitorial Supplies
1. 320.57200. 45507
Page 1 of 1

Product Number	Quantity Ordered	Unit	Description	Quantity Shipped	Back Ordered	Unit Price	Amount	Taxable
600038	4	CASE	600-038 SMART WHITE M/FOLD TOWEL	4		\$21.81	\$87.24	9
580001	4	CASE	37301 DISINFECTING SURFACE WIPE	4		\$119.23	\$476.92	9
092019	1	CASE	48270 ACTIVEAIRE DEODORIZER URINAL	1		\$30.10	\$30.10	9
125748	2	CASE	SL3858200K BLACK 38X58 XXHVY LINER	2		\$52.60	\$105.20	9
998100	1		FUEL ADJUSTMENT	1		\$5.00	\$5.00	9
RECEIVED DEC 14 2021						SUBTOTAL	\$704.46	
						SALES TAX	\$0.00	
						SHIPPING&HANDLING	\$0.00	
						TOTAL DUE	\$704.46	
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	5428654	12/02/2021	\$704.46
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



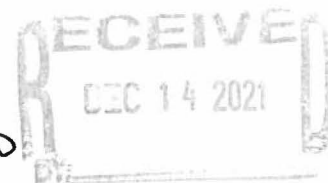
10	11	12 14	13	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT
10/31		Balance Forward						\$291.70
11/01	P188722	Payment - Lockbox 1455						\$-103.22
11/18 11/18	I03388019-11182021	BOS REG MTG 12/2/21	SA St Augustine Record	1.00 x 5.2500	5.25	1	\$8.98	\$47.15
11/18 11/18	I03388019-11182021	BOS REG MTG 12/2/21	SA St Aug Record Online	1.00 x 5.2500	5.25	1	\$8.97	\$47.09
PREVIOUS AMOUNT OWED:				\$291.70				
NEW CHARGES THIS PERIOD:				\$94.24				
CASH THIS PERIOD:				(\$103.22)				
DEBIT ADJUSTMENTS THIS PERIOD:				\$0.00				
CREDIT ADJUSTMENTS THIS PERIOD:				\$0.00				
We appreciate your business.								
So that we may serve you better, please remit the amount due. New business is dependent on prompt payments. Please include the remittance stub and input your account number on your check. Thank you.								

2A

1.310.51300.48000

RECEIVED
DEC 14 2021

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
	\$94.24		\$188.48	\$0.00	\$0.00	\$0.00		\$282.72
ADVERTISER INFORMATION								
1	BILLING PERIOD	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	2	ADVERTISER/CLIENT NAME	
	11/01/2021 - 11/30/2021		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

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

ADVERTISING INVOICE and STATEMENT

1	BILLING PERIOD	2	ADVERTISER/CLIENT NAME
	11/01/2021 - 11/30/2021		MEADOW VIEW AT TWIN CREEKS CDD
COMPANY	23	TOTAL AMOUNT DUE	* UNAPPLIED AMOUNT
SA 7		\$282.72	\$0.00
			TERMS OF PAYMENT
			NET 15 DAYS
21	CURRENT NET AMOUNT	22	30 DAYS
	\$94.24		\$188.48
			60 DAYS
			\$0.00
			OVER 90 DAYS
			\$0.00
4	PAGE #	5	BILLING DATE
	1		11/30/2021
6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER
	15651		15651
24	STATEMENT NUMBER		
	0000102136		

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS



8 - 2233

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

Op

Thu, Nov 18, 2021
8:56:02AM

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:

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

Client: MEADOW VIEW AT TWIN CREEKS (City: SAINT AUGUSTINE State: FL Zip: 32092

Ad Number: 0003388019-01

Start: 11/18/2021

Placement: SA Legals

Copy Line: MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS M

Caller: x

Issues: 1

Rep: Caleb ISC-Stout

Paytype: BILL

Stop: 11/18/2021

Lines 61
Depth 5.25
Columns 1
Price \$94.24

**MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT
DISTRICT
NOTICE OF BOARD OF SUPERVI-
SORS MEETING**

Notice is hereby given that the Board of Supervisors ("Board") of the Meadow View at Twin Creeks Community Development District ("District") will hold a regular meeting on Thursday, December 2, 2021 at 10:00 a.m. at the offices of Governmental Management Services, LLC located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, where the Board may consider any business that may properly come before it ("Meeting"). An electronic copy of the agenda may be obtained by contacting the office of the District Manager, c/o Governmental Management Services, LLC, at (904) 940-5850 or joliver@gmsnf.com ("District Manager's Office") and is also expected to be available on the District's website, www.meadowviewtwincreekscdd.com at least seven days prior to the meeting.

The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Meeting may be continued to a date, time, and place to be specified on the record at such Meeting.

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

Any person requiring special accommodations at the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (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 Manager's Office. If you are unable to participate by telephone, please contact the District Manager's office at (904) 940-5850 or joliver@gmsnf.com for further accommodations.

James Oliver
District Manager
3388019, Nov. 18, 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# 0003388019-01
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 SA Notice Misc in the matter of BOS REG MTG 12/2/21 was published in said newspaper in the issue dated 11/18/2021.

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.

MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT
DISTRICT
NOTICE OF BOARD OF SUPERVISORS MEETING

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James Oliver
District Manager
3388019, Nov. 18, 2021

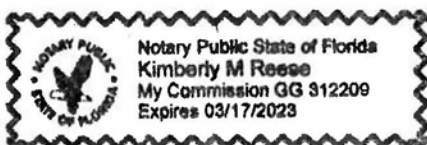
Sworn to (or affirmed) and subscribed before me by means of

☒ physical presence or
☐ online notarization

this ____ day of **NOV 18 2021**

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

Kimberly M Reese
(Signature of Notary Public)





ST. JOHNS COUNTY
TAX COLLECTOR

DENNIS W. HOLLINGSWORTH, CFC

P.O. Box 9001
ST. AUGUSTINE, FLORIDA 32085
P: 904 209 2250
F: 904 209 2283
WWW.SJCTAX.US

December 21, 2021

Meadow View at Twin Creeks
250 International Parkway Suite 280
Lake Mary, FL 32746
St. Augustine, FL 32092

RECEIVED DEC 21 2021

INVOICE

In accordance with Florida Statute 197.322(3): "Postage shall be paid out of the general fund of each local governing board, upon statement thereof by the tax collector".

Your share of the postage for the mailing of the 2021 Real Estate, Tangible Personal Property, Railroad and Non Ad Valorem notices is as follows:

Postage Due: \$ 208.56

If you have any questions, please contact me or Christopher Swanson at 209-2251.

Sincerely,

Dennis W. Hollingsworth

Dennis W. Hollingsworth, C.F.C.
St. Johns County Tax Collector

72A
1. 310.51300.425
2021 Notice Postage

INNOVATION INTEGRITY EXPERTISE

MAILING ADDRESS FOR ALL LOCATIONS: P.O. BOX 9001, ST. AUGUSTINE, FL 32085-9001

ST. AUGUSTINE - MAIN
4030 LEWIS SPEEDWAY
ST. AUGUSTINE, FL 32084

DUPONT CENTER
6658 US 1 SOUTH
ST. AUGUSTINE, FL 32086

JULINGTON CREEK
725 FLORA BRANCH BLVD
SAINT JOHNS, FL 32259

PONTE VEDRA
151 SAWGRASS CORNERS DR, STE 100
PONTE VEDRA BEACH, FL 32082



PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5305 • turnerpest.com

Turner Pest Control LLC
P.O. Box 952503
Atlanta, GA 31192-2503
904-355-5300

Service Slip/Invoice

INVOICE: 8020831
DATE: 11/15/2021
ORDER: 8020831

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 Nov Pest Control
1.320.572.00.45917

Work Date	Time	Target Pest	Technician	Time In
11/15/2021	12:38 PM	MICE, RATS, ROACH, S		12:38 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	12/9/2021		01:32 PM

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

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

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

Meadow View at Twin Creeks

Community Development District

Construction Funding Request #28

December 7, 2021

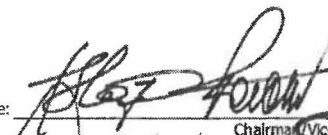
Req. PAYEE

2	Hughes Brothers Construction Inc Contractor Application for Payment #16 - Beacon Lake Phase 3A	\$	50,629.62
3	Quantum Electric Contractors Inc Bore for broken power conduit (586 Windemere Way) Invoice BeaconBore1	\$	6,145.00
4	Quantum Electric Contractors Inc Bore for Irrigation at Beacon Lakes - Invoice BeaconBore2	\$	5,435.00
5	Hughes Brothers Construction Inc Beacon Phase 3A Parkway Extra Work - Invoice 11195	\$	4,565.75
6	Hughes Brothers Construction Inc Beacon Phase 2 Extra Work - Invoice 11194	\$	14,889.49
7	Gemini Engineering & Sciences Inc Phase 2 and Phase 3A LOMR - Invoice 5	\$	1,500.00
9	Basham Lucas Lakeside Park @ Beacon Lake - Invoice 8652	\$	1,319.24
10	CLARY AND ASSOCIATES INC Beacon Lake Unit 3B May & Description of Assessment Area - Invoice 2021-953	\$	650.00
11	CLARY AND ASSOCIATES INC Beacon Lake Parkway Extension: Plat Preparation - Invoice 2021-571	\$	2,800.00
12	ETM Beacon Lake - Phase 3B CEI Services (WA#24) Invoice 200115 (October 2021)	\$	495.00
13	ETM Twin Creeks (Beacon Lakes Phase 3B) CDD Engineering Report (WA#23) Invoice 200114 (October 2021)	\$	810.00
14	ETM Twin Creeks Heartwood DRI BMR (2019-2020) Invoice 199181	\$	4,376.75
15	ETM Twin Creeks Heartwood DRI BMR (2019-2020) Invoice 198951	\$	3,750.00
Total Funding Request		\$	97,365.85

Please make check payable to:

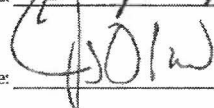
Meadow View at Twin Creeks CDD
c/o GMS LLC
475 West Town Place
Suite 114
St. Augustine FL 32092

Signature:



Chairman/Vice Chairman

Signature:



Secretary/Assistant Secretary

Bryson Enterprise
1766 Zeb Bryson Road
Clarksville, GA 30523 US
7063483087
natalie.enterprise@gmail.com



INVOICE

BILL TO
Meadow View @ Twin Creek
CDD

INVOICE # 1218
DATE 12/22/2021
DUE DATE 12/22/2021

134A

ACTIVITY	QTY	RATE	AMOUNT
Performance Steve Bryson Band Performance New Years Eve 2021/2022	1	2,500.00	2,500.00
1,320.57200.49400			
BALANCE DUE			\$2,500.00

East Coast Wells & Pump Service
 PO Box 860179
 St. Augustine, FL 32086-0179
 904 824-6630
 www.eastcoastwells.com
 eastcoastwells@gmail.com

INVOICE

DATE	INVOICE #
11/16/2021	40950

BILL TO:

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

76A
 1,320.53800,45007

	P.O. NO	TERMS	REP	PERMIT #
		DUE UPON RECEIPT	TK	
QUANTITY	DESCRIPTION		RATE	AMOUNT
	SITE: BEACON LAKE - CR 210 MAIN ENTRANCE @ BEACON PKWY.			
	AS QUOTED: - PULLED & SET SUBMERSIBLE PUMP ✓ - REPLACED CONTROL BOX & WELL HEAD - REWIRED SYSTEM - REPLUMBED DISCHARGE LINE		1,800.00	1,800.00
	MATERIAL: 5 HP DELUXE CONTROL BOX 6 X 3 FLOWING WELL HEAD		1,335.00	1,335.00
18% APR will be applied to any invoice not paid in full within 30 days. Visa or Mastercard Accepted			Total	\$3,135.00
*ALL PUMPS CARRY A ONE YEAR MANUFACTURER'S WARRANTY. PARTS & LABOR ARE PROVIDED FREE OF CHARGE FOR A 30 DAY PERIOD FOLLOWING INSTALLATION. LABOR IS NOT COVERED UNDER WARRANTY AFTER THE FIRST 30 DAYS AND WILL BE BILLED AT THE CURRENT BUSINESS RATE. *ALL DISCREPANCIES MUST BE REPORTED WITHIN 10 DAYS. *REASONABLE COLLECTION & ATTORNEY'S FEES WILL BE ASSESSED TO ALL ACCOUNTS PLACED FOR COLLECTION.			Payments/Credits	\$0.00
			Balance Due	\$3,135.00

Envera
 8281 Blaikie Court
 Sarasota, FL 34240
 (941) 556-0731

Invoice	
Invoice Number 709436	Date 12/01/2021
Customer Number 300380	Due Date 01/01/2022

Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Meadow View at Twin Creeks CDD	300380		709436	01/01/2022

Quantity	Description	Rate	Amount
<i>Meadow View at Twin Creeks CDD, 850 Beacon Lake Pkwy, Saint Augustine, FL</i>			
1.00	Envera Kiosk System 01/01/2022 - 01/31/2022	500.00	500.00
1.00	Data Management 01/01/2022 - 01/31/2022	150.00	150.00
1.00	Service & Maintenance 01/01/2022 - 01/31/2022	334.54	334.54
1.00	Virtual Gate Guard Monitoring 01/01/2022 - 01/31/2022	112.00	112.00
	Sales Tax		0.00
	Payments/Credits Applied		0.00

Invoice Balance Due: **\$1,096.54**

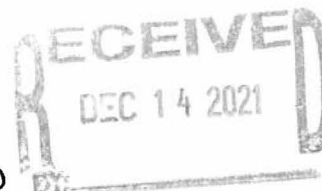
IMPORTANT MESSAGES

Important Numbers to Know:

Billing Questions: (941) 556-0743
 Email: ar@enverasystems.com
 Service: (941) 556-0734

Gate Monitoring
001.320.57200.45400
114A

1.300.15500.10000
San alarm monitoring SWS



JP

Date	Invoice #	Description	Amount	Balance Due
12/01/2021	709436	Alarm Monitoring Services	\$1,096.54	\$1,096.54

Envera
 8281 Blaikie Court
 Sarasota, FL 34240
 (941) 556-0731

Return Service Requested

Invoice	
Invoice Number 709436	Date 12/01/2021
Customer Number 300380	Due Date 01/01/2022

Net Due: **\$1,096.54**

Amount Enclosed: _____

MEADOW VIEW AT TWIN CREEKS CDD
 C/O GMS LLC
 475 W TOWN PL STE 114
 SAINT AUGUSTINE, FL 32092-3649

1830

REMIT TO:

Envera
 PO Box 2086
 Hicksville, NY 11802

THIGPEN

HEATING & COOLING, INC.

Since 1962

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

Invoice

Number: 23328 -

Date: 9/22/2021 -

Account No: 127224

Terms:

Reference: Order 23328

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

Work completed on pm visit. See havoc log

77A
1.320.57200.45508

Item	Description	Qty	Unit	Price	Extended
CPM	Commercial Planned Maintenance	1.00		\$390.00	\$390.00
MISC-ENVIRON-FEE	Misc. Supplies & Enviromental	1 00		\$15 00	\$15.00

Equipment

Type	Model	Brand	Serial	Age	Coverage	Exp
AIRH	CB26UH-030-R-2LEN		6009C15692	12		
AIRH	CB26UH-030-R-2LEN		6009A20441	12		
AIRH	4TEC3F60B1000.TRA		9264RBE2V	12		
COND	4TWR3060A100CTRA		92222EM2F	12		
COND	13hpd-030-230-1 LEN		5807c07525			
COND	13hpd-030-230-1 LEN		5806j21769			
COND	13hpd-030-230-1 LEN		5807c56474			
COND	13hpd-030-230-1 LEN		5806j21766			
COND	13hpd-030-230-1 LEN		5807c07533			
HP	14HPX-042-230-1LEN		1913B09257	8		
FIL	DYNAMIC			8		
HP	14HPX-036-230-1LEN		1913B12475	8		
AIRH	CBX27UH-036-2LEN		1613B12131	8		

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

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: 23328

Date: 9/22/2021

Account No: 127224

Terms:

Reference: Order 23328

Non-Taxable:	\$405.00
Taxable:	\$0.00
Sub Total:	\$405.00
Sales Tax:	\$0.00
Freight:	
Total:	\$405.00
Total Paid:	
Total Due:	\$405.00 ~

CACO56729

CACO56726

CN208226

D.

Meadow View at Twin Creeks

Community Development District

Construction Funding Request #28

December 7, 2021

Req. PAYEE

2	Hughes Brothers Construction Inc Contractor Application for Payment #16 - Beacon Lake Phase 3A	\$	50,629.62
3	Quantum Electric Contractors Inc Bore for broken power conduit (586 Windemere Way) Invoice BeaconBore1	\$	6,145.00
4	Quantum Electric Contractors Inc Bore for Irrigation at Beacon Lakes - Invoice BeaconBore2	\$	5,435.00
5	Hughes Brothers Construction Inc Beacon Phase 3A Parkway Extra Work - Invoice 11195	\$	4,565.75
6	Hughes Brothers Construction Inc Beacon Phase 2 Extra Work - Invoice 11194	\$	14,889.49
7	Gemini Engineering & Sciences Inc Phase 2 and Phase 3A LOMR - Invoice 5	\$	1,500.00
9	Basham Lucas Lakeside Park @ Beacon Lake - Invoice 8652	\$	1,319.24
10	CLARY AND ASSOCIATES INC Beacon Lake Unit 3B May & Description of Assessment Area - Invoice 2021-953	\$	650.00
11	CLARY AND ASSOCIATES INC Beacon Lake Parkway Extension: Plat Preparation - Invoice 2021-571	\$	2,800.00
12	ETM Beacon Lake - Phase 3B CEI Services (WA#24) Invoice 200115 (October 2021)	\$	495.00
13	ETM Twin Creeks (Beacon Lakes Phase 3B) CDD Engineering Report (WA#23) Invoice 200114 (October 2021)	\$	810.00
14	ETM Twin Creeks Heartwood DRI BMR (2019-2020) Invoice 199181	\$	4,376.75
15	ETM Twin Creeks Heartwood DRI BMR (2019-2020) Invoice 198951	\$	3,750.00

Total Funding Request

\$ 97,365.85

Please make check payable to:

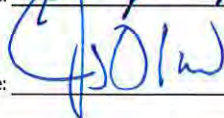
Meadow View at Twin Creeks CDD
c/o GMS LLC
475 West Town Place
Suite 114
St. Augustine FL 32092

Signature:



Chairman/Vice Chairman

Signature:



Secretary/Asst. Secretary

E.

Meadow View at Twin Creeks

Community Development District

Construction Funding Request #29

January 18, 2022

Req.	PAYEE		
16	ETM Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 200529 (Nov 2021)	\$	533.00
17	ETM Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 200530 (Nov 2021)	\$	675.00
18	ETM Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 200929 (Dec 2021)	\$	575.26
19	ETM Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 200931 (Dec 2021)	\$	1,276.37
20	Dream Group USA Beacon Lake - Invoice 000452- Balance Remaining	\$	7,502.50
Total Funding Request		\$	10,562.13

Please make check payable to:

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

Signature: _____
Chairman/Vice Chairman

Signature: _____
Secretary/Asst. Secretary

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

REQUISITION SUMMARY

2019 Bond Series

2021 Bond Series

Thursday, December 2, 2021

2019 BONDS		<u>TO BE RATIFIED</u>		
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		<u>TO BE RATIFIED</u>		
11/30/2021	2	Hughes Brothers Construction, Inc.	Contractor Application for Payment #16 - Beacon Lake Phase 3A	\$ 50,629.62
11/30/2021	3	Quantum Electrical Contractors, Inc.	Bore for broken power conduit (586 Windermere Way) Invoice BeaconBore1	\$ 6,145.00
11/30/2021	4	Quantum Electrical Contractors, Inc.	Bore for Irrigation at Beacon Lakes - Invoice BeaconBore2	\$ 5,435.00
11/30/2021	5	Hughes Brothers Construction, Inc.	Beacon Phase 2 Extra Work - Invoice 11194	\$ 4,565.75
11/30/2021	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 RATIFIED				\$81,664.86
2021 BONDS		<u>TO BE APPROVED</u>		
1/20/2022	16	ETM	Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 200529 (Nov 2021)	\$ 533.00
1/20/2022	17	ETM	Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 200530 (Nov 2021)	\$ 675.00
1/20/2022	18	ETM	Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 200929 (Dec 2021)	\$ 575.26
1/20/2022	19	ETM	Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 200931 (Dec 2021)	\$ 1,276.37
1/20/2022	20	Dream Group USA	Beacon Lake - Invoice 000452- Balance Remaining	\$ 7,502.50
TOTAL 2021 REQUISITIONS TO BE APPROVED				\$10,562.13