

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

MARCH 17, 2022

AGENDA

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

475 West Town Place, Suite 114

St. Augustine, Florida 32092

www.meadowviewattwincreeksbdd.com

March 10, 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, March 17, 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 agenda for the meeting:

- I. Roll Call
- II. Public Comment
- III. Approval of the Minutes of the January 20, 2022 Meeting
- IV. Ratification of ETM Work Authorization No. 26 for Stormwater Needs Analysis Report
- V. Ratification of Yellowstone Proposal for Tree Felling
- VI. Consideration of Resolution 2022-10, Instructing the St. Johns County Supervisor of Elections Office to Conduct the District's 2022 General Election
- VII. Consideration of Revisions to Amenity Policies
- VIII. Consideration of Fountain Proposal
- IX. Consideration of Food Truck Vendor License Agreement
- X. Selection of Audit Committee
- XI. Staff Reports
 - A. District Counsel
 - 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 Register
- D. Ratification of Construction Funding Request Nos. 30 and 31
- E. Consideration of Construction Funding Request No. 32

XIII. Supervisors' Requests and Audience Comments

XIV. Next Scheduled Meeting – April 21, 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, 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.

Present and constituting a quorum were:

Bruce Parker	Chairman
Blaz Kovacic	Vice Chairman
Ben Bishop	Supervisor
Aaron Lyman	Supervisor

Also present were:

Jim Oliver	District Manager
Jere Earlywine	District Counsel (by phone)
Scott Lockwood	District Engineer
Denise Powers	Amenity Manager
Jerry Lambert	Field Operations Manager

The following is a summary of the discussions and actions taken at the January 20, 2022 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

Approval of the Minutes of the November 4, 2021 Meeting

There were no comments on the minutes.

On MOTION by Mr. Kovacic seconded by Mr. Parker with all in favor the minutes of the November 4, 2021 meeting were approved.

FOURTH ORDER OF BUSINESS

Ratification of Agreement with Clary & Associates for Heron Oaks Drive Replat

Mr. Kovavic stated this agreement is for the platting of the connector roadway to Phase 4 and the platting is substantially complete.

On MOTION by Mr. Kovacic seconded by Mr. Parker with all in favor the agreement with Clary & Associates for the Heron Oaks Drive replat was ratified.

FIFTH ORDER OF BUSINESS

Ratification of Pool Maintenance Agreement with Big Z Pool Service, LLC

Mr. Oliver noted Big Z Pool Service began providing service to the District on January 1st.

On MOTION by Mr. Parker seconded by Mr. Bishop with all in favor the agreement with Big Z Pool Service, LLC was ratified.

SIXTH ORDER OF BUSINESS

Consideration of Cost Share Agreement

Mr. Earlywine reminded the Board that at the last meeting an assignment of the site work contract for Phase 4 was approved. That contract will be split into three pieces and each one is going to likely have its own bond or other form of security. A part of the work has to do with earthwork and 14% of that work would be private benefitting the lots, with the balance of the work being a District item. He noted the forms of agreements to which this cost share agreement relates to are not yet finalized and therefore he asked that the cost share agreement be approved in substantial form.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor the cost share agreement with Dream Finders Homes was approved in substantial form.

SEVENTH ORDER OF BUSINESS**Consideration of Direct Purchase Forms
for Phase 4**

Mr. Earlywine noted the direct purchase forms in the agenda package are for the materials for the Phase 4 site work project. He asked that the forms be approved in substantial form.

On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor the direct purchase forms for Phase 4 were approved in substantial form.

EIGHTH ORDER OF BUSINESS**Consideration of Resolution 2022-08,
Granting the Chair the Authority to
Execute Plats**

Mr. Earlywine noted that as part of the organizational documents, the Board approved a resolution that authorizes permits, plats, etc. being signed outside of meetings to facilitate the construction projects. This resolution updates that prior authority and clarifies what is covered.

On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor resolution 2022-08, granting the Chair the authority to execute plats was approved.

NINTH ORDER OF BUSINESS**Consideration of Resolution 2022-09,
Adopting Amended Prompt Payment
Policies**

Mr. Earlywine informed the Board that Florida Laws related to prompt payment policies detail what the rates are for late payments, direct what processes the District needs to go through if there is a missed payment, and require the District adopt written policies explaining the statutory provisions. The policies included in the agenda package have been updated because of recent changes in the law. Mr. Parker stated that it was a shame Beach Walk does not have a similar policy as the road would have been completed two years ago.

On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor Resolution 2022-09, adopting amended and restated prompt payment policies was approved.

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

This item was tabled.

ELEVENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel – Memo Regarding Stormwater Needs Analysis**

Mr. Earlywine informed the Board the legislature adopted a new law that requires special districts and other governmental entities do an analysis of their utility infrastructure and submit the first report to the County by June 30, 2022. He suggested getting a proposal from the District Engineer for preparation of the report. Mr. Lockwood stated that he had a proposal for hourly services not to exceed \$10,000.

On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor a work authorization from England Thims & Miller for preparation of a stormwater needs analysis report was approved subject to review.

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. He noted there was a typo and the total for the Series 2021 requisitions should be \$10,563.13 rather than \$10,562.13.

On MOTION by Mr. Lyman seconded by Mr. Parker with all in favor the requisition summary listing numbers 491-504 and -15 for ratification and numbers 16-20 for consideration was approved.

C. District Manager

There being nothing to report, the next item followed.

D. Amenity Manager

Ms. Powers gave an overview of the scheduled events.

Mr. Parker informed the Board there have been requests for pickleball courts, so an email was sent to the residents asking for their feedback on adding pickleball lines to one of the tennis courts. Two residents responded in favor of the addition of lines, but the majority of

responses were against it. He asked the engineer to investigate the feasibility of constructing two dedicated pickleball courts.

Mr. Oliver also noted there have been requests for tennis court reservations. Ms. Powers stated that staff has been looking into bringing in a tennis program and the concern is community programs would interfere with individual use of the courts. The Board discussed the issues that would come with a reservation system such as staff having to monitor the reservation system and enforcement if someone is already using the court during a reserved time. Ms. Powers suggested that she could simply post signage at the courts and notify residents via e-blasts if a program will be using the courts for a period of time.

E. Operations Manager – Report

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

The Board discussed issues with kids damaging property in the lake house while waiting for the school bus and directed staff to keep the room locked until staff is onsite.

TWELFTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet & Income Statement

B. Assessment Receipts Schedule

Mr. Oliver noted the on-roll assessments for FY22 are 80% collected.

C. Check Registers

- 1. October**
- 2. November**

Copies of the check registers totaling \$114,477.42 for October and \$428,420.40 were included in the agenda package.

On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor the check registers were approved.

D. Ratification of Construction Funding Request No. 28

A copy of funding request number 28 totaling \$97,365.85 was included in the agenda package.

On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor construction funding request number 28 was ratified.

E. Consideration of Construction Funding Request No. 29

A copy of construction funding request number 29 totaling \$10,562.13 was included the agenda package. The funding request will be adjusted to match the corrected requisition summary.

On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor construction funding request number 29 was approved as revised.

THIRTEENTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

There being none the next item followed.

FOURTEENTH ORDER OF BUSINESS Next Scheduled Meeting – February 17, 2022 at 10:00 a.m. at the offices of GMS

FIFTEENTH ORDER OF BUSINESS Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS



January 20, 2022

WORK AUTHORIZATION NO. 26
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
CONTINUING SERVICES

Scope of Work for the following:

State Mandated – Storm Water Need Analysis (20 years)

ETM No. Job Number 17-348-02

England-Thims & Miller, Inc. shall prepare a 20-year stormwater needs analysis for the Meadow View at Twin Creeks CDD to be completed by June 30, 2022. It is our understanding that the stormwater needs analysis is a requirement of the passage of House Bill 53, Section 403.9302, Florida Statutes. Since this a new requirement and will require coordinating our efforts with the District Manager to provide the analysis, we are proposing to perform this work on an hourly basis with an estimated budget. We have attached a template with our comments showing the responsibilities of the District Engineer and the District Manager.

FEEHOURLY
(BUDGET ESTIMATE: \$10,000.00)
Not to Exceed without prior authorization

Expenses shall be invoiced in accordance with previously approved General Consulting Services Contract and District Policy. Sub-consultant fees shall be invoiced at cost plus 5%.

Re: State Mandated – Storm Water Need Analysis (20 years)

ITEMS NOT INCLUDED

1. Waste Water Needs Analysis
2. NPDES Permitting / Analysis
3. MS4 Permitting Analysis
4. Geotechnical Investigations
5. Soil Boring / Analysis
6. Groundwater Modeling / testing
7. Environmental Investigation
8. Wetland drawdown analysis
9. Wetland mitigation / Design / Permitting
10. Irrigation or Irrigation supply design
11. Electrical, Phone, Gas, Design / Permitting
12. Lighting design / Street / Parking / etc.
13. FEMA Floodplain / Model / Analysis / Permitting
14. Overhead Power line adjustments
15. Offsite drainage study
16. Hardscape/ Design / Permitting
17. Comprehensive plan
18. Fire Hydrant Testing
19. ADA Compliance
20. As-built Surveying
21. Surveying (Topo, Bound., Route, Tree, R/W)
22. Const. Stakeout / Locates / Verification
23. Utility Locations / Analysis / Design / Soft digs
24. ACOE Permitting
25. Signage Design / Permitting
26. Unified Sign Plan Design / Compliance
27. Community Development District Issues (CDD)
28. Homeowners Association issues
29. NDPS permit compliance
30. Life Safety /Code compliance
31. Project Wide code compliance
32. OSHA or other safety issues
33. Administrative Hearing
34. Utility Locations / Analysis / Design / Soft digs
35. Consumptive Use Permitting (CUP)
36. Historical / Archeological Issues
37. Endangered species
38. Traffic study
39. Pool Grading and Drainage (by others)
40. Application / Permit Fees
41. Retaining wall or Structural design
42. Separate clearing / grading permit
43. Streetscape Design (specialty paving)
44. Offsite Entrance Road to Gate House (by BBX)

ENGLAND-THIMS & MILLER, INC.

HOURLY FEE SCHEDULE - 2022

CEO/CSO.....	\$375.00/Hr.
President.....	\$330.00/Hr.
Executive Vice President.....	\$320.00/Hr.
Vice President	\$257.00/Hr.
Senior Engineer/ Senior Project Manager.....	\$205.00/Hr.
Project Manager	\$190.00/Hr.
Director.....	\$175.00/Hr.
Engineer.....	\$165.00/Hr.
Assistant Project Manager	\$155.00/Hr.
Senior Planner /Planning Manager.....	\$190.00/Hr.
Planner.....	\$155.00/Hr.
CEI Project Manager.....	\$175.00/Hr.
CEI Senior Inspector.....	\$155.00/Hr.
CEI Inspector	\$125.00/Hr.
Senior Landscape Architect.....	\$175.00/Hr.
Landscape Architect.....	\$160.00/Hr.
Senior Technician.....	\$155.00/Hr.
GIS Developer / Senior Analyst.....	\$170.00/Hr.
GIS Analyst	\$140.00/Hr.
Senior Engineering Designer / Senior LA Designer.....	\$160.00/Hr.
Engineering Intern	\$140.00/Hr.
Engineering/Landscape Designer.....	\$140.00/Hr.
CADD/GIS Technician.....	\$125.00/Hr.
Administrative Support.....	\$90.00/Hr.

Re: State Mandated – Storm Water Need Analysis (20 years)

GENERAL CONDITIONS

PAYMENT TERMS - Payment is due upon receipt of our invoice. If payment is not received within thirty days from the invoice date, Client agrees to pay a finance charge on the principal amount of the past due account of one and one-half percent per month. If one and one-half percent per month exceeds the maximum allowed by law, the charge shall automatically be reduced to the maximum legally allowable.

In the event Client requests termination of the services prior to completion, the Client shall pay all outstanding invoices and all charges incurred between the issuance of the latest invoice through the date services are stopped plus any shutdown costs. If during the execution of the services, England, Thims & Miller, Inc. (ETM) is required to stop operations as a result of changes in the scope of services such as requests by the Client or requirements of third parties, additional charges will be applicable.

ETM will issue monthly invoices. For Lump Sum work, the invoice will reflect the percentage complete for each contract task item. For hourly services, the invoice will reflect the hours worked times the standard hourly billing rates as shown on Attachment A, (incorporated herein by reference). ETM's standard hourly billing rates are reevaluated annually prior to the beginning of the calendar year and subject to an increase not to exceed five (5) percent per year.

INSURANCE – ETM maintains Workers' Compensation and Employer's Liability Insurance in conformance with applicable state law. In addition, we maintain Comprehensive General Liability Insurance and Automobile Liability Insurance with bodily injury and property damage limits of \$1,000,000. A certificate of insurance can be supplied evidencing such coverage which contains a clause providing that ten days written notice be given prior to cancellation.

Cost of the above coverage is included in our quoted fees. If additional coverage or increased limits of liability are required, ETM will endeavor to obtain the requested insurance and charge separately for costs associated with additional coverage or increased limits.

STANDARD OF CARE - The only warranty or guarantee made by ETM in connection with the services performed hereunder, is that we will use that degree of care and skill ordinarily exercised under similar conditions by reputable members of our profession practicing in the same or similar locality. No other warranty, expressed or implied, is made or intended by our proposal for consulting services or by our furnishing oral or written reports.

PERMITTING/ZONING - The Client is herein notified that several City, State and Federal environmental, zoning and regulatory permits may be required for this project. ETM will assist the Client in preparing these permits at the Client's direction. However, the Client acknowledges that it has the responsibility for submitting, obtaining and abiding by all required permits. Furthermore, the Client holds ETM harmless from any losses or liabilities resulting from such permitting or regulatory action.

LIMITATION OF LIABILITY - To the fullest extent permitted by law, and notwithstanding any other provision of this Agreement, the total liability, in the aggregate, of England, Thims & Miller, Inc. and its officers, directors, partners, employees, agents and subconsultants, and any of them, to the Client and anyone claiming by, through or under the Client, for any and all claims, losses, costs or damages of any nature whatsoever arising out of, resulting from or in any way related to the Project or the Agreement from any cause or causes, including but not limited to the negligence, professional errors or omissions, strict liability, breach of contract or warranty, express or implied, of ETM and its officers, directors, employees, agents or subconsultants, or any of them, shall not exceed the total compensation received by ETM under this Agreement, or the total amount of \$50,000.00, whichever is less.

If Client prefers to have higher limits on professional liability, ETM agrees to increase the limits up to a maximum of \$500,000 upon Client's written request at the time of accepting this proposal provided that the Client agrees to pay an additional charge as a result of such increase.

SEVERABILITY AND SURVIVAL - If any of the provisions contained in this AGREEMENT are held invalid, illegal, or unenforceable, such invalidity, illegality or unenforceability will not affect any other provision, and this AGREEMENT will be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

GOVERNING LAW - This agreement shall be governed in all respects by the laws of the State of Florida.

COST OPINIONS - Any cost opinions or Project economic evaluations provided by ETM will be on a basis of experience and judgment, but, since it has no control over market conditions or bidding procedures, ETM cannot warrant that bids, cost estimates, ultimate construction cost, or Project economics will not vary from these opinions.

SALES TAX - The purchaser of the services described herein shall pay any applicable state sales tax in the manner and in the amount as required by law.

OWNERSHIP OF DOCUMENTS - All documents, including, but not limited to drawings, specifications, reports, boring logs, field notes, laboratory test data, calculations and estimates, prepared by ETM as instruments of service pursuant to this Agreement, shall be the sole property of ETM. Client agrees that all documents of any nature furnished to Client or Client's agents or designees, if not paid for, will be returned upon demand and will not be used by Client for any purpose whatsoever. Client further agrees that under no circumstances shall any documents produced by ETM, pursuant to this Agreement be used at any location or for any project not expressly provided for in this Agreement without the written permission of ETM, and ETM will provide Client with copies of documents created in the performance of the work for a period not exceeding five years following submission of the final plans and specifications contemplated by this Agreement.

SAFETY - Should ETM provide periodic observations or monitoring services at the job site during construction, Client agrees that, in accordance with generally accepted construction practices, the contractor will be solely and completely responsible for working conditions on the job site, including safety of all persons and property during the performance of the work and compliance with OSHA regulations, and that these requirements will apply continuously and not be limited to normal working hours. Any monitoring of the contractor's procedures conducted by ETM is not intended to include review of the adequacy of the contractor's safety measures in, on, adjacent to, or near the construction site.

INDEMNIFICATION - In addition, and notwithstanding any other provisions of this Agreement, the Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless ETM and its directors, employees, agents and subconsultants from and against all damage, liability or cost, including reasonable attorneys' fees and defense costs, arising out of or in any way connected with this project or the performance by any of the parties above named of the services under this Agreement, excepting only those damages, liabilities or costs attributable to the sole negligence or willful misconduct of ETM.

PURSUANT TO FLORIDA STATUTES SECTION 558.0035(2013), AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

MUTUAL WAIVER OF CONSEQUENTIAL DAMAGES – In no event shall either party hereunder be liable to the other party for punitive, speculative, consequential or special damages of any kind.

CONTRACT ADMINISTRATION - Client agrees that ETM will not be expected to make exhaustive or continuous on-site inspections but that periodic observations appropriate to the construction stage shall be performed. It is further agreed that ETM will not assume responsibility for the contractor's means methods, techniques, sequences or procedures of construction and it is understood that field services provided by ETM will not relieve the contractor of his responsibilities for performing the work in accordance with the plans and specifications. The words "supervision", "inspection", or "control" are used to mean periodic observation of the work by ETM to verify substantial compliance with the plans, specifications and design concepts. Continuous inspections by our employees do not mean that ETM is observing placement of all materials. Full-time inspection means that an employee of ETM has been assigned for eight-hour days during regular business hours.

Construction inspection and monitoring services which exceed 40 hours per week for one individual shall be invoiced at 150% of the standard billing rate.

ASSIGNABILITY - Client and ETM, respectively bind themselves, their successors and assigns to the other party to this Agreement and to the successors and assigns of such other part with respect to all covenants of this Agreement. Neither Client nor ETM shall assign this Agreement without the prior written consent of the other part.

INTEGRATION - This Agreement represents the entire and integrated Agreement between Client and ETM and supersedes all prior negotiations, representations or Agreements, either written or oral. This Agreement may be amended only by written instrument signed by both parties.

LIMITATIONS ON CAUSES OF ACTION - Causes of action between the parties to this Agreement pertaining to acts or failures to act shall be deemed to have occurred and the applicable statutes of limitations shall commence to run not later than (i) the date of substantial completion for acts or failures to act occurring prior to substantial completion of our engineering services pursuant to this Agreement; or (ii) the date of issuance of our final invoice for acts or failure to act occurring after substantial completion of our engineering services pursuant to this Agreement.

THIRD PARTY BENEFICIARY - Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either Client or ETM.

Re: State Mandated – Storm Water Need Analysis (20 years)

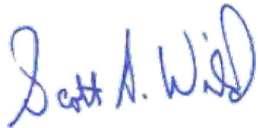
Please indicate your agreement with this proposal by signing in the space provided and return one copy to our office.

If you should have any questions or require additional information, please call. Thank you for this opportunity to be of professional service.

Yours sincerely,

Accepted this 21st day, 2022

ENGLAND, THIMS & MILLER, INC.



Scott A. Wild, P.E.
Executive Vice President
Shareholder

of: January

By: 
Blaz Kovacic, Vice-chair

For: Meadow View at Twin Creeks
Community Development District

SAW:SJL:shb

FIFTH ORDER OF BUSINESS



Proposal #186955

Date: 02/15/2022

From: Kyle Kubik

Proposal For

Meadow View at Twin Creeks CDD

c/o GMS-NF, LLC
475 West Town Pl
Suite 114
St. Augustine, FL 32092

main: 904-940-5850 ext. 406
mobile:
chogge@gmsnf.com

Location

850 Beacon Lake Pkwy
St. Augustine , FL 32095

Property Name: Meadow View at Twin Creeks CDD

Windermere Way Dead Tree Felling Services

Terms: Net 30

DESCRIPTION	AMOUNT
Service Item #1 - Pine Tree Felling	\$215.00
Felling of One (1) Dead Pine Tree, Located in Wooded Area West of 347 Windermere Way Roadway. Tree to be Cut Flush at Base, and All Debris to Remain.	
Service Item #2 - Pine Tree Felling	\$115.00
Felling of One (1) Dead Pine Tree, Located in Wooded Area West of 347 Windermere Way Roadway. Tree to be Cut Flush at Base, and All Debris to Remain.	
Service Item #3 - Pine Tree Felling	\$225.00
Felling of One (1) Dead Pine Tree, Located in Wooded Area West of 347 Windermere Way Roadway. Tree to be Cut Flush at Base, and All Debris to Remain.	
Service Item #4 - Cypress Tree Felling	\$235.00
Felling of One (1) Dead Cypress Tree, Located in Wooded Area West of 347 Windermere Way Roadway. Tree to be Cut Flush at Base, and All Debris to Remain.	
Service Item #5 - Cypress Tree Felling	\$245.00
Felling of One (1) Dead Cypress Tree, Located in Wooded Area West of 347 Windermere Way Roadway. Tree Has Fallen, and Leaning on Additional Tree. Tree to be Cut Flush at Base, and All Debris to Remain.	

Client Notes

Felling of Seven (7) Dead Trees as Listed Above, Located Along Windermere Way Sidewalk. Trees to be Cut Flush at Base, and Stumps to Remain. All Resulting Debris is to Remain in Wooded Area, Per County Standards. Tree Work to be Executed in a Timely Manner, and Per Current Industry & ANSI Z300 Standards. All Labor and Equipment Fees are Included.



Service Item #2
Pine Tree Felling



Service Item #3
Pine Tree Felling



Service Item #4
Cypress Tree Felling



Service Item #5
Cypress Tree Felling



Signature

x

Blaz Kovacic,
Vice-chair

SUBTOTAL	\$1,035.00
SALES TAX	\$0.00
TOTAL	\$1,035.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.
 Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: Danielle Simpson

Title: Manager of Operations

Date: 2/17/2022

Assigned To

Kyle Kubik

Office:

kkubik@yellowstonelandscape.com



Proposal #186953

Date: 02/15/2022

From: Kyle Kubik

Proposal For

Meadow View at Twin Creeks CDD

c/o GMS-NF, LLC
475 West Town PI
Suite 114
St. Augustine, FL 32092

main: 904-940-5850 ext. 406
mobile:
chogge@gmsnf.com

Location

850 Beacon Lake Pkwy
St. Augustine, FL 32095

Property Name: Meadow View at Twin Creeks CDD

Pine Tree Felling Lot #110 95 Starnberg Court

Terms: Net 30

DESCRIPTION	AMOUNT
Service Item #1 - Pine Tree Felling	\$300.00
Felling of One (1) Leaning Pine Tree, Located in Rear North-West of Lot #110. Tree to be Cut Flush at Base, and Stump to Remain.	
Service Item #2 - Pine Tree Felling	\$215.00
Felling of One (1) Leaning Pine Tree, Located in Rear North-West of Lot #110. Tree to be Cut Flush at Base, and Stump to Remain.	

Client Notes

Signature

x

Blaz Kovacic,
Vice-chair

SUBTOTAL	\$515.00
SALES TAX	\$0.00
TOTAL	\$515.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: Danielle Simpson

Title: Manager of Operations

Date: 2/17/2022

Assigned To

Kyle Kubik

Office:

kkubik@yellowstonelandscape.com

SIXTH ORDER OF BUSINESS

RESOLUTION 2022-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(a)2.c., FLORIDA STATUTES AND INSTRUCTING THE ST. JOHNS COUNTY SUPERVISOR OF ELECTIONS TO BEGIN CONDUCTING THE DISTRICT'S GENERAL ELECTION.

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

WHEREAS, the Board of Supervisors of Meadow View at Twin Creeks Community Development District (hereinafter the “**Board**”) seeks to implement Section 190.006(3)(a)2.c., Florida Statutes and to instruct the Supervisor of Elections for St. Johns County, Florida (the “**Supervisor**”), to conduct the District’s General Election.

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

Section 1. The Board is currently made up of the following individuals:

Bruce Parker – 401 East Las Olas Boulevard, Suite 800, Fort Lauderdale, Florida 33301
Danielle Simpson – 475 West Town Place, Suite 114, St. Augustine, Florida 32092
Blaz Kovacic – 401 East Las Olas Boulevard, Suite 800, Fort Lauderdale, Florida 33301
Aaron Lyman – 5323 Millenia Lakes Boulevard, Suite 300, Orlando, Florida 32839
Ben Bishop, III – 7807 Baymeadows Road East, Suite 200, Jacksonville, Florida 32256

Section 2. The term of office for each member of the Board is as follows:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Inc. Expiration Date</u>
1	Bruce Parker	11/2020 - 11/2024
2	Danielle Simpson	01/2020 - 11/2022
3	Blaz Kovacic	11/2020 - 11/2024
4	Aaron Lyman	11/2018 - 11/2022
5	Ben Bishop	11/2020 - 11/2022

Section 3. Seat 2, currently held by Danielle Simpson, and Seat 5, currently held by Ben Bishop, are scheduled for the General Election in November 2022.

Section 4. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. All candidates for a seat on the Board must qualify with the Florida Department of State’s Division of Elections. A

qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote in St. Johns County, Florida. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

Section 5. Members of the Board may elect to receive \$200 per meeting for their attendance, up to a maximum of \$4,800 per year.

Section 6. The term of office for the individuals to be elected to the Board in the November 2022 General Election is four years.

Section 7. The new Board members shall assume office on the second Tuesday following their election.

Section 8. The District hereby instructs the Supervisor to conduct the District's General Election. The District understands that it will be responsible to pay for its proportionate share of the general election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

PASSED AND ADOPTED THIS 17th day of March, 2022.

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

CHAIRPERSON/VICE CHAIRPERSON

ATTEST:

SECRETARY/ASSISTANT SECRETARY

SEVENTH ORDER OF BUSINESS

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

AMENITIES RULES & POLICIES

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

Deleted: Richard McGeeveran, Amenity Center Manager

Deleted: E-mail: beaconmanager@rmsnf.com

Adopted April 18, 2019

(as amended [February](#), 2022)

Deleted: November __, 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.

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.

Deleted: “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.⁴

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.

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.**

Deleted: 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.

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. Patron will be financially responsible for damages resulting from unreported loss or theft of the access card.

GATE KEY FOBS AND WINDOW STICKERS

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

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

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

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

COMMUNITY PROGRAMMING

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

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programs and events by picking up the monthly program calendars, reviewing the community bulletin board, or by contacting the Amenity Manager at the clubhouse:

Amenity Manager
The [Lake House](#) at Beacon Lake
850 Beacon Lake Parkway
St. Augustine, Florida 32095

Deleted: Clubhouse

Commented [AL1]: Is the address the same?

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

Registration. Most programs will require advanced registration or an RSVP to allow the staff to plan effectively. To avoid the unnecessary cancellation of a program, register by the posted deadline. Late registrations may be accepted on a case-by-case basis. Due to the nature of some programs and the availability of space, late registration may not always be feasible. Some programs will have maximum registration limitations. In the event a program is full, a waiting list will be created. If there are cancellations in the program, the Patrons on the waiting list will be contacted. This waiting list will also be used to determine if an additional program can be offered.

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

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

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

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

GENERAL PROVISIONS

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

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

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

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

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

1. **Registration, Access Cards and Key Fobs.** All Patrons must have their assigned Access Card or Key Fob upon entering the clubhouse. Cards are only to be used by the Patron to whom they are issued. Patrons must present their Access Cards or Key Fob upon request by the Amenity Manager.
2. **Guests.** Guests must be accompanied by a Patron while using the Amenities, unless the Guest has purchased a Guest Access Card.
3. **Minors.** Adult Patrons are responsible for all minor Patrons from their household or visiting the Amenities as Guests of the Patron, and, to better protect the health, welfare and safety of such minors, a parent/guardian (guardian 18 years of age or older) must accompany all such minors who are under the age of 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.

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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

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

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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.

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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.

LAKESIDE FIRE PIT

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

The following policies apply to the Lakeside Park Fire Pit:

1. Use of the Fire Pit is at the Patron's own risk and on a first come, first serve basis, unless reserved.
2. Obey Florida open fire burning rules.
3. Patrons and Guests must be eighteen (18) years of age and older to use the fire pit or be in the Fire Pit area.
4. Operating Hours. The fire pit may only be used during designated hours.
5. Furniture shall not be removed from the Fire Pit.

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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.

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SPORTS PARK

The following policies apply to the sports park facility:

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

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14. **Sports Instructions.** Except as expressly authorized by the District, instructions for fees, or solicitation of sports instruction for fees, is prohibited.

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15. **Clean-Up.** Patrons and Guests must clean up after themselves and dispose of trash in the appropriate receptacles.

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PICKLE BALL COURT

The following policies apply to the pickleball courts:

1. **First Come Basis.** Courts are available for use by Patrons and Guests only on a first come first serve basis, unless reserved. When other players are waiting pickleball court use should be limited to 1 hour.

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2. **Attire.** All players shall be dressed in appropriate attire, which includes: shirts, tennis shoes, shorts or warm up suits. These items must be worn at all times. Hard and/or black soled shoes are restricted from the pickleball courts.

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3. **Use.** Pickleball courts are for pickleball only.

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4. **Pets.** Pets, except for service animals, are not permitted on the pickleball courts at any time.

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5. **Food and Drinks.** Food and gum are not permitted on the courts. Drinks must be in a non-breakable spill-proof container.

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6. **Glass Containers.** The pickleball courts are open from 6 a.m. to 10 p.m. or as otherwise posted. No one is permitted on the pickleball courts at any other time unless a specific event is scheduled.

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7. **Operating Hours.** The pickleball courts are open from 6 a.m. to 10 p.m. or as otherwise posted. No one is permitted on the pickleball courts at any other time unless a specific event is scheduled.

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8. **Skateboards Etc.** No bicycles, scooters, roller skates, roller blades or skateboards, hover boards or similar items are permitted on the pickleball courts.

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9. **Furniture.** No furniture, other than benches already provided, will be allowed on the playing surfaces.

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10. **Equipment.** Patrons are responsible for bringing their own equipment.

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11. **Pickleball Instruction.** Except as expressly authorized by the District, pickleball instruction for fees, or solicitation of tennis instruction for fees, is prohibited.

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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. The rental of the Amenities is subject to availability, and rentals may be denied in the sole discretion of the District and to account for usage and other issues.
3. ***Payment & Registration.*** At the time the reservation is made, a check or money order (no cash) for the rental fee and a separate check for the security & cleaning deposit (both payable to the District) must be delivered to the **Facility Manager** along with completed paperwork and insurances, if necessary. Each Patron renting the Amenities must sign and execute a Rental Agreement acceptable to the District, must schedule a time to complete a rental check list with Facility Manager one week in advance. Regardless of whether the Rental Agreement is executed, the Patron is bound by the Rental Agreement, which is incorporated herein by this reference.
4. ***Rates and Deposits.*** The rental rates and deposits for use of the Amenities are as set forth in the District's rules. The deposit will secure the rental time, location and date. To receive the full refund of the deposit within 10 days after the party, the renter must:
 - i. Remove all garbage, place in dumpster and replace garbage liners;
 - ii. Take down all decorations or event displays; and
 - iii. Otherwise clean the rented Amenities and restore them to their pre-rented condition, and to the satisfaction of the District.

The District may retain all or part of any deposit if the District determines, in its sole discretion, that it is necessary to repair any damages (including any clean-up costs) arising from the rental.
5. ***Computation of Rental Time.*** The rental time period is inclusive of set-up and clean-up time.
6. ***Duration of Rentals.*** 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 St. Johns, County noise ordinances, or unreasonably interfere with residents' enjoyment of their homes and staff offices
10. ***Insurance.*** Additional liability insurance coverage may be required for all events that are approved to serve alcoholic beverages, or for other events that the District determines in its sole discretion should require additional liability insurance. The District, its staff and consultants are to be named on these policies as an additional insured party.
11. ***Cancellation.*** If the renter wishes to cancel a reservation, the cancellation must be communicated to the Facility Manager no later than two weeks prior to the scheduled event to receive 100% of the rental fee and deposit. If the event is

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cancelled less than 3 days prior to the event 0% of the security deposit and 100% of the rental fee will be returned, unless is cancelled due to inclement weather.

PROPERTY DAMAGE

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

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

USE AT OWN RISK; INDEMNIFICATION

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

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

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

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

SOVEREIGN IMMUNITY

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

SEVERABILITY

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

AMENDMENTS / WAIVERS

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

ATTACHMENT A: Consent and Waiver Agreement

ATTACHMENT A
Consent and Waiver Agreement

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

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

Participant Name: _____

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

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

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

Address: _____

Phone Number (home): _____

Phone Number (alternate): _____

Emergency Contact & Phone Number: _____

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

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

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

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

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

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

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

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

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

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

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5. **Miscellaneous Fees.**

Item	Fee
Replacement of Damaged, Lost, or Stolen Access Card <u>or</u> <u>Key Fob and Window Sticker Replacement</u>	\$25.00

Deleted: Weekly guest access card (intended for out of town visitors)¶

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\$25.00

Insufficient Funds Fee (for submitting an insufficient funds check)	\$35.00
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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

EIGHTH ORDER OF BUSINESS

Future Horizons, Inc.

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

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

QUOTATION

Quote Number: 2656
Quote Date: Feb 28, 2022
Page: 1

Quoted To:

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

Customer ID	Good Thru	Payment Terms	Sales Rep
Beacon02	3/30/22	Net 30 Days	Kenney01

Quantity	Item	Description	Unit Price	Amount
2.00	Kasco 5.1 JF	5 hp Decorative Fountain with 7 patterns, 250' of underwater cable and a C-95 control panel	7,664.77	15,329.54
2.00	Kasco LED6C11	Six Fixture Light Kit with industrial grade composite plastic material by Kasco Marine and 250' of underwater cable	1,529.15	3,058.30
2.00	820214K	Mahogany Premium Nozzle 5hp	295.00	590.00
1.00	Aerator Service	Labor and materials for removal of old fountain equipment and installation of new fountains and lights Replacement of the existing Vertex fountains at the entrance of Beacon Lakes. The existing fountains are non repairable fountains when there is a failure in the motor or pump it must be replaced and at this point one of the two fountains has had a motor failure Five Year Warranty on Fountain Two Year Warranty on Lights	1,300.00	1,300.00
			Subtotal	20,277.84
			Sales Tax	
			Freight	
			TOTAL	20,277.84

NINTH ORDER OF BUSINESS

**AGREEMENT REGARDING THE USE OF THE AMENITY FACILITIES AT
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT**

THIS AGREEMENT ("Agreement") is made and entered into 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, and whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("**District**"); and

EZ EATZ BY YAYA LLC, a Florida limited liability company, whose mailing address is 4229 Victoria Lakes Drive West, Jacksonville, Florida 32226 ("**Contractor**" and, together with the District, "**Parties**," or individually, "**Party**").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

WHEREAS, the District owns, operates and maintains various recreation facilities, which facilities are within the boundaries of the District (the "**Amenity Facilities**"); and

WHEREAS, the Contractor desires to make use of the Amenity Facilities for the purpose of providing certain food and beverage services for the benefit of the Amenity Facility patrons; and

WHEREAS, the District is willing to allow the Contractor to make use of the Amenity Facilities provided that such use does not impede the District's operation of the Amenity Facilities as a public improvement; and

WHEREAS, the District has determined that providing the Contractor with the ability to use the Amenity Facilities is a benefit to the District, is a proper public purpose, and makes appropriate use of the District's public facilities; and

WHEREAS, the District and the 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 mutual covenants contained in this Agreement, it is agreed that the Contractor is hereby retained, authorized, and instructed by the District to perform in accordance with the following covenants and conditions, which both the District and the Contractor have agreed upon:

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

2. SCOPE OF SERVICES. The Contractor may use that portion of the Amenity Facilities known as Charlie's Grille to provide the Recreation Services set forth in **Exhibit A** in accordance with industry standards, and in a manner and at times reasonably acceptable to the District. Contractor's total days of use of the Amenity Facilities for purposes of this Agreement shall not exceed fifty (50) days per year.

Contractor agrees that its use of the Amenity Facilities will be in conjunction with the use of the Amenity Facilities by other members of the public, and the Contractor's use shall not interfere with the operation of the Amenity Facilities as a public improvement. Contractor further agrees that all use of the Amenity Facilities shall be subject to the policies and regulations of the District, and the District shall have the right to take such actions as are necessary to preserve the health, safety, and welfare of its residents, landowners, lands and facilities. Contractor understands and agrees that it will only provide the Recreation Services to patrons of the Amenity Facilities, as that term is defined in the Amenity Facility Policies, unless the District's Board of Supervisors consents to the inclusion of non-patrons. To the extent Exhibit A and this Agreement conflict, this Agreement shall control.

3. MANNER OF CONTRACTOR'S PERFORMANCE. Contractor shall maintain the Amenity Facilities in a clean, neat, and sanitary condition in accordance with all applicable laws, rules, ordinances, and covenants. Contractor agrees to use all due care to protect the property of the District, its residents and landowners from damage, and to require any individuals providing or consuming the Food and Beverage Services to do the same. Contractor agrees it shall assume responsibility for any and all damage to the Amenity Facilities or lands as a result of Contractor's use under this Agreement and other damage, other than ordinary wear and tear, which may be attributable to an act or omission by the Contractor or its agent. In the event that any damage to the Amenity Facilities or lands occurs, the District shall notify the Contractor of such damage. Contractor agrees that the District may make whatever arrangements necessary, in its sole discretion, to promptly make any such repairs as are necessary to preserve the health, safety, and welfare of the District's lands, facilities, residents and landowners. Contractor agrees to reimburse the District for any such repairs within thirty (30) days of receipt of an invoice from the District reflecting the cost of the repairs made under this section.

4. EFFECTIVE DATE. This Agreement shall be binding and effective as of the date that the Agreement is signed by the last of the Parties hereto, and shall remain in effect as set forth in Section 5 herein, unless terminated in accordance with the provisions of this Agreement.

5. DURATION OF AGREEMENT. Work under this Agreement shall begin May 28, 2022, and shall continue through September 5, 2022, unless terminated earlier pursuant to the terms of this Agreement. Parties may at their option renew this Agreement for a one (1) year term in a separate writing, subject to the Parties' agreement on the terms of such renewal.

6. INSURANCE. The Contractor shall maintain throughout the term of this Agreement the following insurance:

- (1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.
- (2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - (i) Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.
- (3) Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.
- (4) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing

coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

With the exception of the Worker's Compensation insurance, the District, its staff, consultants and supervisors shall be named as additional insureds. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation 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.

7. INDEMNIFICATION. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, staff, 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 Recreation 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.

Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, 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, expenses, damages, penalties, fines, or judgments against the District.

8. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State and Federal laws, rules, regulations, ordinances, permits, licenses, or other requirements or approvals. Further, Contractor shall 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 act or omission of the Contractor or any of its agents, servants, employees, or material men, or appliances, or any other requirements applicable to provision of services. Additionally, Contractor shall promptly comply

with any requirement of such governmental entity after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation.

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 for breach of this Agreement, 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 may terminate this Agreement immediately with cause by providing written notice of termination to Contractor, or without cause by providing ten (10) days written notice to Contractor. Any termination by the District shall not result in liability to the District for consequential damages, lost profits, or any other damages or liability. The Contractor may terminate this Agreement upon fourteen (14) days' notice to the District.

13. PERMITS AND LICENSES. All permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

14. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other, which approval shall not be unreasonably withheld. Any purported assignment of this Agreement without such prior written approval shall be void.

15. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent Contractor. Neither the Contractor nor employees of the 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 the 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 the 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. AGREEMENT. This instrument, together with its attachments which are hereby incorporated herein, shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement. To the extent of any inconsistency / conflict between this document, and the exhibits attached hereto, this document and the exhibits shall be read in harmony to fulfill the intent of this Agreement, provided however that in the event of an irreconcilable inconsistency / conflict, this document shall control.

18. ENFORCEMENT OF AGREEMENT. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for trial, mediation, or appellate proceedings.

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 the Contractor.

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

21. NOTICES. Any notice, demand, request or communication required or permitted hereunder ("**Notice**") shall be in writing and sent by hand delivery, United States certified mail, or by recognized overnight delivery service, addressed as follows:

If to the District: Meadow View at Twin Creeks Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: District Manager

With a copy to: KE Law Group, PLLC
2016 Delta Boulevard, Suite 101
Tallahassee, Florida 32303
Attn: Jere Earlywine

If to Contractor: EZ Eatz by Yaya LLC
4229 Victoria Lakes Drive West
Jacksonville, Florida 32226
Attn: Erin Zrikem

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 Contractor may deliver Notice on behalf of the District and the 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 the 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 the 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 the Contractor and their respective representatives, successors, and assigns.

23. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any legal actions regarding this Agreement shall be St. Johns County, Florida.

24. PUBLIC RECORDS. The 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 James Oliver ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the 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 the 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 the Contractor, the 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 CUSTODIAN OF PUBLIC RECORDS AT 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092, (904) 940-5850, JOLIVER@GMSNF.COM.

25. 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*. If the Contractor anticipates entering into agreements with a subcontractor

for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity. 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.

26. FOREIGN INFLUENCE. Contractor understands that under Section 286.101, *Florida Statutes*, that Contractor must disclose any current or prior interest, any contact with, or any grant or gift from a foreign country of concern as that term is defined within the above referenced statute.

27. 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.

28. ARM' S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Contractor as an arm' s length transaction. The District and the 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.

29. 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.

(SIGNATURES ON NEXT PAGE)

IN WITNESS WHEREOF, the Parties execute this Agreement as set forth below.

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

By: _____
Its: _____
Date: _____

EZ EATZ BY YAYA LLC

By: _____
Its: _____
Date: _____

Exhibit A: Service Specifications and Charges

Exhibit A
Service Specifications and Charges

Contractor will staff that portion of the Amenity Facilities known as Charlie's Grille on Saturdays and Sundays from Memorial Day through Labor Day from 12:00 p.m. (EST) until 3:00 p.m. (EST) and utilize the approved menu included in this Exhibit A.



EZ Bitez

Pretzel	7
Corn Dog Bitez	7
Hummus & Pita	7

Hand Heldz

Burger	10
Hot Dog	5
Fried Chicken Wrap	10
Falafel Wrap	10

Platez

Chicken Kabobs	15
Grilled Salmon	17
Ceasar Salad	10
+add chicken + 5	
+add salmon +7	

Sidez

Fries	4
Side Salad	4
Saffron Rice	4

Dessert

Ice Cream	5
-----------	---

Snackz

Chips	TBD
Candy	TBD

Drinkz

Water	2
Soda	2
Lemonade	3

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
CHEF DEMONSTRATION LICENSE AGREEMENT

Date(s) of Event: _____

Name of Vendor: _____

Vendor Address: _____

Vendor Contact: _____

Vendor Telephone Number: _____

Vendor Email: _____

TERMS AND CONDITIONS OF LICENSE

The Meadow View at Twin Creeks Community Development District ("District") hereby grants a license to Vendor to use the kitchen, demonstration kitchen and social room areas located in the District's Amenity Facilities, as designated and identified by the District, for the District's event on the date(s) referenced above and to participate in the District's event on the date(s) referenced above ("License"). The License, and specifically Vendor's participation in the events and use of District property, may be suspended or revoked at any time, with or without cause, at the sole discretion of the District. In the event of such suspension or revocation, written notice of the suspension or revocation shall be provided, which shall be effective immediately upon receipt of such notice by the Vendor. Upon such suspension or revocation, Vendor shall immediately cease any activities that encourage, promote or otherwise may reasonably be foreseen to result in increased usage of the District's lands or facilities by the Vendor's patrons.

Vendor shall use all due care to protect the property of the District, the District's Patrons (as that term is defined in the Policies Regarding District Amenity Facilities) and landowners from damage, and to require any users of its products or services to do the same. Vendor agrees that Vendor shall assume responsibility for any and all damage to the District's facilities or lands as a result of the Vendor's activities in connection with this License Agreement and other damage which may be attributable to an act or omission by Vendor, its patrons or agents. **Vendor is responsible for its own displays and proper disposal of any trash or waste generated by Vendor or its patrons.**

In consideration of the District's agreement to permit Vendor's use of District property, Vendor agrees to defend, indemnify and hold harmless the District, its supervisors, officers, employees, consultants and agents, from any and all liability, claims, actions, suits, or demands by any person, corporation, or other entity for injuries, death or property damage of any nature arising out of, or in connection with, the use of the District's facilities and lands by Vendor, their patrons and their officers, agents, employees and guests, including litigation with respect thereto; provided, however, that nothing in this License Agreement shall be construed as a waiver of the District's sovereign immunity or limits of liability beyond any statutorily limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or any other statute.

Vendor is responsible for obtaining necessary and appropriate licenses, certifications and insurance required by the State of Florida and St. Johns County. **Vendor hereby acknowledges that it has all required permits and licenses.**

Vendor understands and agrees that all documents of any kind provided to the District in connection with this License Agreement may be public records, and, accordingly, Vendor agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited to, section 119.0701, *Florida Statutes*. Vendor acknowledges that the designated public records custodian for the District is James Oliver ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Vendor 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 Vendor 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 Vendor'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 Vendor, Vendor 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 VENDOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO VENDOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092, (904) 940-5850, JOLIVER@GMSNF.COM.

This License Agreement and the provisions contained in this License Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be St. Johns County, Florida.

The License shall be for the sole use by Vendor and shall not be assigned or transferred without the prior written consent of the District in its sole discretion. A transfer or assignment of all or any part of the License Agreement without such prior written consent shall be void.

Vendor Signature

Date

District Representative

Date

ELEVENTH ORDER OF BUSINESS

B.

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

REQUISITION SUMMARY

2021 Phase 3

2020 Phase 4

Thursday, March 17, 2022

2021 Phase 3	<u>TO BE RATIFIED</u>		
2/3/2022	21	West Orange Nurseries, Inc.	Miscellaneous Landscape Services (Invoices 65025, 65026, 8776334) \$ 130,693.21
2/18/2022	22	ETM	Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 201323 (Jan 2022) \$ 318.69
2/18/2022	23	ETM	Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 201369 (Jan 2022) \$ 1,225.00
2/18/2022	24	J2W Services, LLC	Beacon Lake Phase 1 - Repair damaged curb - Invoice 1041 \$ 130,280.81
			TOTAL 2021 Phase 3 REQUISITIONS TO BE RATIFIED \$262,517.71
2021 Phase 3	<u>TO BE APPROVED</u>		
3/17/2022	25	ETM	Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 201758 (Feb 2022) \$ 540.00
3/17/2022	26	ETM	Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 201760 (Feb 2022) \$ 111.75
3/17/2022	27	Basham Lucas	Lakeside Park at Beacon Lake - Invoice 88814 \$ 518.75
			TOTAL 2021 REQUISITIONS TO BE APPROVED \$1,170.50
2021 Phase 4	<u>TO BE RATIFIED</u>		
2/18/2022	1	Clary & Associates, Inc.	Beacon Lake Unit 4A - Replat portion of Creekside 1C - Invoice 2021-1112 \$ 2,800.00
2/18/2022	2	Core and Main	Utilities Direct Purchase (February 2022) \$ 1,025,610.46
2/18/2022	3	Core and Main	Storm Direct Purchase (January and February 2022) \$ 91,282.40
			TOTAL 2021 Phase 4 REQUISITIONS TO BE RATIFIED \$1,119,692.86
2021 Phase 4	<u>TO BE APPROVED</u>		
3/17/2022	4	W. Gardner, LLC	Beacon Lake Phase 4-Application for Payment No. 1 (Feb 2022) \$ 312,118.75
			TOTAL 2021 Phase 4 REQUISITIONS TO BE APPROVED \$312,118.75
			TOTAL REQUISITIONS TO BE APPROVED March 17, 2022 \$1,695,499.82

E.

3/17/2022

Meadow View at Twin Creeks

Community Development District

Field Operations & Amenity Management Report



Jerry Lambert

FIELD OPERATIONS MANAGER
RIVERSIDE MANAGEMENT SERVICES, INC.

Meadow View at Twin Creeks
Community Development District

Field Operations & Amenity Management Report
March 17, 2022

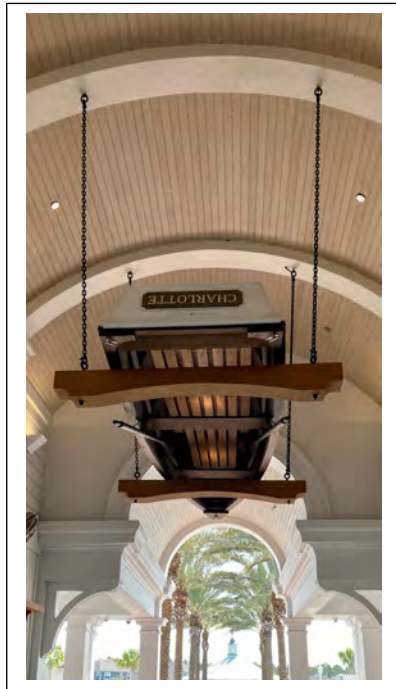
To: Board of Supervisors

From: Denise Powers
Amenity Manager

Jerry Lambert
Field Operations Manager

RE: Beacon Lake Field Operations & Amenity Management Report – March 17, 2022

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



Events

- Food truck schedules have been planned through April 2022.
 - We have 3 food trucks at Food Truck Alley every Friday night from 5-8pm
- Dance Classes are every Thursday held by The Dancehouse & Co for children ages 2-9.
 - The classes include Ballet, Creative Movement and Jazz.
- Pilates Yoga Fusion classes are offered every Tuesday morning and Wednesday evening by a certified fitness instructor.
- Beacon Lake Bunco Babes has been a hit. The ladies are really enjoying this.
 - Each month we have a few more residents partake.
 - This event takes place on the 2nd Tuesday of the month in the Social Hall.
- Beacon Lake Bingo starts back in February.
 - Bingo will take place on the first Thursday each month throughout the year.
- Mexican Train Dominoes takes place in the Social Hall on the last Wednesday of every month.
- Spring Break:
 - Friday 3/11 - Movie night with Food Trucks
 - Friday 3/18 - Games/Bounce Houses in the field with Food Trucks
- The Spring Fling is planned for Sunday, April 3rd from 1pm-4pm
 - Food Trucks
 - Music
 - Games
 - Petting Zoo/Pony Rides
 - Photo Booth
 - Face Painting
- Trivia Night is being planned for May, July and September
- Monthly Family “Movies Under the Stars” are scheduled to start back in April
- Chef Demos start back in March.
 - March 15th hosting a cake decorating class
 - Meeting with two new Chefs to discuss options for April and May
 - Working to host 4-5 demos through the end of the fiscal year
 - Based upon budget Chef Demos will be planned monthly or bi-monthly for Fiscal Year 2023

Beacon Lake News - March Edition

News, Events and Programs

Looking for more information about Beacon Lake?

Join Beacon Lake's Community Dashboard & Calendar for all the up to date information on your community

[View More](#)



Mardi Gras - March 1st

ROUX Food Truck
Tuesday, March 1st 5pm-8pm
Food Truck Alley

Come enjoy great food with your neighbors!

[ROUX Facebook Page](#)



Bingo - March 3

Join in on the fun!
Bingo in the Social Hall on Thursday,
March 3rd from 7:00-9:00pm

[Click Here to RSVP](#)

Bunco - March 8

Join us in the Social Hall from 7:00-9:00pm for Bunco. For those who are not sure how to play, you are more than welcome to join. We have a lot of fun teaching each other and socializing.

[Click Here to RSVP](#)



Dominoes - March 23

Join us in the Social Hall from 7:00-9:00pm for a few rounds of Double Fifteen Dominoes. Don't be shy, we are happy to teach our newcomers.

[Click Here to RSVP](#)

Yoga/Pilates Fusion

Always wanted to try Pilates but wasn't sure what everyone was raving about? Been a while since you've been on a yoga mat? It's Yoga/Pilates Fusion and I promise you can do both!

Bring a mat and a water bottle and let's have some fun.

Tuesdays: 9:30am-Lake House
Wednesdays: 6:00pm-Lake House

The logo for 'DEBBYC FITNESS' features the name in a bold, sans-serif font with a green and yellow swoosh above the word 'FITNESS'.

DEBBYC FITNESS

[Click Here to RSVP](#)



Dance

The Dancehouse at Beacon Lake

Age 2-4: 10:15am-11:00am

Age 2-4: 3:15pm-4:00pm

Age 5+ Ballet: 4:00pm-4:45pm

info@thedancehouseco.com

904-429-8217

[Click Here to Register](#)

The King's Chair Mobile Barbershop

Food Truck Alley 10am-6pm
Tuesday, March 8 & 22

*Haircuts, shaves, beard trims,
shampoos services and more!*

Book through link or call
904.466.6491.
Walk-ins are also accepted.

[Click Here to Book Your
Appointment](#)



READY, SET...
SPRING BREAK!

Spring Break March 11-March 20

Lifeguards on Duty Saturday, March 12 - Sunday, March 20 11am-6pm
Slides Open March 12

(*Slides are only open when lifeguards are on duty*)

Pool Hours: Open 30 minutes after sunrise, Close 30 minutes prior to sunset

[Pool Hours](#)

BEACON LAKE

Spring Break Upcoming Events

11
March

Food Trucks & Movie Night

FOOD TRUCKS AT FOOD TRUCK ALLEY 5PM-8PM

THE FRIED EGG

ENTER THE DRAGON ROLL

OJS SNOW CONES

BOSTOM BUTCHER

MOVIE NIGHT AT THE EVENT LAWN - 7PM-8:30PM

ENCANTO

SLIDES OPEN

-SLIDES OPEN SAT 3/12-SUN 3/20 11AM-6PM DAILY

SLIDE IS ONLY OPEN WHEN LIFEGUARDS ARE ON DUTY

-LIFEGUARDS WILL BE ON DUTY

SAT 3/12-SUN 3/20 11AM-6PM DAILY

-POOL HOURS: OPEN 30 MINUTES AFTER SUNRISE, CLOSE
30 MINUTES PRIOR TO SUNSET

12
March

18
March

FUN ON THE FIELD AND FOOD TRUCKS

4PM-7PM: GAMES AND BOUNCE HOUSES AT THE EVENT
FIELD

5PM-8PM: FOOD TRUCKS AT FOOD TRUCK ALLEY:

WOK ON WHEELS

WHAT'S SMOKIN

RAD RINGOS



Food Truck Friday

Every Friday

5:00pm-8:00pm

Food Truck Alley

March Lineup

**Click Here For Your Beacon Lake - Community Contact
Information**

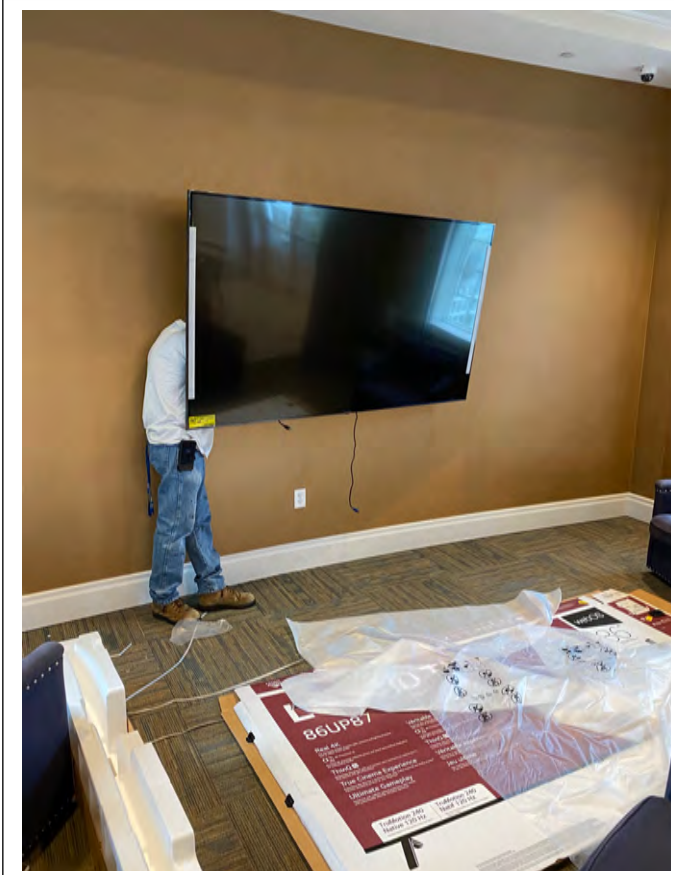
Weekly Maintenance

Below is a list of maintenance responsibilities that are completed weekly:

- Debris is removed throughout the community including the lake banks, roadways, tennis courts, soccer field, all playgrounds, all pocket parks, pool area, sports complex and parking lot
- All trash receptacles are emptied and bags replaced
- All dog pot waste receptacles are emptied and restocked
- All pool furniture on the pool deck is straightened and organized
- Lighting inspections are conducted and bulbs are replaced
- Minor repairs to signage, paint, fencing, handrails, etc. are handled

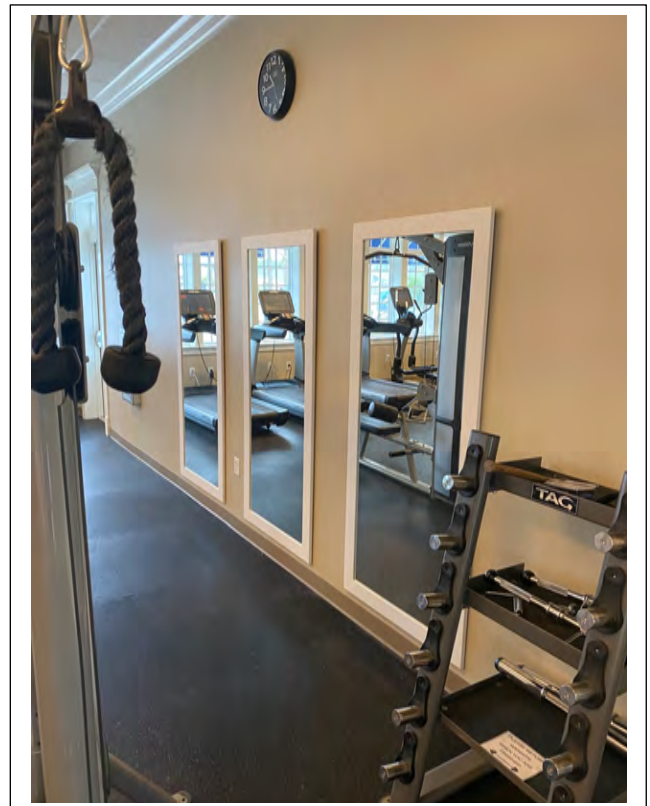
Additional maintenance tasks and projects are conducted on an as needed basis. Examples of these projects are detailed on the following pages.

Completed Projects



- A new 86-inch TV was installed in the Social Hall after the original TV screen was shattered

- 3 additional mirrors were installed in the gym

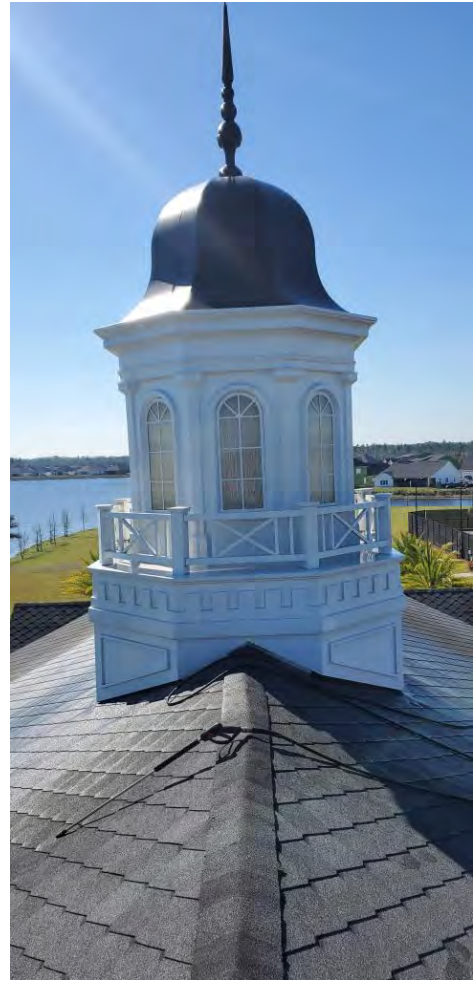


Completed Projects



- Additional pool signage was purchased and installed on the pool deck
- The Health Department has updated pool signage requirements as of January 1, 2022 to require “Pool Maximum Depth: ___ Feet” in 2-in letters
- “No Diving” must also be in 4-in letters

Completed Projects



- The entire outside of Lake House was pressure washed in March
- This includes pressure washing of all outside windows, roof, roof structure, and pavers in front and back of Lake House
- Gutters on Lake House were also cleaned out and pressure washed at this time

Completed Projects



- Pruning of all Palm Trees on the pool deck has been completed by Yellowstone Landscape



Conclusion

For any questions or comments regarding the above information please contact Jerry Lambert, Field Operations Manager, at Jlambert@rmsnf.com and Denise Power, Amenity Manager, at beaconmanager@rmsnf.com .

Respectfully,

Jerry Lambert
Denise Powers



TWELFTH ORDER OF BUSINESS

A.

Meadow View at Twin Creeks
Community Development District
Unaudited Financial Statements
as of
February 28, 2022

Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

February 28, 2022

	General	Debt Service	Capital Project	Totals
Assets:				
Cash	\$106,216	---	---	\$106,216
Investments:				
Custody - US Bank	\$370,842	---	---	\$370,842
Series 2016 A1				
Reserve	---	\$133,756	---	\$133,756
Revenue	---	\$403,552	---	\$403,552
Series 2016 A2				
Revenue	---	\$28,984	---	\$28,984
Prepayment	---	\$204	---	\$204
Construction	---	---	\$356	\$356
Series 2018 A1				
Reserve	---	\$184,341	---	\$184,341
Revenue	---	\$537,267	---	\$537,267
Construction	---	---	\$413	\$413
Series 2018 A2				
Reserve	---	\$27,990	---	\$27,990
Revenue	---	\$70,183	---	\$70,183
Prepayment	---	\$517,452	---	\$517,452
Series 2019 A1				
Reserve	---	\$77,583	---	\$77,583
Interest	---	---	---	\$0
Revenue	---	\$227,554	---	\$227,554
Construction	---	---	\$5,599	\$5,599
Series 2020 A1				
Reserve	---	\$34,350	---	\$34,350
Revenue	---	\$98,071	---	\$98,071
Interest	---	\$6	---	\$6
Prepayment	---	\$895	---	\$895
Construction	---	---	\$14,006	\$14,006
Series 2020 A2				
Reserve	---	\$20,546	---	\$20,546
Revenue	---	\$38,221	---	\$38,221
Interest	---	\$25,810	---	\$25,810
Prepayment	---	\$547,957	---	\$547,957
Series 2020 A3				
Reserve	---	\$28,270	---	\$28,270
Revenue	---	\$41,322	---	\$41,322
Interest	---	\$75,335	---	\$75,335
Prepayment	---	\$964,520	---	\$964,520
Construction	---	---	\$6	\$6
Series 2021-PH3B				
Reserve	---	\$140,243	---	\$140,243
Interest	---	\$170,935	---	\$170,935
Construction	---	---	\$1	\$1
COI	---	---	\$17,319	\$17,319
Series 2021-PH4				
Reserve	---	\$211,869	---	\$211,869
Interest	---	\$262,613	---	\$262,613
Construction	---	---	\$5,827,161	\$5,827,161
COI	---	---	\$177,958	\$177,958
Electric Deposits	\$3,360	---	---	\$3,360
Total Assets	\$480,418	\$4,869,829	\$6,042,820	\$11,393,067
Liabilities:				
Accounts Payable	\$24,156	---	---	\$24,156
Accrued Expenses	\$275	---	---	\$275
Fund Balances:				
Nonspendable	\$3,360	\$0	\$0	\$3,360
Restricted for Capital Projects	---	---	\$6,042,820	\$6,042,820
Restricted for Debt Service	---	\$4,869,829	---	\$4,869,829
Restricted for Fence Agreement	\$7,200	---	---	\$7,200
Unassigned	\$445,427	---	---	\$445,427
Total Liabilities & Fund Equity	\$480,418	\$4,869,829	\$6,042,820	\$11,393,067

Meadow View at Twin Creeks

Community Development District

GENERAL FUND

Statement of Revenues & Expenditures

For the Period ending February 28, 2022

Adopted Budget	Prorated Thru 02/28/22	Actual Thru 02/28/22	Variance
-------------------	---------------------------	-------------------------	----------

REVENUES:

Developer Contributions	\$850,983	\$45,791	\$45,791	\$0
Assessments - Tax Roll	\$639,572	\$554,871	\$554,871	\$0
Assessments - Direct	\$61,220	\$12,269	\$12,269	\$0
Interest/Miscellaneous Income	\$0	\$0	\$3	\$3
Restricted - Easement Fence Fund	\$0	\$0	\$7,200	\$7,200
Facility Revenue	\$10,000	\$4,167	\$5,712	\$1,545
Transfer In - Closeout of 2016B	\$0	\$0	\$493	\$493

TOTAL REVENUES

\$1,561,775	\$617,097	\$626,338	\$9,241
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EXPENDITURES:

ADMINISTRATIVE:

Engineering	\$20,000	\$8,333	\$6,360	\$1,973
Attorney Fees	\$30,000	\$10,000	\$11,140	(\$1,140)
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	\$8,333	\$8,183	\$150
Trustee Fees	\$21,000	\$3,654	\$3,654	\$0
Management Fees	\$49,613	\$20,672	\$20,672	\$0
Information Technology	\$1,400	\$583	\$583	\$0
Website Compliance	\$1,000	\$417	\$417	\$0
Telephone	\$500	\$208	\$323	(\$114)
Postage	\$800	\$333	\$470	(\$137)
Insurance	\$7,796	\$7,796	\$7,335	\$461
Printing and Binding	\$4,000	\$1,667	\$1,046	\$621
Legal Advertising	\$3,000	\$1,250	\$283	\$967
Other Current Charges	\$1,600	\$667	\$241	\$426
Office Supplies	\$300	\$125	\$43	\$82
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0

ADMINISTRATIVE EXPENDITURES

\$181,084	\$75,414	\$72,125	\$3,289
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AMENITY CENTER:

Utilities				
Telephone/Cable/Internet	\$10,752	\$4,480	\$4,615	(\$135)
Electric	\$38,000	\$15,833	\$15,755	\$79
Water/Irrigation	\$20,000	\$8,333	\$5,184	\$3,149
Gas	\$1,500	\$625	\$673	(\$48)
Trash Removal	\$3,528	\$1,470	\$1,893	(\$423)
Security				
Security Monitoring	\$17,675	\$7,365	\$555	\$6,810
Gate Monitoring	\$0	\$0	\$5,476	(\$5,476)
Access Cards	\$3,000	\$2,009	\$2,009	\$0
Contracted Security	\$20,000	\$8,333	\$0	\$8,333
Management Contracts				
Facility Management	\$125,000	\$52,083	\$26,523	\$25,561
Pool Attendants	\$51,750	\$0	\$0	\$0
Canoe Launch Attendant	\$31,050	\$12,938	\$0	\$12,938
Snack Bar Attendant	\$17,940	\$7,475	\$0	\$7,475
Field Mgmt / Admin	\$25,000	\$10,417	\$16,667	(\$6,250)
Pool Maintenance	\$20,000	\$8,333	\$7,201	\$1,132
Pool Chemicals	\$15,000	\$6,250	\$1,890	\$4,360

Meadow View at Twin Creeks

Community Development District

GENERAL FUND

Statement of Revenues & Expenditures

For the Period ending February 28, 2022

	Adopted Budget	Prorated Thru 02/28/22	Actual Thru 02/28/22	Variance
AMENITY CENTER CONTINUED				
Janitorial	\$20,000	\$8,333	\$7,477	\$856
Facility Maintenance	\$30,000	\$12,500	\$6,822	\$5,678
Private event Attendant	\$5,000	\$1,500	\$1,500	\$0
Repairs & Maintenance	\$36,000	\$15,000	\$3,698	\$11,302
Capital Projects	\$12,000	\$5,000	\$3,620	\$1,380
Snack Bar Inventory- CGS	\$1,000	\$417	\$0	\$417
Food Service License	\$610	\$254	\$150	\$104
Rental and Leases	\$27,691	\$11,538	\$11,538	\$0
Subscriptions	\$12,000	\$5,000	\$1,297	\$3,703
Pest Control	\$2,280	\$950	\$969	(\$19)
Supplies	\$2,000	\$833	\$558	\$275
Towel/Linen Service	\$2,000	\$833	\$0	\$833
Furniture, Fixtures & Equipment	\$5,000	\$3,539	\$3,539	\$0
Special Events	\$30,000	\$17,936	\$17,936	\$0
Holiday Decorations	\$9,000	\$9,000	\$10,870	(\$1,870)
Fitness Center Repairs/Supplies	\$2,000	\$833	\$772	\$62
Office Supplies	\$1,500	\$625	\$677	(\$52)
ASCAP/BMI Licenses	\$1,000	\$417	\$0	\$417
Property Insurance	\$40,183	\$40,183	\$38,456	\$1,727
Permit and License	\$575	\$0	\$0	\$0
Performance Guaranty Bonds	\$0	\$0	\$16,659	(\$16,659)
AMENITY CENTER EXPENDITURES	\$640,034	\$280,637	\$214,981	\$65,656
<u>GROUND MAINTENANCE EXPENDITURES</u>				
Hydrology Quality/Mitigation	\$6,400	\$2,667	\$0	\$2,667
Electric	\$30,000	\$12,500	\$8,474	\$4,026
Landscape Maintenance	\$532,120	\$221,717	\$221,717	\$0
Landscape Contingency	\$30,000	\$12,500	\$24,218	(\$11,718)
Lake Maintenance	\$27,000	\$11,250	\$10,101	\$1,149
Grounds Maintenance	\$12,000	\$5,000	\$4,792	\$208
Pump Repairs	\$5,000	\$3,365	\$3,365	\$0
Streetlighting	\$42,000	\$17,500	\$19,026	(\$1,526)
Streetlight Repairs	\$5,000	\$2,083	\$0	\$2,083
Irrigation Repairs	\$15,000	\$15,000	\$15,418	(\$418)
Miscellaneous	\$5,000	\$2,083	\$0	\$2,083
Contingency	\$31,136	\$12,973	\$0	\$12,973
GROUNDS MAINTENACE EXPENDITURES	\$740,656	\$318,638	\$307,111	\$11,527
TOTAL EXPENDITURES	\$1,561,774	\$674,689	\$594,217	\$80,472
EXCESS REVENUES (EXPENDITURES)	\$0		\$32,121	
FUND BALANCE - Beginning	\$0		\$423,866	
FUND BALANCE - Ending	\$0		\$455,987	

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

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Revenues:													
Developer Contributions	\$45,791	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,791
Assessments - Tax Roll	\$0	\$54,067	\$225,565	\$233,399	\$41,840	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$554,871
Assessments - Direct	\$6,134	\$0	\$6,134	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,269
Interest/Miscellaneous Income	\$0	\$0	\$0	\$1	\$2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3
Restricted - Easement Fence Fund	\$1,200	\$600	\$2,400	\$1,200	\$1,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,200
Facility Revenue	\$1,800	\$2,407	\$830	\$25	\$650	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,712
Interfund Transfer In - 2016B Closing	\$0	\$0	\$0	\$0	\$493	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$493
Total Revenues	\$54,925	\$57,074	\$234,929	\$234,624	\$44,785	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$626,338
Expenditures:													
Administrative													
Engineering	\$1,372	\$2,565	\$478	\$1,946	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,360
Attorney Fees	\$2,984	\$6,651	\$1,505	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,140
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	\$1,042	\$1,042	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,183
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	\$4,134	\$4,134	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,672
Information Technology	\$117	\$117	\$117	\$117	\$117	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$583
Website Admin	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$417
Telephone	\$183	\$25	\$65	\$25	\$25	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$323
Postage	\$70	\$53	\$232	\$27	\$87	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$470
Insurance	\$7,335	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,335
Printing and Binding	\$62	\$14	\$567	\$30	\$373	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,046
Legal Advertising	\$188	\$94	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$283
Other Current Charges	\$48	\$42	\$27	\$31	\$93	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$241
Office Supplies	\$1	\$1	\$25	\$1	\$17	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative Expenditures	\$33,340	\$14,613	\$10,766	\$7,436	\$5,970	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$72,125
Amenity Center													
Telephone	\$892	\$892	\$892	\$901	\$1,038	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,615
Electric	\$2,721	\$2,923	\$2,954	\$3,516	\$3,641	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,755
Water/Irrigation	\$627	\$756	\$1,273	\$1,246	\$1,281	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,184
Gas	\$0	\$232	\$62	\$187	\$193	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$673
Trash Removal	\$294	\$298	\$300	\$641	\$359	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,893
Security Monitoring	\$111	\$111	\$222	\$0	\$111	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$555
Gate Monitoring	\$1,033	\$1,097	\$1,090	\$1,129	\$1,129	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,476
Access Cards	\$174	\$0	\$0	\$263	\$1,573	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,009
Contracted Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Facility Management	\$5,305	\$5,305	\$5,305	\$5,305	\$5,305	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,523
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	\$3,333	\$3,333	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,667
Pool Maintenance	\$1,768	\$1,431	\$1,406	\$1,298	\$1,298	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,201
Pool Chemicals	\$960	\$750	\$0	\$0	\$180	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,890
Janitorial	\$1,401	\$1,447	\$1,999	\$1,335	\$1,295	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,477
Facility Maintenance	\$2,152	\$716	\$398	\$2,160	\$1,396	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,822

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	\$733	\$542	\$583	\$923	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,698
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	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150
Rental and Leases	\$2,308	\$2,308	\$2,308	\$2,308	\$2,308	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,538
Subscriptions	\$275	\$262	\$262	\$249	\$249	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,297
Pest Control	\$190	\$190	\$190	\$200	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$969
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	\$3,539	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,539
Special Events	\$2,016	\$5,752	\$5,745	\$2,436	\$1,987	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,936
Holiday Decorations	\$1,217	\$0	\$9,653	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,870
Fitness Center Repairs/Supplies	\$0	\$0	\$27	\$0	\$744	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$772
Office Supplies	\$147	\$154	\$0	\$15	\$361	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$677
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	\$1,969	\$6,620	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,659
Total Amenity Center Expenditures	\$70,699	\$37,478	\$38,520	\$29,072	\$39,212	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$214,981
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	\$1,819	\$1,763	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,474
Landscape Maintenance	\$44,343	\$44,343	\$44,343	\$44,343	\$44,343	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$221,717
Landscape Contingency	\$0	\$18,799	\$3,738	\$0	\$1,681	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,218
Lake Maintenance	\$2,627	\$2,167	\$1,769	\$1,769	\$1,769	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,101
Grounds Maintenance	\$910	\$1,601	\$0	\$881	\$1,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,792
Pump Repairs	\$230	\$3,135	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,365
Streetlights	\$3,727	\$3,727	\$3,727	\$3,922	\$3,922	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,026
Streetlight Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Irrigation Repairs	\$4,556	\$3,927	\$2,181	\$3,483	\$1,271	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,418
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	\$79,308	\$57,697	\$56,218	\$56,149	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$307,111
Total Expenses	\$161,779	\$131,399	\$106,982	\$92,726	\$101,332	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$594,217
Excess Revenues (Expenditures)	(\$106,853)	(\$74,324)	\$127,947	\$141,899	(\$56,547)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,121

**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 February 28, 2022

	Adopted Budget	Prorated Thru 02/28/22	Actual Thru 02/28/22	Variance
<u>REVENUES:</u>				
Special Assessments - 2016 A1	\$443,364	\$384,648	\$384,648	\$0
Interest Income	\$20	\$8	\$7	(\$1)
TOTAL REVENUES	\$443,384	\$384,656	\$384,654	(\$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)		\$222,954	
FUND BALANCE - Beginning	\$206,338		\$343,541	
FUND BALANCE - Ending	\$206,322		\$566,496	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2018 A1 and A2

Statement of Revenues & Expenditures

For the Period ending February 28, 2022

	Adopted Budget	Prorated Thru 02/28/22	Actual Thru 02/28/22	Variance
<u>REVENUES:</u>				
Assessments - A1	\$612,550	\$531,405	\$531,405	\$0
Assessments - A2	\$304,937	\$70,653	\$70,653	\$0
Prepayments - A2	\$0	\$0	\$930,122	\$930,122
Interest Income	\$50	\$21	\$31	\$10
TOTAL REVENUES	\$917,537	\$602,079	\$1,532,211	\$930,132
<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	\$6,300	(\$6,300)
Principal Expense - 2/1 (Prepayment)	\$0	\$0	\$450,000	(\$450,000)
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	\$1,709,814	(\$829,260)
<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)	(\$468,571)	(\$177,603.97)		
FUND BALANCE - Beginning	\$797,498		\$1,514,837.38	
FUND BALANCE - Ending	\$328,927		\$1,337,233.41	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2019 A1/A2

Statement of Revenues & Expenditures

For the Period ending February 28, 2022

	Adopted Budget	Prorated Thru 02/28/22	Actual Thru 02/28/22	Variance
<u>REVENUES:</u>				
Assessments - Tax Roll	\$0	\$0	\$223,271	\$223,271
Assessments - Direct 2019 A1	\$257,360	\$11,751	\$11,751	\$0
Assessments - Direct 2019 A2	\$194,530	\$0	\$0	\$0
Interest Income	\$20	\$8	\$17	\$9
Prepayments A2	\$0	\$0	\$1,851,343	\$1,851,343
TOTAL REVENUES	\$451,910	\$11,760	\$2,086,382.27	\$2,074,623
<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>2019 A2</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 - 1/1	\$0	\$0	\$21,199	(\$21,199)
Principal Expense - 1/1 (Prepayment)	\$0	\$0	\$1,935,000	(\$1,935,000)
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
	\$0			
TOTAL EXPENDITURES	\$731,350	\$178,175	\$2,586,544	(\$2,408,369)
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	(\$10)	(\$10)
TOTAL OTHER SOURCES AND USES	\$0	\$0	(\$10)	(\$10)
EXCESS REVENUES (EXPENDITURES)	(\$279,440)		(\$500,171)	
FUND BALANCE - Beginning	\$468,896		\$805,309	
FUND BALANCE - Ending	\$189,456		\$305,138	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2020 A1/A2/A3

Statement of Revenues & Expenditures

For the Period ending February 28, 2022

	Adopted Budget	Prorated Thru 02/28/22	Actual Thru 02/28/22	Variance
<u>REVENUES:</u>				
Assessments A1	\$114,494	\$98,071	\$98,071	\$0
Assessments A2	\$121,431	\$34,233	\$34,233	\$0
Assessments A3	\$180,400	\$372,181	\$372,181	\$0
Prepayments A2	\$0	\$0	\$471,347	\$471,347
Prepayments A3	\$0	\$0	\$1,220,197	\$1,220,197
Interest Income	\$50	\$21	\$24	\$4
TOTAL REVENUES	\$416,375	\$504,506	\$2,196,054	\$1,691,548
<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 - 2/1	\$0	\$0	\$2,889	(\$2,889)
Principal Expense - 2/1 (Prepayment)	\$0	\$0	\$215,000	(\$215,000)
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 - 2/1	\$0	\$0	\$4,233	(\$4,233)
Principal Expense - 2/1 (Prepayment)	\$0	\$0	\$315,000	(\$315,000)
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	\$1,588,144	(\$901,725)
<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)		\$607,909	
FUND BALANCE - Beginning	\$769,988		\$1,267,394	
FUND BALANCE - Ending	\$243,525		\$1,875,303	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2021 PH 3B

Statement of Revenues & Expenditures

For the Period ending February 28, 2022

	Proposed Budget	Prorated Thru 02/28/22	Actual Thru 02/28/22	Variance
<u>REVENUES:</u>				
Assessments	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$4	\$4
TOTAL REVENUES	\$0	\$0	\$4	\$4
<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)		\$311,178	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	(\$83,772)		\$311,178	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2021 PH 4

Statement of Revenues & Expenditures

For the Period ending February 28, 2022

	Proposed Budget	Prorated Thru 02/28/22	Actual Thru 02/28/22	Variance
<u>REVENUES:</u>				
Assessments	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$6	\$6
TOTAL REVENUES	\$0	\$0	\$6	\$6
<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	(\$3)	(\$3)
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	\$474,476	\$474,476
EXCESS REVENUES (EXPENDITURES)	(\$128,701)		\$474,482	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	(\$128,701)		\$474,482	

Meadow View at Twin Creeks

Community Development District

Capital Projects Funds

Statement of Revenues & Expenditures

For the Period ending February 28, 2022

	Series 2016 A1/A2	Series 2018	Series 2019	Series 2020	Series 2021-PH 3B	Series 2021 - PH 4
<u>REVENUES:</u>						
Interest Income	\$0	\$0	\$0	\$0	\$1	\$81
Developer Contributions	\$0	\$0	\$0	\$0	\$238,621	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0	\$238,622	\$81
<u>EXPENDITURES:</u>						
Capital Outlay	\$0	\$0	\$0	\$0	\$4,818,960	\$1,119,693
Cost of Issuance 2021 PH 3B	\$0	\$0	\$0	\$0	\$237,407	\$0
Cost of Issuance 2021 PH 4	\$0	\$0	\$0	\$0	\$0	\$120,343
Capital Outlay A1	\$0	\$0	\$0	\$0	\$0	\$0
Capital Outlay A3	\$0	\$0	\$0	\$0	\$0	\$0
Cost of Issuance A1	\$0	\$0	\$0	\$0	\$0	\$0
Cost of Issuance A2	\$0	\$0	\$0	\$0	\$0	\$0
Cost of Issuance A3	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0	\$5,056,367	\$1,240,036
<u>OTHER SOURCES/(USES)</u>						
Interfund Transfer In (Out)	\$0	\$1	\$1	\$1	\$6,239	(\$6,236)
Bonds Proceeds	\$0	\$0	\$0	\$0	\$4,828,826	\$7,251,311
TOTAL OTHER SOURCES/(USES)	\$0	\$1	\$1	\$1	\$4,835,065	\$7,245,075
EXCESS REVENUES (EXPENDITURES)	\$0	\$1	\$1	\$2	\$17,320	\$6,005,120
FUND BALANCE - Beginning	\$356	\$412	\$5,598	\$14,010	\$0	\$0
FUND BALANCE - Ending	\$356	\$413	\$5,599	\$14,012	\$17,320	\$6,005,120

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:	\$133,755.80
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 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:	\$184,341.09
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:	\$27,990.00
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)
Less: August 1, 2021 (Prepayment)	(\$620,000)
Less: November 1, 2021 (Prepayment)	(\$955,000)
Less: February 2, 2022 (Prepayment)	(\$450,000)
Current Bonds Outstanding	\$835,000

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:	\$77,583.46
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

Meadow View at Twin Creeks

Community Development District

Long Term Debt Report

Series 2020 A1 Special Assessment Bonds	
Interest Rate:	4.25%
Maturity Date:	5/1/26
Reserve Fund Definition:	30% of MADS
Reserve Fund Requirement:	\$34,348.13
Reserve Balance:	\$34,350.17
Bonds outstanding - 5/18/2020	\$1,685,000
Less: November 1, 2021 (Prepayment)	(\$20,000)
Current Bonds Outstanding	\$1,665,000

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:	\$20,546.25
Bonds outstanding - 5/18/2020	\$2,480,000
Less: February 2, 2021 (Prepayment)	(\$305,000)
Less: May 1, 2021 (Prepayment)	(\$405,000)
Less: November 1, 2021 (Prepayment)	(\$375,000)
Less: February 1, 2022 (Prepayment)	(\$215,000)
Current Bonds Outstanding	\$1,180,000

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:	\$28,269.64
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)
Less: November 1, 2021 (Prepayment)	(\$525,000)
Less: February 1, 2022 (Prepayment)	(\$315,000)
Current Bonds Outstanding	\$1,585,000

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	-	-	-			61,220.14	61,220.14
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	1476	443,364.15	612,533.25	257,353.12	113,041.11	-	700,791.91	2,127,083.54

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 ASSESSED
HEARTWOOD 23 LLC	12,268.57	-	-	-	-	-	12,268.56	12,268.56
DREAM FINDERS	36,683.01						-	-
TOTAL DIRECT INVOICE	48,951.58	-	-	-	-	-	12,268.56	12,268.56
TAX ROLL RECEIPTS	273,590.84	384,647.60	531,412.94	223,270.76	98,070.61	-	554,870.65	1,792,272.56
TOTAL RECEIPTS	322,542.42	384,647.60	531,412.94	223,270.76	98,070.61	-	567,139.21	1,804,541.12

TAX ROLL RECEIPTS

DISTRIBUTION	DATE	SERIES 2016A-1 SERVICE RECEIVED	SERIES 2018A-1 SERVICE RECEIVED	SERIES 2019A-1 SERVICE RECEIVED	SERIES 2020A-1 DEBT ASMT RECEIVED	SERIES 2021 DEBT ASMT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
1	11/4/2021	329.62	455.39	191.33	84.04	-	475.49	1,535.86
2	11/17/2021	7,032.17	9,715.35	4,081.86	1,792.94	-	10,144.21	32,766.54
3	11/22/2021	30,118.79	41,610.85	17,482.61	7,679.15	-	43,447.64	140,339.05
4	12/8/2022	100,690.43	139,109.66	58,446.30	25,672.26	-	145,250.25	469,168.89
5	12/20/2022	55,675.89	76,919.47	32,317.37	14,195.25	-	80,314.86	259,422.85
6	1/14/2022	161,791.02	223,523.66	93,912.47	41,250.60	-	233,390.47	753,868.21
INTEREST	1/21/2022	5.62	7.77	3.26	1.43	-	8.11	26.20
7	2/16/2022	29,004.06	40,070.79	16,835.57	7,394.94	-	41,839.60	135,144.97
		-	-	-	-	-	-	-
		-	-	-	-	-	-	-
		-	-	-	-	-	-	-
		-	-	-	-	-	-	-
		-	-	-	-	-	-	-
		-	-	-	-	-	-	-
		-	-	-	-	-	-	-
		-	-	-	-	-	-	-
TOTAL TAX ROLL RECEIPTS		384,647.60	531,412.94	223,270.76	98,070.61	-	554,870.65	1,792,272.57

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

PERCENT COLLECTED DIRECT	0%	0%	0%	0%	0%	0%	20%	20%
PERCENT COLLECTED TAX ROLL	87%	87%	87%	87%	87%	0%	87%	87%
PERCENT COLLECTED TOTAL	87%	87%	87%	87%	87%	0%	81%	85%

C.

Meadow View at Twin Creeks Community Development District

Check Run Summary

1/1/22 - 2/28/22

Date	Check Numbers	Amount
General Fund		
1/1/22 - 1/31/22	1518-1547	\$109,527.79
2/1/22 - 2/28/22	1548-1574	\$278,093.86
Total Checks		\$387,621.65
Autopayments		
1/3/22	TECO	\$108.63
1/4/22	Wellbeats	\$249.00
1/4/22	Florida National Gas	\$78.32
1/6/22	Republic Services	\$641.08
1/18/22	St Johns County Utility Dept	\$1,246.25
1/19/22	AT&T	\$69.55
1/21/22	Comcast	\$831.51
1/27/22	FPL	\$9,257.05
1/28/22	Wells Fargo Credit Card	\$1,807.09
2/2/22	Wellbeats	\$249.00
2/8/22	Republic Services	\$359.35
2/4/22	Florida National Gas	\$76.48
2/18/22	St Johns County Utility Dept	\$1,281.17
2/17/22	AT&T	\$69.55
2/22/22	Comcast	\$968.36
2/25/22	FPL	\$9,050.90
2/28/22	Wells Fargo Credit Card	\$7,429.06
Total Paid Electronically		\$33,772.35
Total General Fund		\$421,394.00

* Fedex Invoices will be available upon request

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/13/22	00096	9/14/21 INV-590	202112 320-57200-44206		*	9,653.00	
		BALANCE HOLIDAY DECOR		DREAM GROUP USA			9,653.00 001526
1/13/22	00005	1/05/22 200928	202112 310-51300-31100		*	477.50	
		DEC PROFESSIONAL SERVICES		ENGLAND THIMS & MILLER, INC			477.50 001527
1/13/22	00114	12/23/21 710159	202112 320-57200-45410		*	64.00	
		ADD RES 11/30/21		HIDDEN EYES LLC DBA			64.00 001528
1/13/22	00039	12/30/21 59911230	202112 320-57200-45508		*	292.00	
		HOOD SYSTEM SERVICE DEC21		FIRST COAST FIRE & SAFETY			292.00 001529
1/13/22	00001	1/01/22 81	202201 310-51300-34000		*	4,134.42	
		JAN MANAGEMENT FEES			*	83.33	
		1/01/22 81	202201 310-51300-35300		*	116.67	
		JAN WEBSITE ADMIN			*	1,041.67	
		1/01/22 81	202201 310-51300-35100		*	.66	
		JAN INFORMATION TECH			*	27.17	
		1/01/22 81	202201 310-51300-31600		*	30.00	
		JAN DISSEM AGENT SERVICES			*	24.99	
		1/01/22 81	202201 310-51300-51000		*		
		OFFICE SUPPLIES			*		
		1/01/22 81	202201 310-51300-42000		*		
		POSTAGE			*		
		1/01/22 81	202201 310-51300-42500		*		
		COPIES			*		
		1/01/22 81	202201 310-51300-41000		*		
		TELEPHONE		GOVERNMENTAL MANAGEMENT SERVICES			5,458.91 001530
1/13/22	00131	9/19/21 153985	202112 320-57200-49400		*	147.50	
		VISIT 12/3/21 ADDTL 30MIN		HIRE SANTA, LLC			147.50 001531
1/13/22	00023	10/23/20 11108288	202110 320-57200-45508		*	140.00	
		CR ELECTRODES & CHRG PAK			*	174.00	
		10/23/20 11108288	202110 320-57200-45508		*		
		PEDIATRIC PADS		LIFESAFE SERVICES LLC			314.00 001532
1/13/22	00014	10/01/21 618264	202110 320-57200-45915		*	2,307.62	
		OCT GYM EQUIP LEASE PMT					

MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/20/22	00020	1/12/22 146	202201 320-53800-45006		*	880.87	
		1/12/22 146	202201 320-57200-45508		*	1,760.10	
			AMENITY FACILITY MAINT				
				RIVERSIDE MANAGEMENT SERVICES			2,640.97 001541
1/20/22	00034	12/03/21 1401304	202201 320-57200-49400		*	544.28	
			NITRILE GLOVES,POPCORN				
				SEA BREEZE FOOD SERVICE			544.28 001542
1/20/22	00040	1/15/22 JAX31520	202201 320-53800-45003		*	17,811.85	
			JAN LANDSCAPE MAINTENANCE				
				YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC			17,811.85 001543
1/26/22	00065	1/18/22 79932	202201 320-53800-45009		*	45.00	
			BACKFLOW TEST				
				BOB'S BACKFLOW & PLUMBING SERVICES			45.00 001544
1/26/22	00114	1/21/22 711174	202201 320-57200-45410		*	32.00	
			GATE MONITORING				
				HIDDEN EYES LLC DBA			32.00 001545
1/26/22	00046	1/19/22 8170057	202201 320-57200-45917		*	199.50	
			JAN RODENT CONTROL				
				TURNER PEST CONTROL LLC			199.50 001546
1/26/22	00040	11/05/21 JAX28875	202111 320-53800-45004		*	500.00	
			RPLC VIBURNUM-POND H2O				
		11/26/21 JAX29566	202111 320-53800-45009		*	1,170.00	
			RPLC DECODER-IRRIG				
				YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC			1,670.00 001547
2/03/22	00038	1/18/22 231881	202202 320-57200-45400		*	110.95	
			SECURITY MONITORING				
				ATLANTIC SECURITY			110.95 001548
2/03/22	00135	2/01/22 10300	202202 320-57200-45505		*	1,298.00	
			FEB POOL SERVICE				
				ZACHARY SULLIVAN DBA BIG Z POOL			1,298.00 001549
2/03/22	00045	1/31/22 71509	202201 320-53800-45005		*	1,769.14	
			JAN LAKE MAINTENANCE				
				FUTURE HORIZONS, INC.			1,769.14 001550
2/03/22	00013	12/01/21 65002	202112 320-53800-45003		*	9,100.00	
			DEC LANDSCAPE MAINT BL3A				

MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		12/01/21	65003 202112 320-53800-45003 DEC LANDSCAPE MAINT PH2TH		*	9,011.47	
		12/01/21	65006 202112 320-53800-45003 DEC LANDSCAPE MAINT PH2P2		*	8,420.00	
		2/01/22	65034 202202 320-53800-45003 FEB LANDSCAPE MAINT PH2P2		*	8,420.00	
		2/01/22	65035 202202 320-53800-45003 FEB LANDSCAPE MAINT BL3A		*	9,100.00	
		2/01/22	65036 202202 320-53800-45003 FEB LANDSCAPE MAINT PH2TH		*	9,011.47	
				WEST ORANGE NURSERIES, INC			53,062.94 001551
2/03/22	00040	2/01/22	JAX32149 202202 320-53800-45003 FEB LANDSCAPE MAINTENANCE		*	17,811.85	
				YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC			17,811.85 001552
2/10/22	00096	1/18/22	CFR#29 R 202202 300-13100-10100 REQ#20 INV#000452		*	7,502.50	
				DREAM GROUP USA			7,502.50 001553
2/10/22	00005	1/18/22	CFR#29 R 202202 300-13100-10100 REQ#16 INV#200529		*	533.00	
		1/18/22	CFR#29 R 202202 300-13100-10100 REQ#18 INV#200929		*	575.26	
		1/18/22	CFR#29 R 202202 300-13100-10100 REQ#19 INV#200931		*	1,276.37	
		1/18/22	CFR#29 R 202202 300-13100-10100 REQ#17 INV#200530		*	675.00	
				ENGLAND THIMS & MILLER, INC			3,059.63 001554
2/10/22	00013	2/03/22	CFR#30 R 202202 300-13100-10100 INV# 65025,65026,8776334		*	130,693.21	
				WEST ORANGE NURSERIES, INC			130,693.21 001555
2/11/22	00038	11/22/21	226576 202111 320-57200-44200 REMOUNTED GATE LATCH		*	257.50	
				ATLANTIC SECURITY			257.50 001556
2/11/22	00038	1/27/22	234050 202201 320-57200-44300 ACCESS CARDS		*	262.50	
		1/27/22	234050 202201 320-57200-44200 RPR & MAINTENANCE		*	182.50	
				ATLANTIC SECURITY			445.00 001557
2/11/22	00036	10/29/21	10292021 202110 320-57200-49400 HUMAN HAMSTER BALL TRACK		*	425.00	

MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		10/29/21	10292021 202110 320-57200-49400	COMBINATION UNIT	*	200.00	
		10/29/21	10292021 202110 320-57200-49400	BOUNCE HOUSE & GENERATOR	*	100.00	
		12/11/21	12112021 202112 320-57200-49400	OUTDOOR MOVIE-12/11&11/26	*	700.00	
		12/18/21	12182021 202112 320-57200-49400	COMBINATION UNIT	*	200.00	
		12/18/21	12182021 202112 320-57200-49400	FACE PAINTER	*	300.00	
		12/18/21	12182021 202112 320-57200-49400	BALLOON ARTIST	*	300.00	
		12/18/21	12182021 202112 320-57200-49400	COTTON CANDY	*	150.00	
				BOUNCERS,SLIDES, AND MORE INC			2,375.00 001558
2/11/22 00039		2/01/22	81610201 202202 320-57200-44200	SERVICE CALL	*	95.00	
		2/01/22	81610201 202202 320-57200-44200	ANNUAL MAINTENANCE	*	27.00	
				FIRST COAST FIRE & SAFETY			122.00 001559
2/11/22 00001		2/01/22	82 202202 310-51300-34000	FEB MANAGEMENT FEES	*	4,134.42	
		2/01/22	82 202202 310-51300-35300	FEB WEBSITE ADMIN	*	83.33	
		2/01/22	82 202202 310-51300-35100	FEB INFORMATION TECH	*	116.67	
		2/01/22	82 202202 310-51300-31600	FEB DISSEM AGENT SRVS	*	1,041.67	
		2/01/22	82 202202 310-51300-51000	OFFICE SUPPLIES	*	16.53	
		2/01/22	82 202202 310-51300-42000	POSTAGE	*	87.35	
		2/01/22	82 202202 310-51300-42500	COPIES	*	372.90	
		2/01/22	82 202202 310-51300-41000	TELEPHONE	*	24.99	
				GOVERNMENTAL MANAGEMENT SERVICES			5,877.86 001560
2/11/22 00131		1/31/22	154054 202201 320-57200-49400	50% DEP SANTA CLAUS 12/10	*	502.50	
				HIRE SANTA, LLC			502.50 001561
2/11/22 00022		2/03/22	13129560 202202 320-57200-45506	FEB POOL CHEMICALS	*	179.88	
				POOLSURE			179.88 001562
				MVTP MEADOW VIEW TP BPEREGRINO			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
2/11/22	00020	2/01/22 147	202202 320-57200-45507	FEB JANITORIAL SERVICES	*	1,295.00	
		2/01/22 147	202202 320-57200-45504	FEB CONTRACT ADMIN	*	3,333.33	
		2/01/22 147	202202 320-57200-45500	FEB FACILITY MAINTENANCE	*	5,304.50	
				RIVERSIDE MANAGEMENT SERVICES			9,932.83 001563
2/11/22	00040	2/04/22 JAX32567	202202 320-53800-45009	MAINLINE PKWY IRRIG RPR	*	730.00	
				YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC			730.00 001564
2/17/22	00014	2/01/22 618377	202202 320-57200-45915	FEB FITNESS EQUIP LEASE	*	2,307.62	
				MUNICIPAL ASSET MANAGEMENT, INC			2,307.62 001565
2/17/22	00020	1/31/22 148	202201 320-57200-49400	JAN SPEC EVENT ASSISTANT	*	200.00	
				RIVERSIDE MANAGEMENT SERVICES			200.00 001566
2/17/22	00048	2/09/22 17543A	202202 320-57200-44207	SEMI ANNUAL PM	*	450.56	
				SOUTHEAST FITNESS REPAIR			450.56 001567
2/17/22	00013	11/09/21 65039	202111 320-53800-45004	ENTRY 2 &TH OVERSEED 11/2	*	6,501.01	
		11/09/21 65040	202111 320-53800-45009	MV PH2 DECODER/VALVE FAIL	*	682.50	
				WEST ORANGE NURSERIES, INC			7,183.51 001568
2/17/22	00040	12/23/21 JAX30752	202112 320-53800-45009	ZONES 20,21,23 IRRIG RPRS	*	1,481.50	
		12/23/21 JAX30752	202112 320-53800-45004	PLANT INSTALLATION	*	3,557.00	
				YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC			5,038.50 001569
2/25/22	00133	2/19/22 21922	202202 320-57200-44200	TRB SHT ELEC PWR@MAIN ENT	*	140.00	
				ALFRED W. GROVER			140.00 001570
2/25/22	00109	2/07/22 2022530	202202 320-57200-49400	4/3/22 PONY CAROUSEL	*	1,175.00	
				JACKSONVILLE CARRIAGE CO LLC			1,175.00 001571
2/25/22	00020	2/16/22 149	202202 320-57200-45508	JAN AMENITY FACILITY MAIN	*	995.90	

MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		2/16/22 149	202202 320-53800-45006		*	1,400.00	
		JAN GROUND MAINTENANCE		RIVERSIDE MANAGEMENT SERVICES			2,395.90 001572
2/25/22 00013		2/18/22 65044	202202 320-53800-45009		*	540.64	
		IRRIGATION REPAIR		WEST ORANGE NURSERIES, INC			540.64 001573
2/25/22 00040	11/15/21	JAX29207	202111 320-53800-45003		*	17,811.85	
		NOV LANDSCAPE MAINTENANCE					
	2/18/22	JAX32991	202201 320-53800-45009		*	3,438.07	
		JAN IRRIGATION REPAIRS					
	2/18/22	JAX32991	202202 320-53800-45004		*	1,681.42	
		DRAINAGE INSTALLATION		YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC			22,931.34 001574
TOTAL FOR BANK A						387,621.65	
TOTAL FOR REGISTER						387,621.65	

MVTP MEADOW VIEW TP BPEREGRINO



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
12/07/2021	\$110.95	11/16/2021

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

INVOICE NO. 224523

Site: 850 Beacon Lakes Pkwy St Augustine
Site Address: 850 Beacon Lakes Pkwy St Augustine FL 32092
Period: 12/01/2021 to 12/31/2021
Recurring No.: 4197
Job Name:
Order No.:

Description

Meadow View @ Twin Creeks

38A 1,320.372.45400
 Dec security Monitoring

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
12/07/2021	\$110.95	11/16/2021

INVOICE NO. 224523

How To Pay

INVOICE NO. 224523



Credit Card (MasterCard, Visa, Amex)



Mail

Detach this section and mail check to:

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

Credit Card No.

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

Card Holder's Name: _____ CCV: _____

Expiry Date: / Signature: _____

NAME: Meadow View at Twin Creeks CCD

DUE DATE: 12/07/2021

AMOUNT DUE:

\$110.95

Please Reference: 224523



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

Invoice 10114

BILL TO

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

DATE
01/01/2022

PLEASE PAY
\$1,298.00

DUE DATE
01/31/2022

PRODUCT/SERVICE	QTY	RATE	AMOUNT
Services January 2022 Monthly Pool Service, No Chemicals Included	1	1,298.00	1,298.00

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.

135A
1,320.572.45505

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

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.

Thank you for your business!

For work outside of monthly cleaning services, accepted forms
of payment are check, cash or a credit card however the credit
card is subject to a 3.5% processing fee.

TOTAL DUE	\$1,298.00
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THANK YOU.

If you have any questions please give us a call at 904-868-4660!

Zach Sullivan

Big Z Pool Service, LLC

Licensed & Insured CPC#1459355

1005 Bradford Way
Kingston, TN 37763

Date	Invoice #
12/29/2021	15

Bill To
Meadowview at Twin Creek CDD C/O GMS

11A
1.310.513.316

Terms	Due Date
Net 30	1/28/2022

[illegible]

Total	\$1,500.00
Payments/Credits	\$0.00
Balance Due	\$1,500.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

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

Invoice	
Invoice Number 706935	Date 09/01/2021
Customer Number 300380	Due Date 10/01/2021

Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Meadow View at Twin Creeks CDD	300380		706935	10/01/2021
Quantity	Description		Rate	Amount
<i>Meadow View at Twin Creeks CDD, 850 Beacon Lake Pkwy, Saint Augustine, FL</i>				
1.00	Data Management 10/01/2021 - 10/31/2021		150.00	150.00
1.00	Envera Kiosk System 10/01/2021 - 10/31/2021		500.00	500.00
1.00	Service & Maintenance 10/01/2021 - 10/31/2021		334.54	334.54
1.00	Virtual Gate Guard Monitoring 10/01/2021 - 10/31/2021		48.00	48.00
	Sales Tax			0.00
	Payments/Credits Applied			0.00

Invoice Balance Due: **\$1,032.54**

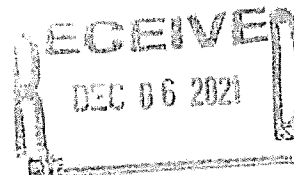
IMPORTANT MESSAGES

Important Numbers to Know:

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

REPLACES INVOICE #706301

114A
001.320.57200.45410
Gate Monitoring



Date	Invoice #	Description	Amount	Balance Due
09/01/2021	706935	Alarm Monitoring Services	\$1,032.54	\$1,032.54

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

Return Service Requested

Invoice	
Invoice Number 706935	Date 09/01/2021
Customer Number 300380	Due Date 10/01/2021

Net Due: \$1,032.54

Amount Enclosed: _____

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

3582

REMIT TO:

Envera
 PO Box 2086
 Hicksville, NY 11802

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

Invoice	
Invoice Number 706934	Date 09/16/2021
Customer Number 300380	Due Date 10/01/2021

Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Meadow View at Twin Creeks CDD	300380		706934	10/01/2021
Quantity	Description	Rate	Amount	
2.00	Meadow View at Twin Creeks CDD, 850 Beacon Lake Pkwy, Saint Augustine, FL Add Res as of 7/31/21 08/01/2021 - 09/30/2021	48.00	96.00	
	Sales Tax		0.00	
	Payments/Credits Applied		0.00	
			Invoice Balance Due:	\$96.00

IMPORTANT MESSAGES

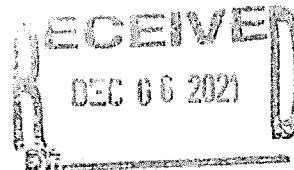
114A

Important Numbers to Know:

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

001.320.57200.45410
Gate monitoring

REPLACES INVOICE #705780



Date	Invoice #	Description	Amount	Balance Due
09/16/2021	706934	Alarm Monitoring Services	\$96.00	\$96.00

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

Return Service Requested

Invoice	
Invoice Number 706934	Date 09/16/2021
Customer Number 300380	Due Date 10/01/2021

Net Due: \$96.00

Amount Enclosed: _____

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

3581

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

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

Invoice	
Invoice Number 708931	Date 11/23/2021
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		708931	01/01/2022
Quantity	Description		Rate	Amount
2.00	Meadow View at Twin Creeks CDD, 850 Beacon Lake Pkwy, Saint Augustine, FL Add Res as of 10/31/21 11/01/2021 - 12/31/2021		32.00	64.00
	Sales Tax			0.00
	Payments/Credits Applied			0.00
Invoice Balance Due:				\$64.00

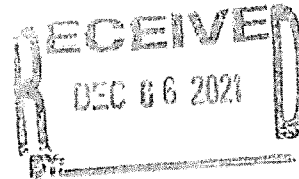
IMPORTANT MESSAGES

Important Numbers to Know:

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

MyEnvera Count as of 10/31/21. Not yet billed

114A
001.320.57200.45410
Gate Monitoring



Date	Invoice #	Description	Amount	Balance Due
11/23/2021	708931	Alarm Monitoring Services	\$64.00	\$64.00

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

Return Service Requested

Invoice	
Invoice Number 708931	Date 11/23/2021
Customer Number 300380	Due Date 01/01/2022

Net Due: \$64.00

Amount Enclosed: _____

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

3583

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Future Horizons, Inc.

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

INVOICE

Invoice Number: 71065
Invoice Date: Dec 31, 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		1/30/22

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in December <i>lake maintenance</i> <i>45A</i> <i>1.326.538.45005</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.

LifeSafe Services LLC

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



INVOICE

BILL TO

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

SHIP TO

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

INVOICE # 111091242

DATE 01/01/2022

DUE DATE 01/31/2022

TERMS Net 30

23A
1.320.572.45508

EQUIPMENT & SERVICES - EMERGENCY USE ONLY

Basic Service for Client-Owned Automated External
Defibrillator (AED)
Annual Billing

QTY	RATE	AMOUNT
2	200.00	400.00

Remember... LifeSafe Services offers on-site safety
training. Please contact us for more information!

Remit to:
LifeSafe Services LLC
5971 Powers Avenue, #108
Jacksonville, FL 32217

SUBTOTAL	400.00
TAX	0.00
TOTAL	400.00
BALANCE DUE	\$400.00

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

Please disregard this invoice if you have already
submitted payment.

Invoice

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

20A

RWW
1.4.22



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 65015**DATE 01/01/2022 TERMS Net 30****DUE DATE 01/31/2022**

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

TOTAL DUE**\$8,420.00**

13A

1,320.53800, 45003

Jan Landscape
maint



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 65016

DATE 01/01/2022 TERMS Net 30

DUE DATE 01/31/2022

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

13A
1.320.53800.45003
San Landscape
Maint



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
PH 2 Townhome Section

INVOICE 65017

DATE 01/01/2022 TERMS Net 30

DUE DATE 01/31/2022

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

TOTAL DUE

\$9,011.47

13A

1.320.53800.45803
San Landscape
Maint



INVOICE

INV-000590

Date Issued: Sep 14, 2021
Date Due: Due on Receipt
Type: Final Payment
Check Payable To: Dream Group USA Corp
Balance Due: \$9,653.00

FROM:

Dream Group USA Corp

License: 278526

7540 103rd Street, 206

Jacksonville, FL, 32210

Email: info@dreamgroupusa.com

Phone: (904) 404-5483

(833) 376-2536

PARTIALLY PAID

*Balance Holiday Decor
1.320.572.44206
96A*

TO:

Meadow View At Twin Creeks Cdd

Attn: Danielle Simpson

850 Beacon Lake Parkway

St. Augustine, FL, 32095

Phone: (602) 373-7227

JOB LOCATION:

Meadow View At Twin Creeks Cdd

850 Beacon Lake Parkway

St. Augustine, FL, 32095

Phone: (602) 373-7227

JOB:

#	Services	Qty	Price	Discount	Tax	Total
1	Line Roof in C9 Rear of Amenity Center Custom fit C9s to roofline	175.00	\$4.00	\$0.00	No Tax	\$700.00
2	Line Roof in C9 - Front of amenity Center Custom fit C9s to roofline	240.00	\$4.00	\$0.00	No Tax	\$960.00
3	Flag pole animated wrap - Amenity Center Wrap flagpole in animated LED lights that are controllable via app.	1.00	\$2,100.00	\$0.00	No Tax	\$2,100.00
4	Palm Tree Trunk Lighting (Over 10') - in pool area Wrap the trunk of the palm in mini lights in color of customers choice	12.00	\$100.00	\$0.00	No Tax	\$1,200.00
5	48" Lighted Wreath - Amenity Center 48" pre lit Wreath	4.00	\$225.00	\$0.00	No Tax	\$900.00

#	Services	Qty	Price	Discount	Tax	Total
6	Line Peak in C7 - in pool area gazebo Custom fit Lights to roofline	50.00	\$3.50	\$0.00	No Tax	\$175.00
7	Light Palms in Roundabout Light Palm tree trunks with mini lights in customers color choice	5.00	\$195.00	\$0.00	No Tax	\$975.00
8	Light Trees in Roundabout Light smaller trees in Roundabout area with mini lights in customers color choice	5.00	\$65.00	\$0.00	No Tax	\$325.00
9	5' LED Tree - location TBD	5.00	\$125.00	\$0.00	No Tax	\$625.00
10	36" Lighted Wreath on sign - Main Entrance 36" Pre Lit Wreath	4.00	\$99.00	\$0.00	No Tax	\$396.00
11	Line Roof in C9 - Lighthouse Custom fit C9s to roofline	140.00	\$4.25	\$0.00	No Tax	\$595.00
12	Spotlights on lighthouse	4.00	\$400.00	\$0.00	No Tax	\$1,600.00
13	60" Lighted Wreath - Main Entrance 60" pre Lit Wreath	2.00	\$350.00	\$0.00	No Tax	\$700.00
14	Lighted Garland - Main Entrance 9' Lighted Garland	6.00	\$99.00	\$0.00	No Tax	\$594.00
15	Light Topiaries at sign WW - Main Entrance	3.00	\$60.00	\$0.00	No Tax	\$180.00
16	Lit Snowflakes on Lampposts - Main Entrance	6.00	\$185.00	\$0.00	No Tax	\$1,110.00
17	Base Tree wrap and animated snow tubes - Main entrance	6.00	\$475.00	\$0.00	No Tax	\$2,850.00
18	36" Lighted Wreath - Publix Entrance 36" Pre Lit Wreath	4.00	\$99.00	\$0.00	No Tax	\$396.00
19	Lighted Garland - Publix Entrance 9' Lighted Garland	4.00	\$99.00	\$0.00	No Tax	\$396.00
20	Base Tree wrap and animated snow tubes - Publix entrance	4.00	\$475.00	\$0.00	No Tax	\$1,900.00
21	36" Lighted Wreath - Landing 36" Pre Lit Wreath	4.00	\$99.00	\$0.00	No Tax	\$396.00
22	48" Lighted Wreath - Landing	3.00	\$225.00	\$0.00	No Tax	\$675.00

#	Services	Qty	Price	Discount	Tax	Total
	48" pre lit Wreath					
23	Light Palm up to 15 - Landing Wrap Palm trunk with lights up to 15 ft	1.00	\$150.00	\$0.00	No Tax	\$150.00
24	36" Lighted Wreath - Condo Entrance 36" Pre Lit Wreath	4.00	\$99.00	\$0.00	No Tax	\$396.00
25	Lighted Garland - Condo Entrance 9' Lighted Garland	4.00	\$99.00	\$0.00	No Tax	\$396.00
26	Lighted Garland - Landing 9' Lighted Garland	4.00	\$99.00	\$0.00	No Tax	\$396.00
27	Light topiaries behind sign - Condo	3.00	\$60.00	\$0.00	No Tax	\$180.00
28	Additional Plugs and Wires Plugs, wires, Timers	1.00	\$1,090.00	\$0.00	No Tax	\$1,090.00
29	Light plants in pots of roundabout	5.00	\$50.00	\$0.00	No Tax	\$250.00
30	Light Palm up to 20 - Lakehouse entrance Wrap Palm trunk with lights up to 20 ft	2.00	\$200.00	\$0.00	No Tax	\$400.00
31	Light Palm up to 10 - Lakehouse entrance Wrap Palm trunk with lights up to 20 ft	2.00	\$150.00	\$0.00	No Tax	\$300.00
Subtotal						\$23,306.00
Disc for delayed install						-\$2,000.00
Grand Total (\$)						\$21,306.00
Deposit Due						\$11,653.00
Payment via Check on Sep 29, 2021						(-) \$11,653.00
Balance Due						\$9,653.00

Payment Schedule

Deposit (54.69%)	\$11,653.00
------------------	-------------

Accepted payment methods

Credit Card, Check, Cash

Accepting Mobile Payments

Message

Thank you for your business.

Business powered by Markate.com



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

January 05, 2022
Project No: 17348.00000
Invoice No: 0200928

Project 17348.00000 2020/2021 General Consulting Services (WA#8)
EMAIL COPY TO: BKOVAIC@BBXCAPITAL.COM
ALSO SEND COPIES TO BERNADETTE PEREGINO-BPEREGRINO@GMSNF.COM

Notes:

Prepare and distribute requisitions 2-6 (2022 Bonds)
Distribute November requisitions
Prepare Monthly requisitions
Prepare Construction Certificate
Ness Circle comments for Herb Boyett

SA 1,319,513.31

Professional Services rendered through December 31, 2021

Professional Personnel

		Hours	Rate	Amount
Project Manager				
Lockwood, Scott	12/4/2021	1.00	178.00	178.00
Lockwood, Scott	12/11/2021	.75	178.00	133.50
Lockwood, Scott	1/1/2022	.25	178.00	44.50
Administrative Support				
Blair, Shelley	12/4/2021	1.00	81.00	81.00
Blair, Shelley	12/11/2021	.50	81.00	40.50
Totals		3.50		477.50
Total Labor				477.50
Invoice Total this Period				<u>\$477.50</u>

Outstanding Invoices

Number	Date	Balance
0199832	10/7/2021	1,276.64
0200112	11/3/2021	1,371.50
0200527	12/2/2021	2,565.00
Total		5,213.14

England-Thims & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
14775 Old St. Augustine Road • Jacksonville, Florida 32258 • tel 904-842-8890 • fax 904-646-9486
CA-00002584 LC-0000316

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

Invoice	
Invoice Number 710159	Date 12/23/2021
Customer Number 300380	Due Date 02/01/2022

Page 1

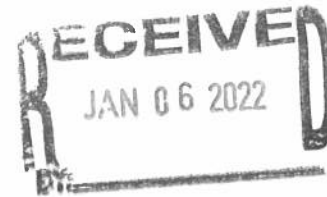
Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Meadow View at Twin Creeks CDD	300380		710159	02/01/2022
Quantity	Description	Rate	Amount	
2.00	Meadow View at Twin Creeks CDD, 850 Beacon Lake Pkwy, Saint Augustine, FL Add Res as of 11/30/21 — 12/01/2021 - 01/31/2022	32.00	64.00	
	Sales Tax		0.00	
	Payments/Credits Applied		0.00	
			1.320.572.45410	
			114A	
			Invoice Balance Due:	\$64.00

IMPORTANT MESSAGES

Important Numbers to Know:

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

MyEnvera Count as of 11/30/21. 2 homes @ \$16.00 each



Date	Invoice #	Description	Amount	Balance Due
12/23/2021	710159	Alarm Monitoring Services	\$64.00	\$64.00

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

Return Service Requested

Invoice	
Invoice Number 710159	Date 12/23/2021
Customer Number 300380	Due Date 02/01/2022

Net Due: \$64.00

Amount Enclosed: _____

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

789

REMIT TO:

Envera
 PO Box 2086
 Hicksville, NY 11802

FIRST COAST



FIRE & SAFETY EQUIPMENT

5905 Macy Avenue
Jacksonville, Florida 32211
www.firstcoastfire.net
904-346-0111

Invoice

Date	Invoice #
12/30/2021	5991123021

Bill To
Meadowview at Twin Lakes Riverside Management Services 850 Beacon Lakes Parkway St. Augustine, FL 32085

Ship To
Meadowview at Twin Lakes 850 Beacon Lakes Parkway St. Augustine, FL 32085

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 15	WTR	12/30/2021			Beacon Lakes Clubhouse - 11...

Quantity	Item Code	Description	Price Each	Amount
1	System Service	Hood System Service ~	160.00	160.00T
6	SYA439231	Ansul APC 450 HL Fuse Links	16.00	96.00T
2	SYA439232	Ansul APC 500 HL Fuse Links	18.00	36.00T
		Sales Tax	7.50%	-21.90
<p>39A</p> <p>1.320.572.45508</p>				

STC

Total

\$313.90

\$292.00

FIRST COAST

CUSTOMER

24" CHAR GRILL	24" FLAT GRILL

DATE OF SERVICE 11/12/10		TIME 11:30		A.M. X		P.M. X	
ANNUAL X		SEMI-ANNUAL		RECHARGE		INSTALLATION	
						RENOVATION	
LOCATION OF SYSTEM CYLINDERS FID OF 11000							
MANUFACTURER FID		MODEL NUMBER F102		WET X		DRY CHEMICAL —	
CYLINDER SIZE MASTER 2640		CYLINDER SIZE SLAVE 2640				CYLINDER SIZE SLAVE —	
FUSE LINKS 360° F. —		FUSE LINKS 450° F. 4APC		FUSE LINKS 500° F. 1APC		CO2 CARTRIDGE —	
FUEL SHUT-OFF X		ELECTRIC X		GAS X		SIZE 1 1/2"	
SERIAL NUMBER 2611041		LAST HYDRO TEST DATE 2018		LAST RECHARGE DATE 2018			
CERTIFIED X		E-LITES —		UL-300 X		ALARM X	
MANUFACTURER'S MANUAL REFERENCE							
PAGE NUMBER:				DRAWING NUMBER:			
② 14" F44PC							

1. All appliances properly covered w/correct nozzles
2. Duct and plenum covered w/correct nozzles
3. Check positioning of all nozzles
4. System installed in accordance w/MFG UL listing
5. Hood/duct penetrations sealed w/weld or UL device
6. Check if seals intact, evidence of tampering
7. If system has been discharged, report same
8. Pressure gauge in proper range (If gauged)
9. Check cartridge weight (If applicable)
10. Hydrostatic test date
11. 6 year maintenance date
12. Inspect cylinder and mount
13. Operate system from terminal link
14. Test for proper operation from remote
15. Check operation of micro switch
16. Check operation of gas valve
17. Clean nozzles
18. Proper nozzle covers in place
19. Check fuse links and clean

- | | |
|--|--------------------------|
| 20. Replaced fuse links | <input type="checkbox"/> |
| 21. Check travel of cable nuts/S-hooks | <input type="checkbox"/> |
| 22. Piping & conduit securely bracketed | <input type="checkbox"/> |
| 23. Proper separation between fryers & flame | <input type="checkbox"/> |
| 24. Proper clearance-flame to filters | <input type="checkbox"/> |
| 25. Exhaust fan in operating order | <input type="checkbox"/> |
| 26. All filters replaced | <input type="checkbox"/> |
| 27. Fuel shut-off in on position | <input type="checkbox"/> |
| 28. Manual & remote set/seals in place | <input type="checkbox"/> |
| 29. Replace systems covers | <input type="checkbox"/> |
| 30. System operational & seals in place | <input type="checkbox"/> |
| 31. Slave system operational | <input type="checkbox"/> |
| 32. Clean cylinder & mount | <input type="checkbox"/> |
| 33. Fan warning sign on hood | <input type="checkbox"/> |
| 34. Personnel instructed in manual operation of system | <input type="checkbox"/> |
| 35. Proper hand portable extinguishers | <input type="checkbox"/> |
| 36. Portable extinguishers properly serviced | <input type="checkbox"/> |
| 37. Service & Certification tag on system | <input type="checkbox"/> |

NOTE DISCREPANCIES OR DEFICIENCIES BELOW

COMMENTS: NO DISCREPANCIES

On this date, the above system was tested and inspected in accordance with procedures of the presently adopted editions of NFPA 17, 17A, 96 and the manufacturer's manual and was operated according to these procedures with results indicated above.

X	W. Manley	SEP19000319	12/29	11:00	X		<i>W. Manley</i>
	SERVICE TECHNICIAN	PERMIT NO.	DATE:	TIME:	AM	PM	CUSTOMERS AUTHORIZED AGENT

The above service technician certifies that the system was personally inspected and found conditions to be as indicated on this report.

WHITE - CUSTOMER COPY

YELLOW - DISTRIBUTOR

PINK - AUTHORITY HAVING JURISDICTION

Range Hood Systems Report



FIRE & SAFETY EQUIPMENT
 5905 Macy Ave. • Jacksonville, Florida 32211
 (904) 346-0111 • Fax (904) 346-0112
 email: FirstCoastFire@aol.com
 Lic. #: FED19-00019

CUSTOMER

Name PEACOCK LAKE
 Address 3200 PEACOCK LAKE BLVD
 City PEACOCK LAKE, FL 32095
 Telephone _____ Store No. _____
 Owner or Manager _____

COOKING APPLIANCE LOCATIONS: LEFT TO RIGHT

<u>1. KITCHEN</u>			

DATE OF SERVICE		TIME		A.M.	P.M.
ANNUAL	SEMI-ANNUAL	RECHARGE	INSTALLATION	RENOVATION	
LOCATION OF SYSTEM CYLINDERS					
MANUFACTURER		MODEL NUMBER		WET	DRY CHEMICAL
CYLINDER SIZE MASTER		CYLINDER SIZE SLAVE		CYLINDER SIZE SLAVE	
FUSE LINKS 380° F.		FUSE LINKS 450° F.		FUSE LINKS 500° F.	CO2 CARTRIDGE
FUEL SHUT-OFF		ELECTRIC		GAS	SIZE
SERIAL NUMBER		LAST HYDRO TEST DATE		LAST RECHARGE DATE	
CERTIFIED		E-LITES		UL-300	ALARM
MANUFACTURER'S MANUAL REFERENCE					
PAGE NUMBER:			DRAWING NUMBER:		

- | | | | |
|--|--------------|--|----------|
| 1. All appliances properly covered w/correct nozzles | <u>/</u> | 20. Replaced fuse links | <u>/</u> |
| 2. Duct and plenum covered w/correct nozzles | <u>/</u> | 21. Check travel of cable nuts/S-hooks | <u>/</u> |
| 3. Check positioning of all nozzles | <u>/</u> | 22. Piping & conduit securely bracketed | <u>/</u> |
| 4. System installed in accordance w/MFG UL listing | <u>/</u> | 23. Proper separation between fryers & flame | <u>/</u> |
| 5. Hood/duct penetrations sealed w/weld or UL device | <u>/</u> | 24. Proper clearance-flame to filters | <u>/</u> |
| 6. Check if seals intact, evidence of tampering | <u>/</u> | 25. Exhaust fan in operating order | <u>/</u> |
| 7. If system has been discharged, report same | <u>NO</u> | 26. All filters replaced | <u>/</u> |
| 8. Pressure gauge in proper range (If gauged) | <u>N/A</u> | 27. Fuel shut-off in on position | <u>/</u> |
| 9. Check cartridge weight (If applicable) | <u>/</u> | 28. Manual & remote set/seals in place | <u>/</u> |
| 10. Hydrostatic test date | <u>10/15</u> | 29. Replace systems covers | <u>/</u> |
| 11. 6 year maintenance date | <u>N/A</u> | 30. System operational & seals in place | <u>/</u> |
| 12. Inspect cylinder and mount | <u>/</u> | 31. Slave system operational | <u>/</u> |
| 13. Operate system from terminal link | <u>/</u> | 32. Clean cylinder & mount | <u>/</u> |
| 14. Test for proper operation from remote | <u>/</u> | 33. Fan warning sign on hood | <u>/</u> |
| 15. Check operation of micro switch | <u>/</u> | 34. Personnel instructed in manual operation of system | <u>/</u> |
| 16. Check operation of gas valve | <u>/</u> | 35. Proper hand portable extinguishers | <u>/</u> |
| 17. Clean nozzles | <u>/</u> | 36. Portable extinguishers properly serviced | <u>/</u> |
| 18. Proper nozzle covers in place | <u>/</u> | 37. Service & Certification tag on system | <u>/</u> |
| 19. Check fuse links and clean | <u>N/A</u> | | |

NOTE DISCREPANCIES OR DEFICIENCIES BELOW

COMMENTS: NO DISCREPANCIES

On this date, the above system was tested and inspected in accordance with procedures of the presently adopted editions of NFPA 17, 17A, 96 and the manufacturer's manual and was operated according to these procedures with results indicated above.

X 10/15/09 PEACOCK LAKE 12/29 11:00 / AM PM under 10000
 SERVICE TECHNICIAN PERMIT NO. DATE: TIME: AM PM CUSTOMERS AUTHORIZED AGENT

The above service technician certifies that the system was personally inspected and found conditions to be as indicated on this report.

WHITE - CUSTOMER COPY

YELLOW - DISTRIBUTOR

PINK - AUTHORITY HAVING JURISDICTION

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 81

Invoice Date: 1/1/22

Due Date: 1/1/22

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 - January 2022 1.310.573.340		4,134.42	4,134.42
Website Administration - January 2022 1.310.573.353		83.33	83.33
Information Technology - January 2022 1.310.573.357		116.67	116.67
Dissemination Agent Services - January 2022 1.310.573.316		1,041.67	1,041.67
Office Supplies 1.310.573.510		0.66	0.66
Postage 1.310.573.420		27.17	27.17
Copies 1.310.573.425		30.00	30.00
Telephone 1.310.573.410		24.99	24.99
Total			\$5,458.91
Payments/Credits			\$0.00
Balance Due			\$5,458.91

INVOICE



HireSanta, LLC

Mitchell Allen

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

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

Invoice No#: 153985
Invoice Date: Dec 3, 2021
Due Date: Dec 3, 2021



\$147.50
AMOUNT DUE

BILL TO

Be*****@rmsnf.com

#	DATE	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT(\$)
1	Sep 19, 2021	Santa visit 12/3/2021 additional 30 minutes	0.5	\$295.00	\$147.50
131A 1.320.572.44206					Subtotal \$147.50
					Shipping \$0.00
TOTAL					\$147.50 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

any time. Please contact us if you need any assistance.

LifeSafe Services LLC
5971 Powers Avenue, #108
Jacksonville, FL 32217
(888) 767-0050

INVOICE



CLIENT – BILL TO:
025-27133 Danielle Simpson 2831 Sheephead Court St Augustine, FL 32092

LOCATION
025-27133 Meadowview at Twin Creeks 401 East Las Olas Blvd, Ste 800 Fort Lauderdale, FL 33301

INVOICE #	PURCHASE ORDER #	DATE	TOTAL	TERMS
111082880		10/13/2020	\$314.00	Net 30

EQUIPMENT & SERVICES		QTY	RATE	AMOUNT
CR+ Electrodes & Charge-Pak		1	140.00	140.00T
Pediatric Pads		1	174.00	174.00T

To pay by credit card, please call Sheryl @ (888) 767-0050, ext 13. Thank you!

REMIT TO:
LIFESAFE SERVICES LLC
5971 Powers Ave, Suite 108
Jacksonville, FL 32217

SUBTOTAL: 314.00
SHIPPING:
TAX: 0.00
TOTAL: 314.00
BALANCE DUE: \$314.00

Municipal Asset Management, Inc.

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

PAST DUE

INVOICE

INVOICE NO: 0618264
DATE: 10/1/2021

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

DUE DATE	RENTAL PERIOD
11/7/2021	

14A
1.320.572.45915

PMT NUMBER	DESCRIPTION	AMOUNT
34	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
0618264	11/7/2021	\$2,307.62	

Meadow View at Twin Creeks CDD
Jim Oliver
475 West Town Place, Suite 114
St. Augustine, FL 32902

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

Municipal Asset Management, Inc.

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

PAST DUE

INVOICE

INVOICE NO: 0618293
DATE: 11/1/2021

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

DUE DATE	RENTAL PERIOD
12/7/2021	

PMT NUMBER	DESCRIPTION	AMOUNT
35	Lease payment due pursuant to Tax-Exempt Lease Purchase Agreement dated October 25, 2018 for the acquisition of fitness equipment <i>14A</i> <i>1.320.572.45915</i> <i>No</i>	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
0618293	12/7/2021	\$2,307.62	

Meadow View at Twin Creeks CDD
Jim Oliver
475 West Town Place, Suite 114
St. Augustine, FL 32902

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



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: 8098921
DATE: 12/9/2021
ORDER: 8098921

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

Work Date	Time	Target Pest	Technician	Time In
12/9/2021	08:21 AM	MICE, RATS, ROACH, S	Dec Rodent Ctrl	08:21 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	12/9/2021		09:15 AM

46A
1,320.572.45917

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

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



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 65020**DATE 12/31/2021 TERMS Net 30****DUE DATE 01/30/2022**

ACTIVITY	DESCRIPTION	QTY	INSTALLED	AMOUNT
Maintenance	Irrigation Modifications - Expand irrigation into new area at the entrance	1	699.13	699.13

Irrigation Repairs Dec

1.320.538.45009

13A

TOTAL DUE**\$699.13**



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 #2 &
Townhomes

INVOICE 65021

DATE 12/31/2021 TERMS Net 30

DUE DATE 01/30/2022

ACTIVITY	DESCRIPTION	QTY	INSTALLED	AMOUNT
Maintenance	Landscape Planting - Entry #2 & Townhomes	1	180.63	180.63

Landscape Contingency

1,320.538.45003

131A

TOTAL DUE

\$180.63

Beacon Electrical Contractors, Inc.

731 Duval Station Rd. Suite 107-306

Jacksonville, Florida 32218

Phone: 904-338-5394

Fax: 904-751-6583

INVOICE # 210716

Date: 7-12-21

To: Riverside Management Services, Inc.
9145 Narcoossee Road, Suite A206
Orlando, FL 32827

Attn: Brian Stephens

Phone:

Email: bstephens@riversidemngtsvc.com

WORK COMPLETED 6-22-21 @ Beacon Lakes Club House

Labor and materials for:

-Replace one LED pole light driver at the club house.

001. 320. 57200. 45508
81A

TOTAL INVOICE AMOUNT

\$ 389.00

All work has been completed in a workmanlike manner according to standard practices and the National Electrical Codes. All work has a *one-year warranty* effective as of the date of this invoice.



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

5A

October 7, 2021
Project No: 17348.00000
Invoice No: 0199832

Project 17348.00000 2020/2021 General Consulting Services (WA#8)
EMAIL COPY TO: BKOVAIC@BBXCAPITAL.COM
ALSO SEND COPIES TO BERNADETTE PEREGINO-BPEREGRINO@GMSNF.COM
>Prepare September requisitions - meeting canceled
>Prepare monthly requisitions
>Review lot issues and fence issues / berm / retaining wall issues with Herb Boyett
>Meeting onsite with Toll / WG / DFH / BBX to discuss FDEP Warning letter.

Professional Services rendered through September 30, 2021

Professional Personnel

		Hours	Rate	Amount	
Project Manager					
Lockwood, Scott	9/4/2021	.50	178.00	89.00	
Lockwood, Scott	9/11/2021	2.50	178.00	445.00	
Lockwood, Scott	9/18/2021	1.00	178.00	178.00	
Lockwood, Scott	10/2/2021	2.50	178.00	445.00	
Administrative Support					
Blair, Shelley	9/11/2021	1.00	81.00	81.00	
Totals		7.50		1,238.00	
Total Labor					1,238.00

Expenses

Mileage				33.60	
Total Expenses		1.15 times		33.60	38.64

Invoice Total this Period \$1,276.64

001.310.51300.31100

England-Thims & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
14775 Old St. Augustine Road • Jacksonville, Florida 32258 • tel 904-642-8690 • fax 904-646-9485
CA-00002884 LC-0000318



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

November 3, 2021
Project No: 17348.00000
Invoice No: 0200112

Project 17348.00000 2020/2021 General Consulting Services (WA#8)
EMAIL COPY TO: BKOVAIC@BBXCAPITAL.COM
ALSO SEND COPIES TO BERNADETTE PEREGINO-BPEREGRINO@GMSNF.COM
>Create requisitions 499-504 and send to team
>Review monthly requisitions
>Create irrigation maps and review Lot 231 fencing request
>Review site for FDEP violations/meet onsite with Aaron and Danielle
>Update P3B legal description and update per Skip

Professional Services rendered through October 31, 2021

Professional Personnel

		Hours	Rate	Amount
Project Manager				
Lockwood, Scott	10/16/2021	1.00	178.00	178.00
Lockwood, Scott	10/23/2021	2.00	178.00	356.00
Lockwood, Scott	10/30/2021	4.25	178.00	756.50
Administrative Support				
Blair, Shelley	10/23/2021	1.00	81.00	81.00
Totals		8.25		1,371.50
Total Labor				1,371.50

Invoice Total this Period \$1,371.50

Outstanding Invoices

Number	Date	Balance
0199832	10/7/2021	1,276.64
Total		1,276.64

57A

001.310.51300.31100

England-Thim & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
14775 Old St. Augustine Road • Jacksonville, Florida 32258 • tel 904-642-8690 • fax 904-646-9486
CA-00002584 LC-0000316



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

December 02, 2021

Project No: 17348.00000

Invoice No: 0200527

Project 17348.00000 2020/2021 General Consulting Services (WA#8)

Prepare requisitions and distribute to team.

Prepare Engineering Certification per Lawyers review and comments

Prepare exhibit to show items remaining to be done.

CDD Meeting at Gms 11-4-21

Adjust Certifications and prepare requisitions. Meeting with FDEP onsite to review NPDES areas.

Review list review and review modifications.

Professional Services rendered through November 30, 2021

Professional Personnel		Hours	Rate	Amount
Project Manager				
Lockwood, Scott	11/6/2021	11.25	178.00	2,002.50
Lockwood, Scott	11/13/2021	1.25	178.00	222.50
Lockwood, Scott	11/27/2021	1.00	178.00	178.00
Administrative Support				
Blair, Shelley	11/13/2021	1.00	81.00	81.00
Blair, Shelley	11/27/2021	1.00	81.00	81.00
Totals		15.50		2,565.00
Total Labor				2,565.00
Invoice Total this Period				<u>\$2,565.00</u>

Outstanding Invoices

Number	Date	Balance
0199832	10/7/2021	1,276.64
0200112	11/3/2021	1,371.50
Total		2,648.14

37A
001.310.51300.31100

England-Thims & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
1475 Old St. Augustine Road • Jacksonville, Florida 32258 • Tel: (904) 442-8900 • Fax: (904) 442-8483
CA 00007664 LC 0000196

Envera

8281 Blaikie Court
Sarasota, FL 34240
Tel: (941) 556-0743

Invoice

Invoice Number 708422	Date 11/1/2021
Customer Number 300380	Due Date 12/1/2021

To: **Meadow View at Twin Creeks CDD**

Remit To: **Envera**
PO Box 2086
Hicksville, NY 11802

C/O GMS LLC
475 West Town Pl., Ste 114
Saint Augustine, FL 32092

114A

001.320.57200.45400

Net Due: \$1,026.30

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Meadow View at Twin Creeks C	300380		11/1/2021	12/1/2021

Quantity	Description	Rate	Amount
	<i>Meadow View at Twin Creeks CDD</i>		
1.00	Data Management 12/01/2021-12/31/2021	150.00	150.00
1.00	Envera Kiosk System 12/01/2021-12/31/2021	500.00	500.00
1.00	Service & Maintenance 12/01/2021-12/31/2021	334.54	334.54
1.00	Virtual Gate Guard Monitoring 12/01/2021-12/31/2021	80.00	80.00

Envera

8281 Blaikie Court
Sarasota, FL 34240
Tel: (941) 556-0743

Invoice

Invoice Number 708422	Date 11/1/2021
Customer Number 300380	Due Date 12/1/2021

To: **Meadow View at Twin Creeks CDD**

Remit To: **Envera
PO Box 2086
Hicksville, NY 11802**

**C/O GMS LLC
475 West Town Pl., Ste 114
Saint Augustine, FL 32092**

Net Due: \$1,026.30

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Meadow View at Twin Creeks C	300380		11/1/2021	12/1/2021

Quantity	Description	Rate	Amount
----------	-------------	------	--------

Tax	\$ 0.00
Payments/Credits Applied	38.24

PLEASE MAKE SURE PAYMENTS ARE REMITTED TO:

P.O. BOX 2086
HICKSVILLE, NY 11802

Date	Invoice #	Description	Amount	Balance Due
11/1/2021	708422	Alarm Monitoring Services	1,064.54	1,026.30

Return Stub Below

Customer: Meadow View at Twin Creeks CDD

Invoice Number 708422
Bill Payer ID: 300380

Due This Inv. 1,026.30 **Amount Remitted**

Payment Method **Check** ☐ **Check Number** **Date Remitted**

Charge* ☐ **Card Number** **Exp Date**
Name On Card **Card ID**
Signature

Envera

8281 Blaikie Court
Sarasota, FL 34240
Tel: (941) 556-0743

Invoice

Invoice Number 710661	Date 1/3/2022
Customer Number 300380	Due Date 2/1/2022

To: **Meadow View at Twin Creeks CDD**

Remit To: **Envera**
PO Box 2086
Hicksville, NY 11802

C/O GMS LLC
475 West Town Pl., Ste 114
Saint Augustine, FL 32092

114A

001.320.57200.45400

Net Due: \$1,128.54

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Meadow View at Twin Creeks C	300380		1/3/2022	2/1/2022

Quantity	Description	Rate	Amount
	<i>Meadow View at Twin Creeks CDD</i>		
1.00	Data Management 02/01/2022-02/28/2022	150.00	150.00
1.00	Envera Kiosk System 02/01/2022-02/28/2022	500.00	500.00
1.00	Service & Maintenance 02/01/2022-02/28/2022	334.54	334.54
1.00	Virtual Gate Guard Monitoring 02/01/2022-02/28/2022	144.00	144.00

Envera

8281 Blaikie Court
Sarasota, FL 34240
Tel: (941) 556-0743

Invoice

Invoice Number
710661

Date
1/3/2022

Customer Number
300380

Due Date
2/1/2022

To: **Meadow View at Twin Creeks CDD**

Remit To: **Envera
PO Box 2086
Hicksville, NY 11802**

**C/O GMS LLC
475 West Town Pl., Ste 114
Saint Augustine, FL 32092**

Net Due: \$1,128.54

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Meadow View at Twin Creeks C	300380		1/3/2022	2/1/2022

Quantity	Description	Rate	Amount
----------	-------------	------	--------

Tax	\$ 0.00
-----	---------

Date	Invoice #	Description	Amount	Balance Due
1/3/2022	710661	Alarm Monitoring Services	1,128.54	1,128.54

Return Stub Below

Customer: Meadow View at Twin Creeks CDD

Invoice Number 710661
Bill Payer ID: 300380

Due This Inv. 1,128.54 **Amount Remitted**

Payment Method **Check** ☐ **Check Number** **Date Remitted**

Charge* ☐ **Card Number** **Exp Date**
Name On Card **Card ID**

Signature



P.O. Box 6386
Tallahassee, Florida 32314
United States

INVOICE

Invoice # 608 *SEPT*
Date: 11/08/2021
Due On: 12/08/2021

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

MVTCDD-01

126A

Meadow View at Twin Creeks CDD - General

1,310.513.315

Type	Date	Notes	Quantity	Rate	Total
Service	09/10/2021	Confer with Ganz regarding project completion resolution; review revised assessment report; email Fulks et al. regarding the same; review revised engineer's report and comments from Ganz; email regarding the same.	1.70	\$325.00	\$552.50
Service	10/09/2021	Review and revise project completion resolution and exhibits based on financial and other information; review and revise draft agenda; email regarding the same.	2.30	\$325.00	\$747.50
Service	10/12/2021	Review memorandum and regulations regarding implementation of OEDR's stormwater and wastewater requirements and coordinate with staff on same.	0.10	\$325.00	\$32.50
Service	10/12/2021	Review OEDR's regulations related to wastewater and stormwater management facilities; prepare memorandum summarizing same; review reporting templates and prepare transmissions to District Manager and Engineer.	0.10	\$225.00	\$22.50
Service	10/14/2021	Confer with Ganz regarding project completion resolution and exhibits; email regarding advanced funding.	0.60	\$325.00	\$195.00
Service	10/14/2021	Prepare requisition of previously funded improvements.	0.30	\$185.00	\$55.50
Service	10/15/2021	Review and revise project completion resolution and exhibits based on comments from Ganz; prepare for and attend call with Ganz et al. regarding the same.	1.60	\$325.00	\$520.00
Service	10/16/2021	Review and revise project completion resolution and related exhibits; email regarding deficit funding agreement.	3.20	\$325.00	\$1,040.00

Service	10/24/2021	Review and revise project completion resolution; prepare redline; email regarding the same.	0.80	\$325.00	\$260.00
Service	10/25/2021	Research status of public facilities report and website compliance.	0.10	\$185.00	\$18.50
Service	10/29/2021	Prepare project completion resolution.	0.50	\$185.00	\$92.50
Service	11/01/2021	Confer with DreamFinders representatives regarding requisitions; confer with Parker and Meran regarding requisition and O&M agreement; confer with Oliver regarding the same; follow-up.	0.80	\$325.00	\$260.00
Service	11/02/2021	Review and revise requisition form; email regarding the same.	0.30	\$325.00	\$97.50
Service	11/02/2021	Review and finalize project completion resolution, and update exhibits; email regarding certificates.	0.80	\$325.00	\$260.00
Service	11/03/2021	Email regarding project completion resolution; confer with Ganz regarding the same; email to Taylor regarding the same.	0.70	\$325.00	\$227.50
Service	11/04/2021	Email regarding project completion certificate; review records regarding the same; confer with Parker regarding Board meeting, and confer with DreamFinders representative regarding upcoming acquisition and construction items; follow-up; email Ganz regarding project completion resolution.	0.90	\$325.00	\$292.50
Service	11/05/2021	Review and revise project completion resolution and numerous exhibits; email regarding the same; confer with Simpson regarding program event agreements; follow-up.	1.60	\$325.00	\$520.00
Service	11/06/2021	Review and revise engineer's certificate, termination agreement and project completion resolution; email regarding the same; prepare revised FY 2022 funding agreement; email regarding the same.	1.80	\$325.00	\$585.00
				Total	\$5,779.00

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
458	11/09/2021	\$3,824.00	\$0.00	\$3,824.00
1015	02/17/2022	\$5,913.75	\$0.00	\$5,913.75

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
608	12/08/2021	\$5,779.00	\$0.00	\$5,779.00
Outstanding Balance				\$15,516.75
Total Amount Outstanding				\$15,516.75

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

Please pay within 30 days.

KE Law Group
Invoice Date 11/08/2021
Invoice # 608
1/19/22

Monthly General Services

608Sept

Sep-21

<u>Type</u>	<u>Date</u>	<u>Total</u>
Service	10-Sep-21	\$552.50
Grand Total =		\$552.50

608Oct

Oct-21

<u>Type</u>	<u>Date</u>	<u>Total</u>
Service	9-Oct-21	\$747.50
Service	12-Oct-21	\$32.50
Service	12-Oct-21	\$22.50
Service	14-Oct-21	\$195.00
Service	14-Oct-21	\$55.50
Service	15-Oct-21	\$520.00
Service	16-Oct-21	\$1,040.00
Service	24-Oct-21	\$260.00
Service	25-Oct-21	\$18.50
Service	29-Oct-21	\$92.50

Grand Total = \$2,984.00

Invoice Total \$5,779.00

608Nov

Nov-21

<u>Type</u>	<u>Date</u>	<u>Total</u>
Service	1-Nov-21	\$260.00
Service	2-Nov-21	\$97.50
Service	2-Nov-21	\$260.00
Service	3-Nov-21	\$227.50
Service	4-Nov-21	\$292.50
Service	5-Nov-21	\$520.00
Service	6-Nov-21	\$585.00

Grand Total = \$2,242.50



P.O. Box 6386
Tallahassee, Florida 32314
United States

INVOICE

Invoice # 1015
Date: 01/18/2022
Due On: 02/17/2022

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

MVTCDD-01

126A
1.310.513.315

Meadow View at Twin Creeks CDD - General

Type	Date	Notes	Quantity	Rate	Total
Service	11/01/2021	Prepare requisition.	1.70	\$185.00	\$314.50
Service	11/02/2021	Prepare requisition.	0.40	\$185.00	\$74.00
Service	11/03/2021	Prep for board meeting.	0.80	\$225.00	\$180.00
Service	11/03/2021	Prepare requisition and project completion resolution; prepare for board meeting.	0.80	\$185.00	\$148.00
Service	11/04/2021	Prep for board meeting; represent district counsel at board meeting.	1.80	\$225.00	\$405.00
Service	11/04/2021	Prepare for board meeting; prepare requisition and project completion resolution; attend board meeting.	2.00	\$185.00	\$370.00
Service	11/05/2021	Confer re: subcontract agreement for program services; Call client to discuss pending issue.	0.50	\$225.00	\$112.50
Service	11/05/2021	Prepare project completion resolution; confer with team.	3.30	\$185.00	\$610.50
Service	11/11/2021	Email follow-up to deficit funding agreement.	0.20	\$325.00	\$65.00
Service	11/16/2021	Review draft agenda; email regarding the same.	0.20	\$325.00	\$65.00
Service	11/17/2021	Email regarding NOC and construction agreement.	0.20	\$325.00	\$65.00
Service	11/17/2021	Check on pending client matter.	0.10	\$225.00	\$22.50
Service	11/18/2021	Confer with Parker regarding construction contract; prepare construction easement, direct purchase documents, assignment documents, and NOC; review form of agreement and revise addendum; emails regarding the same.	2.20	\$325.00	\$715.00

Service	11/18/2021	Draft notice of commencement and assignment of contractor agreement.	1.20	\$225.00	\$270.00
Service	11/18/2021	Confer with bond counsel regarding recorded financing documents; prepare form of requisition.	0.40	\$185.00	\$74.00
Service	11/21/2021	Review status of project completion resolution; confer with chairman regarding temporary construction easement.	0.10	\$185.00	\$18.50
Service	11/22/2021	Review meeting minutes; send client revision.	0.20	\$225.00	\$45.00
Service	11/28/2021	Follow-up on project completion resolution and termination agreement; email regarding the same.	0.20	\$325.00	\$65.00
Service	11/30/2021	Email regarding use of Phase 4 construction money; review requisition list; confer with Parker regarding pending items; follow-up email to Lockwood; conference call regarding Phase 4 construction contract; follow-up regarding surety agreement.	2.10	\$325.00	\$682.50
Service	11/30/2021	Confer with Earlywine re: Demand Note and transmit draft form on same	0.10	\$325.00	\$32.50
Service	11/30/2021	Attend conference call regarding direct purchasing.	0.40	\$185.00	\$74.00
Service	12/05/2021	Review temporary construction easement; record same; prepare certificate of entitlement; confer with contractor regarding same.	0.30	\$185.00	\$55.50
Expense	12/07/2021	Simplifile Recording: Temporary Construction Easement	1.00	\$117.25	\$117.25
Service	12/07/2021	Review recorded temporary construction easement; confer with developer and district.	0.20	\$185.00	\$37.00
Service	12/07/2021	Prepare amended and restated resolution authorizing chair to execute real estate, property and permit conveyance documents and resolution adopting amended and restated prompt payment policies.	0.10	\$180.00	\$18.00
Service	12/10/2021	Emails regarding direct purchase forms and site work contract assignment.	0.20	\$325.00	\$65.00
Service	12/10/2021	Draft direct purchase forms.	1.00	\$225.00	\$225.00
Service	12/10/2021	Research status of assignment; prepare direct purchase forms; prepare project completion resolution; confer with engineer, developer and district manager regarding executing same.	0.90	\$185.00	\$166.50
Service	12/11/2021	Prepare project completion resolution.	0.30	\$185.00	\$55.50
Service	12/15/2021	Draft pool service agreement; send client the same.	0.90	\$225.00	\$202.50
Service	12/16/2021	Research conveyance authority resolution.	0.20	\$225.00	\$45.00
Service	12/17/2021	Review towing policy and statutory provision; email	0.60	\$325.00	\$195.00

		Simpson regarding the same; confer with Simpson regarding the same.			
Service	12/20/2021	Email regarding ODP for site work contract on Phase 4.	0.20	\$325.00	\$65.00
Service	12/20/2021	Check on pending client matter.	0.10	\$225.00	\$22.50
Service	12/20/2021	Review status of assignment of construction contract.	0.10	\$185.00	\$18.50
Service	12/20/2021	Confer with developer and chair regarding project completion resolution.	0.10	\$185.00	\$18.50
Service	12/22/2021	Draft work authorization termination letter; send client the same	0.30	\$225.00	\$67.50
Service	12/22/2021	Revise pool maintenance agreement; send client the same.	0.50	\$225.00	\$112.50
Service	12/23/2021	Review status of outstanding district items.	0.10	\$185.00	\$18.50
				Total	\$5,913.75

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
458	11/09/2021	\$3,824.00	\$0.00	\$3,824.00
608	12/08/2021	\$5,779.00	\$0.00	\$5,779.00

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
1015	02/17/2022	\$5,913.75	\$0.00	\$5,913.75
Outstanding Balance				\$15,516.75
Total Amount Outstanding				\$15,516.75

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

Please pay within 30 days.

KE Law Group
Invoice Date 1/18/2022
Invoice # 1015
1/19/22

Monthly General Services

1015Nov

Nov-21

<u>Type</u>	<u>Date</u>	<u>Total</u>
Service	1-Nov-21	\$314.50
Service	2-Nov-21	\$74.00
Service	3-Nov-21	\$180.00
Service	3-Nov-21	\$148.00
Service	4-Nov-21	\$405.00
Service	4-Nov-21	\$370.00
Service	5-Nov-21	\$112.50
Service	5-Nov-21	\$610.50
Service	11-Nov-21	\$65.00
Service	16-Nov-21	\$65.00
Service	17-Nov-21	\$65.00
Service	17-Nov-21	\$22.50
Service	18-Nov-21	\$715.00
Service	18-Nov-21	\$270.00
Service	18-Nov-21	\$74.00
Service	21-Nov-21	\$18.50
Service	22-Nov-21	\$45.00
Service	28-Nov-21	\$65.00
Service	30-Nov-21	\$682.50
Service	30-Nov-21	\$32.50
Service	30-Nov-21	\$74.00

Grand Total = \$4,408.50

Invoice Total \$5,913.75

1015Dec

Dec-21

<u>Type</u>	<u>Date</u>	<u>Total</u>
Service	5-Dec-21	\$55.50
Expense	7-Dec-21	\$117.25
Service	7-Dec-21	\$37.00
Service	7-Dec-21	\$18.00
Service	10-Dec-21	\$65.00
Service	10-Dec-21	\$225.00
Service	10-Dec-21	\$166.50
Service	11-Dec-21	\$55.50
Service	15-Dec-21	\$202.50
Service	16-Dec-21	\$45.00
Service	17-Dec-21	\$195.00
Service	20-Dec-22	\$65.00
Service	20-Dec-21	\$22.50
Service	20-Dec-21	\$18.50
Service	20-Dec-21	\$18.50
Service	22-Dec-21	\$67.50
Service	22-Dec-21	\$112.50
Service	23-Dec-21	\$18.50

Grand Total = \$1,505.25

Municipal Asset Management, Inc.

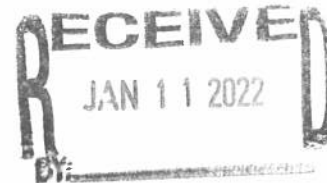
25288 Foothills Drive North
Suite 225
Golden, CO 80401
(303) 273-9494

INVOICE

INVOICE NO: 0618353

DATE: 1/1/2022

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



DUE DATE	RENTAL PERIOD
2/7/2022	

14A
1.320.572.45915

PMT NUMBER	DESCRIPTION	AMOUNT
37	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
0618353	2/7/2022	\$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

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

Invoice

Invoice #: 146
Invoice Date: 1/12/2022
Due Date: 1/12/2022
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 December 1 - December 31, 2021		2,600.10	2,600.10
Maintenance Supplies		40.87	40.87
1,320,53800,45006 (GROUNDS MAINTENANCE)	\$1,880 ⁸⁷		
1,320,57200,45508 (AMENITY Facility MAINT)	\$1,760 ¹⁰		
pay 1-14-22			
20A			

Total \$2,640.97

Payments/Credits \$0.00

Balance Due \$2,640.97

RAW

1,18,22

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
12/2/21	8	J.S.	Sprayed weed killer on pool deck and beach area, straighten and organized all pool furniture, emptied all fitness center waste receptacles, emptied and restocked all dog waste receptacles, checked and changed all waste receptacles, blew leaves and debris off sports complex, removed debris at entryways, roadways, tennis courts, all playgrounds, event field, pool area, pocket parks, parking lot and sports complex
12/7/21	8	J.S.	Installed new trash receptacle at sports complex, put two bags of concrete mix in wash out by gazebo, straightened and organized all pool furniture, blew leaves and debris off sports complex, removed debris at entryways, roadways, tennis courts, all playgrounds, event field, pool area, pocket parks, parking lot and sports complex, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
12/9/21	8	J.S.	Put lights on Christmas tree at gazebo, put ant killer down in food court area, re-dug sprinkler and reset by playground, put two bags on concrete in wash out area, straightened and organized all pool furniture, blew leaves and debris off sports complex, removed debris at entryways, roadways, tennis courts, all playgrounds, event field, pool area, pocket parks, parking lot and sports complex, emptied and restocked dog waste receptacles, checked and changed all trash receptacles
12/14/21	8	J.S.	Hang Beacon Lake flags out front, put ant killer down on event fields, straightened and organized all pool furniture, checked and change all trash receptacles, emptied and restocked dog waste receptacles, removed debris around neighborhood, lakes, entryways, sports complex, pool area, all playgrounds, picnic area and parking lot
12/16/21	8	J.S.	Dug up handrail cleaned off and concreted handrail back down in pool area, pressure washed columns underneath pool, put miscellaneous supplies in the attic, checked and changed all waste receptacles, emptied and restocked all dog waste receptacles, removed debris around sports complex, roadways, all playgrounds, pocket parks, tennis courts, pool area, event field and parking lot
12/21/21	8	J.S.	Replaced missing bolt in playground, drove stakes around park area and installed yellow caution tape around it, straightened and organized pool deck furniture, checked and changed all trash receptacles, emptied and restocked dog waste receptacles, removed debris around entryways, lakes, all playgrounds, tennis courts, pool area, sports complex, picnic area and parking lot
12/23/21	8	J.S.	Installed barricade and stakes around sidewalk, put adhesive down for fifteen pavers, assisted to concrete hand rail by pool, straightened and organized all pool deck furniture, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, removed debris around neighborhood, all playgrounds, all public parks, roadways, lakes, picnic area, tennis courts, event field, pool area and parking lot
12/28/21	8	J.S.	Put bolts in two picnic tables, put down two blocks with adhesive by playground, checked and changed all trash receptacles, emptied and restocked dog waste receptacles, removed debris around pool area, tennis courts, roadways, picnic area, all playgrounds, soccer field, event field, sports complex and parking lot, blew leaves and debris off sports complex, straightened and organized pool furniture
12/30/21	8	J.S.	Concrete front hand rail, put ant killer down on event field and soccer field, blew leaves and debris off playground pads by the pool area, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, straightened and organized pool furniture, removed debris around all playgrounds, public parks, sports complex, roadways, pool area, soccer field, event field, picnic area and parking lot

TOTAL 72

MILES 180
MVR

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

Period Ending 1/05/22

DATE	<u>SUPPLIES</u>
12/20/21	50lb Sakrete Mix (2)
12/20/21	PL Concrete Adhesive (2)
12/20/21	PL Concrete Adhesive Premium
12/20/21	1/4" Zip Screws, 2 pc bag (2).

13.06	J.L.
12.81	J.L.
12.05	J.L.
2.94	J.L.

TOTAL	\$40.87
--------------	----------------



Quality You Can Clearly See

3807 Edgewood Drive
Jacksonville, FL 32254
Phone 904-356-9905
Fax 904-356-9902
1-800-745-0945

1/04/2022
808500

MEADOW VIEW AT TWIN CREEK
850 BEACON LAKE PKWY

84

ST AUGUSTINE FL
32095

MEADOW VIEW AT TWIN CREEK
475 WEST TOWN PLACE
STE 114

MEADOW VIEW AT TWIN CREEK
475 WEST TOWN PLACE
STE 114

ST AUGUSTINE FL
32092

PAGE 1

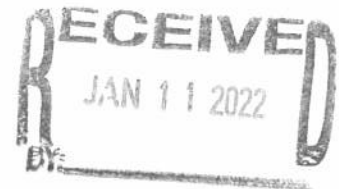
ST AUGUSTINE FL
32092
808500 84 1/04/22

LATE CHARGES WILL BE ASSESSED ON ALL
INVOICES PAST DUE AT 1.0%, 12% ANNUAL
DUE AFTER 30 DAYS

12032021	1401304	INV	544.28	544.28	1401304	INV	544.28
	CUSTOMER-		808500	TOTAL	544.28	*	
			.00	544.28	544.28	TOTAL-	544.28

1.320.572.45507

34A





3807 Edgewood Drive
Jacksonville, Florida 32254
Phone 904-356-9905/Fax 904-356-9902
1-800-745-0945

ORDER DATE 12032021

CUSTOMER # 808500

SUM. # 84

PAGE 1

INVOICE NO. 1401304

OFFICE COPY

TERMS

DUE AFTER 30 DAYS

TELEPHONE

402-273-7227 516 A

TRIP STOP

DELIVER TO:

MEADOW VIEW AT TWIN CREEK
250 REACON LAKE PKWY

MEADOW VIEW AT TWIN CREEK
475 WEST TOWN PLACE
STE 114

ST AUGUSTINE FL 32093

ST AUGUSTINE FL 32092

SPECIAL INSTRUCTIONS

MEMO- 00 PO #

JSA DIV. OF BROWN, BIGELOW (904) 398-7072

REV. 8/83

INTEREST AT THE RATE OF 1% WILL BE CHARGED ON UNPAID ITEMS AFTER 30 DAYS.

ITEM #	QUANTITY	SHIPPED	UNIT	DESCRIPTION	PACK	SIZE	ST	WEIGHT	COST	AMOUNT
1503	1	1	/	DISPENSER PUMP KIT ECONOMY #666K	1	EACH			18.36	18.36
4453	2	2	/	CREAM HEAVY WHIPPING 36% WHI	12	1 QT			61.06	122.12
4732	4	4	/	MILK WHOLE PLASTIC 4/1 GALLON	4	1 GAL			18.01	72.04
4745	1	1	/	WHIP TOPPING AEROSOL DAIRY	12	15 OZ			27.60	27.60
11350	1	1	/	MARSHMALLOW MINI WHITE #66076	12	16 OZ			29.59	29.59
11376	1	1	/	POPCORN COMBO CORN/OIL/SALT	24	10.6 OZ			25.35	25.35
12437	1	1	/	OIL BUTTER ALT WHIRL SALT FREE #103515	3	1 GAL			55.16	55.16
28508	1	1	/	GLOVES NITRILE BLK PF LARGE	10	100 CT			188.06	188.06
				CATEGORY REC'D						
				COST						
				538.28						
				RETAIL						
				% PROF						
				12						
				DELIVERY FEE						
				6.00						



INVOICE

INVOICE #	INVOICE DATE
JAX 315203	1/15/2022
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: February 14, 2022

Invoice Amount: \$17,811.85

Description	Current Amount
Monthly Landscape Maintenance January 2022	\$17,811.85

1,320.538.45003
40A

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

Bob's Backflow & Plumbing Services, Inc.
4640 Subchaser Ct, Ste 113
Jacksonville, FL 32244



Invoice
79932

Invoice Date
1/18/2022

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

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

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

Please detach and return top portion with payment

P.O. Number	Terms	Due Date
	Net 30	2/17/2022

Serviced	Description	Quantity	Price Each	Amount
1/14/2022	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider Potable: 1" Wilkins 375 Serial# B324074 - PASSED 001.320.53800.45009 USA	1	45.00	45.00

Please note there was a small increase for testing on 2/1/2021. Due to circumstances out of our control, we had to raise our cost for testing for the first time in over eight years. We appreciate your understanding and continued business.

Thank you for your business. We appreciate your prompt payment.

Please make checks payable to Bob's Backflow and include your invoice number.

Total	\$45.00
Payments/Credits	\$0.00
Balance Due	\$45.00

8281 Blaikie Court
Sarasota, FL 34240
(941) 556-0743

Invoice Number
711174

Date
01/21/2022

Customer Number
300380

Due Date
03/01/2022

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Meadow View at Twin Creeks CDD	300380		01/21/2022	03/01/2022

MyEnvera Count as of 12/31/21. 1 homes @ \$16.00 each

Approved: Denise Powers-Beacon Lake Amenity Manager
1.320.57200.45410 Gate Monitoring

Date	Invoice #	Description	Amount	Balance Due
1/21/2022	711174	Alarm Monitoring Services	\$32.00	\$32.00

8281 Blaikie Court
Sarasota, FL 34240
(941) 556-0743

Invoice Number
711174

Date
01/21/2022

Customer Number
300380

Due Date
03/01/2022

Net Due: \$32.00

Amount Enclosed:

**Meadow View at Twin Creeks CDD
C/O GMS LLC
475 West Town Pl., Ste 114
Saint Augustine, FL 32092**

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802



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

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



Service Slip/Invoice

INVOICE: 8170057
DATE: 1/19/2022
ORDER: 8170057

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

Work Date	Time	Target Pest	Technician	Time In
1/19/2022	07:48 AM	MICE, RATS, ROACH, S		07:48 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	1/19/2022		08:42 AM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$199.50
<div>1.320.572.45917 46A San Rodent ctrl</div>		SUBTOTAL
		\$199.50
		TAX
		\$0.00
		AMT. PAID
		\$0.00
		TOTAL
		\$199.50
		AMOUNT DUE
		\$199.50
		
		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



INVOICE

INVOICE #	INVOICE DATE
JAX 288753	11/5/2021
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

Property Name: Meadow View at Twin Creeks
CDD

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: December 5, 2021

Invoice Amount: \$500.00

Description	Current Amount
Pond Water Level Hutchinson Replacement Viburnum	
Plant Installation 001. 320.53800.45004	\$500.00

40A

Invoice Total \$500.00

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 295661	11/26/2021
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: December 26, 2021

Invoice Amount: \$1,170.00

Description	Current Amount
Decoder replacement	
Irrigation Repairs	

001.320.53800.45009

\$1,170.00

L/DA

Invoice Total

\$1,170.00

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



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

Approved 1.31.22
DPowers
security monitoring - 1.320.57200.45400

PLEASE PAY BY	AMOUNT	INVOICE DATE
02/08/2022	\$110.95	01/18/2022

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

INVOICE NO. 231881

Site: 850 Beacon Lakes Pkwy St Augustine
Site Address: 850 Beacon Lakes Pkwy St Augustine FL 32092
Period: 02/01/2022 to 02/28/2022
Recurring No.: 4197
Job Name:
Order No.:

exp
2/22

Description
Meadow View @ Twin Creeks

38A

001. 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
02/08/2022	\$110.95	01/18/2022

INVOICE NO. 231881

How To Pay

INVOICE NO. 231881



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:** 02/08/2022 **AMOUNT DUE:** \$110.95

Please Reference: 231881

I understand that it is my responsibility to periodically (at least monthly) test and check my security system, and to notify the company promptly of service needs, and additionally to notify the company in writing of any changes in the Emergency List information.

Terms and Conditions

1. **PRINTED AGREEMENT** - None of the **PRINTED AGREEMENT** or its items and conditions may be altered without the express written approval of an officer of the Seller.

2. **SELLER** agrees to install specified systems on premises and to make any necessary inspections and tests to deliver system to Purchaser in operating condition in accordance with standard installation procedures of Seller. The installation will be completed within a reasonable length of time based on the conditions inherent in the premises and Seller's installation schedule.

3. **FULL ONE-YEAR WARRANTY** - Seller/Atlantic Companies promises to furnish a replacement part for any portion of Purchaser's security system that proves to be defective in workmanship or material under normal use for a period of one year from the date of installation. Seller reserves the right to use reconditioned parts in fulfillment of this warranty.

Seller/Atlantic Companies extends to Purchasers warranties for equipment not made by us granted us by manufacturers of such equipment used in Seller home systems. Seller will return this equipment to the original manufacturer for fulfillment of their warranty obligations.

We will furnish the labor to remove and replace the defective part during the same one-year period.

Seller/Atlantic Companies makes no other warranty except as herein specifically set forth, particularly any warranty of merchantability or fitness for any particular purpose, either express or implied in law.

GENERAL: Furnishing of parts and labor as described above shall constitute fulfillment of all Seller/Atlantic Companies obligations with respect to this warranty, and replacement part will be warranted only for the unexpired portion of the original warranty.

A bill of sale, cancelled check, or payment record shall be kept by Purchaser to verify purchase date and establish warranty period.

To obtain service, call the office listed on the Purchase Agreement you signed at the time of purchase of your system:

Distributed by Atlantic Companies
1714 Cesary Boulevard
Jacksonville, FL 32211

Ready access to the system for service is the responsibility of the Purchaser. Seller will perform service during normal working hours. For emergency service, Seller will charge you an emergency service labor premium.

Seller will endeavor to perform service Within 48 hours after notification of a problem by the Purchaser.

EXCLUSIONS: This warranty applies only to units sold and retained within the continental USA. This warranty does not apply to the product or parts that have been damaged by accident, abuse, lack of proper maintenance, unauthorized alterations, misapplication, fire, flood, lightning strikes or acts of God.

This warranty does not cover service calls which do not involve defective workmanship or materials.

IN NO CASE WILL SELLER/ATLANTIC COMPANIES BE RESPONSIBLE FOR CONSEQUENTIAL OR SPECIAL DAMAGES.

4. **SELLER NOT AN INSURER** - It is specifically understood and agreed: That Seller is not an insurer; that insurance, if any, shall be obtained by Purchaser; that the payments provided for herein are based solely on the value of the service as set forth herein and are unrelated to the value of the Purchaser's property or Premises; THAT SELLER MAKES NO GUARANTEE OR WARRANTY, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS THAT THE EQUIPMENT OR SERVICES SUPPLIED WILL AVERT OR PREVENT OCCURRENCES OR THE CONSEQUENCES THEREFROM WHICH THE SYSTEM OR SERVICE IS DESIGNED TO DETECT OR AVERT. Purchaser acknowledges that it is impractical and extremely difficult to fix the actual damages, if any, which may proximately result from a failure to perform any of the obligations herein, or the failure of the systems to properly operate with resulting loss to Purchaser because of, among other things:

(a) The uncertain amount or value of Purchaser's property or that of other persons kept on the premises which may be lost, stolen, destroyed, damaged or otherwise affected by occurrences which the system or service is designed to detect or avert;

(b) The uncertainty of the response time of any police department, fire department, paramedic unit, patrol service or other such services or entities should such department or entity be dispatched as a result of a signal being received or an audible device sounding;

(c) The inability to ascertain what portion, if any, of any loss would be proximately caused by Seller's failure to perform or by failure of its equipment to operate;

(d) The nature of the service to be performed by the Seller and the uncertain nature of occurrences which might cause injury or death to Buyer or any other person which the system or equipment is designed to detect or avert.

Purchaser understands and agrees that if Seller should be found liable for loss or damage due from a failure of Seller to perform any of the obligations herein, whatsoever, including, but not limited to installation, design, service, monitoring, or the failure of any system or equipment installed by, or service performed by Seller in any respect whatsoever, Seller's maximum liability shall not exceed a sum equal to the annual service charge contracted herein or Two Hundred Fifty (\$250.00) Dollars, whichever is less, and this liability shall be exclusive; and that the provisions of this Section shall apply if loss or damage, irrespective of cause or origin, results directly or indirectly from performance or nonperformance of the obligation imposed by this contract or from negligence, active or otherwise, of Seller, its agents, assigns or employees.

In the event that the Purchaser wished Seller to assume greater liability, Purchaser may, as a matter of right, obtain from Seller a higher limited liability by paying an additional amount proportioned to the increase in damages, but such additional obligation shall in no way be interpreted to hold Seller as an insurer. Purchaser may also obtain such additional liability protection from insurance carrier, as Purchaser desires.

5. **INDEMNIFICATION** - Purchaser agrees to and shall indemnify and save harmless the Seller, its employees and agents for and against all third party claims, lawsuits and losses arising out of or in connection with the operation or non-operation of the system or monitoring facilities whether these claims be based upon alleged intentional conduct or active or passive negligence on the part of Seller, its agents, servants or employees.

The Seller assumes no liability for delay in installation of the system, or interruption of service due to strikes, riots, floods, fires, acts of God, or any cause beyond the control of Seller including interruption in telephone service. Seller will not be required to supply service to the Purchaser while interruption of service due to any such cause shall continue.

6. **CENTRAL STATION SERVICES** - Central station services consist of the receipt, analysis and response (dispatch of proper authorities) to signals from system installed under this Agreement. Such services are initiated upon final payment for installation and pre-payment of service charges. All services may be discontinued anytime charges are unpaid or system is abused. Notice by certified or registered letter to billing address shall be deemed sufficient notice of discontinuation and shall be deemed effective for all purposes upon mailing and not receipt.

Monitoring service is billed and payable annually in advance. **MONITORING SERVICE SHALL CONTINUE ON A YEARLY BASIS UNLESS CANCELLED IN WRITING BY EITHER PARTY NO LESS THAN 60 DAYS BEFORE ANNUAL RENEWAL DATE.**

The Department or other organization to which the connection may be made or an alarm signal may be transmitted may invoke the provisions hereof against any claims by the Purchaser or by others due to failure of such Department organization.

7. **TELEPHONE OR INTERNET CONNECTIONS** - Seller will assist Purchaser in making necessary arrangements to secure telephone or internet service connections for systems. Purchaser agrees to

furnish any necessary telephone or internet services or telephone lines at Purchaser's own expense.

The charge for the installation and continuation of this service shall be billed to the account of the Purchaser and will appear on his regular telephone or internet billing.

8. **TESTING** - It is the responsibility of the Purchaser to test the system for proper operations periodically but not less than monthly. Purchaser shall follow all instructions and procedures which Seller may prescribe for the operation and maintenance of the system.

9. **RETENTION OF TITLE AND RIGHT OF ACCESS** - The system shall remain the personal property of Seller until fully paid for in cash by Purchaser and Purchaser agrees to perform all acts which may be necessary to assure the retention of title to the system by Seller. Purchaser understands and agrees that the installation of equipment owned by Seller does not create a fixture on the Premise as to that equipment. Should Purchaser default in any payment for the system or part, then Purchaser authorized and empowers Seller to enter upon/in said Premise and to remove the system, or part from the premises. Such removal, if made by Seller, shall not be deemed a waiver of Seller's right to damages Seller sustains as a result of Purchaser's default and Seller shall have the right to enforce any other legal remedy or right. Furthermore, Seller shall be in no way obligated to restore the premises to its original condition, or redecorate same in the event the system or part is removed as a result of Purchaser's default in payment, nor shall Seller be obligated or liable to Purchaser in any manner. Risk of loss of the system, or any part of the same, shall pass to Purchaser upon delivery to the premises of such system or part.

10. **FEES, CHARGES, RIGHTS AND COST OF COLLECTION** - All fees and charges are payable in advance. Failure to pay fees, charges or other sums owed will result in your services being disconnected. Further, when you are in default, Seller can require immediate payment (acceleration) of what you owe under the contract and take possession of the property. Purchaser waives any right Purchaser has to demand for payment, notice of intent to accelerate and notice of acceleration. If Seller hires an attorney to collect what Purchaser owes, Purchaser will pay the attorney's fee and court costs as permitted by law. This includes any attorneys' fees Seller incurs as a result of any bankruptcy proceeding brought by or against Purchaser under federal law or an appellate proceeding. Payment shall be due upon the receipt of invoices by Seller unless otherwise specified on the front hereof. Interest shall accrue on all amounts more than thirty (30) days past due at the default rate of interest of 18% per annum or the maximum allowable rate, whichever is less. All payments shall be due and payable at Seller's office set forth on the front of the Agreement. Additionally, there will be a 1.50%/month LATE CHARGE on Past Due Balances. The minimum Late Charge is \$3.00. Any action taken under paragraph 6 and/or paragraph 9 shall in no way prejudice Seller's right to collection of unpaid charges and costs herein enumerated. If services are discontinued because of Purchaser's past due balance, and if Purchaser desires to have the monitoring service reactivated, Purchaser agrees to pay in advance to Seller a reconnect charge to be fixed by Seller at a reasonable amount. Seller shall have the right to increase the recurring service charge provided herein, upon written notice to Purchaser, at any time or times after the date service is operative under this Agreement. Purchaser agrees to notify Seller of any objections to such increase in writing within twenty (20) days after the date of the notice of increase, failing which it shall be conclusively presumed that Purchaser agreed to such increase. In the event Purchaser objects to such increase, Seller may elect to (i.) continue this Agreement under the terms and conditions in effect immediately prior to such increase, or (ii.) terminate the Agreement upon fifteen (15) days advance notice to Purchaser.

In addition to these charges addressed above, Purchaser agrees to pay, upon demand, (a) any false alarm assessments; federal, state and local taxes, fees or charges imposed by any governmental body or entity relating to the equipment or services provided under this Agreement; (b) any increase in charges to company or to Seller for the facilities needed to transmit signals under this Agreement; and (c) any service charge in the event Seller sends a representative to Purchaser's premises in response to a service call or alarm signals where Purchaser has not followed proper operating instructions, failed to close or properly secure a window, door or other protected point, or improperly adjusted CCTV camera, monitors or accessory components.

11. **NOTICE TO PURCHASER** - Under the Mechanic's Lien Law, any person who helps to improve your property and is not paid has the right to enforce his claim against your property. Under law, you may protect yourself against such claims either by filing with the Court a 'No Lien Agreement' or a payment bond depending upon the law of the state where your property is located.

(a) **BUYER'S RIGHT TO CANCEL** this Agreement. Buyer may cancel this Agreement or purchase by mailing a written notice to the Seller postmarked not later than midnight of the third business day after the date this Agreement was signed. Buyer may use the face of this Agreement as that notice by writing 'I hereby cancel' by Buyer signature and by adding your name, address and new signature thereon. The notice must be mailed to Seller at the office indicated in the Agreement and must be sent by either certified mail or registered mail.

12. **ENTIRE AGREEMENT** - This instrument constituted the entire Agreement between the parties hereto with respect to the transactions described herein and supersedes all previous negotiations, commitments (either written or spoken) and writing pertaining hereto.

This Agreement can only be changed by a written amendment signed by both parties or their duly authorized agent. No waiver or breach of any term or condition of this Agreement shall be construed to be a waiver of any succeeding breach.

If any of the terms or provisions of this Agreement shall be determined to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

This Agreement becomes binding upon Seller only when signed by a District Sales Manager of Atlantic Companies. In the event of non-approval, the sole liability of the Seller shall be to refund to Buyer the amount that has been paid to Seller upon execution of this Agreement.

13. **LITIGATION** - The laws of the State of Florida shall govern the terms of this Agreement and the parties agree to submit to the jurisdiction of the State of Florida. Venue for resolution of any disputes arising under this Agreement, including litigation, regardless of place of payment, shall be in a forum or court, as required, of competent jurisdiction in Duval County, Florida, and the undersigned waives any venue rights he may possess and agrees that he shall not contest that Duval County, Florida, is a convenient forum.

14. **CHANGES AND ASSIGNMENT** - Purchaser acknowledges that the sale or transfer of the Premise by the Purchaser to a third party does not relieve Purchaser of his obligations under this Agreement. Purchaser may not assign this Agreement unless Purchaser obtains prior written consent from Seller.

Seller may assign this Agreement or subcontract the work to be performed without notice to Purchaser or Purchaser's consent.

15. **THIRD PARTY INDEMNIFICATION** - In the event any person, not a party to this Agreement, shall make any claim of file any lawsuit against Seller for any reason relating to our duties and obligations pursuant to this Agreement, including but not limited to the design, maintenance, operation, or non-operation of the alarm-system, Purchaser agrees to indemnify, defend and hold Seller, its dealers, agents, installers, their successors and assigns harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs and attorneys' fees, whether these claims be based upon alleged intentional conduct, active or passive negligence, express or implied contract or warranty, contribution or indemnification, or strict or product liability on the part of Seller, its dealers, installers, agents, servants, assign or employees. This Agreement by Purchaser to indemnify Seller against third party claims as herein above set forth shall not apply to losses, damages, expenses and liability resulting in injury or death to third persons or injury to property of third persons, which losses, damages, expenses and liability occur solely while an employee of Seller is on Purchaser's Premises in accordance with this Agreement and which losses, damages and liability are solely and directly caused by the act or omissions of that employee.



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

Invoice 10300

BILL TO

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

DATE
02/01/2022

PLEASE PAY
\$1,298.00

DUE DATE
03/03/2022

135A

1-320-572-45505

PRODUCT/SERVICE	QTY	RATE	AMOUNT
Services February 2022 Monthly <u>Pool Service</u> , No Chemicals Included	1	1,298.00	1,298.00

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.

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
<p>RE: Pool Cleaning Service without Chemicals *district will obtain chemicals through 3rd party Vendor*</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Average cleaning time: 1-1/2 hours per pool cleaning plus backhouse.</p> <p>Thank you for your business!</p>			
For work outside of monthly cleaning services, accepted forms of payment are check, cash or a credit card however the credit card is subject to a 3.5% processing fee.		TOTAL DUE	\$1,298.00
			THANK YOU.

Approved: Denise Powers, Amenity Manager
 1.320.57200.45505- Pool Maintenance Contract

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

Future Horizons, Inc.

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

Voice: 800-682-1187

Fax: 904-692-1193

INVOICE

Invoice Number: 71509

Invoice Date: Jan 31, 2022

Page: 1

Bill To:

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

Ship to:

Meadow View at Twin Creeks CDD
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		3/2/22

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in January Lake maintenance 1,320.538.45005 45A	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.



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 65002

DATE 12/01/2021 TERMS Net 30

DUE DATE 12/31/2021

1.320.538.45003

13A

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



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
PH 2 Townhome Section

13A
1.320.538.45003

INVOICE 65003

DATE 12/01/2021 TERMS Net 30

DUE DATE 12/31/2021

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

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

Beacon Lake
Phase II Part 2
(Phase 2 Parkway)

INVOICE 65006

DATE 12/01/2021 TERMS Net 30

DUE DATE 12/31/2021

13A

1.320.538.45003

ACTIVITY	DESCRIPTION	QTY	INSTALLED	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
Beacon Lake
Phase II Part 2
(Phase 2 Parkway)

INVOICE 65034

DATE 02/01/2022 TERMS Net 30

DUE DATE 03/03/2022

1.320.538.45003
13A

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

TOTAL DUE \$8,420.00

Estimate good for 30 days. Prices subject to change.



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 65035

DATE 02/01/2022 TERMS Net 30

DUE DATE 03/03/2022

1.320.538.45003
13A

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

Estimate good for 30 days. Prices subject to change.



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
PH 2 Townhome Section

INVOICE 65036

DATE 02/01/2022 TERMS Net 30

DUE DATE 03/03/2022

SHIP DATE
03/01/2019

11320538.45003
13A

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

TOTAL DUE

\$9,011.47

Estimate good for 30 days. Prices subject to change.



INVOICE

INVOICE #	INVOICE DATE
JAX 321499	2/1/2022
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: March 3, 2022

Invoice Amount: \$17,811.85

Description	Current Amount
Monthly Landscape Maintenance February 2022	\$17,811.85

1.320.538.45003
40A

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



Approved 2.8.22-Denise Powers
Repairs & Replacements 1.320.57200.44200

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

PLEASE PAY BY	AMOUNT	INVOICE DATE
12/20/2021	\$257.50	11/22/2021

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

INVOICE NO. 226576

Site: 850 Beacon Lakes Pkwy St
Augustine
Site Address: 850 Beacon Lakes Pkwy
St Augustine FL 32092
Job No.: 68356
Job Name:
Order No.:

38A

Description

11/19/2021 Sam Garvin III

Customer had a few issues when arriving on site. Side gate to patio gate lock mount screws were broken and it was just hanging. Remounted gate latch. NVR system beeping. Checked via monitor and no troubles. Power cycled unit and beeping stopped. Programming timer test and alarm.com out of sync. Resynced system. Verified signals. If you have any further problems with your system please contact us.

Service - Security

Sub-Total ex Tax	\$257.50
Tax	\$0.00
Total	\$257.50

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

IMPORTANT: Please remember to test your system monthly.

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

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

Sub-Total ex Tax	\$257.50
Tax	\$0.00
Total inc Tax	\$257.50
Amount Applied	\$0.00
Balance Due	\$257.50



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

PLEASE PAY BY

12/20/2021

AMOUNT

\$257.50

INVOICE DATE

11/22/2021

INVOICE NO. 226576

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. 226576

NAME: Meadow View at Twin Creeks CCD

DUE DATE: 12/20/2021 **AMOUNT DUE:** \$257.50

Please Reference: 226576



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
02/24/2022	\$445.00	01/27/2022

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

INVOICE NO. 234050

Site: 850 Beacon Lakes Pkwy St Augustine
Site Address: 850 Beacon Lakes Pkwy St Augustine FL 32092
Job No.: 69081
Job Name:
Order No.:

Description

01/25/2022 Nicholas J Schriefer

Dropped off 75 access cards. Set streaming on ivms4200 to auto so it will choose main or substream for channels.
 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
Proximity Cards	75.00	\$3.50	\$262.50
Residential service	0.98 hrs	\$150.00	\$147.50
Sub-Total ex Tax			\$445.00
Tax			\$0.00
Total			\$445.00

"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	\$445.00
Tax	\$0.00
Total inc Tax	\$445.00
Amount Applied	\$0.00
Balance Due	\$445.00

Approved - Denise Powers
 \$262.50 - Access Cards 1.320.57200.44300
 \$182.50 - Repairs & Maint 1.320.57200.44200



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
02/24/2022	\$445.00	01/27/2022

INVOICE NO. 234050

How To Pay

INVOICE NO. 234050



Credit Card (MasterCard, Visa, Amex)

Credit Card No.

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

Card Holder's Name: _____ CCV: _____

Expiry Date: / Signature: _____



Mail

Detach this section and mail check to:

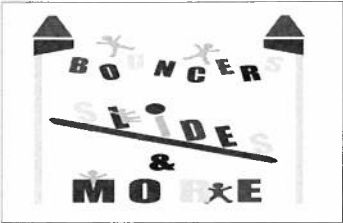
Atlantic Security
1714 Cesery Blvd
Jacksonville, FL 32211

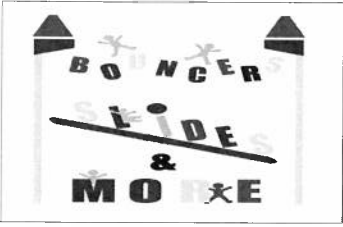
NAME: Meadow View at Twin Creeks CCD

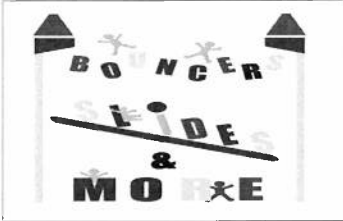
DUE DATE: 02/24/2022

AMOUNT DUE: \$445.00

Please Reference: **234050**

		Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003		Invoice Date: October 29, 2021 Invoice No.: 10292021.13		
<u>Name / Address</u> Attn: Beacon Lakes 850 Beacon Lake Pkwy St. Augustine, FL		<u>Additional Details:</u> 001.320.57200.49400 36A				
<u>Description</u>		<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>Subtotal</u>	<u>Extended</u>
1	Human Hamster Ball Track	1	\$500.00	15%	\$425.00	\$425.00
2	Combination Unit	1	\$250.00	20%	\$200.00	\$200.00
3	Bounce House	1	\$130.00	22%	\$100.00	\$100.00
4	Generator	1	\$75.00	100%	\$0.00	\$0.00
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
<u>Comments:</u>		Subtotal				\$725.00
		Sales Tax (0.0%)				\$0.00
		Total				\$725.00

		Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003		Invoice <u>Date:</u> December 11th, 2021 <u>Invoice No.:</u> 12112021.09		
<u>Name / Address</u> <u>Attn:</u> Beacon Lakes 850 Beacon Lake Pkwy St. Augustine, FL		Additional Details: 001.320.57200.49400 36A				
<u>Description</u>		<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>Subtotal</u>	<u>Extended</u>
1	Outdoor Movie - 12/11 & 11/26	2	\$500.00	15%	\$350.00	\$700.00
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
Comments:		Subtotal				\$700.00
		Sales Tax (0.0%)				\$0.00
		Total				\$700.00

		Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003		Invoice Date: December 18th, 2021 Invoice No.: 12182021.13		
<u>Name / Address</u> Attn: Beacon Lakes 850 Beacon Lake Pkwy St. Augustine, FL		Additional Details: 001-320-57200-49400 36A				
<u>Description</u>		<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>Subtotal</u>	<u>Extended</u>
1	Combination Unit	1	\$250.00	20%	\$200.00	\$200.00
2	Face Painter	1	\$300.00		\$300.00	\$300.00
3	Balloon Artist	1	\$300.00		\$300.00	\$300.00
4	Cotton Candy	1	\$150.00		\$150.00	\$150.00
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
Comments:		Subtotal				\$950.00
		Sales Tax (0.0%)				\$0.00
		Total				\$950.00

Approved: Denise Powers, Amenity Manager
1.320.57200.44200 - Repairs/Maintenance



FIRE & SAFETY EQUIPMENT
5905 Macy Avenue
Jacksonville, Florida 32211
www.firstcoastfire.net
904-346-0111

Invoice

Date	Invoice #
2/1/2022	8161020122

39A

Bill To
Beacon Lakes Clubhouse Riverside Management Services 850 Beacon Lakes Parkway St. Augustine, FL 32085

Ship To
Beacon Lakes Clubhouse 850 Beacon Lakes Parkway St. Augustine, FL 32085

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 15	KBN	2/1/2022			Beacon Lakes Clubhouse - 14...

Quantity	Item Code	Description	Price Each	Amount
1	Service Call	Service Call	95.00	95.00T
3	Tag	Annual Maintenance	9.00	27.00T
		Sales Tax	7.50%	9.15
<div>RECEIVED FEB 02 2022 By _____</div>				

STE

			Total	\$131.15 \$122.00
--	--	--	--------------	---------------------------------

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 82

Invoice Date: 2/1/22

Due Date: 2/1/22

Case:

P.O. Number:

Bill To:

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

1A

Description	Hours/Qty	Rate	Amount
Management Fees - February 2022 001.310.513.34000		4,134.42	4,134.42
Website Administration - February 2022 001.310.513.35300		83.33	83.33
Information Technology - February 2022 001.310.513.351		116.67	116.67
Dissemination Agent Services - February 2022 001.310.513.310		1,041.67	1,041.67
Office Supplies 001.310.513.51000		16.53	16.53
Postage 001.310.513.42000		87.35	87.35
Copies 001.310.513.42500		372.90	372.90
Telephone 001.310.513.41000		24.99	24.99
Total			\$5,877.86
Payments/Credits			\$0.00
Balance Due			\$5,877.86

INVOICE



HireSanta, LLC

Mitchell Allen

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

STATES

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

Invoice No#: 154054
Invoice Date: Jan 31, 2022
Due Date: Jan 31, 2022



\$1,005.00
AMOUNT DUE

BILL TO

beaconmanager@rmsnf.com

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT(\$)
1	Santa Claus 12/10/22 4-7pm	3	\$335.00	\$1,005.00
Subtotal				\$1,005.00
Shipping				\$0.00
TOTAL				\$1,005.00 USD

**Approved to pay 50% deposit then remaining 50% day of event
\$502.50 approved to pay 2.3.2022
Special Events: 1.320.57200.49400

131A

NOTES TO CUSTOMER

Denise Powers
Beacon Lake Amenity Manager
850 Beacon Lake Parkway
St. Augustine, Florida 32095
Office: # 904-217-3052
Email: beaconmanager@rmsnf.com

\$502.50
Deposit

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 any time. Please contact us if you need any assistance.



Invoice

Date 2/3/2022
Invoice # 1312956050641707 Townhurst Dr
Houston TX 77043
ar@poolsure.com
800-858-POOL (7665)
www.poolsure.com

Terms	Net 20
Due Date	2/23/2022
PO #	
Delivery Ticket #	Sales Order #1337964
Delivery Date	2/2/2022
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
135-010	Sodium Bicarbonate 50# bag Feb Pool chemicals 1.320.572.45506 ZZA	6		29.98	179.88

Subtotal 179.88
Shipping Cost (FEDEX GROUND) 0.00
Total 179.88
Amount Due \$179.88

Remittance Slip

Customer
13BEA030
Invoice #
131295605064Amount Due \$179.88
Amount Paid _____Make Checks Payable To
Poolsure
PO Box 55372
Houston, TX 77255-5372

131295605064

Invoice

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

Description	Hours/Qty	Rate	Amount
1.320.57200.45507 - Janitorial Services - February 2022		1,295.00	1,295.00
1.320.57200.45504 - Contract Administration - February 2022		3,333.33	3,333.33
1.320.57200.45500 - Facility Management - Meadow View - February 2022		5,304.50	5,304.50
Total			\$9,932.83
Payments/Credits			\$0.00
Balance Due			\$9,932.83

RNW
2.2.22



INVOICE

INVOICE #	INVOICE DATE
JAX 325672	2/4/2022
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: March 6, 2022

Invoice Amount: \$730.00

Description	Current Amount
Mainline repair on parkway	
<u>Irrigation Repairs</u>	\$730.00

40A

1.320.538.45009

Invoice Total **\$730.00**

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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

Municipal Asset Management, Inc.

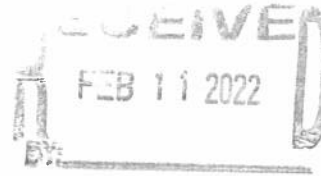
25288 Foothills Drive North
Suite 225
Golden, CO 80401
(303) 273-9494

INVOICE

INVOICE NO: 0618377

DATE: 2/1/2022

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



DUE DATE	RENTAL PERIOD
3/7/2022	

PMT NUMBER	DESCRIPTION	AMOUNT
38	Lease payment due pursuant to Tax-Exempt Lease Purchase Agreement dated October 25, 2018 for the acquisition of fitness equipment Feb Fitness Equip Lease 14A 1,320,572.45915	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
0618377	3/7/2022	\$2,307.62	

Meadow View at Twin Creeks CDD
Jim Oliver
475 West Town Place, Suite 114
St. Augustine, FL 32902

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

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

Invoice

Invoice #: 148
Invoice Date: 1/31/2022
Due Date: 1/31/2022
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 - January 2022 20A 1.320.57200.49400	8	25.00	200.00
Total			\$200.00
Payments/Credits			\$0.00
Balance Due			\$200.00

Rmw
2.9.22

MVTC CDD

SPECIAL EVENT ASSISTANT INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
8	Special Event Assistant	\$ 25.00	\$ 200.00
	Covers January 2022		
	TOTAL DUE:		<u>\$ 200.00</u>

Special Event Assistant 1.320.57200.49400

MEADOW VIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL EVENT ASSISTANT BILLABLE HOURS
THROUGH JANUARY 2022

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
1/21/22	5	T.W.	Special Event - Food Truck Friday
1/28/22	3	T.W.	Special Event - Food Truck Friday
TOTAL	<u>8</u>		

Approved 2.10.22
Denise Powers
Fitness Center 1.320.57200.44207

48A

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 # 17543A

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 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) Denise 904-217-3052 **THERE ARE 2 UNITS THAT ARE HAVING ISSUES THE ARC TRAINER AND UPRIGHT BIKE. THEY ALSO NEED THEIR STABILITY BALLS INFLATED

Date: 09-Feb-2022

Payment is due within 30 days of
invoice date.

Description	Part #	Part Cost	QTY	Total
PM - FLAT RATE: TRAVEL + FIRST HOUR LABOR		450.56	1.00	450.56
Comments:			Parts Total	450.56
			Tax	0.00
			Balance	450.56

Technician: FRANK HARDY

Thank you for your business.



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 2 &
Townhomes

INVOICE 65039**DATE 11/09/2021 TERMS Net 30****DUE DATE 12/09/2021**

13A
1.320.53800.45003

ACTIVITY	DESCRIPTION	QTY	INSTALLED	AMOUNT
MISC	Over-seed Bermuda with rye Work done 11/02/21	1	6,501.01	6,501.01

Over-seed - Entry 2 & TH

TOTAL DUE**\$6,501.01**

Estimate good for 30 days. Prices subject to change.



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
Phase II

INVOICE 65040

DATE 11/09/2021 TERMS Net 30

DUE DATE 12/09/2021

ACTIVITY	DESCRIPTION	QTY	INSTALLED	AMOUNT
MISC	MV PH II Decoder replacement causing valve failure	1	682.50	682.50

13A
1.320.53800.45009

TOTAL DUE

\$682.50



INVOICE

INVOICE #	INVOICE DATE
JAX 307526	12/23/2021
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: January 22, 2022

Invoice Amount: \$1,481.50

Description	Current Amount
Locate, troubleshoot, and replace decoders *****Zones 20,21,23***** Irrigation Repairs	\$1,481.50

1.320.538.45009
40A

Invoice Total **\$1,481.50**

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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 307525	12/23/2021
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

1,320.538.45004
40A

Invoice Due Date: January 22, 2022

Invoice Amount: \$3,557.00

Description	Current Amount
-------------	----------------

Low Turf Area Along Main Road



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



Plant Installation

\$3,557.00

IN COMMERCIAL LANDSCAPING

Invoice Total

\$3,557.00

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

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

THANK YOU FOR YOUR BUSINESS!



Jacksonville Carriage Co LLC

12558 Old Kings Rd
Jacksonville, FL 32219
(904) 766-3933
www.JaxCarriage.Com

Invoice

Number: 20222530

Date: 2/7/2022

Bill To:

Denise Powers
Meadow View at Twin Creek CDD
(904) 629-9244 cell
(904) 217-3052 Off

Event Location:

Beacon Lake
850 Beacon Lake Pkwy
St Augustine, FL, 32095

Customer Email	Terms	Sales Rep
Beaconmanager@rmsnf.com		Bieni Boyce

Date	Service ID	Description	Quantity	Price	Amount
4/3/2022	Carousel	Pony Carousel			
	Zoo	Petting Farm			
	Time	1:00pm - 4:00pm			
	Note	Please remit a Non-Refundable deposit to reserve us. Bad weather rescheduling must be done by 04/2/2022 or balance is due.		\$1,175.00	\$1,175.00
	Balance	Balance due on arrival		\$1,175.00	\$1,175.00
<p>Jacksonville Carriage Co follows recommended guidelines for COVID-19. We will not cancel our services for the event unless it is legally prohibited. We reserve the time slot exclusively for your event and your non-refundable deposit is to hold this time for you. Please consider this when planning your event.</p> <p>Please review this invoice to ensure it accurately reflects our agreement. Add 4% for payments by credit card.</p> <p>Bieni@JaxCarriage.Com</p>					

Total \$2,350.00

WARNING

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

109A
Approved 2.22.22-Denise Powers
Deposit \$1175.00
Special Events 1.320.57200.49400

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

Invoice

Invoice #: 149
Invoice Date: 2/16/2022
Due Date: 2/16/2022
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 January 1 - January 31, 2022		2,290.74	2,290.74
Maintenance Supplies		105.16	105.16
1,320.57200.45508 (Amenity-Facility MAINT)	—	\$995.90	
1,320.53800.45006 (Grounds MAINT)	—	\$1,400	

JAG
2-18-22

Total	\$2,395.90
Payments/Credits	\$0.00
Balance Due	\$2,395.90

Rm
2.18.22

**MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF JANUARY 2022**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
1/4/22	8	J.S.	Installed one bolt in slide cover, retightened windscreens that were down, straightened and organized all pool furniture, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, removed debris around tennis courts, soccer field, all playgrounds, all pocket parks, pool area, sports complex and parking lot
1/6/22	8	J.S.	Assisted in cutting and installing new bolts in both slide covers, fetched Christmas tree out of lake, straightened up speed sign on Toll Brothers entrance, straightened and organized all pool deck furniture, checked and changed all trash receptacles in community, emptied and restocked all trash receptacles, removed debris along roadways, pocket parks, all playgrounds, sports complex, lakes, picnic area, pool area and parking lot
1/11/22	8	J.S.	Assisted taking down holiday tree and putting up into attic, installed four cover backs on exercise equipment, straightened and organized all pool deck furniture, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, remove debris along roadways, pocket parks, all playgrounds, sports complex, lakes, picnic area, pool area and parking lot
1/13/22	8	J.S.	Installed four bolts on missing panel on playground on Tannar Court, sprayed for weeds on pool deck, straightened and organized pool furniture on pool deck, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, remove debris along roadways, pocket parks, all playgrounds, sports complex, lakes, picnic area, pool area and parking lot
1/18/22	8	S.A.	Installed new bike rack, touch up paint on bike rack, put up windscreens on tennis courts, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, removed debris along roadways, pocket parks, all playgrounds, sports complex, lakes, picnic area, pool area and parking lot
1/20/22	6.5	S.A.	Repaired soap dispenser, inspect and empty all trash receptacles at amenity center and sports complex, inspect, empty and restocked all dog pots as needed, removed debris on all roadways and lake banks
1/25/22	8	J.S.	Fixed fallen windscreen on tennis courts, straightened and organized all pool deck furniture, blew leaves an debris sports complex and changed all trash receptacles around the outside, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, removed debris along roadways, pocket parks, all playgrounds, sports complex, lakes, picnic area, pool area and parking lot
1/27/22	8	J.S.	Assisted hanging three mirrors in fitness center, assisted hanging an 86" televisions in movie room, put new breaker for front fountain, straightened and organized all pool deck furniture, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, removed debris along roadways, pocket parks, all playgrounds, sports complex, lakes, picnic area, pool area and parking lot
TOTAL	<u><u>62.5</u></u>		
MILES	<u><u>232</u></u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

Period Ending 2/05/22

DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
MEADOWVIEW AT TWIN CREEKS CDD (MVTc)				
	2/3/22	Paint Tray Liners (4)	4.51	J.L.
	2/3/22	9V Battery 2pk	10.20	J.L.
	2/3/22	Painters Tape Sharp 3 pack	26.43	J.L.
	2/3/22	Plastic Drop Cloth 3 pack	7.45	J.L.
	2/3/22	6x9' Canvas Drop Cloth	16.08	J.L.
	2/3/22	9" Paint tray Set 8pc	12.62	J.L.
	2/3/22	SS Paint Shield	8.36	J.L.
	2/3/22	Best 9" Paint Tray Set	19.52	J.L.
		TOTAL	\$105.16	



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
Irrigation Repair

INVOICE 65044

DATE 02/18/2022 TERMS Net 30

DUE DATE 03/20/2022

ACTIVITY	DESCRIPTION	QTY	INSTALLED	AMOUNT
Maintenance	Irrigation Repair - 02/08/2022 Construction related impact near retention pond. Replaced damaged zone lines and replaced 7 rotors	1	540.64	540.64

Irrigation Repair

1,320,538.45009

13A

TOTAL DUE

\$540.64

Estimate good for 30 days. Prices subject to change.

**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 292076	11/15/2021
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: December 15, 2021

Invoice Amount: \$17,811.85

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

Invoice Total **\$17,811.85**

40A
1,320.538, 45003

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 329916	2/18/2022
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: March 20, 2022

Invoice Amount: \$3,438.07

Description	Current Amount
January irrigation repairs	
Irrigation Repairs	\$3,438.07

1,320,538,45009

4DA

Invoice Total

\$3,438.07

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



PROPOSED WORK

W. O. # _____
 NAME Beacon lakes
 ADDRESS _____
 DATE 1/10/2022

#			EXTENTION
	entrance timer		\$ -
1	ZONES 1 DOWN DECODER	\$ 310.00	\$ 310.00
			\$ -
	clock c		\$ -
1	need to replace leaking pressure gauage	\$ 77.00	\$ 77.00
1	ZONE 12 BAD RAIN BIRD DECODER	\$ 310.00	\$ 310.00
	AMENITY TIMER		\$ -
2	ZONES 1,10 BAD DECODRS	\$ 310.00	\$ 620.00
1	ZONE 15 STUCK 2PGV VALVE	\$ 216.07	\$ 216.07
	clock d		\$ -
3	ZONES 5,20,33 DECODERS DOWN	\$ 310.00	\$ 930.00
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$ 2,463.07

DATE	DESCRIPTION	HOURS	RATE	TOTAL
		15	\$ 65.00	\$ 975.00
				\$ -
				\$ -
				\$ -
				\$ 975.00

COMMENTS :

	MATERIALS	\$ 2,463.07
	LABOR & RENTAL	\$ 975.00
	TOTAL	\$ 3,438.07

DATE PROPOSED 1-10-22

TECHNICIAN ANTONIO

CLIENT



INVOICE

INVOICE #	INVOICE DATE
JAX 329917	2/18/2022
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: March 20, 2022

Invoice Amount: \$1,681.42

Description	Current Amount
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Drains Along Sidewalk Between Fresnel and Convex

Drainage Installation

\$1,681.42

Landscape Contingency
1,320.538.45004

Invoice Total

\$1,681.42

Excellence

IN COMMERCIAL LANDSCAPING

40A

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

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

D.

Meadow View at Twin Creeks

Community Development District

Construction Funding Request #30

February 3, 2022

Req. PAYEE

21	WEST ORANGE NURSERIES INC	\$	130,693.21
	Miscellaneous Landscape Services Inv #65025, 65026, and 8776334		

Total Funding Request	\$	130,693.21
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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

Construction Funding Request #31

February 23, 2022

Req. PAYEE

22	ETM Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 201323 (Jan 2022)	\$	318.69
23	ETM Beacon Lakes Phase 3B (CEI Services) WA#24 - Invoice 201639 (Jan 2022)	\$	1,225.00
24	J2W Services LLC Beacon Lake Phase 1-Repair Curb-Invoice #1041	\$	130,280.81
Total Funding Request		\$	131,824.50

Please make check payable to:

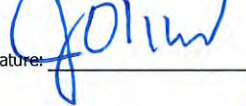
Meadow View at Twin Creeks CDD
c/o GMS LLC
475 West Town Place
Suite 114
St. Augustine FL 32092

Signature:



Chairman/Vice Chairman

Signature:



Secretary/Asst. Secretary

E.

Meadow View at Twin Creeks

Community Development District

Construction Funding Request #32

March 11, 2022

Req. PAYEE

25	ETM Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 201758 (Feb 2022)	\$	540.00
23	ETM Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 201760 (Feb 2022)	\$	111.75
24	Basham Lucas Lakeside Park at Beacon Lake - Invoice 88814	\$	518.75

Total Funding Request

\$ 1,170.50

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