

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

APRIL 21, 2022

AGENDA

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

475 West Town Place, Suite 114

St. Augustine, Florida 32092

www.meadowviewattwincreeksbdd.com

April 14, 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, April 21, 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:

Audit Committee Meeting

- I. Call to Order
- II. Approval of Auditor Selection Evaluation Criteria
- III. Other Business
- IV. Adjournment

Board of Supervisors Meeting

- I. Roll Call
- II. Public Comment
- III. Approval of the Minutes of the March 17, 2022 Meeting
- IV. Acceptance of the Audit Committee's Recommendation
- V. Discussion of Landscape RFP
- VI. Discussion of Fiscal Year 2023 Budget Guidance
- VII. Staff Reports
 - A. District Counsel

- B. District Engineer
 - 1. Requisition Summary
 - 2. Update on Stormwater System 20-Year Needs Analysis
- C. District Manager
- D. Amenity Manager
- E. Operations Manager – Report

VIII. Financial Reports

- A. Balance Sheet and Income Statement
- B. Assessment Receipts Schedule
- C. Check Register
- D. Consideration of Construction Funding Request No. 33

IX. Supervisors' Requests and Audience Comments

- X. Next Scheduled Meeting – May 19, 2022 at 10:00 a.m. at the offices of GMS

XI. Adjournment

MINUTES

MINUTES OF MEETING
MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Meadow View at Twin Creeks Community Development District was held on Thursday, 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.

Present and constituting a quorum were:

Bruce Parker	Chairman (by phone)
Blaz Kovacic	Vice Chairman (by phone)
Ben Bishop	Supervisor
Aaron Lyman	Supervisor
Danielle Simpson	Supervisor

Also present were:

Jim Oliver	District Manager
Jere Earlywine	District Counsel (by phone)
Scott Lockwood	District Engineer
Denise Powers	Amenity Manager
Chris Hall	Field Operations Manager
Jerry Lambert	Vice President of Operations, RMS

The following is a summary of the discussions and actions taken at the March 17, 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 January
20, 2022 Meeting**

There were no comments on the minutes.

On MOTION by Mr. Lyman seconded by Ms. Simpson with all in favor the minutes of the January 20, 2022 meeting were approved.

FOURTH ORDER OF BUSINESS

**Ratification of ETM Work Authorization
No. 26 for Stormwater Needs Analysis
Report**

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor work authorization number 26 for England Thims & Miller to prepare a stormwater needs analysis report was ratified.

FIFTH ORDER OF BUSINESS

**Ratification of Yellowstone Proposal for
Tree Felling**

Mr. Oliver noted that the Yellowstone proposal was approved between meetings given that the January meeting was canceled.

On MOTION by Mr. Lyman seconded by Ms. Simpson with all in favor the proposal from Yellowstone for tree felling was ratified.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2022-10,
Instructing the St. Johns County
Supervisor of Elections Office to Conduct
the District's 2022 General Election**

Mr. Oliver informed the Board that the 2022 general election cycle will be the first time residents of the CDD can run for seats on the Board of Supervisors. Two seats will be filled by the general election process. Any interested Beacon Lake residents who are registered voters desiring to qualify to run for those seats should contact the St. Johns County Supervisor of Elections office. The qualification period will be the second week of June , from Monday at noon through noon on Friday.

On MOTION by Mr. Bishop seconded by Mr. Kovacic with all in favor resolution 2022-10, instructing the St. Johns County Supervisor of Elections office to conduct the District's 2022 general election was approved.

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

Mr. Oliver informed the Board that Ms. Simpson and Ms. Powers have been working with counsel to make any necessary revisions to the amenity policies, including any additions needed for the new amenities.

On MOTION by Mr. Lyman seconded by Ms. Simpson with all in favor the revised amenity policies were approved.

EIGHTH ORDER OF BUSINESS**Consideration of Fountain Proposal**

Mr. Oliver stated that the fountain in need of repair is at the main entrance of the community, and staff has not been successful in getting it repaired. Future Horizons provided a proposal totaling \$20,277.84 to replace the fountain. Mr. Lyman confirmed the pricing is competitive.

On MOTION by Mr. Lyman seconded by Ms. Simpson with all in favor the proposal from Future Horizons to replace the entry fountain was approved.

NINTH ORDER OF BUSINESS**Consideration of Food Truck Vendor License Agreement**

Mr. Oliver informed the Board the enclosed agreements pertain to Charlie's Grill, as well as chef demos. Mr.

On MOTION by Mr. Bishop seconded by Ms. Simpson with all in favor the license agreement with EZ Eat by Yaya was approved.

On MOTION by Mr. Bishop seconded by Ms. Simpson with all in favor the chef demonstration agreement was approved.

TENTH ORDER OF BUSINESS**Selection of Audit Committee**

Mr. Oliver informed the Board that Chapter 218 of Florida Statutes requires that CDDs go through annual audits performed by independent CPA firms and also provides that CDDs go through the RFP process to select the audit firms and part of that process is forming an

Audit Committee. The typical process is to have the Board serve as the Audit Committee to ensure there is quorum for both meetings.

On MOTION by Mr. Lyman seconded by Mr. Bishop with all in favor appointing the members of the Board of Supervisors to serve on the Audit Committee was approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Earlywine asked for an update on the status of construction. Mr. Lockwood responded that the hope is that Phase 3B will be finished in the next few months. Phase 4 is in progress and likely will not be done before the end of the year.

B. District Engineer - Requisition Summary

Mr. Lockwood informed the Board that the annual engineer's report that is required by the indenture is in progress along with the stormwater needs analysis report. He also gave a brief overview of the requisition summary, a copy of which was included in the agenda package.

On MOTION by Mr. Lyman seconded by Ms. Simpson with all in favor the requisition summary listing numbers 21-24 for Phase 3 and 1-3 for Phase 4 for ratification, and numbers 25-27 for Phase 3 and number 4 for Phase 4 for consideration was approved.

C. District Manager

Mr. Oliver informed the Board the proposed budget will be presented at the May meeting. A public hearing is scheduled to be held in August to adopt the budget. Staff will work with the developer to refine the budget.

D. Amenity Manager

Ms. Powers gave an overview of the scheduled events.

E. Operations Manager – Report

Mr. Lambert introduced Mr. Hall as the new operations manager for the CDD and gave an overview of the operations report, a copy of which was included in the agenda package.

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 85% collected.

C. Check Register

A copy of the check registers totaling \$421,394 was included in the agenda package.

On MOTION by Mr. Lyman seconded by Ms. Simpson with all in favor the check registers were approved.

D. Ratification of Construction Funding Request Nos. 30 and 31

Copies of construction funding request number 30 totaling \$130,693.21 and number 31 totaling \$131,824.50 were included in the agenda package.

On MOTION by Mr. Bishop seconded by Mr. Lyman with all in favor construction funding request numbers 30 and 31 were ratified.

E. Consideration of Construction Funding Request No. 32

A copy of construction funding request number 32 totaling \$70,810.76 was included the agenda package.

On MOTION by Mr. Lyman seconded by Ms. Simpson with all in favor construction funding request number 32 was approved.

THIRTEENTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

Mr. Parker stated that construction of four pickleball courts is being considered.

FOURTEENTH ORDER OF BUSINESS

**Next Scheduled Meeting – April 21, 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

**MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
AUDITOR SELECTION
EVALUATION CRITERIA**

1. Ability of Personnel. (20 Points)

(E.g., geographic location of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)

2. Proposer's Experience. (20 Points)

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation of Proposer, etc.)

3. Understanding of Scope of Work. (20 Points)

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. Ability to Furnish the Required Services. (20 Points)

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required.

5. Price. (20 Points)

Points will be awarded based upon the lowest total proposal for rendering the services and the reasonableness of the proposal.

SEVENTH ORDER OF BUSINESS

B.

1.

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

REQUISITION SUMMARY

2021 Phase 3

2020 Phase 4

Thursday, April 21, 2022

2021 Phase 3	TO BE APPROVED				
4/21/2022	28	ETM	State Mandated Storm Water Analysis (20 years) (WA#26) Invoice 202518 (Mar 2022)	\$	4,804.00
4/21/2022	29	ETM	Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 202486 (Mar 2022)	\$	675.00
4/21/2022	30	ETM	Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 202490 (Mar 2022)	\$	3,137.00
			TOTAL 2021 REQUISITIONS TO BE APPROVED \$8,616.00		
2021 Phase 4	TO BE APPROVED				
4/21/2022	5	W. Gardner, LLC	Beacon Lake Phase 4-Application for Payment No. 2 (Mar 2022)	\$	428,334.49
4/21/2022	6	Core and Main	Direct Purchase (Drainage) Beacon Lake P4 (March 2022)	\$	25,583.60
4/21/2022	7	Core and Main	Direct Purchase (Utility Beacon Lake P4 (March 2022)	\$	255,840.58
			TOTAL 2021 Phase 4 REQUISITIONS TO BE APPROVED \$709,758.67		
			TOTAL REQUISITIONS TO BE APPROVED April 21, 2022 \$718,374.67		

E.

4/21/2022

Meadow View at Twin Creeks

Community Development District

Field Operations & Amenity Management Report



Chris Hall

FIELD OPERATIONS MANAGER
RIVERSIDE MANAGEMENT SERVICES, INC.

Meadow View at Twin Creeks
Community Development District

Field Operations & Amenity Management Report
April 21, 2022

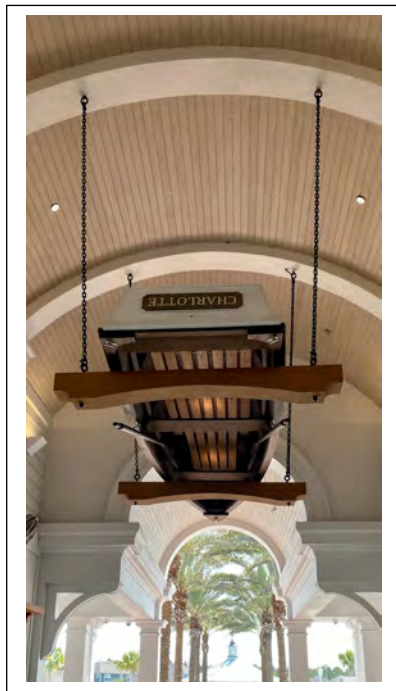
To: Board of Supervisors

From: Marc Rousseau
Amenity Manager

Chris Hall
Field Operations Manager

RE: Beacon Lake Field Operations & Amenity Management Report – April 21, 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 June 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 is offered on the first Thursday each month throughout the year
 - Prizes are provided by the district using the Special Events Budget
- Mexican Train Dominoes takes place in the Social Hall on the last Wednesday of every month.
- Trivia Night is being planned for May, July and September
- New Programs at Beacon Lake:
 - Pre-school story time on Tuesdays starting April 19th from 10:30-11:30am
 - Early morning fitness class on the courts on Monday, Wednesday, Friday
- Monthly Family “Movies Under the Stars” are scheduled to start back on April 15th and will continue to take place monthly through August or September
- Chef Demos are being planned for the year
 - March 15th - 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
- April 3rd Spring Fling – 1-4pm
 - Great resident turnout - 300-350 attended
 - Bounce houses, obstacle course, hamster balls, rock wall, DJ, petting zoo, pony rides, face painting, balloon artist, photo booth, egg hunts, food trucks, and prizes
- Charlie’s Grille
 - Soft Opening Saturday May 21st and Sunday May 22nd from 12-3pm
 - Official Summer Kickoff will be Memorial Day weekend
 - EZ Eats by Yaya will be onsite every Saturday and Sunday from Memorial Day Weekend to Labor Day Weekend
 - Charlie’s Grille will also be open May 30th, July 4th and September 5th for summer holidays



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
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Snackz

Chips	1.50
Candy	1.75

Drinkz

Water	2
Soda	2
Lemonade	3

Beacon Lake News - April 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](#)



Kayak Rentals

Friday-Sunday | 10am-4pm

Kayak Rentals now available at the Lake House. Click on the link to reserve your kayak this weekend!

[Click Here to Reserve a Kayak](#)



Bingo - April 7

Join in on the fun!
Bingo in the Social Hall on Thursday,
April 7th from 7:00-9:00pm

[Click Here to RSVP](#)

Bunco - April 12th

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 - April 27

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

DEBBY C  **FITNESS**

[Click Here to RSVP](#)



Dance

The Dancehouse at Beacon Lake
(Classes are held on Thursdays)

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, April 5, 19

*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](#)



A horizontal advertisement for a 'COMMUNITY SPRING YARD SALE'. On the left is a wooden sign that says 'COMMUNITY SPRING YARD SALE'. Below the sign are two tags: a blue one that says 'TURN YOUR CLUTTER INTO CASH!' and a red one that says 'Calling all to COME SELL SHOP'. In the center is a brown tufted leather chair. To the right of the chair is a bicycle and a collection of various items for sale, including teddy bears, a soccer ball, and a small boat. The background is a body of water. On the right side, it says 'APRIL 23 8AM - 12PM' in large letters, with 'BEACON LAKE' in a green box below it. At the bottom, there is a red bar with three sections: a teal section with 'www.beaconlake.com', a yellow section with 'beaconmanager@rmsnf.com', and a green section with 'Sat 4/23 8am-12pm'. A small 'BEACON LAKE' logo is also visible on the right side of the image.

Pool and Slide Hours

Lifeguards on Duty Saturdays and Sundays the entire month of April 11am-6pm
(*Slides are only open when lifeguards are on duty*)

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

[Pool Hours](#)

A vibrant spring-themed poster for a community event. The background is a bright blue sky with white clouds and sunbeams. At the top, green grass and white daisies hang down. In the center, a wooden crate is overflowing with green grass, colorful Easter eggs (blue and white stripes, pink with white polka dots, blue with white polka dots, and a rainbow striped one), and two large pink bunny ears. The word "SPRING" is written in large, bold, green letters on the front of the crate, and "Event" is written in a white cursive font below it. Two small yellow and black butterflies are flying around the crate. At the bottom of the poster, there is a border of green grass and various colorful flowers like pink daisies, pink tulips, and yellow daisies.

BEACON LAKE

SPRING

Event

SUNDAY, APRIL 3RD - 1PM-4PM

**FOOD TRUCKS - GAMES-PETTING ZOO-PONY RIDES -
PHOTO BOOTH - FACE PAINTING -
MUSIC-EGG HUNT- AND MORE!**

Egg Hunts

****All Egg Hunts will be on the field behind the tennis courts****

3 years old and under: 2:00pm

4-7 years old: 2:30pm

8 years old and older: 3:00pm

FOOD TRUCK FRIDAYS

Food Truck Friday
Every Friday
5:00pm-8:00pm
Food Truck Alley

April Lineup

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



Beacon Lake Amenity Center Spring/Summer Office Hours

904-217-3052

beaconmanager@rmsnf.com

Monday & Tuesday: Closed
Wednesday-Sunday: 9am-5pm

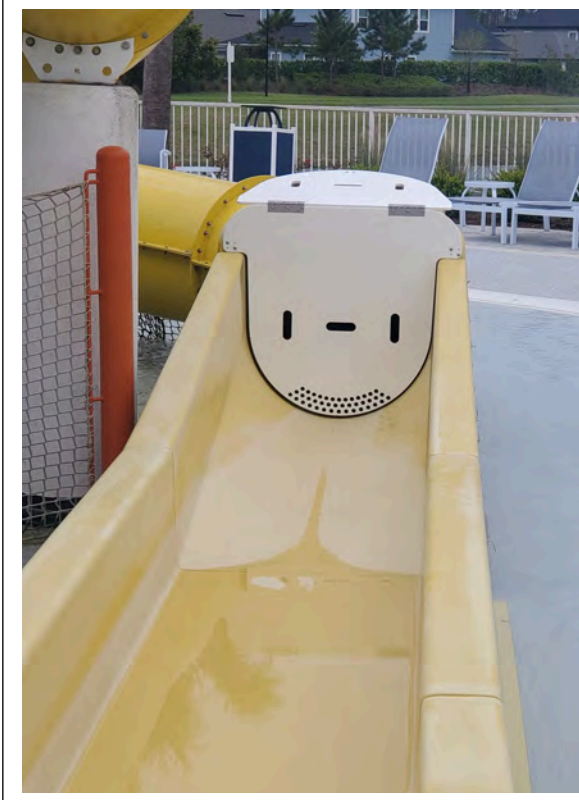
Weekly Maintenance

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.

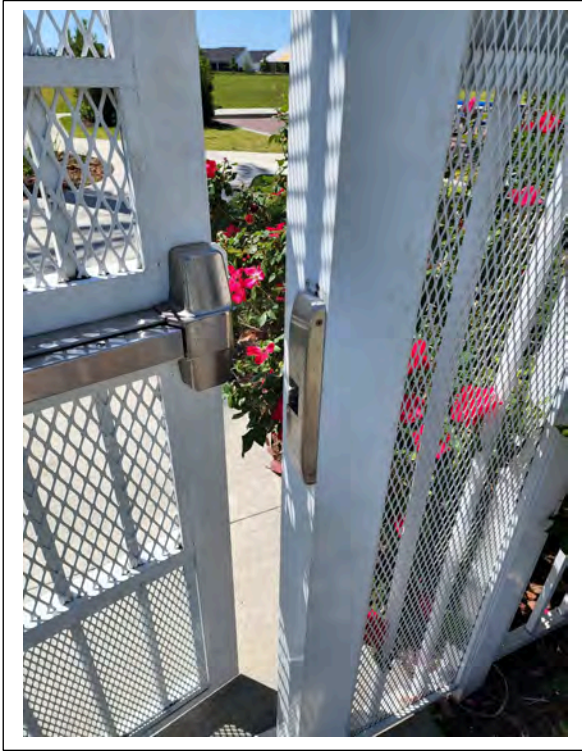
Completed Projects



- New slide covers were installed on the slides in the splash pad

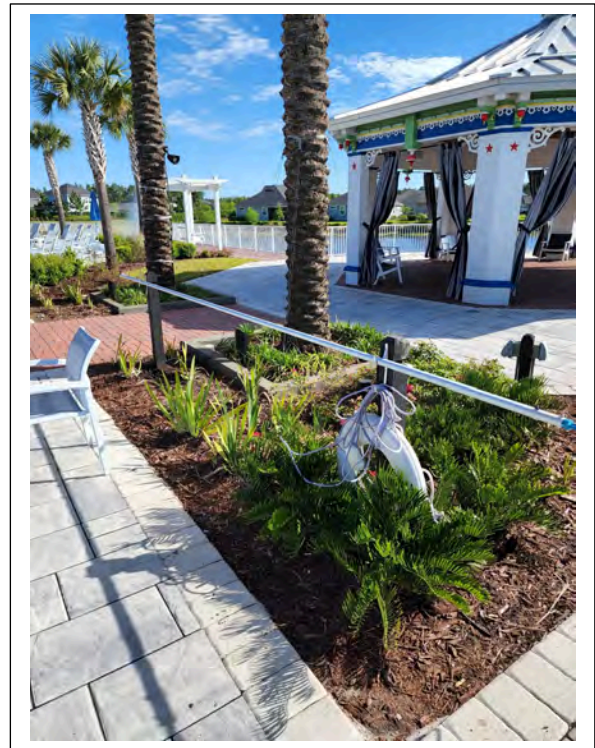


Completed Projects

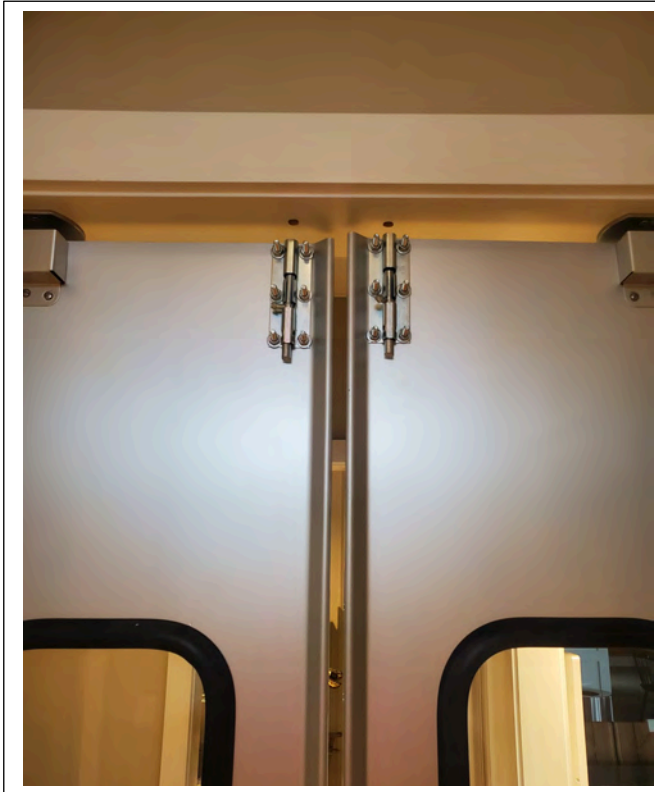


- All four pool gates were adjusted and repaired to close properly

- Per Health Inspector, the pool pole holder was relocated closer to the pool



Completed Projects



- Latches were installed on the swinging doors in the kitchen

- 3 automatic hand sanitizers have been replaced



Completed Projects

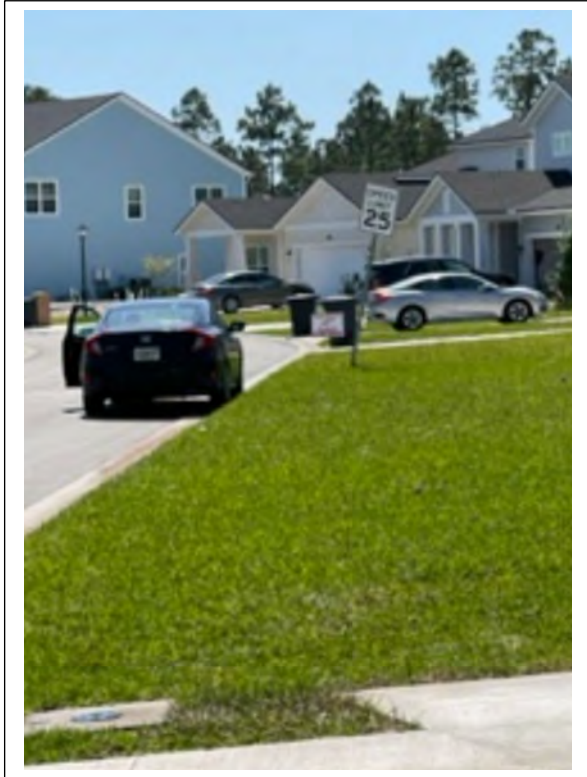


- The two front fountains at the entrance of the community have been replaced

- Ten yards of beach sand has been installed on the beach area

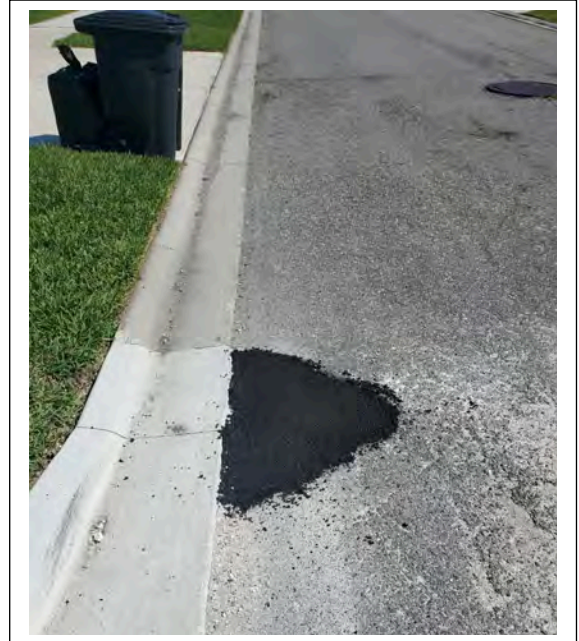
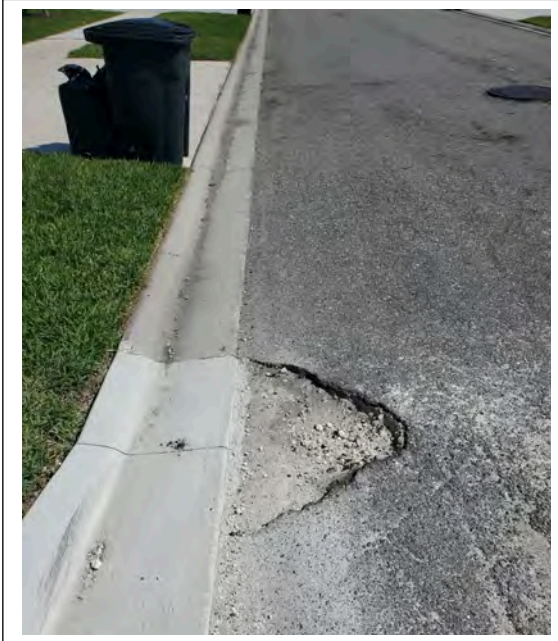


Completed Projects

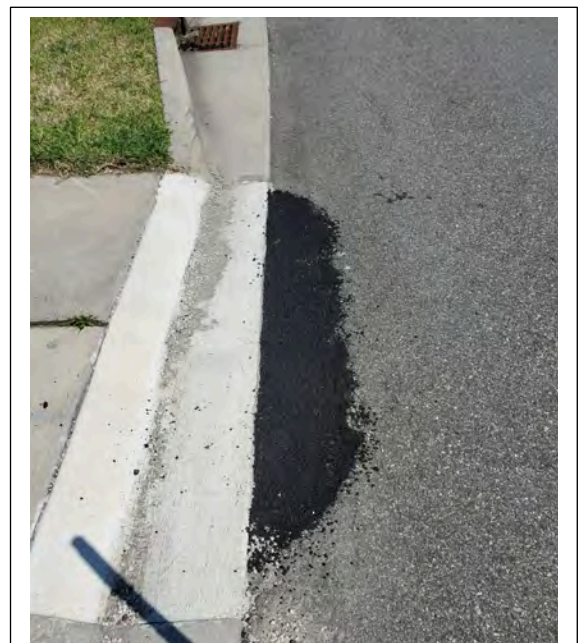
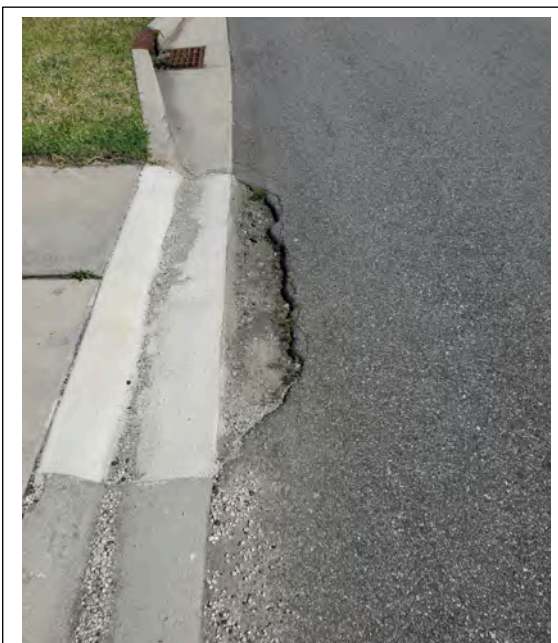


- A leaning speed limit sign in the community was straightened

Completed Projects



- Multiple asphalt repairs were completed on Convex Lane



Action Items Report

Meadow View at Twin Creeks CDD

Action Items Reported on by:

Chris Hall
Marc Rousseau

[illegible]

Conclusion

For any questions or comments regarding the above information please contact Chris Hall, Field Operations Manager, at chall@rmsnf.com and Marc Rousseau, Amenity Manager, at beaconmanager@rmsnf.com .

Respectfully,

Chris Hall

Marc Rousseau



EIGHTH ORDER OF BUSINESS

A.

Meadow View at Twin Creeks
Community Development District
Unaudited Financial Statements
as of
March 31, 2022

Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

March 31, 2022

	General	Debt Service	Capital Project	Totals
Assets:				
Cash	\$193,816	---	---	\$193,816
Investments:				
Custody - US Bank	\$202,104	---	---	\$202,104
Series 2016 A1				
Reserve	---	\$133,756	---	\$133,756
Revenue	---	\$414,614	---	\$414,614
Series 2016 A2				
Revenue	---	\$28,985	---	\$28,985
Prepayment	---	\$204	---	\$204
Construction	---	---	\$356	\$356
Series 2018 A1				
Reserve	---	\$184,342	---	\$184,342
Revenue	---	\$546,698	---	\$546,698
Construction	---	---	\$413	\$413
Series 2018 A2				
Reserve	---	\$27,990	---	\$27,990
Revenue	---	\$47,493	---	\$47,493
Prepayment	---	\$614,017	---	\$614,017
Series 2019 A1				
Reserve	---	\$77,584	---	\$77,584
Interest	---	---	---	\$0
Revenue	---	\$233,975	---	\$233,975
Construction	---	---	\$5,599	\$5,599
Series 2020 A1				
Reserve	---	\$34,350	---	\$34,350
Revenue	---	\$100,891	---	\$100,891
Interest	---	\$6	---	\$6
Prepayment	---	\$896	---	\$896
Construction	---	---	\$14,006	\$14,006
Series 2020 A2				
Reserve	---	\$20,546	---	\$20,546
Revenue	---	\$14,016	---	\$14,016
Interest	---	\$25,810	---	\$25,810
Prepayment	---	\$635,361	---	\$635,361
Series 2020 A3				
Reserve	---	\$28,270	---	\$28,270
Revenue	---	\$14,998	---	\$14,998
Interest	---	\$75,336	---	\$75,336
Prepayment	---	\$978,716	---	\$978,716
Construction	---	---	\$6	\$6
Series 2021-PH3B				
Reserve	---	\$140,243	---	\$140,243
Inerest	---	\$170,936	---	\$170,936
Construction	---	---	\$1	\$1
COI	---	---	\$17,319	\$17,319
Series 2021-PH4				
Reserve	---	\$211,869	---	\$211,869
Inerest	---	\$262,614	---	\$262,614
Construction	---	---	\$5,515,069	\$5,515,069
COI	---	---	\$177,958	\$177,958
Electric Deposits	\$3,360	---	---	\$3,360
Prepaid Expenses	\$1,145	---	---	\$1,145
Assesment Receivable	---	---	---	\$0
Total Assets	\$400,424	\$5,024,515	\$5,730,728	\$11,155,667
Liabilities:				
Accounts Payable	\$23,889	---	---	\$23,889
Fund Balances:				
Nonspendable	\$4,505	\$0	\$0	\$4,505
Restricted for Capital Projects	---	---	\$5,730,728	\$5,730,728
Restricted for Debt Service	---	\$5,024,515	---	\$5,024,515
Restricted for Fence Agreement	\$7,800	---	---	\$7,800
Unassigned	\$364,231	---	---	\$364,231
Total Liabilities & Fund Equity	\$400,424	\$5,024,515	\$5,730,728	\$11,155,667

Meadow View at Twin Creeks

Community Development District

GENERAL FUND

Statement of Revenues & Expenditures

For the Period ending March 31, 2022

Adopted Budget	Prorated Thru 03/31/22	Actual Thru 03/31/22	Variance
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REVENUES:

Developer Contributions	\$850,983	\$45,791	\$45,791	\$0
Assessments - Tax Roll	\$639,572	\$570,826	\$570,826	\$0
Assessments - Direct	\$61,220	\$27,574	\$27,574	\$0
Interest/Miscellaneous Income	\$0	\$0	\$7,118	\$7,118
Restricted - Easement Fence Fund	\$0	\$0	\$7,800	\$7,800
Facility Revenue	\$10,000	\$5,000	\$6,887	\$1,887
Transfer In - Closeout of 2016B	\$0	\$0	\$493	\$493

TOTAL REVENUES

\$1,561,775	\$649,190	\$666,489	\$17,298
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EXPENDITURES:

ADMINISTRATIVE:

Engineering	\$20,000	\$10,000	\$9,643	\$357
Attorney Fees	\$30,000	\$12,500	\$13,113	(\$613)
Annual Audit	\$7,500	\$0	\$0	\$0
Arbitrage	\$2,400	\$1,800	\$1,800	\$0
Assessment Roll	\$10,000	\$10,000	\$10,000	\$0
Dissemination	\$20,000	\$10,000	\$9,225	\$775
Trustee Fees	\$21,000	\$12,813	\$12,813	\$0
Management Fees	\$49,613	\$24,807	\$24,807	\$0
Information Technology	\$1,400	\$700	\$700	\$0
Website Compliance	\$1,000	\$500	\$500	\$0
Telephone	\$500	\$250	\$381	(\$131)
Postage	\$800	\$400	\$533	(\$133)
Insurance	\$7,796	\$7,796	\$7,335	\$461
Printing and Binding	\$4,000	\$2,000	\$1,066	\$934
Legal Advertising	\$3,000	\$1,500	\$283	\$1,217
Other Current Charges	\$1,600	\$800	\$285	\$515
Office Supplies	\$300	\$150	\$50	\$100
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0

ADMINISTRATIVE EXPENDITURES

\$181,084	\$96,190	\$92,708	\$3,482
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AMENITY CENTER:

Utilities				
Telephone/Cable/Internet	\$10,752	\$5,376	\$5,480	(\$104)
Electric	\$38,000	\$19,000	\$19,550	(\$550)
Water/Irrigation	\$20,000	\$10,000	\$6,937	\$3,063
Gas	\$1,500	\$750	\$918	(\$168)
Trash Removal	\$3,528	\$1,764	\$2,280	(\$516)
Security				
Security Monitoring	\$17,675	\$8,838	\$777	\$8,061
Gate Monitoring	\$0	\$0	\$5,476	(\$5,476)
Access Cards	\$3,000	\$2,009	\$2,009	\$0
Contracted Security	\$20,000	\$10,000	\$0	\$10,000
Management Contracts				
Facility Management	\$125,000	\$62,500	\$31,827	\$30,673
Pool Attendants	\$51,750	\$0	\$0	\$0
Canoe Launch Attendant	\$31,050	\$15,525	\$0	\$15,525
Snack Bar Attendant	\$17,940	\$8,970	\$0	\$8,970
Field Mgmt / Admin	\$25,000	\$12,500	\$20,000	(\$7,500)
Pool Maintenance	\$20,000	\$10,000	\$8,602	\$1,398
Pool Chemicals	\$15,000	\$7,500	\$2,381	\$5,119

Meadow View at Twin Creeks

Community Development District

GENERAL FUND

Statement of Revenues & Expenditures

For the Period ending March 31, 2022

	Adopted Budget	Prorated Thru 03/31/22	Actual Thru 03/31/22	Variance
AMENITY CENTER CONTINUED				
Janitorial	\$20,000	\$10,000	\$8,772	\$1,228
Facility Maintenance	\$30,000	\$15,000	\$6,822	\$8,178
Private event Attendant	\$5,000	\$1,575	\$1,575	\$0
Repairs & Maintenance	\$36,000	\$18,000	\$10,297	\$7,703
Capital Projects	\$12,000	\$6,000	\$3,620	\$2,380
Snack Bar Inventory- CGS	\$1,000	\$500	\$0	\$500
Food Service License	\$610	\$305	\$150	\$155
Rental and Leases	\$27,691	\$13,846	\$13,846	\$0
Subscriptions	\$12,000	\$6,000	\$1,546	\$4,454
Pest Control	\$2,280	\$1,140	\$969	\$171
Supplies	\$2,000	\$1,000	\$937	\$63
Towel/Linen Service	\$2,000	\$1,000	\$152	\$848
Furniture, Fixtures & Equipment	\$5,000	\$3,539	\$3,539	\$0
Special Events	\$30,000	\$20,279	\$20,279	\$0
Holiday Decorations	\$9,000	\$9,000	\$10,870	(\$1,870)
Fitness Center Repairs/Supplies	\$2,000	\$1,000	\$1,105	(\$105)
Office Supplies	\$1,500	\$750	\$690	\$60
ASCAP/BMI Licenses	\$1,000	\$500	\$0	\$500
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	\$324,348	\$246,520	\$77,828
<u>GROUND MAINTENANCE EXPENDITURES</u>				
Hydrology Quality/Mitigation	\$6,400	\$3,200	\$0	\$3,200
Electric	\$30,000	\$15,000	\$10,171	\$4,829
Landscape Maintenance	\$532,120	\$266,060	\$266,060	\$0
Landscape Contingency	\$30,000	\$15,000	\$38,769	(\$23,769)
Lake Maintenance	\$27,000	\$13,500	\$11,870	\$1,630
Grounds Maintenance	\$12,000	\$6,000	\$5,297	\$703
Pump Repairs	\$5,000	\$3,365	\$3,365	\$0
Streetlighting	\$42,000	\$21,000	\$22,948	(\$1,948)
Streetlight Repairs	\$5,000	\$2,500	\$0	\$2,500
Irrigation Repairs	\$15,000	\$15,000	\$16,112	(\$1,112)
Miscellaneous	\$5,000	\$2,500	\$0	\$2,500
Contingency	\$31,136	\$15,568	\$0	\$15,568
GROUNDS MAINTENACE EXPENDITURES	\$740,656	\$378,693	\$374,591	\$4,102
TOTAL EXPENDITURES	\$1,561,774	\$799,232	\$713,819	\$85,412
EXCESS REVENUES (EXPENDITURES)	\$0		(\$47,331)	
FUND BALANCE - Beginning	\$0		\$423,866	
FUND BALANCE - Ending	\$0		\$376,535	

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	\$3,358	\$4,163	\$0	\$0	\$0	\$0	\$0	\$0	\$10,297
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	\$2,308	\$0	\$0	\$0	\$0	\$0	\$0	\$13,846
Subscriptions	\$275	\$262	\$262	\$249	\$249	\$249	\$0	\$0	\$0	\$0	\$0	\$0	\$1,546
Pest Control	\$190	\$190	\$190	\$200	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$969
Supplies	\$0	\$0	\$558	\$0	\$0	\$378	\$0	\$0	\$0	\$0	\$0	\$0	\$937
Towel/Linen Service	\$152	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$152
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	\$2,262	\$2,068	\$0	\$0	\$0	\$0	\$0	\$0	\$20,279
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	\$333	\$0	\$0	\$0	\$0	\$0	\$0	\$1,105
Office Supplies	\$147	\$154	\$0	\$15	\$361	\$13	\$0	\$0	\$0	\$0	\$0	\$0	\$690
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	\$70,851	\$37,478	\$38,520	\$29,072	\$41,997	\$28,603	\$0	\$0	\$0	\$0	\$0	\$0	\$246,520
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	\$1,697	\$0	\$0	\$0	\$0	\$0	\$0	\$10,171
Landscape Maintenance	\$44,343	\$44,343	\$44,343	\$44,343	\$44,343	\$44,343	\$0	\$0	\$0	\$0	\$0	\$0	\$266,060
Landscape Contingency	\$0	\$18,799	\$3,738	\$0	\$1,681	\$14,551	\$0	\$0	\$0	\$0	\$0	\$0	\$38,769
Lake Maintenance	\$2,627	\$2,167	\$1,769	\$1,769	\$1,769	\$1,769	\$0	\$0	\$0	\$0	\$0	\$0	\$11,870
Grounds Maintenance	\$910	\$1,601	\$0	\$881	\$1,904	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,297
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	\$3,922	\$0	\$0	\$0	\$0	\$0	\$0	\$22,948
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	\$694	\$0	\$0	\$0	\$0	\$0	\$0	\$16,112
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	\$56,654	\$66,976	\$0	\$0	\$0	\$0	\$0	\$0	\$374,591
Total Expenses	\$161,930	\$131,399	\$116,141	\$92,726	\$109,877	\$101,747	\$0	\$0	\$0	\$0	\$0	\$0	\$713,819
Excess Revenues (Expenditures)	(\$107,005)	(\$74,324)	\$118,789	\$141,899	(\$65,092)	(\$61,597)	\$0	\$0	\$0	\$0	\$0	\$0	(\$47,331)

**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 March 31, 2022

	Adopted Budget	Prorated Thru 03/31/22	Actual Thru 03/31/22	Variance
<u>REVENUES:</u>				
Special Assessments - 2016 A1	\$443,364	\$395,708	\$395,708	\$0
Interest Income	\$20	\$10	\$9	(\$1)
TOTAL REVENUES	\$443,384	\$395,718	\$395,717	(\$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)		\$234,017	
FUND BALANCE - Beginning	\$206,338		\$343,541	
FUND BALANCE - Ending	<u>\$206,322</u>		<u>\$577,558</u>	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2016 B

Statement of Revenues & Expenditures

For the Period ending March 31, 2022

	Adopted Budget	Prorated Thru 03/31/22	Actual Thru 03/31/22	Variance
<u>REVENUES:</u>				
Special Assessments - 2016 B	\$228,900	\$41,327	\$41,327	\$0
Prepayments	\$0	\$0	\$1,467,560	\$1,467,560
Prepayment Interest	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$27	\$27
TOTAL REVENUES	\$228,900	\$41,327	\$1,508,914	\$1,467,587
<u>EXPENDITURES:</u>				
Interest Expense - 11/1	\$113,850	\$113,850	\$113,850	\$0
Principal Expense - 11/1 (Prepayment)	\$0	\$0	\$3,799,477	(\$3,799,477)
Interest Expense - 1/1	\$0	\$0	\$0	\$0
Principal Expense - 1/1 (Prepayment)	\$0	\$0	\$0	\$0
Interest Expense - 2/2	\$0	\$0	\$0	\$0
Interest Expense - 5/1	\$113,850	\$0	\$0	\$0
TOTAL EXPENDITURES	\$227,700	\$113,850	\$3,913,327	(\$3,799,477)
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	\$2,987	\$2,987
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$2,987	\$2,987
EXCESS REVENUES (EXPENDITURES)	\$1,200		(\$2,401,425)	
FUND BALANCE - Beginning	\$118,488		\$2,401,425	
FUND BALANCE - Ending	\$119,688		\$0	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2018 A1 and A2

Statement of Revenues & Expenditures

For the Period ending March 31, 2022

	Adopted Budget	Prorated Thru 03/31/22	Actual Thru 03/31/22	Variance
<u>REVENUES:</u>				
Assessments - A1	\$612,550	\$546,694	\$546,694	\$0
Assessments - A2	\$304,937	\$74,598	\$74,598	\$0
Prepayments - A2	\$0	\$0	\$982,066	\$982,066
Interest Income	\$50	\$25	\$28	\$3
TOTAL REVENUES	\$917,537	\$621,317	\$1,603,386	\$982,069
<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	\$12,130	\$12,130
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$12,130	\$12,130
EXCESS REVENUES (EXPENDITURES)	(\$468,571)		(\$94,298)	
FUND BALANCE - Beginning	\$797,498		\$1,514,837	
FUND BALANCE - Ending	\$328,927		\$1,420,540	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2019 A1/A2

Statement of Revenues & Expenditures

For the Period ending March 31, 2022

	Adopted Budget	Prorated Thru 03/31/22	Actual Thru 03/31/22	Variance
<u>REVENUES:</u>				
Assessments - Tax Roll	\$0	\$0	\$229,691	\$229,691
Assessments - Direct 2019 A1	\$257,360	\$0	\$0	\$0
Assessments - Direct 2019 A2	\$194,530	\$11,751	\$11,751	\$0
Interest Income	\$20	\$10	\$18	\$8
Prepayments A2	\$0	\$0	\$1,851,343	\$1,851,343
TOTAL REVENUES	\$451,910	\$11,761	\$2,092,803.53	\$2,081,042
<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)		(\$493,750)	
FUND BALANCE - Beginning	\$468,896		\$805,309	
FUND BALANCE - Ending	\$189,456		\$311,559	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2020 A1/A2/A3

Statement of Revenues & Expenditures

For the Period ending March 31, 2022

	Adopted Budget	Prorated Thru 03/31/22	Actual Thru 03/31/22	Variance
<u>REVENUES:</u>				
Assessments A1	\$114,494	\$100,891	\$100,891	\$0
Assessments A2	\$121,431	\$34,233	\$34,233	\$0
Assessments A3	\$180,400	\$435,379	\$435,379	\$0
Prepayments A2	\$0	\$0	\$471,347	\$471,347
Prepayments A3	\$0	\$0	\$1,220,197	\$1,220,197
Interest Income	\$50	\$25	\$31	\$6
TOTAL REVENUES	\$416,375	\$570,527	\$2,262,078	\$1,691,551
<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	(\$12,133)	(\$12,133)
TOTAL OTHER SOURCES AND USES	\$0	\$0	(\$12,133)	(\$12,133)
EXCESS REVENUES (EXPENDITURES)	(\$526,463)		\$661,802	
FUND BALANCE - Beginning	\$769,988		\$1,267,394	
FUND BALANCE - Ending	\$243,525		\$1,929,195	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2021 PH 3B

Statement of Revenues & Expenditures

For the Period ending March 31, 2022

	Proposed Budget	Prorated Thru 03/31/22	Actual Thru 03/31/22	Variance
<u>REVENUES:</u>				
Assessments	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$5	\$5
TOTAL REVENUES	\$0	\$0	\$5	\$5
<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)		\$311,179	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	(\$83,772)		\$311,179	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2021 PH 4

Statement of Revenues & Expenditures

For the Period ending March 31, 2022

	Proposed Budget	Prorated Thru 03/31/22	Actual Thru 03/31/22	Variance
<u>REVENUES:</u>				
Assessments	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$8	\$8
TOTAL REVENUES	\$0	\$0	\$8	\$8
<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	(\$4)	(\$4)
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	\$474,475	\$474,475
EXCESS REVENUES (EXPENDITURES)	(\$128,701)		\$474,483	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	(\$128,701)		\$474,483	

Meadow View at Twin Creeks

Community Development District

Capital Projects Funds

Statement of Revenues & Expenditures

For the Period ending March 31, 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	\$107
Developer Contributions	\$0	\$0	\$0	\$0	\$370,446	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0	\$370,447	\$107
<u>EXPENDITURES:</u>						
Capital Outlay	\$0	\$0	\$0	\$0	\$4,950,785	\$1,431,812
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	\$5,188,192	\$1,552,155
<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	\$7,245,076
EXCESS REVENUES (EXPENDITURES)	\$0	\$1	\$1	\$2	\$17,320	\$5,693,028
FUND BALANCE - Beginning	\$356	\$412	\$5,598	\$14,010	\$0	\$0
FUND BALANCE - Ending	\$356	\$413	\$5,599	\$14,012	\$17,320	\$5,693,028

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:	\$133,756.31
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:	\$184,341.80
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:	\$27,990.00
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:	\$77,583.76
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:	\$34,350.30
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:	\$20,546.25
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:	\$28,269.75
Reserve Balance:	\$28,269.75
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:	\$140,241.25
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:	\$211,868.75
Reserve Balance:	\$211,868.75
Bonds outstanding - 10/26/2021	\$7,615,000
Current Bonds Outstanding	\$7,615,000

B.

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

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

DUE / RECEIVED	BALANCE DUE	SERIES 2016A-1 DEBT SERVICE RECEIVED	SERIES 2018A-1 DEBT SERVICE RECEIVED	SERIES 2019A-1 DEBT SERVICE RECEIVED	SERIES 2020A-1 DEBT SERVICE RECEIVED	SERIES 2021 DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL RECEIVED
HEARTWOOD 23 LLC	6,134.29	-	-	-			18,402.84	18,402.84
DREAM FINDERS	27,512.26	-	-				9,170.75	9,170.75
DIRECT RECEIPTS	33,646.54	-	-	-	-	-	27,573.59	27,573.59
TAX ROLL RECEIPTS	71,417.71	428,036.87	591,357.74	248,456.31	109,133.24	-	617,461.53	1,994,445.69
TOTAL RECEIPTS	105,064.25	428,036.87	591,357.74	248,456.31	109,133.24	-	645,035.12	2,022,019.28

TAX ROLL RECEIPTS

DISTRIBUTION	DATE	SERIES 2016A-1 DEBT SERVICE RECEIVED	SERIES 2018A-1 DEBT SERVICE RECEIVED	SERIES 2019A-1 DEBT SERVICE RECEIVED	SERIES 2020A-1 DEBT ASMT RECEIVED	SERIES 2021 DEBT ASMT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
1	11/4/2021	329.62	455.39	191.33	84.04	-	475.48	1,535.86
2	11/17/2021	7,032.17	9,715.35	4,081.86	1,792.94	-	10,144.22	32,766.54
3	11/22/2021	30,118.79	41,610.85	17,482.61	7,679.15	-	43,447.65	140,339.05
4	12/8/2021	100,690.43	139,109.66	58,446.30	25,672.26	-	145,250.24	469,168.89
5	12/20/2021	55,675.89	76,919.47	32,317.37	14,195.25	-	80,314.87	259,422.85
6	1/14/2022	161,791.02	223,523.66	93,912.47	41,250.60	-	233,390.46	753,868.21
INTEREST	1/21/2022	5.62	7.77	3.26	1.43	-	8.12	26.20
7	2/16/2022	29,004.06	40,070.79	16,835.57	7,394.94	-	41,839.61	135,144.97
8	3/7/2022	11,060.48	15,280.70	6,420.12	2,820.01	-	15,955.22	51,536.53
9	4/7/2022	32,328.79	44,664.10	18,765.42	8,242.62	-	46,635.66	150,636.59
		-	-	-	-	-	-	
		-	-	-	-	-	-	
		-	-	-	-	-	-	
		-	-	-	-	-	-	
		-	-	-	-	-	-	
TOTAL TAX ROLL RECEIPTS		428,036.87	591,357.74	248,456.31	109,133.24	-	617,461.53	1,994,445.69

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%	45.0%	45.0%
PERCENT COLLECTED TAX ROLL	97%	97%	97%	97%	0%	96.5%	96.5%
PERCENT COLLECTED TOTAL	97%	97%	97%	97%	0%	92.0%	95.1%

C.

Meadow View at Twin Creeks Community Development District

Check Run Summary

3/1/22 - 3/31/22

Date	Check Numbers	Amount
General Fund		
3/3/22	1575-1586	\$69,147.41
3/14/22	1587-1589	\$131,824.50
3/15/22	1590-1599	\$28,926.84
3/23/22	1600-1604	\$3,698.82
3/30/22	1605-1609	\$9,055.98
Total Checks		\$242,653.55
Autopayments		
3/2/22	TECO	\$90.85
3/2/22	Wellbeats	\$249.00
3/7/22	Florida National Gas	\$55.07
3/9/22	Republic Services	\$386.79
3/19/22	St Johns County Utility Dept	\$1,752.73
3/21/22	AT&T	\$69.55
3/21/22	Comcast	\$794.84
3/28/22	FPL	\$9,414.21
3/28/22	Wells Fargo Credit Card	\$1,052.72
Total Paid Electronically		\$13,865.76
Total General Fund		\$256,519.31

* Fedex Invoices will be available upon request

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 4/13/22		PAGE 1		
*** CHECK DATES 03/01/2022 - 03/31/2022 ***		MEADOW VIEW @ TWIN CREEKS GF									
		BANK A MEADOW VIEW-GENERAL									
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME		STATUS	AMOUNT	.....CHECK..... AMOUNT #	
3/03/22	00038	2/16/22 235577	202202 320-57200-45400	SECURITY MONITORING		*	110.95				
		ATLANTIC SECURITY						110.95	001575		
3/03/22	00135	3/01/22 10419	202203 320-57200-45505	MAR POOL MAINTENANCE		*	1,298.00				
		ZACHARY SULLIVAN DBA BIG Z POOL						1,298.00	001576		
3/03/22	00036	3/11/22 03112022	202203 320-57200-49400	OUTDOOR MOVIE 3/11/2022		*	350.00				
		BOUNCERS,SLIDES, AND MORE INC						350.00	001577		
3/03/22	00036	3/18/22 03182022	202203 320-57200-49400	EVENT 3/18/22		*	1,167.50				
		BOUNCERS,SLIDES, AND MORE INC						1,167.50	001578		
3/03/22	00005	2/03/22 201322	202201 310-51300-31100	JAN PROFESSIONAL SERVICES		*	1,946.00				
		ENGLAND THIMS & MILLER, INC						1,946.00	001579		
3/03/22	00045	2/28/22 71917	202202 320-53800-45005	FEB LAKE MAINTENANCE		*	1,769.14				
		FUTURE HORIZONS, INC.						1,769.14	001580		
3/03/22	00080	2/16/22 184377-3	202202 320-57200-50000	BL PH3A-FPL WO#8975644		*	5,805.00				
		SMITH-MANUS						5,805.00	001581		
3/03/22	00080	2/16/22 184379-3	202202 320-57200-50000	BL PH2B-FPL WO#8975632		*	815.00				
		SMITH-MANUS						815.00	001582		
3/03/22	00046	2/24/22 8246575	202202 320-57200-45917	FEB RODENT CONTROL		*	199.50				
		TURNER PEST CONTROL LLC						199.50	001583		
3/03/22	00087	2/24/22 945681	202202 320-57200-45508	SPRINKLER INSPECTION		*	250.00				
		2/24/22 945681	202202 320-57200-45508	ALARM INSPECTION		*	150.00				
		WAYNE AUTOMATIC FIRE SPRINKLERS INC						400.00	001584		
3/03/22	00013	11/01/21 75258	202111 320-53800-45004	BLPH1 GERANIUMS RED/WHITE		*	10,943.00				
		3/01/22 65049	202203 320-53800-45003	BL PH2P2-MAR LNDSCP MAINT		*	8,420.00				
MVTP MEADOW VIEW TP BPEREGRINO											

MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		3/01/22 65050	202203 320-53800-45003		*	9,100.00	
		BL3A -MAR LNDSCP MAINT					
		3/01/22 65051	202203 320-53800-45003		*	9,011.47	
		BLPH2 TWNHS-MAR LNDSCP MN					
				WEST ORANGE NURSERIES, INC			37,474.47 001585
3/03/22 00040		3/01/22 JAX33209	202203 320-53800-45003		*	17,811.85	
		MAR LANDSCAPE MAINT					
				YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC			17,811.85 001586
3/14/22 00005		2/23/22 CFR#31 R	202203 300-13100-10100		*	318.69	
		REQ#22 INV#201323					
				ENGLAND THIMS & MILLER, INC			318.69 001587
3/14/22 00005		2/23/22 CFR#31 R	202203 300-13100-10100		*	1,225.00	
		REQ#23 INV#201639					
				ENGLAND THIMS & MILLER, INC			1,225.00 001588
3/14/22 00061		2/23/22 CFR#31 R	202203 300-13100-10100		*	130,280.81	
		REQ#24 INV#1041					
				J2W SERVICES LLC			130,280.81 001589
3/15/22 00038		3/01/22 237811	202202 320-57200-44200		*	335.00	
		RPRD NVR SYSTEM HD					
				ATLANTIC SECURITY			335.00 001590
3/15/22 00135		3/04/22 10456	202203 320-57200-45505		*	102.95	
		LONG POOL POLE					
				ZACHARY SULLIVAN DBA BIG Z POOL			102.95 001591
3/15/22 00005		3/03/22 201757	202202 310-51300-31100		*	3,283.00	
		FEB PROFESSIONAL SERVICES					
				ENGLAND THIMS & MILLER, INC			3,283.00 001592
3/15/22 00114		3/01/22 712675	202203 300-15500-10000		*	1,144.54	
		MONITORING 4/1/22-4/30/22					
				HIDDEN EYES LLC DBA			1,144.54 001593
3/15/22 00001		3/01/22 83	202203 310-51300-34000		*	4,134.42	
		MAR MANAGEMENT FEES					
		3/01/22 83	202203 310-51300-35300		*	83.33	
		MAR WEBSITE ADMIN					
		3/01/22 83	202203 310-51300-35100		*	116.67	
		MAR INFORMATION TECH					
		3/01/22 83	202203 310-51300-31600		*	1,041.67	
		MAR DISSEM AGENT SERVICES					

MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		3/01/22 83	202203 310-51300-51000		*	6.58	
		OFFICE SUPPLIES					
		3/01/22 83	202203 310-51300-42000		*	62.81	
		POSTAGE					
		3/01/22 83	202203 310-51300-42500		*	20.25	
		COPIES					
		3/01/22 83	202203 310-51300-41000		*	58.49	
		TELEPHONE					
				GOVERNMENTAL MANAGEMENT SERVICES			5,524.22 001594
3/15/22 00130		3/01/22 997533	202203 320-57200-44200		*	1,600.00	
		PRESS WASHED ENTIRE BLDG					
				JAMES M TETER DBA MY CLEAN ROOF			1,600.00 001595
3/15/22 00043		9/10/20 165768	202110 320-57200-45919		*	119.31	
		TOWELS					
		9/10/20 165768	202110 320-57200-45919		*	21.48	
		INTEREST 9/20-9/21					
		9/10/20 165768	202110 320-57200-45919		*	10.74	
		INTEREST 6 MONTH					
				SIMPLY LINEN SOLUTIONS			151.53 001596
3/15/22 00136		3/03/22 03032211	202203 320-57200-44200		*	2,235.10	
		TOWELS					
				SOBO CONCEPTS LLC			2,235.10 001597
3/15/22 00013		3/01/22 75318	202203 320-53800-45004		*	13,515.50	
		PH1,2,3A SUNPATIENS 4.5"M					
				WEST ORANGE NURSERIES, INC			13,515.50 001598
3/15/22 00040		3/02/22 JAX33611	202203 320-53800-45004		*	1,035.00	
		FELLING DEAD TREE SEVICES					
				YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC			1,035.00 001599
3/23/22 00137		3/22/22 91	202203 320-57200-49400		*	550.00	
		CAKE DECO CLASS 3/15/22					
				STEPHEN W. BOUDREAUX JR. DBA			550.00 001600
3/23/22 00014		3/01/22 618408	202203 320-57200-45915		*	2,307.62	
		FITNESS EQUIP LEASE					
				MUNICIPAL ASSET MANAGEMENT, INC			2,307.62 001601
3/23/22 00022		3/10/22 13129560	202203 320-57200-45506		*	491.20	
		MAR POOL CHEMICALS					
				POOLSURE			491.20 001602
				MVTP MEADOW VIEW TP BPEREGRINO			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/23/22	00020	2/28/22 151	202202 320-57200-45509		*	75.00	
			FEB PRIVATE EVENT ATNDT				
				RIVERSIDE MANAGEMENT SERVICES			75.00 001603
3/23/22	00020	2/28/22 152	202202 320-57200-49400		*	275.00	
			FEB SPECIAL EVENT ASST				
				RIVERSIDE MANAGEMENT SERVICES			275.00 001604
3/30/22	00038	3/15/22 239308	202203 320-57200-45400		*	110.95	
			SECURITY MONITORING				
				ATLANTIC SECURITY			110.95 001605
3/30/22	00126	10/10/21 458A	202109 310-51300-31500		*	3,824.00	
			SEPT GENERAL SERVICE				
				KE LAW GROUP, PLLC			3,824.00 001606
3/30/22	00126	3/24/22 1736	202202 310-51300-31500		*	1,972.56	
			FEB GENERAL SERVICES				
				KE LAW GROUP, PLLC			1,972.56 001607
3/30/22	00020	3/21/22 153	202202 320-57200-44200		*	2,100.00	
			FEB AMENITY REPAIRS&MAINT				
		3/21/22 153	202202 320-53800-45006		*	504.40	
			FEB GROUNDS MAINTENANCE				
				RIVERSIDE MANAGEMENT SERVICES			2,604.40 001608
3/30/22	00040	3/30/22 JAX34193	202203 320-53800-45009		*	544.07	
			MAR IRRIG VALVE RPLCD				
				YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC			544.07 001609
TOTAL FOR BANK A						242,653.55	
TOTAL FOR REGISTER						242,653.55	



SMARTHOMES.BIZ
SMART HOME SPECIALISTS

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

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

PLEASE PAY BY

03/09/2022

AMOUNT

\$110.95

INVOICE DATE

02/16/2022

INVOICE NO. 235577

Site: 850 Beacon Lakes Pkwy St
Augustine
Site Address: 850 Beacon Lakes Pkwy
St Augustine FL 32092
Period: 03/01/2022 to 03/31/2022
Recurring No.: 4197
Job Name:
Order No.:

Description

Meadow View @ Twin Creeks

Security Monitoring

381A

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

Security monitoring
1.320.572.454

"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
03/09/2022	\$110.95	02/16/2022

INVOICE NO. 235577

How To Pay

INVOICE NO. 235577



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:** 03/09/2022 **AMOUNT DUE:** \$110.95

Please Reference: 235577



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

Invoice 10419

BILL TO

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

DATE
03/01/2022

PLEASE PAY
\$1,298.00

DUE DATE
03/31/2022

PRODUCT/SERVICE	QTY	RATE	AMOUNT
Services	1	1,298.00	1,298.00

March 2022 Monthly Pool Service, No
Chemicals Included

2 Pools on Site: Lap and Family Pool
Service Visits Schedule:
October-March 2 visits per week: Mon/Fri
April-September 3 visits per week:
Mon/Wed/Fri

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

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

Pool Maintenance

1,320.572.45505

135A

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>			

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

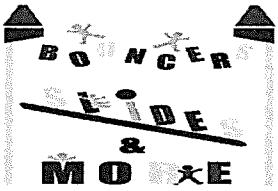
THANK YOU.

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

Zach Sullivan

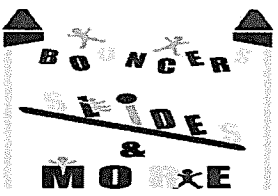
Big Z Pool Service, LLC

Licensed & Insured CPC#1459355

		Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003		Invoice Date: March 11th, 2022 Invoice No.: 03112022.03		
<u>Name / Address</u> Attn: Denise Powers Beacon Lakes 850 Beacon Lake Pkwy St. Augustine, FL		Additional Details: Movie: Encanto Start Time: 7pm				
<u>Description</u>		<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>Subtotal</u>	<u>Extended</u>
1	Outdoor Movie	1	\$450.00	22%	\$350.00	\$350.00
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
Comments:		Subtotal				\$350.00
		Sales Tax (0.0%)				\$0.00
		Total				\$350.00

Approved 2.18.22-Denise Powers
 Special Events 1.320.57200.49400

36A

		Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003		Invoice Date: March 18, 2022 Invoice No.: 03182022.02		
<u>Name / Address</u> Attn: Denise Powers Beacon Lakes 850 Beacon Lake Pkwy St. Augustine, FL		Additional Details: Beacon Event Field 4pm-7pm				
<u>Description</u>		<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>Subtotal</u>	<u>Extended</u>
1	80' Dual Lane Human Hamster Balls	1	\$500.00	10%	\$450.00	\$450.00
2	Inflatable Axe Throwing	1	\$175.00	25%	\$130.00	\$130.00
3	Inflatable Soccer Kick	1	\$175.00	25%	\$130.00	\$130.00
4	Inflatable Basketball	1	\$175.00	25%	\$130.00	\$130.00
5	Toddler Combination Unit	1	\$225.00	12%	\$200.00	\$200.00
6	Generators	1	\$75.00	50%	\$37.50	\$37.50
7	Onsite Supervision	2	\$45.00	n/a	\$90.00	\$90.00
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
Comments:		Subtotal				\$1,167.50
		Sales Tax (0.0%)				\$0.00
		Total				\$1,167.50

Approved 2.18.22-Denise Powers
 Special Events 1.320.57200.49400

36A



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

February 03, 2022
Project No: 17348.00000
Invoice No: 0201322

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 monthly requisitions and distribute to team
CDD Meeting at Gms 1-20-22
Calculate Beacon Phase 4 by Fill for lot percentages for Developer vs CDD per request from Jere

Professional Services rendered through January 31, 2022

Professional Personnel

		Hours	Rate	Amount
Project Manager				
Lockwood, Scott	1/22/2022	9.25	178.00	1,646.50
Lockwood, Scott	1/29/2022	1.00	178.00	178.00
Administrative Support				
Blair, Shelley	1/22/2022	1.50	81.00	121.50
Totals		11.75		1,946.00
Total Labor				1,946.00
Invoice Total this Period				<u>\$1,946.00</u>

1. 310.513.31100
SA

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-00002584 LC-0000916

Future Horizons, Inc.

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

INVOICE

Invoice Number: 71917
Invoice Date: Feb 28, 2022
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		3/30/22

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in February <i>Feb Lake Maintenance</i> <i>1,320.538.45005</i> <i>45A</i>	1,769.14	1,769.14
Subtotal				1,769.14
Sales Tax				
Freight				
Total Invoice Amount				1,769.14
Payment/Credit Applied				
TOTAL				1,769.14

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

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

BOND RENEWAL INVOICE



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

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

Terms: Due Upon Receipt



Customer Copy

Bond Executed in the following Company:

Lexon Insurance Company

Principal:

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

Obligee:

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

1,320,572.50000
80A

Bond Number- Term-Trans	Effective Date	Expiration Date	Statement
0-LICX1193788-3-1	4/29/2022	4/29/2023	APR 22

Bond Amount	Type	Invoice Number
\$387,022.41	LICENSE & PERMIT BONDS	184377-3-1

Bond Description
Beacon Lake Phase 3A - Work Order #:8975644 <u>FPL</u>

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

Premium	Plus Taxes	Total Customer Amount	Balance Due-SMA
\$5,805.00	\$0.00	\$5,805.00	\$5,805.00

Date Printed: 2/16/2022

Date Invoiced: 2/16/2022

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

BOND RENEWAL INVOICE



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

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

Terms: Due Upon Receipt



Customer Copy

Bond Executed in the following Company:

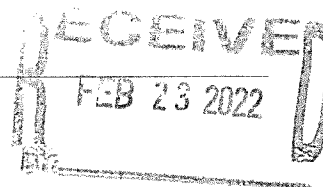
Lexon Insurance Company

Principal:

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

Obligee:

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



80A
1,320,572.50000

Bond Number- Term-Trans	Effective Date	Expiration Date	Statement
LICX1193789-3-1	4/29/2022	4/29/2023	APR 22

Bond Amount	Type	Invoice Number
\$54,301.05	LICENSE & PERMIT BONDS	184379-3-1

Bond Description
Beacon Lake Phase 2B - Work Order #: 8975632 <i>FPL</i>

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

Premium	Plus Taxes	Total Customer Amount	Balance Due-SMA
\$815.00	\$0.00	\$815.00	\$815.00

Date Printed: 2/16/2022

Date Invoiced: 2/16/2022



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: 8246575
DATE: 2/24/2022
ORDER: 8246575

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
2/24/2022	07:03 AM	MICE, RATS, ROACH, S		07:03 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	2/24/2022		07:56 AM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$199.50
46A		
1,320.572.45917		
Feb Rodent Control		
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
945681
INVOICE DATE
02/24/2022

**MINUTES
MATTER®**

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

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

Saint Augustine, FL 32095

Saint Augustine, FL 32095

CALL NO.	CUSTOMER NO.	P.O. NUMBER	TERMS	BRANCH
605153	MVA002		NET 30	11326 Distribution Ave W Jacksonville, FL 32256-2745
COMMENTS				

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE (BEFORE TAXES)
1.00	NFPA 25 Annual Sprinkler Inspection 02/22/2022 1. 320.572. 45508	\$250.00	\$250.00
1.00	NFPA 72 Annual Alarm Inspection taxable 7. 320.572. 45508 02/22/2022	\$150.00	\$150.00

87A

Please reference invoice number on payment. Thank You!

VISA & MASTERCARD ACCEPTED

A surcharge of 3% will be applied to credit card purchases.

Questions Regarding this invoice please contact:

Name: Holly B Bartle

Phone: 9042683030

Email: hbbartle@waynefire.com

SUBTOTAL:	\$400.00
SALES TAX:	-\$0.75
TOTAL:	\$399.25

STEC

Remit To:

Wayne Automatic Fire Sprinklers, Inc.
222 Capitol Court
Ocoee, FL 34761
Phone: (407)656-3030
Fax: (407)656-8026

Approved 2.24.22
Denise Powers-Amenity Center Manager
~~Repairs & Maint: 1-320-57200-60000~~
Annual Inspection for Sprinkler & Alarm system



West Orange Nurseries Inc Tree / Flower Division
4001 Avalon Road
Winter Garden, FL 34787 US
brooke@westorangeteam.com

BILL TO

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

SHIP TO

475 W. Town Place, Suite 114
St. Augustine, FL 32092

INVOICE 75258**DATE 11/01/2021 TERMS Net 30****DUE DATE 12/01/2021****P.O. NUMBER**

BeaconLakePH1

DESCRIPTION		QTY	RATE	AMOUNT
Geranium 4.5" Pot	4.5" Geraniums Red/ White	6,035	1.25	7,543.75
INSTALL 4"	4.5" Installation Labor	6,035	0.55	3,319.25
Delivery Charge- Non-Local	Fuel Subcharge Non-Local	1	80.00	80.00

Landscape Contingency
001.320.53800.45004

SUBTOTAL	10,943.00
TAX	0.00
TOTAL	10,943.00

TOTAL DUE	\$10,943.00
-----------	--------------------

13A

Thank you!!
We appreciate you & 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
Beacon Lake
Phase II Part 2
(Phase 2 Parkway)

INVOICE 65049

DATE 03/01/2022 TERMS Net 30

DUE DATE 03/31/2022

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

Mar Landscape Maint

13A

1.320.538.45003

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 65050

DATE 03/01/2022 TERMS Net 30

DUE DATE 03/31/2022

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

Mar Landscape Maint

1.320.538.45003

TOTAL DUE

\$9,100.00

13A

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 65051

DATE 03/01/2022 TERMS Net 30

DUE DATE 03/31/2022

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

1,320.538.45003
13A

Estimate good for 30 days. Prices subject to change.



INVOICE

INVOICE #	INVOICE DATE
JAX 332097	3/1/2022
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

Property Name: Meadow View at Twin Creeks
CDD

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: March 31, 2022

Invoice Amount: \$17,811.85

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

40A
1.320.538.45003

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

Meadow View at Twin Creeks

Community Development District

Construction Funding Request #31

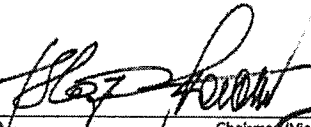
February 23, 2022

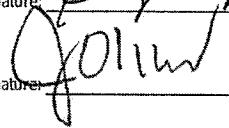
Req. PAYEE

22	ETM Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 201323 (Jan 2022)	\$	318.69	5
23	ETM Beacon Lakes Phase 3B (CEI Services) WA#24 - Invoice 201639 (Jan 2022)	\$	1,225.00	5
24	J2W Services LLC Beacon Lake Phase 1-Repair Curb-Invoice #1041	\$	130,280.81	61
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

(A)

1.300.131.101



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

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

PLEASE PAY BY	AMOUNT	INVOICE DATE
03/29/2022	\$335.00	03/01/2022

INVOICE NO. 237811

Site: 850 Beacon Lakes Pkwy St
 Augustine
Site Address: 850 Beacon Lakes Pkwy
 St Augustine FL 32092
Job No.: 69940
Job Name:
Order No.:

RPR + maint
 001.320.572.44200
 38A

Description

02/24/2022 Sam Garvin III

Need to return to finish pulling video clips. Will finish filling out ticket on arrival.

02/25/2022 Sam Garvin III

system was locking up upon arrival on 2/24. System would slowly allow me into the NVR but was very unresponsive and laggy and freezing. Playback would not fully load to a point to pull footage. System firmware at 4.1.1 and newest is 4.6. System is also going into HD repair by itself but version 4.1.1 does not have a repair feature per tech support. This is what is keeping the system locking up and freezing. When performing the update It does need to reinitialize the hd which wiped the memory. Called tech support and after 2 hrs on hold for a representative, they said all you can do at this point after the power cycles is perform the update and hope it does not wipe. Performing the update took 30 min, repair took 2 hrs. After the update version 4.6 can repair HD. I repaired the HD and was able to pull footage. However, when choosing the dates and times for the clip. Once you save the clip it would save a different random date and time frame, if it did in fact save. Tried this several times until card was full and then deleted duplicates. Performed this until all videos that were needed were pulled for the police. Job complete.

Service - Security

Item	Quantity	Unit Price	Total
Service Fee	1.00	\$35.00	\$35.00
Residential service	2.00 hrs	\$150.00	\$300.00
Sub-Total ex Tax			\$335.00
Tax			\$0.00
Total			\$335.00



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

PLEASE PAY BY

03/29/2022

AMOUNT

\$335.00

INVOICE DATE

03/01/2022

INVOICE NO. 237811

"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	\$335.00
Tax	\$0.00
Total inc Tax	\$335.00
Amount Applied	\$0.00
Balance Due	\$335.00

How To Pay

INVOICE NO. 237811



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: 03/29/2022

AMOUNT DUE: \$335.00

Please Reference: 237811



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

Invoice 10456

BILL TO

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

DATE
03/04/2022

PLEASE PAY
\$102.95

DUE DATE
04/03/2022

PRODUCT/SERVICE	QTY	RATE	AMOUNT
Job Material:Material Commercial Long Pool Pole — Delivered: 3/4/22	1	102.95	102.95

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

\$102.95

THANK YOU.

1.320.572.45505
135A

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



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

March 03, 2022
Project No: 17348.00000
Invoice No: 0201757

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

Setup for Direct Purchases for various items.
Prepare Won Requisitions for quick payment
Review Core and Main invoices with Marcy
Setup Direct purchase for Drainage and Utilities with Core and Main as approved by Contractor
Send field representative to review direct purchases in field
Prepare requisitions to for processing payment of Core and Main Direct Purchases.

Professional Services rendered through February 26, 2022

Professional Personnel

		Hours	Rate	Amount
Project Manager				
Lockwood, Scott	2/5/2022	1.00	178.00	178.00
Lockwood, Scott	2/19/2022	14.50	178.00	2,581.00
Lockwood, Scott	2/26/2022	.50	178.00	89.00
Inspector				
Anderson, James	2/19/2022	3.00	118.00	354.00
Administrative Support				
Blair, Shelley	2/19/2022	1.00	81.00	81.00
Totals		20.00		3,283.00
Total Labor				3,283.00
Invoice Total this Period				<u>\$3,283.00</u>

Outstanding Invoices

Number	Date	Balance
0201322	2/3/2022	1,946.00
Total		1,946.00

1,310,513.311

SA

England-Thimys & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
14775 Old St. Augustine Road • Jacksonville, Florida 32268 • tel 904-642-8990 • fax 904-646-9485
CA-00002684 LC-0000316

Envera

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

Invoice

Invoice Number 712675	Date 03/01/2022
Customer Number 300380	Due Date 04/01/2022

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Meadow View at Twin Creeks CDD	300380		03/01/2022	04/01/2022

Quantity	Description	Months	Rate	Amount
<i>2358 - Gate Access - Meadow View at Twin Creeks CDD - 850 Beacon Lake Pkwy, Saint Augustine, FL</i>				
1.00	Envera Kiosk System 04/01/2022 - 04/30/2022	1.00	\$500.00	\$500.00
1.00	Data Management 04/01/2022 - 04/30/2022	1.00	\$150.00	\$150.00
1.00	Service & Maintenance 04/01/2022 - 04/30/2022	1.00	\$334.54	\$334.54
1.00	Virtual Gate Guard Monitoring 04/01/2022 - 04/30/2022	1.00	\$160.00	\$160.00
Subtotal:				\$1144.54
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$1144.54

Date	Invoice #	Description	Amount	Balance Due
3/1/2022	712675	Alarm Monitoring Services	\$1144.54	\$1144.54

Envera

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

001.320.572.45410
1,300.155.0000
114A

Invoice

Invoice Number 712675	Date 03/01/2022
Customer Number 300380	Due Date 04/01/2022

Net Due: \$1,144.54**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

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

Invoice

Invoice #: 83
Invoice Date: 3/1/22
Due Date: 3/1/22
Case:
P.O. Number:

Bill To:

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

Description	1A	Hours/Qty	Rate	Amount
Management Fees - March 2022	1.310.513.340		4,134.42	4,134.42
Website Administration - March 2022	1.310.513.353		83.33	83.33
Information Technology - March 2022	1.310.513.357		116.67	116.67
Dissemination Agent Services - March 2022	1.310.513.316		1,041.67	1,041.67
Office Supplies	1.310.513.570		6.58	6.58
Postage	1.310.513.420		62.81	62.81
Copies	1.310.513.425		20.25	20.25
Telephone	1.310.513.410		58.49	58.49
Total				\$5,524.22
Payments/Credits				\$0.00
Balance Due				\$5,524.22

My Clean Roof LLC

4771 Harpers Ferry Lane
Jacksonville, FL 32257

Invoice

Date	Invoice #
3/1/2022	997533

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

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	1) Pressure washed exterior of building including tower on roof top 2) Cleaned all gutters out 3) Pressure washed upper pavers between building and pool deck as discussed 4) Cleaned outside windows on building 1.320.572.442 130A	1,600.00	1,600.00
All work is complete!		Total	\$1,600.00

Simply Linen Solutions

A Division of Star Brite Laundries, LLC

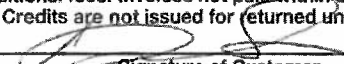
124 Century 21 Drive, Suite 3

Jacksonville, FL 32216

(904) 855-4014

www.simplylinensolutions.com

Past Due 1

CUSTOMER NAME: Meadowview @ Twin Lakes				INVOICE NUMBER L 165768				DATE 9/19/20		TYPE COA		CONTRACT DATE	
M	T	W	TH	F	S	SU	PO#	PMT TERMS n7	TAX /	FREQ. EOW	ROUTE 2		
ITEM DESCRIPTION	COLOR	ADDITIONAL INFO	SR %	DATE: 7/30 QUANT.	DATE: 8/13 QUANT.	DATE: 8/27 QUANT.	DATE: 9/10 QUANT.	UNIT PRICE	TOTAL AMOUNT	ADJ AMOUNT			
LAUNDRY SERVICE													
BT	Wht			9	16	5	4/12	.155	7.13				
Pool Towels	Navy			10	7	16	20	.475	25.18				
LOC								.095					
243 MAT				2				3.75	7.50				
766 MAT				2				4.95	9.90				
WRAP/PACKAGING CART													
				1	1	1	1	2.45	9.80				
SERVICE (INCLUDES: EQUIPMENT / DELIVERY)				1	1	1	1	12.45	49.80				
Rental linens and textiles are the property of Simply Linen Solutions. Rates are based on a weekly time period. Customer is responsible for lost/damaged/abused linens & textiles and will be billed for replacement. Additional rental and/or replacement costs will be billed for all non-returned linens and textiles. Inventories kept longer than one week are subject to additional fees. Invoices not paid within 30 days of delivery date will incur 10% late fee and interruption of service. Credits are not issued for returned un-used linens.								AMOUNT	109.31				
Delivery Received by: 								SURCHARGES	10.00				
Date: 9-10-2020								TAX					
Signature of Customer								TOTAL	119.31				

STRICTLY PROHIBITED: LAUNDERING OR LENDING OF SUPPLIER-OWNED GOODS.



Governmental Management Serv
475 West Town Place - Suite 114
St. Augustine, Florida 32092

hance

001.320.572.45919

43A

\$ 119.31

21.48 Int 9/20-9/21

10.74 Int 6-Month

10/21-3/22

\$ 157.53

PAST DUE INTEREST

SOBO Concepts (SAGE 100660)
 401 E Las Olas Blvd # 130-110
 Fort Lauderdale, FL 33301

Phone: 305.503.9771 Fax: 305.503.5727
 Email - Dani@SOBOConcepts.com

PO/Ref #:
 Job #: 03032211
 Date: Mar 3, 2022

Bill To:

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



Phone: 602-373-7227
 Email: DSimpson@BBXCapital.com

Ship To:

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

Phone: 602-373-7227
 Email: DSimpson@BBXCapital.com

Salesperson Dean Schwartz	Ship Via UPS Ground	Est. Ship Date	Payment Terms Due upon receipt
------------------------------	------------------------	----------------	-----------------------------------

Qty	Item #	Description	Unit Price	Ext. Price
80	FNJYF-QYQTK	 Terry Velour Gym Towels Color: White Size: 12" x 44" Imprint: Beacon Lake Logo Embroidered in Full Color	\$4.42	\$353.60
	ADDCHG	Additional charges for Terry Velour Gym Towels Embroidery: \$375.00	\$375.00	\$375.00
90	HXFLE-OBKHH	 Promotional Terry Velour Beach Towel Color: Navy Size: 30"x60" Imprint: Beach Lake Lake Embroidered in White	\$10.83	\$974.70
	ADDCHG	Additional charges for Promotional Terry Velour Beach Towel Embroidery: \$421.88	\$421.88	\$421.88

Subtotal	\$2,125.18
Shipping	\$109.92
Tax (0%)	EXEMPT
Total	\$2,235.10

If you have a firm in-hands date, please make sure to confirm with your SWAG Specialist, prior to approving this quote.

If you need an exact pantone match, make sure to confirm with your SWAG Specialist, as not all products can be matched 100%.

Due to the current pandemic, production and shipping times are taking much longer and are less reliable than normal. Make sure to place your orders well in advance to avoid any issues.

Payment due according to terms specified. Interest shall accrue at 1.5% per month (or highest rated permitted by law) on past due balance. If account is turned over to a collection agency or attorney, customer is responsible for and must pay, immediately upon demand, all costs of collection and legal fees and expenses incurred.

Unless otherwise specified, in writing, SOBO shall have the rights to use photos, mocks or other images of the products it creates, on its website, in social media or in online advertising.

SOBO has a satisfaction guaranteed policy. Please make sure to review your order, as soon as it arrives, to make sure the product(s) meet or surpass expectations. If there are any issues make sure to notify SOBO within 24 hours of receipt.

136A
 1. 320.572.442
 R/R



West Orange Nurseries Inc Tree / Flower Division
4001 Avalon Road
Winter Garden, FL 34787 US
brooke@westorangeteam.com

BILL TO
Meadow View at Twin Creeks
CDD

INVOICE 75318

DATE 03/01/2022 TERMS Net 30

DUE DATE 03/31/2022

P.O. NUMBER
BeaconLakePh1,2,3A

DESCRIPTION		QTY	RATE	AMOUNT
Sunpatiens	SunPatiens 4.5" Mixed	6,890	1.35	9,301.50
INSTALL 4"	4.5" Installation Labor	6,890	0.60	4,134.00
Delivery Charge- Non-Local	Fuel Subcharge Non-Local St. Augustine	1	80.00	80.00

001.320.53800.45004

13A

TOTAL DUE

\$13,515.50

Thank you!!
We appreciate you & your business!!



INVOICE

INVOICE #	INVOICE DATE
JAX 336117	3/2/2022
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: April 1, 2022

Invoice Amount: \$1,035.00

Description	Current Amount
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Windermere Way Dead Tree Felling Services

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.

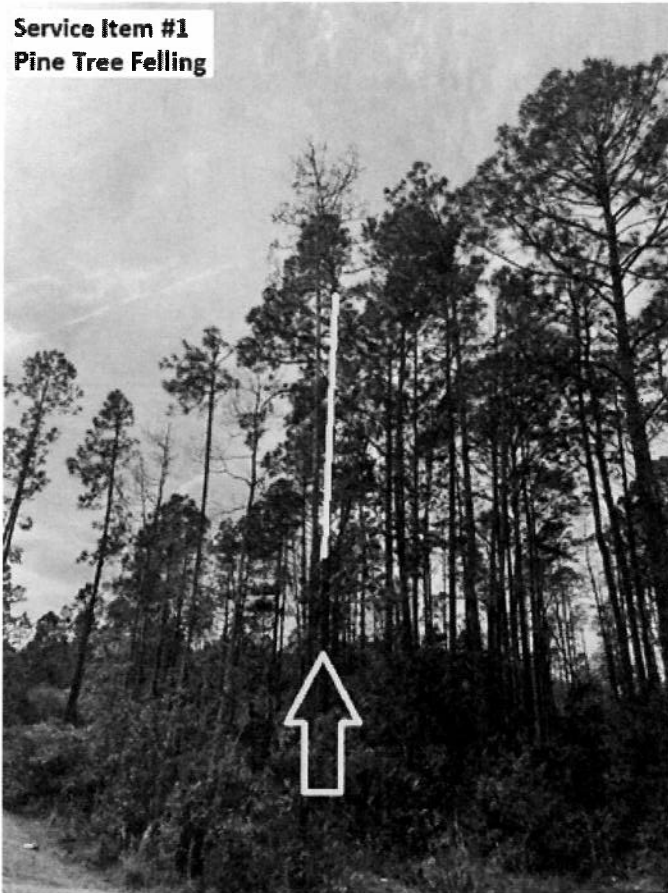
1.320.538.45004
40A

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

Service Item #1
Pine Tree Felling



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



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

Service Item #3
Pine Tree Felling



Excellence
IN COMMERCIAL LANDSCAPING

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

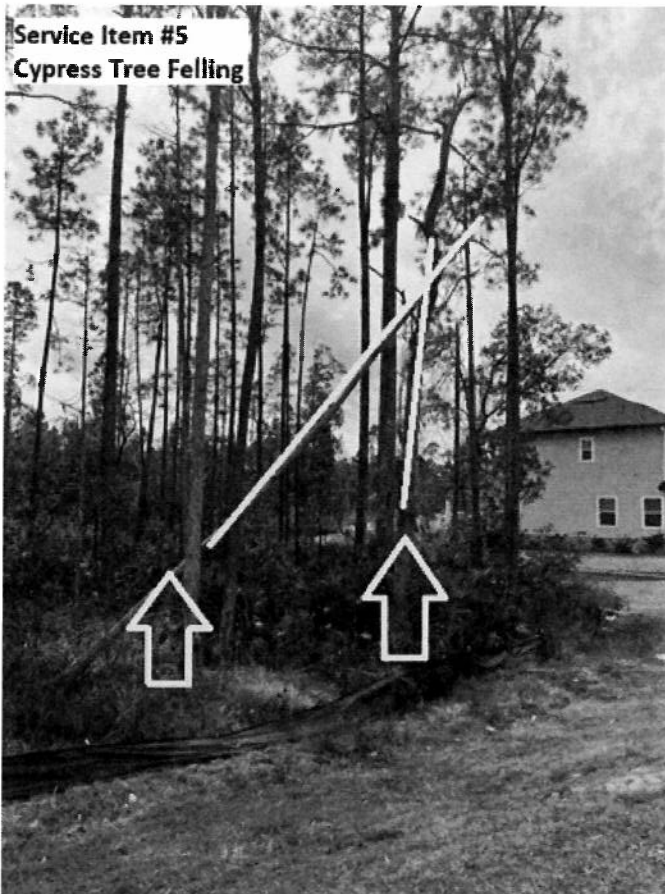
Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



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



Tree Removal

\$1,035.00

Invoice Total **\$1,035.00**

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



Doughsweets

Invoice #000091

Issue date
Mar 22, 2022

Invoice #000091

Bill To

Meadow View At Twin Creeks Cdd
mbronson@gmsnf.com

Invoice Details

PDF created March 22, 2022
\$550.00

Payment

Due March 22, 2022
\$550.00

Item	Quantity	Price	Amount
	1	\$550.00	\$550.00

Cake decorating class on 3/15/22

Subtotal \$550.00

Total Due \$550.00

001.320.572, 49400
137A

Remit Address:
Jay Deaux, LLC
107 Lucerne Ct.
St. Augustine, FL
32095
(904) 907-6321

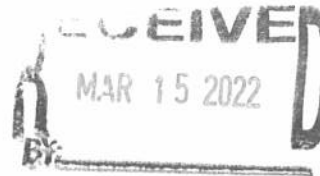
Municipal Asset Management, Inc.

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

INVOICE

INVOICE NO: 0618408
DATE: 3/1/2022

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



DUE DATE	RENTAL PERIOD
4/7/2022	

PMT NUMBER	DESCRIPTION	AMOUNT
39	Lease payment due pursuant to Tax-Exempt Lease Purchase Agreement dated October 25, 2018 for the acquisition of fitness equipment 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
0618408	4/7/2022	\$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

**Invoice**Date **3/10/2022**
Invoice # **131295605623**1707 Townhurst Dr
Houston TX 77043
ar@poolsure.com
800-858-POOL (7665)
www.poolsure.com

Terms	Net 20
Due Date	3/30/2022
PO #	
Delivery Ticket #	Sales Order #1338245
Delivery Date	3/9/2022
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
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LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per month late charge and attorney fees.

Item ID	Item	Quantity	Units	Rate	Amount
160-050	Pool Acid bulk by Gallon	60	gal	3.19	191.40
135-010	Sodium Bicarbonate 50# bag Mar Pool chemicals ZZA 1.320.572.45306	10		29.98	299.80

Subtotal	491.20
Shipping Cost (FEDEX GROUND)	0.00
Total	491.20
Amount Due	\$491.20

Remittance SlipCustomer
13BEA030
Invoice #
131295605623

Amount Due \$491.20

Amount Paid _____

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372

131295605623

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

Invoice

Invoice #: 151
Invoice Date: 2/28/2022
Due Date: 2/28/2022
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
Private Event Attendant - February 2022 1.320.57200.45509 20A RECEIVED MAR 15 2022	3	25.00	75.00

Total \$75.00

Payments/Credits \$0.00

Balance Due \$75.00

Long L
3/14/22

MVTC CDD

PRIVATE EVENT ATTENDANT INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
3	Private Event Attendant	\$ 25.00	\$ 75.00
	Covers February 2022		
	TOTAL DUE:		<u>\$ 75.00</u>

Private Event Attendant 1.320.57200.45509

MEADOW VIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT
PRIVATE EVENT ATTENDANT BILLABLE HOURS
THROUGH FEBRUARY 2022

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
2/26/22	3	T.W.	Private Event Attendant - Stickney
TOTAL	<u>3</u>		

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

Invoice

Invoice #: 152
Invoice Date: 2/28/2022
Due Date: 2/28/2022
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 - February 2022 1,320.57200.49400	11	25.00	275.00
RECEIVED MAR 15 2022 20A			

Total \$275.00

Payments/Credits \$0.00

Balance Due \$275.00

Long *205*
3/14/22

MVTC CDD

SPECIAL EVENT ASSISTANT INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
11	Special Event Assistant Covers February 2022	\$ 25.00	\$ 275.00
	TOTAL DUE:		<u>\$ 275.00</u>

Special Event Assistant 1,320.57200,49400

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
2/3/22	3	T.W.	Special Event - Bingo
2/4/22	2	K.B.	Special Event - Food Truck Friday
2/11/22	2	K.B.	Special Event - Food Truck Friday
2/18/22	2	K.B.	Special Event - Food Truck Friday
2/25/22	2	K.B.	Special Event - Food Truck Friday
TOTAL	<u>11</u>		



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

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

PLEASE PAY BY	AMOUNT	INVOICE DATE
04/05/2022	\$110.95	03/15/2022

INVOICE NO. 239308

Site: 850 Beacon Lakes Pkwy St
 Augustine
Site Address: 850 Beacon Lakes Pkwy
 St Augustine FL 32092
Period: 04/01/2022 to 04/30/2022
Recurring No.: 4197
Job Name:
Order No.:

RECEIVED MAR 23 2022

Description

Meadow View @ Twin Creeks

Security Monitoring

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

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

IMPORTANT: Please remember to test your system monthly.

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

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

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

1.320.572.454
 38A



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
04/05/2022	\$110.95	03/15/2022

INVOICE NO. 239308

How To Pay

INVOICE NO. 239308



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: 04/05/2022 **AMOUNT DUE:** \$110.95

Please Reference: 239308

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 Cesery 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 discontinued. 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 reoccurring 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.



P.O. Box 6386
Tallahassee, Florida 32314

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

MVTCDD-01

Meadow View at Twin Creeks CDD - General

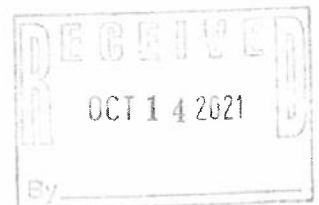
INVOICE

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

126A

1.310.51300.31500

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



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

Detailed Statement of Account

Current Invoice

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

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

Please pay within 30 days.

From: Bernadette Peregrino bperegrino@gmsnf.com
Subject: Meadow View KE Law invoice #458 Ck #1453
Date: March 25, 2022 at 10:52 AM
To: Margaret Bronson mbronson@gmsnf.com
Cc: Alison Mossing amossing@gmstnn.com, Oksana Kuzmuk okuzmuk@gmsnf.com

BP

Margaret,

Please void check with same issue date of 10/22/21 and reissue. It was for \$3824.00

Thank you,
Bernadette Peregrino
District Accountant
475 West Town Place Ste 114
Saint Augustine, FL 32092
Tel and Fax: 904-239-5309
bperegrino@gmsnf.com



INVOICE

Invoice # 1736
Date: 03/24/2022
Due On: 04/23/2022

KE Law Group, PLLC

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

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

MVTCDD-01

RECEIVED MAR 25 2022

126A
1.310.513.315

Meadow View at Twin Creeks CDD - General

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	AL	02/01/2022	AL -Follow up on direct purchase forms.	0.20	\$225.00	\$45.00
Service	KI	02/01/2022	Review status of direct purchase orders.	0.30	\$190.00	\$57.00
Service	AL	02/02/2022	AL - Check on pending client matter.	0.10	\$225.00	\$22.50
Service	JE	02/03/2022	Email regarding mortgage holder consent; review request regarding use of amenities; follow-up email.	0.50	\$325.00	\$162.50
Service	AL	02/03/2022	AL - Follow up on direct purchase forms; revise amenity rules; call client to confer on amenity rules.	0.50	\$225.00	\$112.50
Service	AL	02/04/2022	AL - Draft amenity rules; send client the same.	0.90	\$225.00	\$202.50
Service	KI	02/04/2022	Review status of direct purchase forms	0.10	\$190.00	\$19.00
Expense	SD	02/05/2022	shipping: Bond disc transmittal	1.00	\$1.56	\$1.56
Service	AL	02/07/2022	AL - Follow up on pending client matter; emails to vendors regarding outstanding purchase orders.	0.30	\$225.00	\$67.50
Service	KI	02/07/2022	Research status of execution of direct purchase forms.	0.10	\$190.00	\$19.00
Service	AL	02/08/2022	AL - Follow up on construction project documents.	0.20	\$225.00	\$45.00
Service	KI	02/08/2022	Review budget and operations and	0.10	\$185.00	\$18.50

maintenance assessments for FY 2023.						
Service	JE	02/12/2022	Locate form of bond; email regarding the same.	0.20	\$325.00	\$65.00
Service	KI	02/13/2022	Research landscape installation agreements; confer with developer.	0.20	\$190.00	\$38.00
Service	AL	02/14/2022	AL - Follow up on pending client matter; email to contractor.	0.30	\$225.00	\$67.50
Service	JE	02/15/2022	Conference call regarding construction requisition process; email regarding the same.	0.30	\$325.00	\$97.50
Service	AL	02/15/2022	AL - Revise demand note agreement; compile contract package; send client the same.	0.70	\$225.00	\$157.50
Service	KI	02/17/2022	Review executed settlement agreement.	0.10	\$185.00	\$18.50
Service	JE	02/19/2022	Email correspondence with Oliver regarding landscape RFP and amenity rules; review landscape agreement; review amenity rules.	0.30	\$325.00	\$97.50
Service	JE	02/21/2022	Email regarding items for payment and performance bonds.	0.40	\$325.00	\$130.00
Service	JE	02/22/2022	Review pool safety plan and permit information; review draft rules; email Oliver regarding the same.	0.50	\$325.00	\$162.50
Service	KI	02/23/2022	Review status of executed demand note agreement.	0.30	\$190.00	\$57.00
Service	JE	02/24/2022	Review pool operation guidelines; confer with Simpson regarding the same.	0.60	\$325.00	\$195.00
Service	KI	02/24/2022	Review fully executed demand note agreement; confer with district manager; research status of cost share agreement and direct purchase form.	0.60	\$190.00	\$114.00
Total					\$1,972.56	

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
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458	11/09/2021	\$3,824.00	\$0.00	\$3,824.00
1393	03/24/2022	\$6,152.75	\$0.00	\$6,152.75

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
1736	04/23/2022	\$1,972.56	\$0.00	\$1,972.56
Outstanding Balance				\$11,949.31
Total Amount Outstanding				\$11,949.31

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

Please pay within 30 days.

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

Invoice

Invoice #: 153
Invoice Date: 3/21/2022
Due Date: 3/21/2022
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 February 1 - February 28, 2022		2,604.40	2,604.40
Amenity Repairs + Maint. #2100 ⁰⁰ 1.320.57200.44200			
Grounds Maint. #504 ⁴⁰ 1.320.53800.45006			
20A			
JCS 3/25/22			
Total			\$2,604.40
Payments/Credits			\$0.00
Balance Due			\$2,604.40

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
2/1/22	8	J.S.	Assisted to hang a bar holder in gym and a shelf for bar locks, straightened up all pool deck furniture, blew leaves and debris off sports complex, removed debris around roadways, all playgrounds, pocket parks, tennis courts, event field, picnic area, sports complex and parking lot, wiped down baseboards in gym, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
2/2/22	2.5	D.J.	Cleaned outside tables and countertops, removed debris around amenity center and pool, changed all trash receptacles at amenity center by social hall
2/3/22	8	J.S.	Prepped and painted two walls in gym, straightened and organized all pool deck furniture, raked mulch under all swings on all playgrounds, removed debris around roadways, neighborhood, all playgrounds, sports complex, lakes, pool area, gym and parking lot, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
2/4/22	3.25	D.J.	Cleaned outside doors, wiped down all countertops, swept off patio area, restocked supplies
2/7/22	2.5	D.J.	Washed all outside windows and all doors
2/8/22	8	J.S.	Hang another weight bar rack in gym, patched holes in gym wall, paint gym walls, straightened and organized all pool deck furniture, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, removed debris around roadways, sports complex, all playgrounds, pool area, event field, gym, tennis courts, parking lot and common areas
2/10/22	8	J.S.	Put twelve buckets of dirt in dog park holes and packed it down, prepped and painted gym entryway, straightened and organized all pool deck furniture, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, removed debris around roadways, lakes, pool area, sports complex, tennis courts, all playgrounds, event field and parking lot
2/15/22	8	J.S.	Took tape off walls in gym and sanded wall, straightened and organized pool furniture, changed out ring inside of one dog pot, assisted with organizing the closet, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, removed debris around all playgrounds, pocket parks, sports complex, picnic area, pool area, tennis courts, roadways and parking lot
2/17/22	8	J.S.	Prepped and painted a couple of walls in the gym and puttied and sanded, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, straightened and organized all pool deck furniture, removed debris around neighborhood, roadways, lakes, sports complex, tennis courts, all playgrounds, pool area, soccer field, food court and parking lot
2/22/22	8	J.S.	Hung two pool signs, straightened up three neighborhood signs, re-zip tied couple of windscreens on tennis courts, straightened and organized all pool furniture, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, removed debris around roadways, lakes, all playgrounds, sports complex, pool area, picnic area, event field, soccer field and parking lot
2/24/22	8	J.S.	Assisted with hanging a pool sign, assisted straightening the maintenance closet, straightened and organized all pool deck furniture, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, removed debris around roadways, sports complex, all pocket parks, picnic area, tennis courts, pool area and parking lot

TOTAL 72.25

MILES 170

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

**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 341932	3/30/2022
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: April 29, 2022

Invoice Amount: \$544.07

Description	Current Amount
Valve replacement Irrigation Repairs	\$544.07

1.320.538.45009
40A

Invoice Total \$544.07

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

D.

Meadow View at Twin Creeks

Community Development District

Construction Funding Request #33

April 20, 2022

Req.	PAYEE		
28	ETM State Mandated Storm Water Analysis (20 years) (WA#26) Invoice 202518 (Mar 2022)	\$	4,804.00
29	ETM Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 202486 (Mar 2022)	\$	675.00
30	ETM Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 202490 (Mar 2022)	\$	3,137.00
Total Funding Request		\$	8,616.00

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