

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

*MAY 19, 2022*

## *AGENDA*

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

475 West Town Place, Suite 114

St. Augustine, Florida 32092

[www.meadowviewattwincreeksbdd.com](http://www.meadowviewattwincreeksbdd.com)

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May 12, 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, May 19, 2022 at 10:00 a.m. at the offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment
- III. Minutes
  - A. Approval of the Minutes of the April 21, 2022 Board of Supervisors Meeting
  - B. Acceptance of the Minutes of the April 21, 2022 Audit Committee Meeting
- IV. Consideration of Resolution 2022-11, Approving the Proposed Budget for Fiscal Year 2023 and Setting a Public Hearing Date (Budget to be provided under separate cover)
- V. Consideration of Resolution 2022-12, Designating a Date, Time and Location for a Landowner's Meeting and Election
- VI. Consideration of Amendment to Agreement with GMS, LLC for District Management Services
- VII. Staff Reports
  - A. District Counsel
  - B. District Engineer
    - 1. Requisition Summary (to be provided under separate cover)
    - 2. Update on Stormwater System 20-Year Needs Analysis

C. District Manager – Report on the Number of Registered Voters (1,081)

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. 34 (to be provided under separate cover)

IX. Supervisors' Requests and Audience Comments

X. Next Scheduled Meeting – June 16, 2022 at 10:00 a.m. at the offices of GMS

XI. Adjournment

## *MINUTES*

*A.*

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, 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.

Present and constituting a quorum were:

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

Also present were:

Jim Oliver	District Manager
Jere Earlywine	District Counsel (by phone)
Scott Lockwood	District Engineer
Marc Rousseau	Amenity Manager
Chris Hall	Field Operations Manager
Denise Powers	Riverside Management Services

The following is a summary of the discussions and actions taken at the April 21, 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 at approximately 10:27 a.m.

**SECOND ORDER OF BUSINESS**

**Public Comment**

Mr. Brett stated a while back you guys gave me a timeline on the cut-through road from the townhomes. Obviously that timeline has changed, so I'm just curious if there is a new timeline for it?

Mr. Parker responded I don't believe the Board committed a date to anybody. The requirement for approval is the road would have to be completed along with the completion of the fourth phase of the project. We're advancing that. We did say we would have the road in

by the end of this year. At this point I'm hopeful we can have it in as early as August or September, but worst case it will be by the end of this year.

Mr. Brett stated I was wondering if it's possible to put a dog waste station on the sidewalk of Beacon Lake Parkway somewhere. I know there is one along the multi-purpose path. That is a great location for that one. The only issue is I've noticed people walk their dogs on their lunch breaks around here, and unfortunately the multi-purpose path is made of asphalt, and you can't really walk your dogs on that, so I was wondering if you could put one on the sidewalk side. Obviously, I can cross the street to get to the other one, it's just as the days go by there is more and more traffic on that road.

Mr. Parker stated I think it's a great suggestion. We will do it.

### **THIRD ORDER OF BUSINESS**

#### **Approval of the Minutes of the March 17, 2022 Meeting**

There were no comments on the minutes.

On MOTION by Mr. Parker seconded by Ms. Simpson with all in favor the minutes of the March 17, 2022 meeting were approved.

### **FOURTH ORDER OF BUSINESS**

#### **Acceptance of the Audit Committee's Recommendation**

Mr. Oliver stated earlier today the Audit Committee met and they approved the evaluation criteria. If the Board adopts this, we will issue an RFP so we can have auditors provide proposals for your consideration at a future meeting.

On MOTION by Mr. Parker seconded by Ms. Simpson with all in favor acceptance the Audit Committee's recommendation for auditor selection evaluation criteria was approved.

### **FIFTH ORDER OF BUSINESS**

#### **Discussion of Landscape RFP**

Mr. Oliver stated as we are within one year of Yellowstone's contract ending. We're still in a time of new areas coming online within the District. Right now, there are two landscape companies, Yellowstone and the company doing the growing period for the installations done by West Orange Nurseries. Danielle and I had discussions on whether or not



to go through the RFP process this year to combine those contracts, or simply to come up with an addendum to add those areas to add to Yellowstone's contract and defer going out for proposals until next year. As we go through RFP processes for other districts, we're seeing some price escalation because of labor and fuel costs. It may be advantageous just to get with Yellowstone and say to retain the contract we need the best pricing.

Mr. Parker stated I think we should combine it and do the RFP next year. By then, everything should be in.

Mr. Earlywine stated this is the contract that was publicly bid previously, and we are continuing to use the pricing in that contract. It really isn't required to be bid until next year anyway.

## **SIXTH ORDER OF BUSINESS**

### **Discussion of Fiscal Year 2023 Budget Guidance**

Mr. Oliver stated we will bring the proposed budget to the May meeting, and you will have a public hearing for adoption at your August meeting, so you will have three months to refine that budget. The main thing I'll need to discuss with the developer is assessment levels. As you may recall, this district is heavily subsidized by the developer. For FY22, the developer contribution subsidy is at \$857,000. This November two residents will be elected to the Board so remember, as this transitions to resident control and the developer leaves, assessments will need to fully fund all of the operations and maintenance of the District, so we are going to have to make sure the assessments get to the right level to fully support the District.

Mr. Parker stated there will be increases and maybe it will be step increases, but we will look at the budget, see what the numbers are and go from there.

## **SEVENTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. District Counsel**

Mr. Earlywine asked for an update on the status of construction for the next phases.

Mr. Parker responded the next Phase to be complete would be 3B and it is substantially complete. We're waiting on FP&L, so once we get power, we will be able to fire up the lift station. That leaves Phase 4, which is 299 lots. That development is underway and we're anticipating in April of 2023 substantial completion.

**B. District Engineer**

**1. Requisition Summary**

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

On MOTION by Mr. Parker seconded by Mr. Bishop with all in favor the requisition summary listing numbers 28-30 for Phase 3 and numbers 5-7 for Phase 4 was approved.
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**2. Update on Stormwater System 20-Year Needs Analysis**

Mr. Lockwood noted the stormwater system needs analysis is nearing completion. He also provided the Board with a handout detailing the District's stormwater management plan, which includes routine maintenance and other related maintenance as required, review of the outfall control structures by the District Engineer every two years, maintenance of the lands within conservation easements to provide a safe environment, and protection of the preserved wetlands and conservation areas, stormwater management facilities from all construction activities.

On MOTION by Mr. Parker seconded by Ms. Simpson with all in favor the stormwater management plan was approved.
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**C. District Manager**

There being nothing to report, the next item followed.

**D. Amenity Manager**

Ms. Powers announced that Mr. Rousseau has taken over the amenity management duties, noting that she will continue to be involved in the community one to two days a week and will support Mr. Russo as needed. Mr. Rousseau gave the Board a brief overview of latest events held in the community.

Mr. Parker asked that staff communicate effectively.

**E. Operations Manager – Report**

Mr. Hall gave the Board a brief overview of the repairs and replacements noted in the operations report, a copy of which was included in the agenda package.

**EIGHTH ORDER OF BUSINESS                      Financial Reports**

**A.     Balance Sheet & Income Statement**

**B.     Assessment Receipts Schedule**

Mr. Oliver noted the on-roll assessments for FY22 are 96.5% collected.

**C.     Check Register**

A copy of the check register totaling \$256,519.31 was included in the agenda package for the Board's review.

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

**D.     Consideration of Construction Funding Request No. 33**

A copy of construction funding request number 33 totaling \$8,616 was included the agenda package for the Board's review.

On MOTION by Mr. Parker seconded by Ms. Simpson with all in favor construction funding request number 33 was approved.

**NINTH ORDER OF BUSINESS**

**Supervisors'   Requests   and   Audience  
Comments**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS**

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

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

*B.*

MINUTES OF MEETING  
MEADOW VIEW AT TWIN CREEKS  
COMMUNITY DEVELOPMENT DISTRICT

The Audit Committee Meeting of the Meadow View at Twin Creeks Community Development District was held on Thursday, April 21, 2022 at 10:00 a.m. at the offices of Governmental Management Services, 475 West Town Place, St. Augustine, Florida 32092.

Present and constituting a quorum were:

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

Also present were:

Jim Oliver	District Manager
Jere Earlywine	District Counsel (by phone)

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Oliver called the meeting to order at 10:25 a.m.

**SECOND ORDER OF BUSINESS**

**Approval of Auditor Selection Evaluation Criteria**

Mr. Oliver stated today we look to approve the evaluation criteria so that we can go out for proposals, and then we will bring those proposals back to a future meeting and rank those proposals according to the evaluation criteria. The criteria you have before you have been used for all of our districts. There are five different criteria and those are ability of personnel, proposer's experience, understanding of scope of work, ability to furnish the required services, and price. They are all equally weighted at 20 points each.

On MOTION by Mr. Parker seconded by Ms. Simpson with all in favor the Auditor Selection Evaluation Criteria were approved as presented.
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**THIRD ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**FOURTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Bishop seconded by Ms. Simpson with all in favor the meeting was adjourned.

## *FOURTH ORDER OF BUSINESS*



## RESOLUTION 2022- 11

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2022/2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Meadow View at Twin Creeks Community Development District ("**District**") prior to June 15, 2022, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	August 18, 2022
HOUR:	10:00 a.m.
LOCATION:	Office of GMS, LLC 475 W. Town Place, Suite 114 St. Augustine, Florida 32092

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to St. Johns County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 19TH DAY OF MAY, 2022.**

ATTEST:

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

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_

*FIFTH ORDER OF BUSINESS*

## RESOLUTION 2022-12

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

**WHEREAS**, pursuant to Section 190.006(1), *Florida Statutes*, the District's Board of Supervisors ("**Board**") "shall exercise the powers granted to the district pursuant to [Chapter 190, *Florida Statutes*]," and the Board shall consist of five members; and

**WHEREAS**, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Bruce J. Parker	2024
2	Danielle Simpson	2022
3	Blaz Kovacic	2024
4	Aaron Lyman	2022
5	Ben Bishop, III	2022

This year, Seat 4, currently held by Aaron Lyman, is subject to election by landowners in November 2022. The term of office for the successful landowner candidate shall commence upon election, and shall be for a four-year period. Seat 2, currently held by Danielle Simpson, and Seat 5, currently held by Ben Bishop, are subject to a General Election process to be conducted by the St. Johns County Supervisor of Elections.

2. **LANDOWNER'S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the 17th day of November, 2022, at 10:00 a.m., and located at the offices of Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

3. **PUBLICATION.** The District's Secretary is hereby directed to publish notice of the landowners' meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election have been announced by the Board at its May 19, 2022 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District's Local Records Office, located at **Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092**, or at the office of the District Manager, Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850.

5. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED THIS 19TH DAY OF MAY, 2022.**

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

**ATTEST:**

\_\_\_\_\_  
**CHAIRMAN / VICE CHAIRMAN**

\_\_\_\_\_  
**SECRETARY / ASST. SECRETARY**

## EXHIBIT A

### NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Meadow View at Twin Creeks Community Development District ("**District**") the location of which is generally described as comprising a parcel or parcels of land containing approximately 630.22 acres and located generally north of the Twelve Mile Swamp, west of U.S. Highway 1 North, east of I-95 and south of C.R. 210 West in St. Johns County, Florida, advising that a meeting of landowners will be held for the purpose of electing one (1) person to the District's Board of Supervisors ("**Board**", and individually, "**Supervisor**"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: NOVEMBER 17, 2022  
TIME: 10:00 A.M.  
PLACE: GOVERNMENTAL MANAGEMENT SERVICES, LLC  
475 WEST TOWN PLACE, SUITE 114  
ST. AUGUSTINE, FLORIDA 32092

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 ("**District Manager's Office**"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Jim Oliver  
District Manager  
Run Date(s): \_\_\_\_\_ & \_\_\_\_\_

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF  
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT  
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **Thursday, November 17, 2022**

TIME: **10:00 A.M.**

LOCATION: **Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092**

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, one (1) seat on the Board will be up for election by landowners. The term of office for the successful candidate shall commence upon election and will be for a four-year period.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

**LANDOWNER PROXY**

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA  
LANDOWNERS' MEETING – NOVEMBER 17, 2022**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints \_\_\_\_\_ ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Meadow View at Twin Creeks Community Development District to be held at Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, on November 17, 2022, at 10:00 a.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

\_\_\_\_\_  
Printed Name of Legal Owner

\_\_\_\_\_  
Signature of Legal Owner

\_\_\_\_\_  
Date

**Parcel Description**

**Acreage**

**Authorized Votes**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

**Total Number of Authorized Votes:**

\_\_\_\_\_

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2021), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).



**OFFICIAL BALLOT**  
**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT**  
**ST. JOHNS COUNTY, FLORIDA**  
**LANDOWNERS' MEETING - NOVEMBER 17, 2022**

**For Election (1 Supervisor):** The candidate receiving the highest number of votes will receive a four (4) year term, with the term of office for the successful candidate commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Meadow View at Twin Creeks Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

**Attach Proxy.**

I, \_\_\_\_\_, as Landowner, or as the proxy holder of \_\_\_\_\_ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
4		

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

Printed Name: \_\_\_\_\_

## *SIXTH ORDER OF BUSINESS*

## AMENDMENT TO THE AGREEMENT FOR DISTRICT MANAGEMENT SERVICES

This Amendment (the “**Amendment**”) to the Agreement for District Management Services, dated March 17, 2016 as amended from time to time (the “**Contract**”) is made effective as of the 19th day of May 2022, by and between:

**Meadow View at Twin Creeks Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, *Florida Statutes* having a mailing address of 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (the “**District**”); and

**Governmental Management Services, L.L.C.**, a Florida limited liability company, with offices located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (the “**Manager**”).

### RECITALS

**WHEREAS**, the District and the Manager previously entered into the Contract for the provision of district management services; and

**WHEREAS**, the District and the Manager wish to amend the Contract to include an insurance provision, an E-Verify provision, a financial advisor disclaimer, an updated address for notices sent to the District, a public records provision, and a revised indemnification provision; and

**WHEREAS**, the parties now desire to amend the Contract to provide accordingly.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the District and the Manager hereby agree as follows:

1. **RECITALS.** The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Amendment.

2. **AMENDED ADDRESS FOR NOTICES.** All notices required under the Contract shall be sent by certified mail, return receipt requested, or express mail with proof of receipt. If sent to the District, notice shall be sent to:

Meadow View at Twin Creeks Community Development District  
c/o District Counsel  
KE Law Group, PLLC  
2016 Delta Boulevard, Suite 101  
Tallahassee, Florida 32303

3. **AMENDED INDEMNIFICATION PROVISION.** The indemnification provision set forth in the General Terms and Conditions of the Contract is replaced with the following:

- a. To the extent allowable under applicable law and except to the extent caused by the gross negligence or willful misconduct of the District, the Manager agrees to defend (if required by the District), indemnify and hold the District and its supervisors, agents, employees, representatives, successors and assigns (together, the “District Indemnitees”) harmless from and against any and all demands,

claims, causes of action, proceedings, obligations, settlements, liabilities, damages, injunctions, penalties, liens, losses, charges and expenses of every kind or nature (including, without limitation, reasonable fees of attorneys and other professionals retained by the District in the event Manager fails to retain counsel to represent the District Indemnitees, who is reasonably acceptable to the District), incurred by the District Indemnitees arising out of or in connection with: (i) any management services to be provided by the Manager pursuant to this Contract; (ii) any failure by Manager to perform any of its obligations under this Contract; (iii) any accident, injury or damage to property or persons, if caused by the acts or omissions of Manager or Manager's officers, partners, employees, contractors, subcontractors, invitees, representatives, or agents; (iv) any and all accidents or damage that may occur in connection with Managers or Manager's officers, employees, contractors, subcontractors, invitees, representatives, or agents' use of the District's property; (v) any failure of Manager or Manager's officers, employees, contractors, subcontractors, invitees, representatives, or agents to comply with any applicable codes, laws, ordinances, or governmental requirements, agreements, approvals, or permits affecting District property; and (vi) any other negligent, reckless, and/or intentionally wrongful acts or omissions of the Manager or its officers, partners, employees, contractors, subcontractors, invitees, representatives, or agents. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District Indemnitees may be entitled and shall continue after the Manager has ceased to be engaged under this Contract. The provisions of this paragraph shall survive the expiration or sooner termination of this Contract.

- b. To the extent the Manager or its officers, partners, employees, contractors, subcontractors, invitees, representatives, or agents (together, the "Manager Indemnitees") are serving as the District's employees, officers, or agents pursuant to the terms, conditions and requirements of this Contract, and as may be allowable under applicable law (and without waiving the limitations of liability set forth in Section 768.28, *Florida Statutes*), the District agrees to indemnify, defend, and hold harmless the Manager Indemnitees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that Manager Indemnitees may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the grossly negligent or intentionally wrongful acts or omissions of the District, except to the extent caused, in whole or in part, by the negligence or recklessness and/or willful misconduct of the Manager Indemnitees. The District's obligation to defend, indemnify, and hold harmless the Manager Indemnitees as set forth herein shall not exceed the monetary limits of any endorsement listing the Manager or Manager Indemnitees as an additional insured party under the District's insurance policy. If there is no such endorsement, the District's defense, indemnity, and hold harmless obligations as set forth in this Section shall not exceed the monetary limitations of liability set forth in Section 768.28, *Florida Statutes*. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the Manager may be entitled and shall continue after the Manager has ceased to be engaged under this Contract.

4. **INSURANCE REQUIREMENTS.** Manager shall, at its own expense, maintain insurance during the performance of the Services under this Contract, with limits of liability not less than the following:

Workers' Compensation	Statutory
General Liability	
<i>Bodily Injury (including contractual)</i>	\$1,000,000
<i>Property Damage (including contractual)</i>	\$1,000,000
Commercial Crime/Fidelity Insurance	\$1,000,000
Professional Liability Insurance	\$2,000,000
Automobile Liability (if applicable)*	
<i>Bodily Injury and Property Damage</i>	\$1,000,000
<i>Covering owned, non-owned, and hired vehicles</i>	

*\*Automobile liability insurance is required if the Manager will use any vehicles on-site, including owned, non-owned, and hired vehicles.*

The District and its agents, staff, consultants and supervisors shall be named as additional insureds on the General Liability Insurance, Commercial Crime/Fidelity Insurance, and Automobile Liability Insurance. Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. Coverage for additional insureds shall apply as primary and non-contributing insurance before any other insurance or self-insurance, including any deductible, maintained by or provided to the additional insured. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

If Manager fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event Manager shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

5. **FINANCIAL SERVICES DISCLAIMER.** The District acknowledges that the Manager is not a Municipal Advisor or Securities Broker, nor is the Manager registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, the District acknowledges that the Manager will not provide the District with financial advisory services or offer investment advice.

6. **E-VERIFY.** Effective immediately, the Manager shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statutes, Manager shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Contract immediately for cause if there is a good faith belief that the Manager has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Amendment,

the Manager represents that no public employer has terminated a contract with the Manager under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Amendment.

7. **PUBLIC RECORDS.** Manager acknowledges that the Contract and all the documents pertaining thereto may be public records and subject to the provisions of Chapter 119, *Florida Statutes*.

**IF THE MANAGER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE MANAGER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 940-5850 OR BY EMAIL AT [JOLIVER@GMSNF.COM](mailto:JOLIVER@GMSNF.COM) OR BY REGULAR MAIL AT 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092.**

8. **AUTHORITY.** By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Amendment, and that the respective parties have complied with all requirements of law and have full power and authority to comply with the terms and provisions of this Amendment.

9. **CONFLICTS.** The Contract remains in full force and effect, except to the extent expressly amended pursuant to this Amendment.

*[Signatures on following page]*

**IN WITNESS WHEREOF**, the parties have caused this instrument to be executed by their duly authorized officers to be effective as of the day and year first above written.

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

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**GOVERNMENTAL MANAGEMENT  
SERVICES, L.L.C**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

## *SEVENTH ORDER OF BUSINESS*



*C.*

April 27, 2022

Meadow View at Twin Creeks CDD  
Attn: Courtney Hogge, Recording Secretary  
c/o Governmental Mgmt. Services  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

Dear Ms. Hogge:

In response to your request regarding Section 190.006(3)(a)(2)(d), Florida Statutes, the following information is applicable for:

Meadow View at Twin Creeks CDD

1,081 registered voters in St. Johns County

This number is based on the streets within the legal description on file with this office as of April 15, 2022.

Please contact us if we may be of further assistance.

Sincerely,



Vicky C. Oakes  
Supervisor of Elections

VO/ew

*E.*

5/19/2022

# Meadow View at Twin Creeks

Community Development District

Field Operations & Amenity Management Report



**Chris Hall**

FIELD OPERATIONS MANAGER  
RIVERSIDE MANAGEMENT SERVICES, INC.

**Marc Rousseau**

AMENITY MANAGER  
RIVERSIDE MANAGEMENT SERVICES, INC.

Meadow View at Twin Creeks  
Community Development District

Field Operations & Amenity Management Report  
May 19, 2022

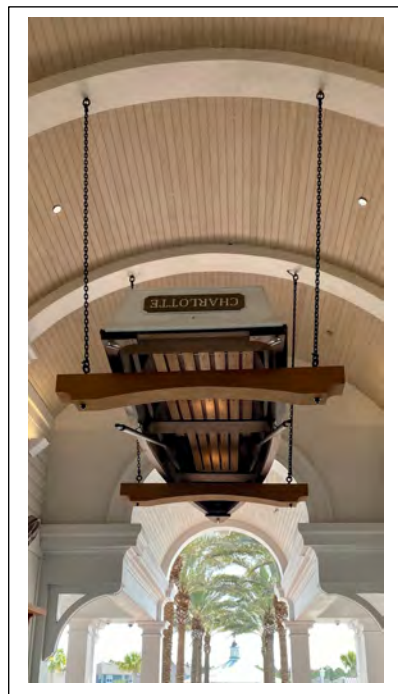
To: Board of Supervisors

From: Chris Hall  
Field Operations Manager

Marc Rousseau  
Amenity Manager

RE: Beacon Lake Field Operations & Amenity Management Report – May 19,  
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 July and September
- New Programs at Beacon Lake:
  - Pre-school story time on Tuesdays starting April 19<sup>th</sup> from 10:30-11:30am
  - Early morning fitness class on the courts on Monday, Wednesday, Friday
  - Summer Swim Lessons
- Monthly Family “Movies Under the Stars” will continue to take place monthly through August or September
- Chef Demos are being planned for the year
  - 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
- Charlie’s Grille
  - 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 30<sup>th</sup>, July 4<sup>th</sup> and September 5<sup>th</sup> for summer holidays
  - Deep cleaned and sanitized in preparation for opening
- Summer Kick-Off Event – Friday, June 3<sup>rd</sup> 4-7pm
  - Food trucks 5-8pm
- Kayak Rentals - Friday-Sunday 10am-4pm
  - March – 5 Rentals
  - April – 37 Rentals

# Beacon Lake May Newsletter

## 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](#)



**YELLOWSTONE**  
LANDSCAPE

### Landscape Seminar

**May 4th 2022 - 5:30PM at the Lakehouse**

- Tips and recommendations for this time of year on your yard or questions on what we do in common areas we maintain
- Maintenance



- Soil Conditions
- Watering
- Planting
- Fertilization



## 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 - May 5

Join in on the fun!  
Bingo in the Social Hall on Thursday,  
May 5th from 7:00-9:00pm

[Click Here to RSVP](#)



## Bunco - May 10th

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 - May 25th

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

**DEBBYC** *FITNESS*

[Click Here to RSVP](#)

[Facebook Page](#)



## Dance

**The Dancehouse at Beacon Lake**  
(Last Day for Classes May 27)

Thursday| Morning  
Age 2-4: 10:15am-11:00am  
Age 2-4: 11:15am-12:00pm

Friday| Evening  
Age 5+ Ballet: 6:15pm-7:00pm

[info@thedancehouseco.com](mailto:info@thedancehouseco.com)  
904-429-8217

[Click Here to Register](#)

## The King's Chair Mobile Barbershop

Food Truck Alley 10am-6pm  
Tuesday, May 3 & 17

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

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

[Click Here to Book Your  
Appointment](#)



## Story Time

### Beacon Lake Story Time

Tuesday | 10:30am Clubhouse

Join us for story time! For birth to 5 years old. Pack a lunch, and let's make it a play date!

[Click Here for more Information](#)





## New Fitness Program Starting May 9th

Click on the  
link below to  
join today!

**Click  
Here to  
RSVP**



### Hey Neighbors!

What are you up to this summer?

Looking for a challenging, supportive, motivating outdoor fitness class that's super convenient and fun? No boring machines, no boring workouts.

Whether you are training for a marathon or consider running late a workout, every exercise can be modified to match your fitness level. The result will be a stronger body and more energy for your day-to-day stuff. We will focus on increasing strength, endurance, and mobility with only a pair or 2 of dumbbells.

Who am I? My name is Jen Cavaliaro, owner of Upward Spiral Fitness. Being new to this community as many of you are, I am excited to get to know my neighbors and share with you my decade of hands-on experience as a Fitness Coach.

I continued to work throughout the pandemic creating a teamwork program over Zoom called TAG Teams. The results were beyond inspiring for so many clients who have remained dedicated to the online version. Recently, I moved here from Colorado and would love to also create that teamwork approach to strength training here in person, with you.

Join me for a **10-week program** right here in Beacon Lake starting **May 9th**. Classes are **MWF 6a-7a** at the tennis court before it gets too hot out there.

Wanna try before you buy? **First class is FREE**. I think you'll love it but if it's not for you, no worries!

Contact me at [jen@upwardspiralfit.com](mailto:jen@upwardspiralfit.com) to **reserve your spot (spots are limited to only ~20)** and let me know if you have any questions.

**Let's do this!**

## Pool and Slide Hours

Lifeguards on Duty Saturdays and Sundays the entire month of May 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**



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

[May Lineup](#)

### Charlie's Grille

Summer Grille  
EZ EatZ by Yaya  
Opens Saturday May 28th

Saturday 5/28: 12pm-3pm  
Sunday 5/29: 12pm-3pm  
Monday 5/30: 12pm-3pm



[Click Here to View the Menu](#)



Family Movie Night

Friday May 13th

Movie starts at Sunset



Saturday Morning  
Food Truck

ROUX  
8:00am-11:00am  
Food Truck Alley

[ROUX Facebook Page](#)





*Beacon Lake Community Food Drive*

*To Benefit the*

*St. Augustine Food Pantry*

*When: May 6<sup>th</sup> through May 15<sup>th</sup>*

*Where: Drop off items to the Clubhouse freight outside the gym*

*What is needed:*

*Cereal, Crackers, Breakfast bars, Canned Fruits and Veggies and KIDS SNACKS*

*Have questions? Contact Karen Shaffer at 660-233-6028 or Tara Neff at 757-912-6448*



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



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

904-217-3052

[beaconmanager@rmsnf.com](mailto:beaconmanager@rmsnf.com)

# 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

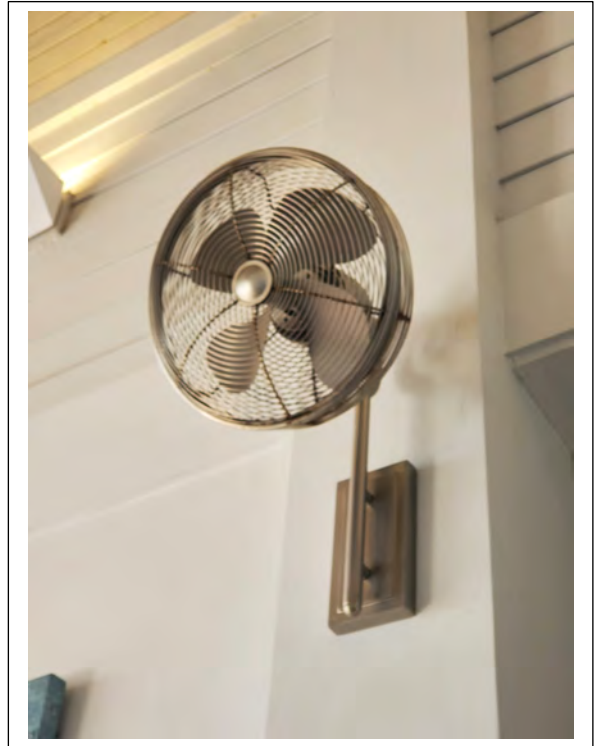
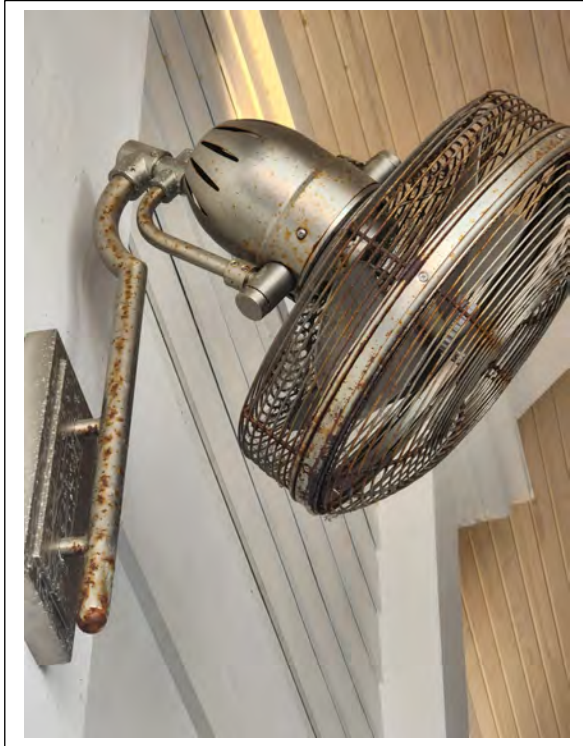
Additional maintenance tasks and projects are conducted on an as needed basis. Examples of these projects are detailed on the following pages.

## Completed Projects

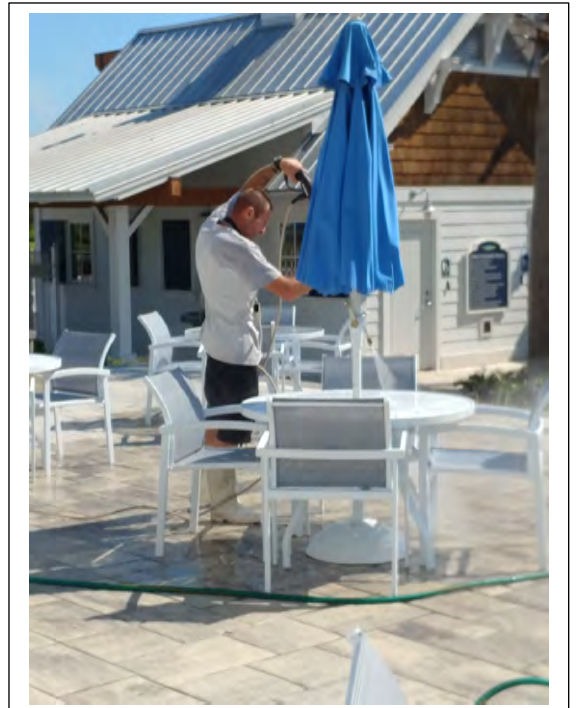


- Flags were replaced at the entrance of Lake House

## Completed Projects



- The four fans in the breezeway at Lake House were cleaned
- Pavers were repaired and concrete poured to repair the loose railing to the pool area
- New hammock was installed on the beach area
- Locks were installed on the slide covers for easy removal by the lifeguards
- Pressure washing at Lake House has been completed:
  - Patio
  - Outdoor furniture & tables
  - Outdoor walls of Lake House
- Charlie's Grille has been deep cleaned and sanitized in preparation for opening on Memorial Day weekend





## Completed Projects



- Old sidewalk concrete was removed
- Access concrete was broken up and removed from where a new concrete section was poured
- 3 crosswalk signs and a signpost were removed from Convex Lane that were improperly placed – No crosswalk at location

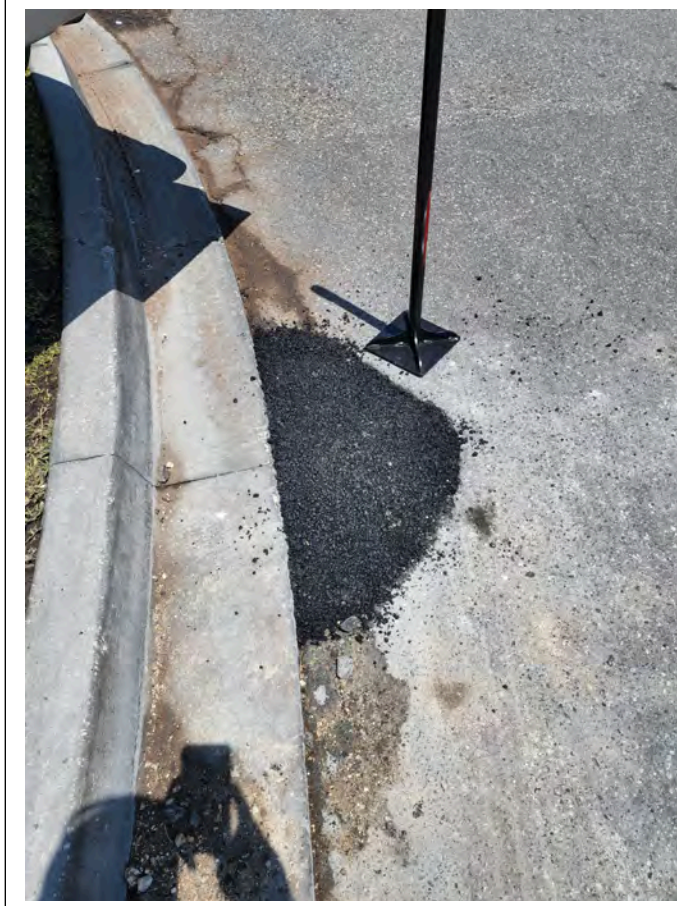
## Completed Projects



- The silt fence was removed from behind the townhome playground fence

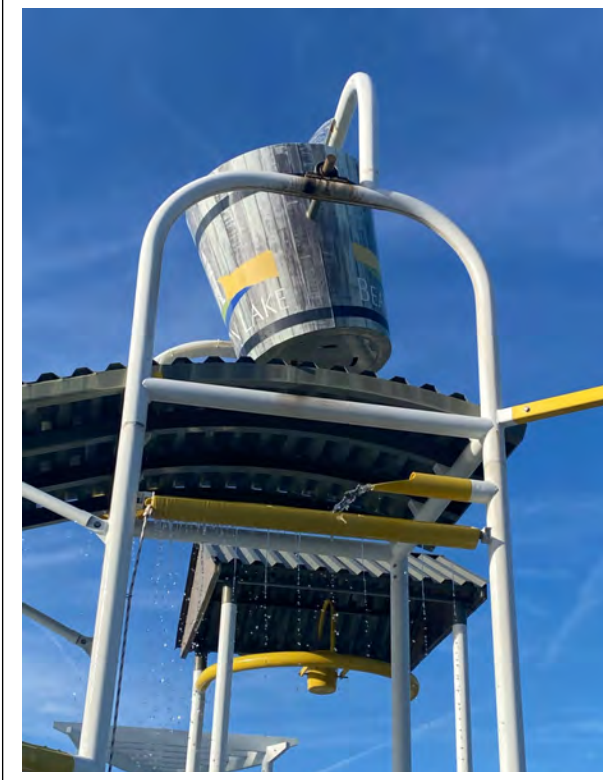


## Completed Projects



- An additional hole in the asphalt was patched at the Windermere entrance

## In Progress Projects



- RMS is working with Splashtacular to repair the bearings on the dump bucket in the splash pad

- RMS is working with Topline Playgrounds to repair the see-saw at Lake House playground
- Topline Playgrounds is shipping the parts to complete the repair – covered under warranty



## Conclusion

For any questions or comments regarding the above information please contact Chris Hall, Field Operations Manager, at [chall@rmsnf.com](mailto:chall@rmsnf.com) and Marc Rousseau, Amenity Manager, at [beaconmanager@rmsnf.com](mailto: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*  
*April 30, 2022*



# Meadow View at Twin Creeks

## Community Development District

### Combined Balance Sheet

April 30, 2022

	General	Debt Service	Capital Project	Totals
<b>Assets:</b>				
Cash	\$74,441	---	---	\$74,441
Investments:				
Custody - US Bank	\$248,740	---	---	\$248,740
<b>Series 2016 A1</b>				
Reserve	---	\$133,757	---	\$133,757
Revenue	---	\$446,944	---	\$446,944
<b>Series 2016 A2</b>				
Revenue	---	\$28,985	---	\$28,985
Prepayment	---	\$204	---	\$204
Construction	---	---	\$356	\$356
<b>Series 2018 A1</b>				
Reserve	---	\$184,343	---	\$184,343
Revenue	---	\$591,364	---	\$591,364
Construction	---	---	\$413	\$413
<b>Series 2018 A2</b>				
Reserve	---	\$27,990	---	\$27,990
Revenue	---	\$47,494	---	\$47,494
Prepayment	---	\$614,019	---	\$614,019
<b>Series 2019 A1</b>				
Reserve	---	\$77,584	---	\$77,584
Revenue	---	\$252,742	---	\$252,742
Construction	---	---	\$5,599	\$5,599
<b>Series 2020 A1</b>				
Reserve	---	\$34,350	---	\$34,350
Revenue	---	\$109,134	---	\$109,134
Interest	---	\$6	---	\$6
Prepayment	---	\$895	---	\$895
Construction	---	---	\$14,006	\$14,006
<b>Series 2020 A2</b>				
Reserve	---	\$20,546	---	\$20,546
Revenue	---	\$14,017	---	\$14,017
Interest	---	\$25,810	---	\$25,810
Prepayment	---	\$635,363	---	\$635,363
<b>Series 2020 A3</b>				
Reserve	---	\$28,270	---	\$28,270
Revenue	---	\$14,998	---	\$14,998
Interest	---	\$75,336	---	\$75,336
Prepayment	---	\$978,720	---	\$978,720
Construction	---	---	\$6	\$6
<b>Series 2021-PH3B</b>				
Reserve	---	\$140,244	---	\$140,244
Interest	---	\$170,936	---	\$170,936
Construction	---	---	\$17,320	\$17,320
<b>Series 2021-PH4</b>				
Reserve	---	\$211,869	---	\$211,869
Interest	---	\$262,615	---	\$262,615
Construction	---	---	\$4,830,995	\$4,830,995
COI	---	---	\$152,300	\$152,300
Electric Deposits	\$3,360	---	---	\$3,360
Prepaid Expenses	\$1,177	---	---	\$1,177
<b>Total Assets</b>	<b>\$327,718</b>	<b>\$5,128,535</b>	<b>\$5,020,996</b>	<b>\$10,477,249</b>
<b>Liabilities:</b>				
Accounts Payable	\$36,438	---	---	\$36,438
Accrued Expenses	\$11,409	---	---	\$11,409
<b>Fund Balances:</b>				
Nonspendable	\$4,537	\$0	\$0	\$4,537
Restricted for Capital Projects	---	---	\$5,020,996	\$5,020,996
Restricted for Debt Service	---	\$5,128,535	---	\$5,128,535
Restricted for Fence Agreement	\$8,400	---	---	\$8,400
Unassigned	\$266,935	---	---	\$266,935
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$327,718</b>	<b>\$5,128,535</b>	<b>\$5,020,996</b>	<b>\$10,477,249</b>

# Meadow View at Twin Creeks

## Community Development District

### GENERAL FUND

#### Statement of Revenues & Expenditures

For the Period ending April 30, 2022

Adopted Budget	Prorated Thru 04/30/22	Actual Thru 04/30/22	Variance
-------------------	---------------------------	-------------------------	----------

#### **REVENUES:**

Developer Contributions	\$850,983	\$45,791	\$45,791	\$0
Assessments - Tax Roll	\$639,572	\$617,462	\$617,462	\$0
Assessments - Direct	\$61,220	\$27,574	\$27,574	\$0
Interest/Miscellaneous Income	\$0	\$0	\$7,869	\$7,869
Restricted - Easement Fence Fund	\$0	\$0	\$8,400	\$8,400
Facility Revenue	\$10,000	\$5,833	\$8,062	\$2,229
Transfer In - Closeout of 2016B	\$0	\$0	\$493	\$493

#### **TOTAL REVENUES**

\$1,561,775	\$696,659	\$715,650	\$18,991
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#### **EXPENDITURES:**

##### **ADMINISTRATIVE:**

Engineering	\$20,000	\$11,667	\$21,052	(\$9,385)
Attorney Fees	\$30,000	\$15,000	\$20,164	(\$5,164)
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	\$11,667	\$11,767	(\$100)
Trustee Fees	\$21,000	\$12,813	\$12,813	\$0
Management Fees	\$49,613	\$28,941	\$28,941	\$0
Information Technology	\$1,400	\$817	\$817	\$0
Website Compliance	\$1,000	\$583	\$583	\$0
Telephone	\$500	\$292	\$406	(\$115)
Postage	\$800	\$467	\$585	(\$119)
Insurance	\$7,796	\$7,796	\$7,335	\$461
Printing and Binding	\$4,000	\$2,333	\$1,128	\$1,205
Legal Advertising	\$3,000	\$1,750	\$283	\$1,467
Other Current Charges	\$1,600	\$933	\$387	\$547
Office Supplies	\$300	\$175	\$51	\$124
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0

#### **ADMINISTRATIVE EXPENDITURES**

\$181,084	\$107,208	\$118,286	(\$11,078)
-----------	-----------	-----------	------------

##### **AMENITY CENTER:**

Utilities				
Telephone/Cable/Internet	\$10,752	\$6,272	\$6,350	(\$78)
Electric	\$38,000	\$22,167	\$23,222	(\$1,055)
Water/Irrigation	\$20,000	\$11,667	\$7,864	\$3,802
Gas	\$1,500	\$875	\$1,069	(\$194)
Trash Removal	\$3,528	\$2,058	\$2,683	(\$625)
Security				
Security Monitoring	\$17,675	\$10,310	\$888	\$9,423
Gate Monitoring	\$0	\$0	\$7,990	(\$7,990)
Access Cards	\$3,000	\$2,009	\$2,009	\$0
Contracted Security	\$20,000	\$11,667	\$0	\$11,667
Management Contracts				
Facility Management	\$125,000	\$72,917	\$37,132	\$35,785
Pool Attendants	\$51,750	\$2,238	\$2,238	\$0
Canoe Launch Attendant	\$31,050	\$18,113	\$0	\$18,113
Snack Bar Attendant	\$17,940	\$10,465	\$0	\$10,465
Field Mgmt / Admin	\$25,000	\$14,583	\$23,333	(\$8,750)
Pool Maintenance	\$20,000	\$11,667	\$9,900	\$1,766
Pool Chemicals	\$15,000	\$8,750	\$4,958	\$3,792

# Meadow View at Twin Creeks

## Community Development District

### GENERAL FUND

#### Statement of Revenues & Expenditures

For the Period ending April 30, 2022

	Adopted Budget	Prorated Thru 04/30/22	Actual Thru 04/30/22	Variance
<b>AMENITY CENTER CONTINUED</b>				
Janitorial	\$20,000	\$11,667	\$10,067	\$1,600
Facility Maintenance	\$30,000	\$17,500	\$9,899	\$7,601
Private event Attendant	\$5,000	\$1,675	\$1,675	\$0
Repairs & Maintenance	\$36,000	\$21,000	\$15,243	\$5,757
Capital Projects	\$12,000	\$7,000	\$3,620	\$3,380
Snack Bar Inventory- CGS	\$1,000	\$583	\$0	\$583
Food Service License	\$610	\$356	\$392	(\$36)
Rental and Leases	\$27,691	\$16,153	\$16,153	\$0
Subscriptions	\$12,000	\$7,000	\$1,847	\$5,153
Pest Control	\$2,280	\$1,330	\$1,368	(\$38)
Supplies	\$2,000	\$1,167	\$2,177	(\$1,011)
Towel/Linen Service	\$2,000	\$1,167	\$1,015	\$151
Furniture, Fixtures & Equipment	\$5,000	\$3,539	\$3,539	\$0
Special Events	\$30,000	\$24,746	\$24,746	\$0
Holiday Decorations	\$9,000	\$9,000	\$10,870	(\$1,870)
Fitness Center Repairs/Supplies	\$2,000	\$1,167	\$2,665	(\$1,498)
Office Supplies	\$1,500	\$875	\$757	\$118
ASCAP/BMI Licenses	\$1,000	\$583	\$0	\$583
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)
<b>AMENITY CENTER EXPENDITURES</b>	<b>\$640,034</b>	<b>\$372,447</b>	<b>\$290,785</b>	<b>\$81,663</b>
<b>GROUND MAINTENANCE EXPENDITURES</b>				
Hydrology Quality/Mitigation	\$6,400	\$3,733	\$0	\$3,733
Electric	\$30,000	\$17,500	\$12,092	\$5,408
Landscape Maintenance	\$532,120	\$310,403	\$310,403	\$0
Landscape Contingency	\$30,000	\$17,500	\$39,934	(\$22,434)
Lake Maintenance	\$27,000	\$15,750	\$13,639	\$2,111
Grounds Maintenance	\$12,000	\$7,000	\$6,803	\$197
Pump Repairs	\$5,000	\$3,365	\$3,365	\$0
Streetlighting	\$42,000	\$24,500	\$26,870	(\$2,370)
Streetlight Repairs	\$5,000	\$2,917	\$0	\$2,917
Irrigation Repairs	\$15,000	\$15,000	\$17,189	(\$2,189)
Miscellaneous	\$5,000	\$2,917	\$0	\$2,917
Contingency	\$31,136	\$18,163	\$20,278	(\$2,115)
<b>GROUNDS MAINTENANCE EXPENDITURES</b>	<b>\$740,656</b>	<b>\$438,748</b>	<b>\$450,574</b>	<b>(\$11,826)</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,561,774</b>	<b>\$918,403</b>	<b>\$859,645</b>	<b>\$58,759</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>(\$143,995)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$423,866</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$279,872</b>	

**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
<b>Revenues:</b>													
Developer Contributions	\$45,791	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,791
Assessments - Tax Roll	\$0	\$54,067	\$225,565	\$233,399	\$41,840	\$15,955	\$46,636	\$0	\$0	\$0	\$0	\$0	\$617,462
Assessments - Direct	\$6,134	\$0	\$6,134	\$0	\$0	\$15,305	\$0	\$0	\$0	\$0	\$0	\$0	\$27,574
Interest/Miscellaneous Income	\$0	\$0	\$0	\$1	\$2	\$7,115	\$751	\$0	\$0	\$0	\$0	\$0	\$7,869
Restricted - Easement Fence Fund	\$1,200	\$600	\$2,400	\$1,200	\$1,800	\$600	\$600	\$0	\$0	\$0	\$0	\$0	\$8,400
Facility Revenue	\$1,800	\$2,407	\$830	\$25	\$650	\$1,175	\$1,175	\$0	\$0	\$0	\$0	\$0	\$8,062
Interfund Transfer In - 2016B Closing	\$0	\$0	\$0	\$0	\$493	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$493
<b>Total Revenues</b>	<b>\$54,925</b>	<b>\$57,074</b>	<b>\$234,929</b>	<b>\$234,624</b>	<b>\$44,785</b>	<b>\$40,150</b>	<b>\$49,162</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$715,650</b>
<b>Expenditures:</b>													
<b>Administrative</b>													
Engineering	\$1,372	\$2,565	\$478	\$1,946	\$3,283	\$10,221	\$1,188	\$0	\$0	\$0	\$0	\$0	\$21,052
Attorney Fees	\$2,984	\$6,651	\$1,505	\$6,153	\$1,973	\$898	\$0	\$0	\$0	\$0	\$0	\$0	\$20,164
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbitrage	\$0	\$0	\$1,200	\$0	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$1,800
Assesment Roll	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000
Dissemination	\$2,933	\$833	\$2,333	\$1,042	\$1,042	\$1,042	\$2,542	\$0	\$0	\$0	\$0	\$0	\$11,767
Trustee Fees	\$3,654	\$0	\$9,159	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,813
Management Fees	\$4,134	\$4,134	\$4,134	\$4,134	\$4,134	\$4,134	\$4,134	\$0	\$0	\$0	\$0	\$0	\$28,941
Information Technology	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$0	\$0	\$0	\$0	\$0	\$817
Website Admin	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$583
Telephone	\$183	\$25	\$65	\$25	\$25	\$58	\$25	\$0	\$0	\$0	\$0	\$0	\$406
Postage	\$70	\$53	\$232	\$27	\$87	\$63	\$53	\$0	\$0	\$0	\$0	\$0	\$585
Insurance	\$7,335	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,335
Printing and Binding	\$62	\$14	\$567	\$30	\$373	\$20	\$63	\$0	\$0	\$0	\$0	\$0	\$1,128
Legal Advertising	\$188	\$94	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$283
Other Current Charges	\$48	\$42	\$27	\$31	\$93	\$44	\$102	\$0	\$0	\$0	\$0	\$0	\$387
Office Supplies	\$1	\$1	\$25	\$1	\$17	\$7	\$1	\$0	\$0	\$0	\$0	\$0	\$51
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<b>Total Administrative Expenditures</b>	<b>\$33,340</b>	<b>\$14,613</b>	<b>\$19,925</b>	<b>\$13,589</b>	<b>\$11,226</b>	<b>\$17,287</b>	<b>\$8,307</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$118,286</b>
<b>Amenity Center</b>													
Telephone	\$892	\$892	\$892	\$901	\$1,038	\$864	\$870	\$0	\$0	\$0	\$0	\$0	\$6,350
Electric	\$2,721	\$2,923	\$2,954	\$3,516	\$3,641	\$3,795	\$3,672	\$0	\$0	\$0	\$0	\$0	\$23,222
Water/Irrigation	\$627	\$756	\$1,273	\$1,246	\$1,281	\$1,753	\$928	\$0	\$0	\$0	\$0	\$0	\$7,864
Gas	\$0	\$232	\$62	\$187	\$193	\$245	\$151	\$0	\$0	\$0	\$0	\$0	\$1,069
Trash Removal	\$294	\$298	\$300	\$641	\$359	\$387	\$403	\$0	\$0	\$0	\$0	\$0	\$2,683
Security Monitoring	\$111	\$111	\$222	\$0	\$111	\$222	\$111	\$0	\$0	\$0	\$0	\$0	\$888
Gate Monitoring	\$1,033	\$1,097	\$1,090	\$1,129	\$1,193	\$1,145	\$1,305	\$0	\$0	\$0	\$0	\$0	\$7,990
Access Cards	\$174	\$0	\$0	\$263	\$1,573	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,009
Contracted Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Facility Management	\$5,305	\$5,305	\$5,305	\$5,305	\$5,305	\$5,305	\$5,305	\$0	\$0	\$0	\$0	\$0	\$37,132
Pool Attendants	\$0	\$0	\$0	\$0	\$0	\$2,238	\$0	\$0	\$0	\$0	\$0	\$0	\$2,238
Canoe Launch Attendant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Snack Bar Attendant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Field Mgmt / Admin	\$3,333	\$3,333	\$3,333	\$3,333	\$3,333	\$3,333	\$3,333	\$0	\$0	\$0	\$0	\$0	\$23,333
Pool Maintenance	\$1,768	\$1,431	\$1,406	\$1,298	\$1,298	\$1,401	\$1,298	\$0	\$0	\$0	\$0	\$0	\$9,900
Pool Chemicals	\$960	\$750	\$0	\$0	\$180	\$491	\$2,577	\$0	\$0	\$0	\$0	\$0	\$4,958
Janitorial	\$1,401	\$1,447	\$1,999	\$1,335	\$1,295	\$1,295	\$1,295	\$0	\$0	\$0	\$0	\$0	\$10,067
Facility Maintenance	\$2,152	\$716	\$398	\$2,160	\$1,396	\$3,077	\$0	\$0	\$0	\$0	\$0	\$0	\$9,899

**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
<b>Amenity Center Continued</b>													
Repairs & Maintenance	\$918	\$733	\$542	\$583	\$3,358	\$6,184	\$2,926	\$0	\$0	\$0	\$0	\$0	\$15,243
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	\$242	\$0	\$0	\$0	\$0	\$0	\$392
Rental and Leases	\$2,308	\$2,308	\$2,308	\$2,308	\$2,308	\$2,308	\$2,308	\$0	\$0	\$0	\$0	\$0	\$16,153
Subscriptions	\$275	\$262	\$262	\$262	\$262	\$262	\$262	\$0	\$0	\$0	\$0	\$0	\$1,847
Pest Control	\$190	\$190	\$190	\$200	\$200	\$200	\$200	\$0	\$0	\$0	\$0	\$0	\$1,368
Supplies	\$0	\$0	\$558	\$0	\$0	\$378	\$1,241	\$0	\$0	\$0	\$0	\$0	\$2,177
Towel/Linen Service	\$152	\$443	\$0	\$0	\$0	\$0	\$420	\$0	\$0	\$0	\$0	\$0	\$1,015
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	\$2,418	\$4,118	\$0	\$0	\$0	\$0	\$0	\$24,746
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	\$1,560	\$0	\$0	\$0	\$0	\$0	\$2,665
Office Supplies	\$147	\$154	\$0	\$2	\$348	\$0	\$106	\$0	\$0	\$0	\$0	\$0	\$757
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
<b>Total Amenity Center Expenditures</b>	<b>\$70,851</b>	<b>\$37,921</b>	<b>\$38,520</b>	<b>\$29,072</b>	<b>\$42,061</b>	<b>\$37,732</b>	<b>\$34,628</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$290,785</b>
<b>Ground Maintenance Expenditures</b>													
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	\$1,921	\$0	\$0	\$0	\$0	\$0	\$12,092
Landscape Maintenance	\$44,343	\$44,343	\$44,343	\$44,343	\$44,343	\$44,343	\$44,343	\$0	\$0	\$0	\$0	\$0	\$310,403
Landscape Contingency	\$0	\$18,799	\$3,738	\$0	\$1,681	\$15,066	\$650	\$0	\$0	\$0	\$0	\$0	\$39,934
Lake Maintenance	\$2,627	\$2,167	\$1,769	\$1,769	\$1,769	\$1,769	\$1,769	\$0	\$0	\$0	\$0	\$0	\$13,639
Grounds Maintenance	\$910	\$1,601	\$0	\$881	\$1,904	\$1,507	\$0	\$0	\$0	\$0	\$0	\$0	\$6,803
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	\$3,922	\$0	\$0	\$0	\$0	\$0	\$26,870
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	\$1,077	\$0	\$0	\$0	\$0	\$0	\$17,189
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0	\$20,278	\$0	\$0	\$0	\$0	\$0	\$0	\$20,278
<b>Total Ground Maintenance Expenditures</b>	<b>\$57,739</b>	<b>\$79,308</b>	<b>\$57,697</b>	<b>\$56,218</b>	<b>\$56,654</b>	<b>\$89,275</b>	<b>\$53,683</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$450,574</b>
<b>Total Expenses</b>	<b>\$161,930</b>	<b>\$131,842</b>	<b>\$116,141</b>	<b>\$98,878</b>	<b>\$109,941</b>	<b>\$144,295</b>	<b>\$96,618</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$859,645</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$107,005)</b>	<b>(\$74,768)</b>	<b>\$118,789</b>	<b>\$135,746</b>	<b>(\$65,156)</b>	<b>(\$104,144)</b>	<b>(\$47,456)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$143,995)</b>

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

<b>Funding Request #</b>	<b>Date of Request</b>	<b>Check Date Received Developer</b>	<b>Check Amount Developer</b>	<b>Requested Funding Amount FY 2020</b>	<b>Requested Funding Amount FY 2021</b>	<b>Requested Funding Amount FY 2022</b>	<b>Balance Due From Developer</b>
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
<b>TOTAL</b>			<b>\$898,178.03</b>	<b>\$130,460.13</b>	<b>\$721,926.90</b>	<b>\$45,791.00</b>	<b>\$0.00</b>

# Meadow View at Twin Creeks

## Community Development District

### Debt Service Fund Series 2016 A1

#### Statement of Revenues & Expenditures

For the Period ending April 30, 2022

	Adopted Budget	Prorated Thru 04/30/22	Actual Thru 04/30/22	Variance
<b><u>REVENUES:</u></b>				
Special Assessments - 2016 A1	\$443,364	\$428,037	\$428,037	\$0
Interest Income	\$20	\$12	\$11	(\$0)
<b>TOTAL REVENUES</b>	<b>\$443,384</b>	<b>\$428,049</b>	<b>\$428,048</b>	<b>(\$0)</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Series 2016 A1</u></b>				
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
<b>TOTAL EXPENDITURES</b>	<b>\$443,400</b>	<b>\$161,700</b>	<b>\$161,700</b>	<b>\$0</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$16)</b>		<b>\$266,348</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$206,338</b>		<b>\$343,541</b>	
<b>FUND BALANCE - Ending</b>	<b>\$206,322</b>		<b>\$609,890</b>	

# Meadow View at Twin Creeks

## Community Development District

### Debt Service Fund Series 2016 B

#### Statement of Revenues & Expenditures

For the Period ending April 30, 2022

	Adopted Budget	Prorated Thru 04/30/22	Actual Thru 04/30/22	Variance
<b><u>REVENUES:</u></b>				
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
<b>TOTAL REVENUES</b>	<b>\$228,900</b>	<b>\$41,327</b>	<b>\$1,508,914</b>	<b>\$1,467,587</b>
<b><u>EXPENDITURES:</u></b>				
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
<b>TOTAL EXPENDITURES</b>	<b>\$227,700</b>	<b>\$113,850</b>	<b>\$3,913,327</b>	<b>(\$3,799,477)</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
Interfund Transfer In/(Out)	\$0	\$0	\$2,987	\$2,987
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,987</b>	<b>\$2,987</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$1,200</b>		<b>(\$2,401,425)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$118,488</b>		<b>\$2,401,425</b>	
<b>FUND BALANCE - Ending</b>	<b>\$119,688</b>		<b>\$0</b>	



# Meadow View at Twin Creeks

## Community Development District

### Debt Service Fund Series 2018 A1 and A2

#### Statement of Revenues & Expenditures

For the Period ending April 30, 2022

	Adopted Budget	Prorated Thru 04/30/22	Actual Thru 04/30/22	Variance
<b><u>REVENUES:</u></b>				
Assessments - A1	\$612,550	\$591,358	\$591,358	\$0
Assessments - A2	\$304,937	\$74,598	\$74,598	\$0
Prepayments - A2	\$0	\$0	\$982,066	\$982,066
Interest Income	\$50	\$29	\$34	\$4
<b>TOTAL REVENUES</b>	<b>\$917,537</b>	<b>\$665,985</b>	<b>\$1,648,056</b>	<b>\$982,071</b>
<b><u>EXPENDITURES:</u></b>				
<b>Series 2018 A1</b>				
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
<b>Series 2018 A2</b>				
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
<b>TOTAL EXPENDITURES</b>	<b>\$1,386,108</b>	<b>\$880,554</b>	<b>\$1,709,814</b>	<b>(\$829,260)</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
Interfund Transfer In/(Out)	\$0	\$0	\$12,130	\$12,130
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$12,130</b>	<b>\$12,130</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$468,571)</b>		<b>(\$49,628)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$797,498</b>		<b>\$1,514,837</b>	
<b>FUND BALANCE - Ending</b>	<b>\$328,927</b>		<b>\$1,465,210</b>	

# Meadow View at Twin Creeks

## Community Development District

### Debt Service Fund Series 2019 A1/A2

#### Statement of Revenues & Expenditures

For the Period ending April 30, 2022

	Adopted Budget	Prorated Thru 04/30/22	Actual Thru 04/30/22	Variance
<b><u>REVENUES:</u></b>				
Assessments - Tax Roll	\$0	\$0	\$248,456	\$248,456
Assessments - Direct 2019 A1	\$257,360	\$0	\$0	\$0
Assessments - Direct 2019 A2	\$194,530	\$11,751	\$11,751	\$0
Interest Income	\$20	\$12	\$20	\$8
Prepayments A2	\$0	\$0	\$1,851,343	\$1,851,343
<b>TOTAL REVENUES</b>	<b>\$451,910</b>	<b>\$11,763</b>	<b>\$2,111,570.27</b>	<b>\$2,099,807</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>2019 A1</u></b>				
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
<b><u>2019 A2</u></b>				
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			
<b>TOTAL EXPENDITURES</b>	<b>\$731,350</b>	<b>\$178,175</b>	<b>\$2,586,544</b>	<b>(\$2,408,369)</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
Interfund Transfer In/(Out)	\$0	\$0	(\$10)	(\$10)
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$10)</b>	<b>(\$10)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$279,440)</b>		<b>(\$474,983)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$468,896</b>		<b>\$805,309</b>	
<b>FUND BALANCE - Ending</b>	<b>\$189,456</b>		<b>\$330,326</b>	

# Meadow View at Twin Creeks

## Community Development District

### Debt Service Fund Series 2020 A1/A2/A3

#### Statement of Revenues & Expenditures

For the Period ending April 30, 2022

	Adopted Budget	Prorated Thru 04/30/22	Actual Thru 04/30/22	Variance
<b><u>REVENUES:</u></b>				
Assessments A1	\$114,494	\$109,133	\$109,133	\$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	\$29	\$39	\$10
<b>TOTAL REVENUES</b>	<b>\$416,375</b>	<b>\$578,774</b>	<b>\$2,270,329</b>	<b>\$1,691,555</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>2020 A1</u></b>				
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
<b><u>2020 A2</u></b>				
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
<b><u>2020 A3</u></b>				
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
<b>TOTAL EXPENDITURES</b>	<b>\$942,838</b>	<b>\$686,419</b>	<b>\$1,588,144</b>	<b>(\$901,725)</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
Interfund Transfer In/(Out)	\$0	\$0	(\$12,133)	(\$12,133)
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$12,133)</b>	<b>(\$12,133)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$526,463)</b>		<b>\$670,052</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$769,988</b>		<b>\$1,267,394</b>	
<b>FUND BALANCE - Ending</b>	<b>\$243,525</b>		<b>\$1,937,446</b>	

# Meadow View at Twin Creeks

## Community Development District

### Debt Service Fund Series 2021 PH 3B

#### Statement of Revenues & Expenditures

For the Period ending April 30, 2022

	Proposed Budget	Prorated Thru 04/30/22	Actual Thru 04/30/22	Variance
<b><u>REVENUES:</u></b>				
Assessments	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$6	\$6
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$6</b>	<b>\$6</b>
<b><u>EXPENDITURES:</u></b>				
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
<b>TOTAL EXPENDITURES</b>	<b>\$83,772</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
Bonds Proceeds	\$0	\$0	\$311,174	\$311,174
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$311,174</b>	<b>\$311,174</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$83,772)</b>		<b>\$311,180</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$0</b>	
<b>FUND BALANCE - Ending</b>	<b>(\$83,772)</b>		<b>\$311,180</b>	

# Meadow View at Twin Creeks

## Community Development District

### Debt Service Fund Series 2021 PH 4

#### Statement of Revenues & Expenditures

For the Period ending April 30, 2022

	Proposed Budget	Prorated Thru 04/30/22	Actual Thru 04/30/22	Variance
<b><u>REVENUES:</u></b>				
Assessments	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$10	\$10
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$10</b>	<b>\$10</b>
<b><u>EXPENDITURES:</u></b>				
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
<b>TOTAL EXPENDITURES</b>	<b>\$128,701</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
Interfund Transfer In/(Out)	\$0	\$0	(\$5)	(\$5)
Bonds Proceeds	\$0	\$0	\$363,689	\$363,689
Net Premium on Bond	\$0	\$0	\$110,790	\$110,790
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$474,474</b>	<b>\$474,474</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$128,701)</b>		<b>\$474,484</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$0</b>	
<b>FUND BALANCE - Ending</b>	<b>(\$128,701)</b>		<b>\$474,484</b>	

# Meadow View at Twin Creeks

## Community Development District

### Capital Projects Funds

Statement of Revenues & Expenditures

For the Period ending April 30, 2022

	Series 2016 A1/A2	Series 2018	Series 2019	Series 2020	Series 2021-PH 3B	Series 2021 - PH 4
<b><u>REVENUES:</u></b>						
Interest Income	\$0	\$0	\$0	\$0	\$1	\$132
Developer Contributions	\$0	\$0	\$0	\$0	\$441,256	\$0
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$441,257</b>	<b>\$132</b>
<b><u>EXPENDITURES:</u></b>						
Capital Outlay	\$0	\$0	\$0	\$0	\$5,021,596	\$2,141,570
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
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,259,002</b>	<b>\$2,261,914</b>
<b><u>OTHER SOURCES/(USES)</u></b>						
Interfund Transfer In (Out)	\$0	\$1	\$1	\$1	\$6,239	(\$6,235)
Bonds Proceeds	\$0	\$0	\$0	\$0	\$4,828,826	\$7,251,311
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$0</b>	<b>\$1</b>	<b>\$1</b>	<b>\$1</b>	<b>\$4,835,065</b>	<b>\$7,245,077</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>	<b>\$1</b>	<b>\$1</b>	<b>\$2</b>	<b>\$17,320</b>	<b>\$4,983,295</b>
<b>FUND BALANCE - Beginning</b>	<b>\$356</b>	<b>\$412</b>	<b>\$5,598</b>	<b>\$14,010</b>	<b>\$0</b>	<b>\$0</b>
<b>FUND BALANCE - Ending</b>	<b>\$356</b>	<b>\$413</b>	<b>\$5,599</b>	<b>\$14,012</b>	<b>\$17,320</b>	<b>\$4,983,295</b>

## Meadow View at Twin Creeks

### Community Development District Long Term Debt Report

<b>Series 2016 A1 Special Assessment Bonds</b>	
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:	\$133,756.88
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

<b>Series 2018 A1 Special Assessment Bonds</b>	
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:	\$184,342.58
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

<b>Series 2018 A2 Special Assessment Bonds</b>	
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

<b>Series 2019 A1 Special Assessment Bonds</b>	
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:	\$77,584.09
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:	\$34,350.45
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:	\$28,269.87
Reserve Balance:	\$28,269.87
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



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# 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
<b>TOTAL DIRECT INVOICE</b>	<b>499</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>61,220.13</b>	<b>61,220.13</b>
<b>TAX ROLL ASSESSED</b>	<b>977</b>	<b>443,364.15</b>	<b>612,533.25</b>	<b>257,353.12</b>	<b>113,041.11</b>	<b>-</b>	<b>639,571.77</b>	<b>2,065,863.40</b>
<b>TOTAL ASSESSED</b>	<b>1,476</b>	<b>443,364.15</b>	<b>612,533.25</b>	<b>257,353.12</b>	<b>113,041.11</b>	<b>-</b>	<b>700,791.90</b>	<b>2,127,083.53</b>

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
<b>DIRECT RECEIPTS</b>	<b>33,646.54</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>27,573.59</b>	<b>27,573.59</b>
<b>TAX ROLL RECEIPTS</b>	<b>71,417.71</b>	<b>428,036.87</b>	<b>591,357.74</b>	<b>248,456.31</b>	<b>109,133.24</b>	<b>-</b>	<b>617,461.53</b>	<b>1,994,445.69</b>
<b>TOTAL RECEIPTS</b>	<b>105,064.25</b>	<b>428,036.87</b>	<b>591,357.74</b>	<b>248,456.31</b>	<b>109,133.24</b>	<b>-</b>	<b>645,035.12</b>	<b>2,022,019.28</b>

### 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
		-	-	-	-	-	-	
		-	-	-	-	-	-	
		-	-	-	-	-	-	
		-	-	-	-	-	-	
		-	-	-	-	-	-	
<b>TOTAL TAX ROLL RECEIPTS</b>		<b>428,036.87</b>	<b>591,357.74</b>	<b>248,456.31</b>	<b>109,133.24</b>	<b>-</b>	<b>617,461.53</b>	<b>1,994,445.69</b>

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

4/1/22 - 4/30/22

Date	Check Numbers	Amount
General Fund		
4/6/22	1610-1612	\$70,810.76
4/7/22	1613-1624	\$58,620.84
4/14/22	1625-1631	\$6,547.10
4/21/22	1632-1641	\$16,584.33
4/28/22	1642-1650	\$26,961.23
Total Checks		<b>\$179,524.26</b>
Autopayments		
4/4/22	Wellbeats	\$249.00
4/5/22	Florida National Gas	\$56.28
4/6/22	Republic Services	\$402.75
4/8/22	Wells Fargo Credit Card	\$2,981.53
4/18/22	St Johns County Utility Dept	\$927.83
4/19/22	AT&T	\$69.55
4/21/22	Comcast	\$800.77
4/27/22	FPL	\$9,515.04
4/29/22	TECO	\$94.90
Total Paid Electronically		<b>\$15,097.65</b>
Total General Fund		<b>\$194,621.91</b>

\* Fedex Invoices will be available upon request



\*\*\* CHECK DATES 04/01/2022 - 04/30/2022 \*\*\* 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 #
4/07/22	00138	4/01/22 8501 4/03/22	202204 320-57200-49400 SPRING EVENT	MICHAEL A. GILBERT DBA	*	350.00	350.00 001618
4/07/22	00020	3/01/22 150 MAR JANITORIAL SERVICES	202203 320-57200-45507		*	1,295.00	
		3/01/22 150 MAR CONTRACT ADMIN	202203 320-57200-45504		*	3,333.33	
		3/01/22 150 MAR FAC MANAGEMENT	202203 320-57200-45500		*	5,304.50	
				RIVERSIDE MANAGEMENT SERVICES			9,932.83 001619
4/07/22	00020	4/01/22 154 APR JANITORIAL SERVICES	202204 320-57200-45507		*	1,295.00	
		4/01/22 154 APR CONTRACT ADMIN	202204 320-57200-45504		*	3,333.33	
		4/01/22 154 APR FAC MANAGEMENT	202204 320-57200-45500		*	5,304.50	
				RIVERSIDE MANAGEMENT SERVICES			9,932.83 001620
4/07/22	00048	3/24/22 17789A SERVICE FLAT RATE 1-60 ML	202203 320-57200-44207		*	150.00	
				SOUTHEAST FITNESS REPAIR			150.00 001621
4/07/22	00009	12/24/21 6369597 SE2018A1 & SE2018A2	202112 310-51300-33000		*	3,750.00	
		12/24/21 6369597 INCIDENTAL EXPENSES	202112 310-51300-33000		*	290.63	
				US BANK			4,040.63 001622
4/07/22	00009	12/24/21 6371593 SE2016A1 & A2	202112 310-51300-33000		*	4,750.00	
		12/24/21 6371593 INCIDENTAL EXPENSES	202112 310-51300-33000		*	368.13	
				US BANK			5,118.13 001623
4/07/22	00040	4/01/22 JAX34232 APR LANDSCAPE MAINTENANCE	202204 320-53800-45003		*	17,811.85	
				YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC			17,811.85 001624
4/14/22	00140	4/06/22 04062022 REPAIRED FRIDGE-NOT WRKG	202204 320-57200-44200		*	509.07	
				DENISE POWERS			509.07 001625
4/14/22	00011	4/08/22 16 SE2018A-2AMORT SCHED\$625K	202204 310-51300-31600		*	500.00	

MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		4/08/22 16	202204 310-51300-31600		*	500.00	
		SE2020A-2AMORT	SCHED\$635K				
		4/08/22 16	202204 310-51300-31600		*	500.00	
		SE2020A-3AMORT	SCHED\$985K				
				DISCLOSURE SERVICES, LLC			1,500.00 001626
4/14/22	00139	4/08/22 299-7737	202204 320-57200-44200		*	193.87	
		RPLC POLICY SIGNS-GYM					
				EASY RENT,INC. DBA			193.87 001627
4/14/22	00114	2/01/22 711669	202202 320-57200-45410		*	1,144.54	
		MONITORING3/01/22-3/31/22					
				HIDDEN EYES LLC DBA			1,144.54 001628
4/14/22	00020	3/31/22 155	202203 320-57200-49400		*	350.00	
		MAR SPEC EVENT ASSISTANT					
		3/31/22 156	202203 320-57200-45509		*	100.00	
		MAR PRIV EVENT ATTENDANT					
		3/31/22 157	202203 320-57200-45501		*	2,237.50	
		MAR LIFEGUARD SRVS					
				RIVERSIDE MANAGEMENT SERVICES			2,687.50 001629
4/14/22	00043	4/07/22 L165182	202204 320-57200-45919		*	68.75	
		HAND & POOL TOWELS					
				SIMPLY LINEN SOLUTIONS			68.75 001630
4/14/22	00033	11/02/21 05397778	202111 320-57200-45919		*	443.37	
		JANITORIAL SUPPLIES					
				SOUTHEASTERN PAPER GROUP, INC			443.37 001631
4/21/22	00140	4/13/22 04132022	202204 320-57200-44200		*	36.60	
		BEST CLEANRS-CLEAN TOWELS					
		4/13/22 04132022	202204 320-57200-49400		*	94.95	
		WALGRNS-BINGO NGT GIFTCRD					
				DENISE POWERS			131.55 001632
4/21/22	00114	3/22/22 713364	202202 320-57200-45410		*	64.00	
		GATE MONITOR ADD RES 2/28					
				HIDDEN EYES LLC DBA			64.00 001633
4/21/22	00045	3/31/22 72347	202203 320-53800-45005		*	1,769.14	
		MAR LAKE MAINTENANCE					
				FUTURE HORIZONS, INC.			1,769.14 001634
4/21/22	00109	2/07/22 20222530	202204 320-57200-49400		*	1,175.00	
		4/03/22 CAROUSEL BAL DUE					
				JACKSONVILLE CARRIAGE CO LLC			1,175.00 001635
				MVTP MEADOW VIEW TP BPEREGRINO			

\*\*\* CHECK DATES 04/01/2022 - 04/30/2022 \*\*\* 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 #
4/21/22	00126	2/22/22 1393	202201 310-51300-31500	JAN GENERAL SERVICES	*	6,152.75	
				KE LAW GROUP, PLLC			6,152.75 001636
4/21/22	00141	4/13/22 03242022	202203 320-57200-44200	PUBLIX-BATTERIES-SANITIZI	*	35.75	
				MARK ROUSSEAU			35.75 001637
4/21/22	00022	4/11/22 13129560	202204 320-57200-45506	APR POOL CHEMICALS	*	590.70	
		4/11/22 13129560	202204 320-57200-45506	APR ACT POOL CHEMICALS	*	825.00	
				POOLSURE			1,415.70 001638
4/21/22	00020	4/12/22 159	202203 320-53800-45006	MAR GROUNDS MAINTENANCE	*	1,506.66	
		4/12/22 159	202203 320-57200-45508	MAR AMENITY FAC MAINT	*	2,666.93	
				RIVERSIDE MANAGEMENT SERVICES			4,173.59 001639
4/21/22	00043	4/14/22 L165227	202204 320-57200-45919	HAND/POOL TOWELS AND MATS	*	74.85	
				SIMPLY LINEN SOLUTIONS			74.85 001640
4/21/22	00040	3/02/22 JAX33614	202203 320-53800-45004	PINE TREE FELLING LOT#110	*	515.00	
		4/02/22 JAX34651	202204 320-53800-45009	IRRIG RPR-MAINLINE PKWY	*	1,077.00	
				YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC			1,592.00 001641
4/28/22	00038	4/14/22 242041	202204 320-57200-44200	RPLCD BATHROOMSGYM READER	*	1,005.00	
				ATLANTIC SECURITY			1,005.00 001642
4/28/22	00045	3/31/22 72573	202203 320-53800-45011	PLCD FTN-FRNT ENTR LAKES	*	20,277.84	
				FUTURE HORIZONS, INC.			20,277.84 001643
4/28/22	00014	4/01/22 618436	202204 320-57200-45915	APR EQUIP LEASE AGREEMENT	*	2,307.62	
				MUNICIPAL ASSET MANAGEMENT, INC			2,307.62 001644
4/28/22	00022	4/18/22 13129560	202204 320-57200-45506	APR POOL CHEMICALS	*	1,161.07	
				POOLSURE			1,161.07 001645

MVTP MEADOW VIEW TP BPEREGRINO



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
4/28/22	00136	4/20/22 04202211	202204 320-57200-45918	SUBLIMATED LANYARD	*	960.00	
				SOBO CONCEPTS LLC			960.00 001646
4/28/22	00048	4/15/22 17917A	202204 320-57200-44207	SERVICE FLAT RATE FEE	*	170.00	
				SOUTHEAST FITNESS REPAIR			170.00 001647
4/28/22	00046	3/29/22 17400881	202203 320-57200-45917	MAR RODENT CONTROL	*	199.50	
				TURNER PEST CONTROL LLC			199.50 001648
4/28/22	00142	4/19/22 10839	202204 320-57200-44207	DISINFECTANT WIPES	*	230.20	
				WIPES LLC			230.20 001649
4/28/22	00040	4/26/22 JAX35592	202204 320-53800-45004	INSTALL BEACH SAND	*	650.00	
				YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC			650.00 001650
TOTAL FOR BANK A						179,524.26	
TOTAL FOR REGISTER						179,524.26	

MVTP MEADOW VIEW TP BPEREGRINO

# 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



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

Invoice 10519

**BILL TO**

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

DATE  
04/01/2022

PLEASE PAY  
\$1,298.00

DUE DATE  
05/01/2022

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

001.320.57200.45505

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

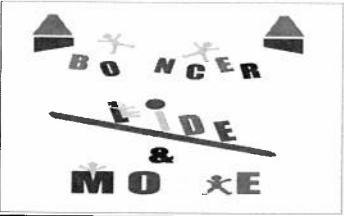
PRODUCT/SERVICE	QTY	RATE	AMOUNT
<p>RE: Pool Cleaning Service without Chemicals</p> <p>*district will obtain chemicals through 3rd party Vendor*</p> <p>Terms: invoices are emailed on the 1st if the estimate is accepted, and payments are due on the 30th of the current month of service. If the estimate is accepted we will provide a full service contract for signing outlining the same pricing as listed below along with additional details.</p> <p>Any work outside of the work described below such as additional visits, or service work to equipment, emergency calls, algae treatments are billed at the rate of \$125/ hour, 2 hour minimum. Emergency Calls, after hours: Monday through Friday after 6 and weekends. A 1 year agreement is required.</p> <p>Late payments are subject to a \$70 late fee if greater than 7 days past the due date. After 15 days of no payment, services are suspended until the account is brought current.</p> <p>Average cleaning time: 1-1/2 hours per pool cleaning plus backhouse.</p> <p>Thank you for your business!</p>			
For work outside of monthly cleaning services, accepted forms of payment are check, cash or a credit card however the credit card is subject to a 3.5% processing fee.		TOTAL DUE	\$1,298.00
			THANK YOU.

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		<b>Invoice</b> Date: April 3rd, 2022 Invoice No.: 04032022.02		
<u>Name / Address</u> Attn: Denise Powers Beacon Lakes 850 Beacon Lake Pkwy St. Augustine, FL		<b>Additional Details:</b> All items will e setup on April 3rd, for a start time of 11:00a.				
<u>Description</u>		<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>Subtotal</u>	<u>Extended</u>
1	5 station Rockwall	1	\$800.00	25%	\$600.00	\$600.00
2	Dual Lane 80' Human Hamster Balls	1	\$450.00	10%	\$405.00	\$405.00
3	Dual Lane 55' Obstacle Course	1	\$350.00	10%	\$315.00	\$315.00
4	Toddler Combination Unit	1	\$225.00	10%	\$202.50	\$202.50
5	Spider-Man Combination Unit	1	\$265.00	15%	\$225.25	\$225.25
6	Generator	2	\$75.00	50%	\$75.00	\$75.00
7	Onsite Supervision (three hours)	6	\$45.00	n/a	\$45.00	\$270.00
8						
9	Face Painter (2 hours)	1	\$300.00	n/a	\$300.00	\$300.00
10	Balloon Artist (2 hours)	1	\$300.00	n/a	\$300.00	\$300.00
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
<b>Comments:</b>		<b>Subtotal</b>				\$2,692.75
		<b>Sales Tax (0.0%)</b>				\$0.00
		<b>Total</b>				\$2,692.75

1,320 572.494  
36A

**Envera**

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

**Invoice**

Invoice Number <b>713841</b>	Date <b>04/01/2022</b>
Customer Number <b>300380</b>	Due Date <b>05/01/2022</b>

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Meadow View at Twin Creeks CDD	300380		04/01/2022	05/01/2022

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 05/01/2022 - 05/31/2022	1.00	\$500.00	\$500.00
1.00	Data Management 05/01/2022 - 05/31/2022	1.00	\$150.00	\$150.00
1.00	Service & Maintenance 05/01/2022 - 05/31/2022	1.00	\$334.54	\$334.54
1.00	Virtual Gate Guard Monitoring 05/01/2022 - 05/31/2022	1.00	\$192.00	\$192.00
Subtotal:				<b>\$1176.54</b>
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				<b>\$1176.54</b>

*114A*  
*1,300.15500.10000*  
*prepaid*  
*Monitoring*

Date	Invoice #	Description	Amount	Balance Due
4/1/2022	713841	Alarm Monitoring Services	\$1176.54	<b>\$1176.54</b>

**Envera**

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

**Invoice**

Invoice Number <b>713841</b>	Date <b>04/01/2022</b>
Customer Number <b>300380</b>	Due Date <b>05/01/2022</b>

Net Due: \$1,176.54

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 #: 84

Invoice Date: 4/1/22

Due Date: 4/1/22

Case:

P.O. Number:

**Bill To:**

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

11A

Description	Hours/Qty	Rate	Amount
Management Fees - April 2022 1,310.513.340		4,134.42	4,134.42
Website Administration - April 2022 1,310.513.353		83.33	83.33
Information Technology - April 2022 1,310.513.357		116.67	116.67
Dissemination Agent Services - April 2022 1,310.513.316		1,041.67	1,041.67
Office Supplies 1,310.513.510		0.75	0.75
Postage 1,310.513.420		52.75	52.75
Copies 1,310.513.425		62.70	62.70
Telephone 1,310.513.410		24.99	24.99
<b>Total</b>			<b>\$5,517.28</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$5,517.28</b>

## Grau and Associates

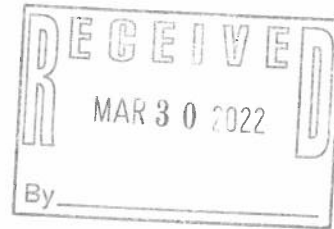
951 W. Yamato Road, Suite 280  
Boca Raton, FL 33431-  
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 22202  
Date 03/29/2022



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### SERVICE

### AMOUNT

Project: Arbitrage - Series 2019 FYE 1/31/22

\$ 600.00

1,310.573.312

Current Amount Due

\$ 600.00

47A

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

Payment due upon receipt.





# INVOICE

p.o. Box 23213  
Jacksonville, FL. 32241  
(904) 607-7111

INVOICE # 8501  
DATE: APRIL 1, 2022

**TO:**  
Beacon Lake / Denise Powers  
850 Beacon Lake Parkway  
St. Augustine, FL 32095  
904.217.3052

**FOR:**  
MC/DJ Beacon Lake Spring Event

138A

DESCRIPTION	HOURS	RATE	AMOUNT
04/03/22 MC/DJ Member Spring Event  1.320.572.494	1pm-4pm		\$350.00
TOTAL			\$350.00

Make all checks payable to **Magnetix DJ Services.**

**Thank you for your business!**

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

# Invoice

Invoice #: 150  
Invoice Date: 3/1/2022  
Due Date: 3/1/2022

Case:  
P.O. Number:

**Bill To:**

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

20A

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

20A  
3.1.22

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

# Invoice

Invoice #: 154  
Invoice Date: 4/1/2022  
Due Date: 4/1/2022  
Case:  
P.O. Number:

**Bill To:**

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

20A

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

4/5/22  
on

# SoutheastFitness

## REPAIR

Equipment Repair & Maintenance

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

Office: 904.683.1439 • Fax: 904.683.1624

[southeastfitnessrepair@comcast.net](mailto:southeastfitnessrepair@comcast.net)

[www.southeastfitnessrepair.com](http://www.southeastfitnessrepair.com)

Invoice # 17789A

Date: 24-Mar-2022

Payment is due within 30 days of invoice date.

<b>Facility Name:</b>	MEADOW VIEW AT TWIN CREEKS a.k.a Beacon Lake
<b>Facility Address:</b>	850 Beacon Lake Parkway St. Augustine, Florida 32259
<b>Billing Address:</b>	850 Beacon Lake Parkway St. Augustine, Florida 32259
<b>Contact &amp; Phone:</b>	
<b>Reason for call:</b>	<p>The office has started its summer hours. The office is now closed on Mondays and Tuesdays. Please schedule for a Wednesday or Thursday between 9am-5pm.</p> <p>I had residents bring to my attention today that the two rowing machines are not working properly. I am not sure what is wrong with them. Please let me know when we could schedule a service call to have them looked at.</p> <p>Thanks</p> <p>Denise Powers Beacon Lake Amenity Manager 850 Beacon Lake Parkway St. Augustine, Florida 32095</p> <p>Office: # 904-217-3052</p>

48A

1.320.572.44207

Description	Part #	Part Cost	QTY	Total
SERVICE FLAT RATE - 1-60 MILES		150.00	1.00	150.00
Comments:			Parts Total	150.00
			Tax	0.00
			Balance	150.00

Technician: FRANK HARDY

Thank you for your business.



Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

"Copy of Previously Printed Invoice" Number:

Account Number:

Invoice Date:

Direct Inquiries To:

Phone:

6369597

238311000

12/24/2021

STACEY JOHNSON

407-835-3805

MEADOW VIEW AT TWIN CREEKS CDD  
ATTN DISTRICT MANAGER  
475 WEST TOWN PLACE SUITE 114  
ST AUGUSTINE FL 32092

MEADOWVIEW AT TWIN CREEKS 2018A1 & 2018A2

9A

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$4,040.63

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

MEADOWVIEW AT TWIN CREEKS 2018A1 & 2018A2

Invoice Number: 6369597  
Account Number: 238311000  
Current Due: \$4,040.63

Direct Inquiries To: STACEY JOHNSON  
Phone: 407-835-3805

Wire Instructions:

U.S. Bank  
ABA # 091000022  
Acct # 1-801-5013-5135  
Trust Acct # 238311000  
Invoice # 6369597  
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank  
CM-9690  
PO BOX 70870  
St. Paul, MN 55170-9690



Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
"Copy of Previously Printed Invoice"

Invoice Number: 6369597  
Invoice Date: 12/24/2021  
Account Number: 238311000  
Direct Inquiries To: STACEY JOHNSON  
Phone: 407-835-3805

MEADOWVIEW AT TWIN CREEKS 2018A1 & 2018A2

Accounts Included 238311000 238311001 238311002 238311003 238311004 238311005  
In This Relationship: 238311006 238311007 238311008 238311009 238311010

**CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP**

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee 1,310.573.33000	1.00	3,750.00	100.00%	\$3,750.00
<b>Subtotal Administration Fees - In Advance 12/01/2021 - 11/30/2022</b>				<b>\$3,750.00</b>
Incidental Expenses 1,310.573.33000	3,750.00	0.0775		\$290.63
<b>Subtotal Incidental Expenses</b>				<b>\$290.63</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$4,040.63</b>

The fees shown on this invoice are reflective of the most recent fee schedule or notice of fee adjustment provided by U.S. Bank.



Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

"Copy of Previously Printed Invoice"

Invoice Number:  
Account Number:  
Invoice Date:  
Direct Inquiries To:  
Phone:

6371593  
276793000  
12/24/2021  
STACEY JOHNSON  
407-835-3805

MEADOW VIEW AT TWIN CREEKS CDD  
ATTN DISTRICT MANAGER  
475 WEST TOWN PLACE SUITE 114  
ST AUGUSTINE FL 32092

**MEADOWVIEW AT TWIN CREEKS SERIES 2016A1A2**

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

**STATEMENT SUMMARY**

**PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.**

TOTAL AMOUNT DUE

**\$5,118.13**

All invoices are due upon receipt.

9A

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

**MEADOWVIEW AT TWIN CREEKS SERIES 2016A1A2**

Invoice Number:	6371593
Account Number:	276793000
Current Due:	\$5,118.13
Direct Inquiries To:	STACEY JOHNSON
Phone:	407-835-3805

**Wire Instructions:**

U.S. Bank  
ABA # 091000022  
Acct # 1-801-5013-5135  
Trust Acct # 276793000  
Invoice # 6371593  
Attn: Fee Dept St. Paul

**Please mail payments to:**

U.S. Bank  
CM-9690  
PO BOX 70870  
St. Paul, MN 55170-9690



Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
"Copy of Previously Printed Invoice"

Invoice Number: 6371593  
Invoice Date: 12/24/2021  
Account Number: 276793000  
Direct Inquiries To: STACEY JOHNSON  
Phone: 407-835-3805

MEADOWVIEW AT TWIN CREEKS SERIES 2016A1A2

Accounts Included 276793000 276793001 276793002 276793003 276793004 276793005  
In This Relationship: 276793006 276793007 276793008 276793009 276793010

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	4,150.00	100.00%	\$4,150.00
04120 Paying Agent	1.00	600.00	100.00%	\$600.00
<b>Subtotal Administration Fees - In Advance 12/01/2021 - 11/30/2022</b>				<b>\$4,750.00</b>
Incidental Expenses	4,750.00	0.0775		\$368.13
<b>Subtotal Incidental Expenses</b>				<b>\$368.13</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$5,118.13</b>

9A

FY 22- SE 2016 A1/A2 Trustee 4,750.00  
1.310.51300.33000 = \$

1.E. = 1.310.513.33000 = \$368.13  
9A





## INVOICE

INVOICE #	INVOICE DATE
JAX 342321	4/1/2022
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

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

**Invoice Due Date:** May 1, 2022

**Invoice Amount:** \$17,811.85

Description	Current Amount
Monthly Landscape Maintenance April 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

140A

1,320,572.442

**Apr-22**

[illegible]

From: **Denise Powers** [dpowers@gmsnf.com](mailto:dpowers@gmsnf.com)  
Subject: **Fwd: Receipt from Do-All Heating & Air**  
Date: **April 6, 2022 at 1:12 PM**  
To: **Bernadette Peregrino** [bperegrino@gmsnf.com](mailto:bperegrino@gmsnf.com), **Alison Mossing** [amossing@gmsnf.com](mailto:amossing@gmsnf.com)



I just had to pay for the repair for a refrigerator for the grille at MVTC. Please let me know if you need anything other information to get me reimbursed

thanks  
Denise

----- Forwarded message -----

From: **Do-All Heating & Air via Square** [<receipts@messaging.squareup.com>](mailto:receipts@messaging.squareup.com)  
Date: Wed, Apr 6, 2022 at 12:17 PM  
Subject: Receipt from Do-All Heating & Air  
To: [<dpowers@gmsnf.com>](mailto:dpowers@gmsnf.com)

Now when you shop at sellers who use Square, your receipts will be delivered automatically.

[Not your receipt?](#)

Do-All Heating & Air



Let Do-All Heating & Air know how your  
experience was



**\$509.07**

**Custom Amount × 1**

**\$509.07**

**Total**

**\$509.07**

Disclosure Services LLC

1005 Bradford Way  
Kingston, TN 37763

# Invoice

Date	Invoice #
4/8/2022	16

Bill To
Meadowview at Twin Creek CDD C/O GMS

11A  
1.310.513.316

Terms	Due Date
Net 30	5/8/2022

Description	Amount
Amortization Schedule Series 2018A-2 5-1-22 Prepay 625,000	500.00
Amortization Schedule Series 2020A-2 5-1-22 Prepay 635,000	500.00
Amortization Schedule Series 2020A-3 5-1-22 Prepay 985,000	500.00
RECEIVED APR 11 2022	

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

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info



8535 Baymeadows Rd  
Ste 7  
Jacksonville, FL 32256  
(904) 443-7446

# INVOICE

## 299-77371

fastsigns.com/299

Completed Date: 4/8/2022

Payment Terms: Net 30

**Payment Due Date: 5/8/2022**

Created Date: 3/31/2022

**DESCRIPTION:** Fitness Center Policy Signs

**Bill To:** Meadow View at Twin Creeks Community  
850 Beacon Lake Parkway  
St Augustine, FL 32095  
US

**Delivered:** Beacon Lake Amenity Center  
sent with order 78352  
850 Beacon Lake Pkwy  
St Aug , FL 32095  
US

**Ordered By:** Jenn Kjellman  
Email: jenn@jskmarketing.com  
Work Phone: (404) 786-5361  
Tax ID: 85-8017121617C-7

**Salesperson:** Shawn Layton  
Entered By: Samantha Cowie

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	<b>Fitness Center Policy Signs</b>	2	\$96.935	\$0.00	\$193.87
1.1	HQ OUTPUT TO RIGID MATERIAL - Printed 3M Vinyl with 3M UV Gloss laminate on 1/16" Romark Engraving Material Part Qty: 1 Width: 12.00" Height: 18.00" Sides: 1				

1. 320.572.4492

<b>Subtotal:</b>	\$193.87
<b>Taxable Amount:</b>	\$0.00
<b>Taxes:</b>	\$0.00
<b>Grand Total:</b>	\$193.87
<b>Amount Paid:</b>	\$0.00
<b>BALANCE DUE:</b>	\$193.87

Thank you for your business.  
This FASTSIGNS location is independently owned and operated.

**Envera**

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

**Invoice**

Invoice Number <b>711669</b>	Date <b>02/01/2022</b>
Customer Number <b>300380</b>	Due Date <b>03/01/2022</b>

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Meadow View at Twin Creeks CDD	300380		02/01/2022	03/01/2022

Quantity	Description	Months	Rate	Amount
2358 - Gate Access - Meadow View at Twin Creeks CDD - 850 Beacon Lake Pkwy, Saint Augustine, FL				
1.00	Envera Kiosk System 03/01/2022 - 03/31/2022	1.00	\$500.00	\$500.00
1.00	Data Management 03/01/2022 - 03/31/2022	1.00	\$150.00	\$150.00
1.00	Service & Maintenance 03/01/2022 - 03/31/2022	1.00	\$334.54	\$334.54
1.00	Virtual Gate Guard Monitoring 03/01/2022 - 03/31/2022	1.00	\$160.00	\$160.00
Subtotal:				\$1144.54
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$1144.54

114A  
1,320.972.45410

Monitoring  
3/01 - 3/31

Date	Invoice #	Description	Amount	Balance Due
2/1/2022	711669	Alarm Monitoring Services	\$1144.54	\$1144.54

**Envera**

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

**Invoice**

Invoice Number <b>711669</b>	Date <b>02/01/2022</b>
Customer Number <b>300380</b>	Due Date <b>03/01/2022</b>

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

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

# Invoice

Invoice #: 155  
Invoice Date: 3/31/2022  
Due Date: 3/31/2022  
Case:  
P.O. Number:

**Bill To:**

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

Description	Hours/Qty	Rate	Amount
Special Event Assistant - through March 2022 1.320.57200.49400 20 A	14	25.00	350.00
RECEIVED APR 11 2022			
Total			\$350.00
Payments/Credits			\$0.00
Balance Due			\$350.00

4/11/22  
Q

MVTC CDD

SPECIAL EVENT ASSISTANT INVOICE DETAIL

Quantity	Description	Rate	Amount
14	Special Event Assistant Covers March 2022	\$ 25.00	\$ 350.00
TOTAL DUE:			<u>\$ 350.00</u>

Special Event Assistant 1.320.57200.49400



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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/3/22	3	T.W.	Special Event - Bingo
3/4/22	2	K.B.	Special Event - Food Truck Friday
3/11/22	2	K.B.	Special Event - Food Truck Friday
3/18/22	3	T.W.	Special Event - Spring Break Fun
3/18/22	2	K.B.	Special Event - Food Truck Friday
3/25/22	2	K.B.	Special Event - Food Truck Friday
<b>TOTAL</b>	<u>14</u>		

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

# Invoice

Invoice #: 156  
Invoice Date: 3/31/2022  
Due Date: 3/31/2022  
Case:  
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Private Event Attendant - March 2022 1.320.57200.45509 20A	4	25.00	100.00
RECEIVED APR 11 2022			

<b>Total</b>	<b>\$100.00</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$100.00</b>

4/11/22  
Da

**MVTC CDD**

**PRIVATE EVENT ATTENDANT INVOICE DETAIL**

<b>Quantity</b>	<b>Description</b>	<b>Rate</b>	<b>Amount</b>
4	Private Event Attendant Covers March 2022	\$ 25.00	\$ 100.00
TOTAL DUE:			<u>\$ 100.00</u>

Private Event Attendant 1.320.57200.45509

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/20/22	4	J.W.	Private Event Attendant - Watson
TOTAL	<u>4</u>		

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

# Invoice

Invoice #: 157  
Invoice Date: 3/31/2022  
Due Date: 3/31/2022  
Case:  
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Lifeguard Services through March 2022 <u>1.320.57200.45501</u> 20A	129.71	17.25	2,237.50

RECEIVED APR 11 2022

**Total** \$2,237.50

**Payments/Credits** \$0.00

**Balance Due** \$2,237.50

4/11/22  
QR

**MVTC CDD**  
**LIFEGUARD INVOICE DETAIL**

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
129.71	Lifeguard Services	\$ 17.25	\$ 2,237.50

Covers March 2022

<b>TOTAL DUE:</b>	<u><u>\$ 2,237.50</u></u>
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LIFEGUARDS #320-572-45501

**MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT  
LIFEGUARD BILLABLE HOURS MARCH 2022**

<b>Date</b>	<b>Hours</b>	<b>Employee</b>	<b>Description</b>
3/13/22	3.27	J.A.	Lifeguarding
3/13/22	3.27	H.A.	Lifeguarding
3/13/22	3.1	M.L.	Lifeguarding
3/14/22	4.42	J.A.	Lifeguarding
3/14/22	4.38	H.A.	Lifeguarding
3/14/22	4.27	G.V.	Lifeguarding
3/17/22	6.83	J.A.	Lifeguarding
3/17/22	4.27	H.A.	Lifeguarding
3/17/22	4	T.W.	Lifeguarding
3/18/22	6.5	J.A.	Lifeguarding
3/18/22	4.37	H.A.	Lifeguarding
3/18/22	2	T.W.	Lifeguarding
3/19/22	6.78	J.A.	Lifeguarding
3/19/22	6.78	H.A.	Lifeguarding
3/19/22	6.68	M.L.	Lifeguarding
3/20/22	6.8	J.A.	Lifeguarding
3/20/22	6.8	H.A.	Lifeguarding
3/20/22	6.53	M.L.	Lifeguarding
3/26/22	4.03	J.A.	Lifeguarding
3/26/22	5.8	M.S.	Lifeguarding
3/26/22	4.67	E.W.	Lifeguarding
3/27/22	6.77	J.A.	Lifeguarding
3/27/22	6.62	M.S.	Lifeguarding
3/27/22	6.77	H.A.	Lifeguarding
3/27/22	4	M.L.	Lifeguarding

<b>TOTAL</b>	<u><u>129.71</u></u>
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Supervisor	
Lifeguarding	129.71

# 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

<b>CUSTOMER NAME:</b> <span style="font-size: 1.2em; font-family: cursive;">Barnow Lane</span>								<b>INVOICE NUMBER</b> <span style="font-size: 1.2em; font-family: cursive;">L 126182</span>				<b>DATE</b> <span style="font-size: 1.2em; font-family: cursive;">4/1/11</span>		<b>TYPE</b> <span style="font-size: 1.2em; font-family: cursive;">C06</span>		<b>CONTRACT DATE</b>	
M	T	W	TH	F	S	SU	PO#		PMT TERMS <span style="font-size: 1.2em; font-family: cursive;">N/A</span>		TAX <span style="font-size: 1.2em; font-family: cursive;">N/A</span>		FREQ. <span style="font-size: 1.2em; font-family: cursive;">1x</span>		ROUTE <span style="font-size: 1.2em; font-family: cursive;">1</span>		

ITEM DESCRIPTION	COLOR	ADDITIONAL INFO	STOCK %	DATE: QUANT.	DATE: QUANT.	DATE: QUANT.	DATE: QUANT.	UNIT PRICE	TOTAL AMOUNT	ADJ AMOUNT
<b>LAUNDRY SERVICE</b>										
<span style="font-size: 1.2em; font-family: cursive;">Hand Towels</span>								<span style="font-size: 1.2em; font-family: cursive;">0.175</span>	<span style="font-size: 1.2em; font-family: cursive;">11.45</span>	
<span style="font-size: 1.2em; font-family: cursive;">Pool Towels</span>								<span style="font-size: 1.2em; font-family: cursive;">0.535</span>	<span style="font-size: 1.2em; font-family: cursive;">4.72</span>	
<span style="font-size: 1.2em; font-family: cursive;">11/23</span>		<span style="font-size: 1.2em; font-family: cursive;">213</span>						<span style="font-size: 1.2em; font-family: cursive;">4.50</span>		
		<span style="font-size: 1.2em; font-family: cursive;">11x6</span>						<span style="font-size: 1.2em; font-family: cursive;">5.55</span>		
<b>WRAP/PACKAGING</b> <span style="font-size: 1.2em; font-family: cursive;">CONT</span>										
<b>SERVICE</b> (INCLUDES: EQUIPMENT / DELIVERY)										
								<span style="font-size: 1.2em; font-family: cursive;">7.75</span>	<span style="font-size: 1.2em; font-family: cursive;">4.72</span>	
								<span style="font-size: 1.2em; font-family: cursive;">14.50</span>	<span style="font-size: 1.2em; font-family: cursive;">1.75</span>	

**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.**

Delivery Received by: [Signature] Date: 4/7/12

Signature of Customer

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

<b>AMOUNT</b>	<span style="font-size: 1.2em; font-family: cursive;">54.75</span>	
<b>SURCHARGES</b>	<span style="font-size: 1.2em; font-family: cursive;">1.75</span>	
<b>TAX</b>	<span style="font-size: 1.2em; font-family: cursive;">2.50</span>	
<b>TOTAL</b>	<span style="font-size: 1.2em; font-family: cursive;">59.00</span>	

001.320.57200.45919

43A





**SOUTHEASTERN  
PAPER GROUP**  
1-800-858-7230  
credit@sepapergroup.com

R SOUTHEASTERN PAPER GROUP  
E P.O. Box 890671  
M Charlotte, NC  
I 28289-0671  
T  
O

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

S BEACON LAKE SUBDIVISION  
H 850 BEACON PARKWAY  
I ST. AUGUSTINE, FL 32095  
P  
T  
O

INVOICE NUMBER

05397778

# INVOICE

CUSTOMER NUMBER

391037 01

INVOICE DATE

11/02/21

PURCHASE ORDER NO.

KITCHEN

ORDER NO.

A149L/00

\*REPRINT FROM HISTORY\*

33A

Page: 1

ITEM NUMBER	DESCRIPTION	QUANTITY				UNIT PRICE	EXTENDED AMOUNT
		ORDERED	SHIPPED	U/M	BACKORDER		
850013SA	23000 PACIFIC BLUE SELECT WHITE	3	3	CS		38.380	115.14
85600033	600033 SMART 9" JR JUMBO T/TISS	2	2	CS		25.970	51.94
41014704	SJN322338 32OZ WINDEX RTU CLEAN	1	1	CS		37.010	37.01
17104007	35418 PINE-SOL CLEANER/DISINFEC	2	2	CS		34.290	68.58
85600555	600-555 SMART ULTRA 2PLY T/TISS	1	1	CS		40.270	40.27
702073	H4832HC CLEAR 24X32 LINER (.70)	2	2	CS		56.260	112.52
638046	FUEL ADJUSTMENT	1	1	EA		5.000	5.00
<p>** Payment Terms: NET 30 DAYS</p> <p>001.320.57200.45919</p> <p>APR 6 0 2022</p>							

DATE DUE

12/02/21

T 1 1/2% PER MONTH (18%A.P.R.) SERVICE CHARGE MAY BE APPLIED ON ALL PAST DUE BALANCES. IF  
E PAYMENT IS NOT MADE ON THE DUE DATE, BUYER AGREES BY SIGNING THIS INVOICE OR TAKING  
R DELIVERY OF THE MERCHANDISE DESCRIBED ABOVE TO PAY SERVICE CHARGES, ATTORNEYS' FEES  
M AND ALL OTHER COSTS INCURRED IN THE COLLECTION OR ENFORCEMENT OF THE AMOUNT DUE.  
S CUSTOM ORDERS CANNOT BE ACCEPTED FOR RETURN WITHOUT AUTHORIZATION. RETURNS MUST  
BE RETURNED IN ORIGINAL CONTAINER AND IN RESALABLE CONDITION. ALL ORDERS MAY BE  
SUBJECT TO A RESTOCKING CHARGE, PLUS ANY FREIGHT CHARGES INCURRED.

SUB TOTAL 430.46

SALES TAX

SHIPPING

MINIMUM ORDER FEE

TOTAL INVOICE 430.46

AMOUNT TENDERED

CUSTOMER NUMBER

391037

INVOICE DATE

11/02/21

INVOICE NUMBER

05397778

TOTAL DUE BY 12/02/21

430.46

TOTAL DUE AFTER 12/02/21

443.37

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

## REMIT TO ADDRESS BELOW

SOUTHEASTERN PAPER GROUP  
P.O. Box 890671  
Charlotte, NC  
28289-0671

### Out-of-Pocket

**MONTH:** March-April

1.320.572.442

BEST CLEANERS 4, LLC  
100 GATEWAY CIRCLE STE 3  
SAINT JOHNS, FL 32259

## SALE

MID: 0587 Store: 3948 Term: 0001

REF#: 00000014

Batch #: 026 RRN: 208021402413

03/21/22 17:42:07

Trans ID: 382080781276642

APPR CODE: 074217

VISA

Chip

\*\*\*\*\*5624

\*\*/\*\*

AMOUNT

\$36.60

APPROVED

VISA DEBIT

AID: A00000000031010

TVR: 80 80 00 80 00

TSI 68 00

CUSTOMER COPY



**Thank you for making that Walgreens trip!**

**Return items with a quick scan**

RFN #0901-4217-4253-2204-0703



Use barcode for in-store returns. To check if products are returnable, [review our FAQ](#).  
For additional customer support, contact us: [1-877-250-5823](tel:1-877-250-5823).



**VANILLA VISA GIFT BOX 50**

Qty: 1

Return value: \$50.00

**\$50.00**

VANILLA VISA FEE WIC \$4.95: \$4.95



**STARBUCKS SP 10X4S MULTI**

1.0EA

Qty: 1

Return value: \$40.00

**\$40.00**



### Purchase summary

Subtotal:	\$94.95
Sales tax:	\$0.00

<b>Total:</b>	<b>\$94.95</b>
VisaDebitCard:	\$94.95
Cash:	\$0.00



### myWalgreens Cash rewards

Opening balance:	\$1.04
Earned this visit:	\$0.00
Redeemed this visit:	\$0.00

<b>Closing balance:</b>	<b>\$1.04</b>
-------------------------	---------------

**Envera**

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

**Invoice**

Invoice Number <b>713364</b>	Date <b>03/22/2022</b>
Customer Number <b>300380</b>	Due Date <b>05/01/2022</b>

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Meadow View at Twin Creeks CDD	300380		03/22/2022	05/01/2022

Quantity	Description	Months	Rate	Amount
1.00	Meadow View at Twin Creeks CDD - 850 Beacon Lake Pkwy, Saint Augustine, FL <i>Gate Monitoring</i> Add Res as of 2/28/22 03/01/2022 - 04/30/2022	2.00	\$32.00	\$64.00
Subtotal:				\$64.00
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$64.00

MyEnvera count as of 2/28/22. 2 additional homes @ \$16.00 each

Date	Invoice #	Description	Amount	Balance Due
3/22/2022	713364	Alarm Monitoring Services	\$64.00	\$64.00

**Envera**

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

001.320.572.45410  
114A

**Invoice**

Invoice Number <b>713364</b>	Date <b>03/22/2022</b>
Customer Number <b>300380</b>	Due Date <b>05/01/2022</b>

Net Due: \$64.00

Amount Enclosed: \_\_\_\_\_

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

REMIT TO:

Envera  
PO Box 2086  
Hicksville, NY 11802

**Future Horizons, Inc.**

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

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

**INVOICE**

Invoice Number: 72347  
Invoice Date: Mar 31, 2022  
Page: 1

**Bill To:**

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

**Ship to:**

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

Customer ID	Customer PO	Payment Terms	
Beacon02	Per Contract	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver		4/30/22

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in March	1,769.14	1,769.14
<i>C. Van 4/13/22</i> <i>Lake Maint.</i> <i>001.320.53800.45005</i> <i>mar</i> <i>45A</i>				
Subtotal				1,769.14
Sales Tax				
Freight				
Total Invoice Amount				1,769.14
Payment/Credit Applied				
<b>TOTAL</b>				<b>1,769.14</b>

Check/Credit Memo No:

Overdue invoices are subject to finance charges.



## Jacksonville Carriage Co LLC

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

## Invoice

Number: 20222530 <sup>A</sup>

Date: 2/7/2022

### Bill To:

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

### Event Location:

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

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

Date	Service ID	Description	Quantity	Price	Amount
4/3/2022	Carousel	Pony Carousel			
	Zoo	Petting Farm			
	Time	1:00pm - 4:00pm			
	Note	Please remit a Non-Refundable deposit to reserve us. Bad weather rescheduling must be done by 04/2/2022 or balance is due.		\$1,175.00	\$1,175.00 ✓
	Balance	Balance due on arrival		\$1,175.00	\$1,175.00 ←

Jacksonville Carriage Co follows recommended guidelines for COVID-19. We will not cancel our services for the event unless it is legally prohibited. We reserve the time slot exclusively for your event and your non-refundable deposit is to hold this time for you. Please consider this when planning your event.

Please review this invoice to ensure it accurately reflects our agreement.  
Add 4% for payments by credit card.

Bieni@JaxCarriage.Com

Total \$2,350.00

### WARNING

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

109A  
1,320.572.494





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

Jan

## INVOICE

Invoice # 1393  
Date: 02/22/2022  
Due On: 03/24/2022

126A

1. 310.573.315  
186,152.75

### Meadow View at Twin Creeks CDD - General

Type	Date	Notes	Quantity	Rate	Total
Service	01/03/2022	Review status of contract; email regarding the same; confer with Parker regarding contract assignment; revise documents; email regarding the same; review and revise direct purchase forms; follow-up regarding the same.	1.10	\$325.00	\$357.50
Service	01/03/2022	Draft conveyance authority resolution.	0.10	\$225.00	\$22.50
Service	01/03/2022	Call client re: purchase orders; revise direct purchase forms; send client the same.	0.40	\$225.00	\$90.00
Service	01/03/2022	Review status of assignment of construction contract.	0.20	\$185.00	\$37.00
Service	01/04/2022	Confer with developer regarding execution of project completion resolution.	0.20	\$185.00	\$37.00
Service	01/05/2022	Review project completion resolution; email regarding the same; review final construction agreement; emails regarding the same; follow-up email regarding cost share.	1.00	\$325.00	\$325.00
Expense	01/05/2022	Simplifile Recording: Deed - St. John's County	1.00	\$40.75	\$40.75
Service	01/05/2022	Prepare for general election.	0.10	\$185.00	\$18.50
Service	01/05/2022	Prepare project completion resolution; record deed.	0.40	\$185.00	\$74.00
Service	01/06/2022	Review draft agenda; review open items; email regarding the same.	0.40	\$325.00	\$130.00
Service	01/06/2022	Check on pending client matter; draft cost share agreement.	1.20	\$225.00	\$270.00
Service	01/06/2022	Review executed assignment of construction contract; prepare cost share agreement.	0.40	\$185.00	\$74.00

Service	01/07/2022	Review and revise cost share agreement; follow-up regarding the same; review correspondence regarding P&P bond; place call regarding the same; follow-up on direct purchases; confer with Parker and with contractor regarding contract; email regarding cost share.	1.30	\$325.00	\$422.50
Service	01/07/2022	Revise cost share agreement; send client the same.	0.20	\$225.00	\$45.00
Service	01/07/2022	Revise cost share agreement; send client the same.	0.20	\$225.00	\$45.00
Service	01/09/2022	Prepare demand note agreement and form of bond; email regarding the same.	0.50	\$325.00	\$162.50
Service	01/10/2022	Follow-up on construction items; confer with Parker regarding the same.	0.50	\$325.00	\$162.50
Service	01/10/2022	Check on pending client matter.	0.20	\$225.00	\$45.00
Service	01/10/2022	Review status of cost share agreement, payment and performance bonds and direct purchase forms.	0.10	\$185.00	\$18.50
Service	01/11/2022	Revise payment and performance bond and demand note agreement.	0.30	\$225.00	\$67.50
Service	01/11/2022	Review exhibits to demand note and payment and performance bonds.	0.20	\$185.00	\$37.00
Service	01/12/2022	Confer with contractor representative regarding contract and bonds; oversee preparation of revised bonds, direct purchase forms, and demand note agreement; confer with McBride regarding the same.	0.90	\$325.00	\$292.50
Service	01/12/2022	Call with contractor; draft payment and performance bond; draft demand note agreement.	0.90	\$225.00	\$202.50
Service	01/13/2022	Prepare payment and performance bonds and direct purchase forms.	0.20	\$185.00	\$37.00
Service	01/13/2022	Confer with district manager regarding meeting agenda items.	0.10	\$185.00	\$18.50
Service	01/17/2022	Prepare resolution adopting amended and restated prompt payment policies.	0.10	\$185.00	\$18.50
Service	01/18/2022	Conference call regarding construction contract; follow-up regarding the same.	0.50	\$325.00	\$162.50
Service	01/18/2022	Follow up with engineer on cost share agreement; review draft resolutions; send client the same.	0.20	\$225.00	\$45.00
Service	01/18/2022	Call regarding construction contract.	0.40	\$225.00	\$90.00
Service	01/18/2022	Confer with district manager regarding project completion resolution.	0.10	\$185.00	\$18.50
Service	01/19/2022	Email regarding cost share agreement; email regarding eminent domain matter.	0.20	\$325.00	\$65.00

Service	01/19/2022	Revise cost share agreement; send client the same.	0.20	\$225.00	\$45.00
Service	01/19/2022	Revise direct purchase forms; send client the same.	0.80	\$225.00	\$180.00
Service	01/19/2022	Prepare cost share agreement.	0.30	\$185.00	\$55.50
Service	01/20/2022	Prepare for and attend Board meeting; follow-up.	1.20	\$325.00	\$390.00
Service	01/21/2022	Email regarding construction agreement.	0.30	\$325.00	\$97.50
Service	01/22/2022	Review contracts, and provide revised language; email regarding the same; calendar follow-up.	0.40	\$325.00	\$130.00
Service	01/23/2022	Revise contracts.	0.90	\$225.00	\$202.50
Service	01/24/2022	Call with contractor; confer on changes to agreements; revise contracts; send client the same for signature.	1.70	\$225.00	\$382.50
Service	01/24/2022	Prepare amended and restated construction agreements.	1.60	\$185.00	\$296.00
Service	01/25/2022	Review ODP paperwork; confer with Oliver regarding the same; email regarding requisition process.	0.70	\$325.00	\$227.50
Service	01/25/2022	Revise direct purchase forms; Call client to discuss procedure; Follow up on document execution.	1.60	\$225.00	\$360.00
Service	01/25/2022	Prepare amended and restated construction agreements.	0.10	\$185.00	\$18.50
Service	01/26/2022	Follow up on pending client matter.	0.20	\$225.00	\$45.00
Service	01/26/2022	Prepare amended and restated construction agreements.	0.10	\$185.00	\$18.50
Service	01/28/2022	Review credit application; prepare letter regarding the same; email.	0.70	\$325.00	\$227.50
Service	01/31/2022	Follow up on pending client matter.	0.20	\$225.00	\$45.00
				<b>Total</b>	<b>\$6,152.75</b>

## Detailed Statement of Account

### Other Invoices

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

### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
1393	03/24/2022	\$6,152.75	\$0.00	\$6,152.75
<b>Outstanding Balance</b>				<b>\$9,976.75</b>
<b>Total Amount Outstanding</b>				<b>\$9,976.75</b>

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

Please pay within 30 days.

### Out-of-Pocket

**Marc Rousseau**

**Apr-22**

\$ AMOUNT[illegible]

# Publix.

Shoppes at Beachwalk  
835 CR 210 W  
Saint Johns, FL 32259  
Store Manager: James Partin  
904-824-3334

DU COPPERTOP C	11.29 T
ENER MAX C 4PK.	10.99 T
DU COPPERTOP C	11.29 T

Order Total	33.57
Sales Tax	2.18
Grand Total	35.75
Credit	35.75
Change	0.00

\*\*\*\*\*

\*  
\* IN THE MARKET \*  
\* FOR \$1,000 IN GROCERIES? \*

\* Save this receipt and visit \*  
\* [www.PublixSurvey.com](http://www.PublixSurvey.com) and you can \*  
\* be entered into a monthly drawing \*  
\* to win \$1000 in Publix gift cards. \*

\* Your opinion means a lot to us. \*  
\* Please let us know how we are \*  
\* doing at your neighborhood Publix \*

\* NO PURCHASE NECESSARY. You \*  
\* must be of legal age. Other \*  
\* restrictions apply. \*

\* For eligibility requirements, \*  
\* deadlines, drawing dates, \*  
\* free mail-in entry method, \*  
\* entry/prize limits, odds of winning \*  
\* and other details, see Official \*  
\* Rules at [www.PublixSurvey.com](http://www.PublixSurvey.com). \*

\* Conserve este comprobante y visite \*  
\* [www.PublixSurvey.com](http://www.PublixSurvey.com) y podra \*  
\* participar en un sorteo mensual \*  
\* para ganar \$1000 en tarjetas de \*  
\* regalo de Publix. \*

\* NO SE REQUIERE COMPRA. Debe ser \*  
\* mayor de edad. Se aplican otras \*  
\* restricciones. Para conocer los \*  
\* requisitos de elegibilidad, los \*  
\* plazos de vencimiento, las fechas \*  
\* de los sorteos, el metodo \*  
\* de participacion gratuito por \*  
\* correo, el maximo numero de \*  
\* boletas de entrada permitido, \*  
\* las limitaciones de premios, \*  
\* las probabilidades de ganar y \*  
\* otros detalles, lea las \*  
\* Reglas Oficiales en \*  
\* [www.PublixSurvey.com](http://www.PublixSurvey.com) \*

\* Store Number 1766 \*  
\* Survey Code 0406176641/53722 \*

\*\*\*\*\*

Receipt ID: 0308 8107 9640 0705 460

PRESTO!  
Trace #: 750415  
Reference #: 0199871645  
Acct #: XXXXXXXXXX9775  
Purchase VISA  
Amount: \$35.75  
Auth #: 025204

CREDIT CARD	PURCHASE
A0000000980840	US DEBIT
Entry Method:	Chip Read
Mode:	Issuer

For 'C' Cell Batteries



## Invoice

Date  
Invoice #4/11/2022  
131295606178

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

Terms	Net 20
Due Date	5/1/2022
PO #	
Delivery Ticket #	Sales Order #1338556
Delivery Date	4/8/2022
Delivery Location	Meadow View at Twin Creeks CDD Activity Po...
Customer #	13BEA030
AZ License #	#331721

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

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

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

Item ID	Item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	300	gal	1.65	495.00
160-050	Pool Acid bulk by Gallon	30	gal	3.19	95.70
<i>001. 320.57200.45500</i> <i>22A</i> <i>Apr Pool chemicals</i>					

Subtotal	590.70
Shipping Cost (FEDEX GROUND)	0.00
Total	590.70
Amount Due	\$590.70

## Remittance Slip

Customer  
13BEA030  
Invoice #  
131295606178

Amount Due \$590.70  
Amount Paid \_\_\_\_\_  
Make Checks Payable To  
Poolsure  
PO Box 55372  
Houston, TX 77255-5372



131295606178



## Invoice

Date  
Invoice #4/11/2022  
131295606180

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

<b>Terms</b>	Net 20
<b>Due Date</b>	5/1/2022
<b>PO #</b>	
<b>Delivery Ticket #</b>	Sales Order #1338527
<b>Delivery Date</b>	4/6/2022
<b>Delivery Location</b>	Meadow View at Twin Creeks CDD Pool (Beac...
<b>Customer #</b>	13BEA030
<b>AZ License #</b>	#331721

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

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

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

Item ID	Item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered  001.320.57100.45560  22A Apr Pool Chemicals	500	gal	1.65	825.00

<b>Subtotal</b>	825.00
<b>Shipping Cost (FEDEX GROUND)</b>	0.00
<b>Total</b>	825.00
<b>Amount Due</b>	\$825.00

## Remittance Slip

**Customer**  
13BEA030  
**Invoice #**  
131295606180

**Amount Due** \$825.00

**Amount Paid** \_\_\_\_\_

**Make Checks Payable To**

Poolsure  
PO Box 55372  
Houston, TX 77255-5372



131295606180



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

# Invoice

Invoice #: 159  
Invoice Date: 4/12/2022  
Due Date: 4/12/2022  
Case:  
P.O. Number:

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

Description		20A	Hours/Qty	Rate	Amount
Facility Maintenance March 1 - March 31, 2022				4,062.71	4,062.71
Maintenance Supplies				110.88	110.88
<i>C. Hall 4/15/22</i>					
\$1506.66 < Grounds Maint.					
001. 320.53800.45006					
\$2666.93 < Amenity - Facility Maint.					
001. 320.57200.45508					
Total					\$4,173.59
Payments/Credits					\$0.00
Balance Due					\$4,173.59

4-18-22  
QW

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/1/22	8	J.S.	Straightened and organized pool deck furniture, removed debris around roadways, all playgrounds, tennis courts, entryways, sports complex, pool area, food court area and parking lot, cleaned and organized janitorial cart, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
3/3/22	8	J.S.	Hung two boards in office area, removed debris in lake behind 395 Loosestrife Way, cleaned maintenance closet door and main entrance doors, straightened and organized all pool deck furniture, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, removed debris at all playgrounds, pocket parks, sports complex, tennis courts, pool area, picnic area, parking lot and roadways
3/8/22	8	J.S.	Straightened and organized pool deck furniture, removed debris around pool area, tennis courts, event field, all playgrounds, sports complex, roadways, picnic area and parking lot, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
3/10/22	8	J.S.	Raised latch on gate on playground, filed swing latch on child's swing, emptied and restocked all dog waste receptacles, removed debris around sports complex, pool area and playgrounds, wiped down walls, baseboards and doors, cleaned fans in gym, social hall and clubhouse
3/10/22	6	K.B.	Cleaned walls, baseboards, doors, door frames, checked furniture is in the correct place, cleaned tables, windows, checked and changed all trash receptacles at amenity center
3/10/22	4	F.S.	Deep cleaning of social hall and crew house facilities
3/10/22	7.83	D.J.	Deep cleaning of fitness center, social hall and lake house facilities
3/10/22	4.5	K.J.	Deep cleaning of bathrooms and windows around amenity center
3/15/22	8	J.S.	Re-zip tied three fallen windscreens on tennis courts, tightened up picnic tables in food court area, pressure washed inside of crew house, tables, chairs and floor, straightened and organized pool deck furniture, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, removed debris around roadways, sports complex, all playgrounds, tennis courts, pool area, picnic area and parking lot
3/17/22	7.5	J.S.	Changed out water filter in gym water fountains, replaced soap dispenser in gym bathroom, repaired loose pavers on pool deck, straightened and organized pool deck furniture, re-zip tied three windscreens on tennis courts, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, removed debris around roadways, sports complex, all playgrounds, tennis courts, pool area, picnic area, fields and parking lot
3/18/22	4	J.S.	Assisted with organizing maintenance closet, removed all red tape from tennis courts, replaced broken thermostat cover, removed debris around gym area and in maintenance closet
3/22/22	8	J.S.	Re-hung light in beach area, cleaned bathrooms on backside of crew house, put ant killer in pool area and parking lot, replaced light bulbs in maintenance closet, straightened and organized pool deck furniture, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, removed debris around roadways, sports complex, all playgrounds, tennis courts, pool area, picnic area, event field and parking lot
3/24/22	8	J.S.	Changed out pool covers, re-zip tied bottom windscreens on tennis courts, straightened and organized pool deck furniture, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, removed debris around roadways, sports complex, all playgrounds, tennis courts, pool area, picnic area, food court area, soccer field and parking lot
3/29/22	8	J.S.	Installed slide covers for water slides, sprayed for weeds on lower pool deck, straightened and organized pool deck furniture, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, removed debris around roadways, sports complex, all playgrounds, tennis courts, pool area, picnic area, event fields and parking lot
3/31/22	8	J.S.	Removed red tape from tennis courts, changed out blue light on croquet field, filled soap dispensers in men's restroom, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, removed debris around roadways, sports complex, all playgrounds, tennis courts, pool area, picnic area, event fields and parking lot, straightened and organized pool deck furniture
3/31/22	6.7	D.J.	Deep cleaned stainless steel appliances in kitchen, mopped the floor

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

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<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
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TOTAL	<u>112.53</u>		
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MILES	<u>279</u>		
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\*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

Period Ending 04/05/22

DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
MEADOWVIEW AT TWIN CREEKS CDD (MUTC)				
	3/14/22	Keys (2)	6.59	C.H.
	3/14/22	Nut 3/8-16	1.58	C.H.
	3/14/22	Combo Wrench 9/16	4.90	C.H.
	3/15/22	Machine Screws (6)	9.45	C.H.
	3/15/22	Flat Washers (2)	3.15	C.H.
	3/15/22	6" Bolt Barrel Locks (4)	46.87	C.H.
	3/17/22	Door Security Bars (2)	38.34	C.H.
		TOTAL	\$110.88	

# 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

CUSTOMER NAME: <i>Beacon Lake</i>				INVOICE NUMBER <b>L 165227</b>				DATE <i>4/14/22</i>		TYPE <i>CCG</i>		CONTRACT DATE	
M	T	W	TH	F	S	SU	PO#	PMT TERMS <i>N15</i>	TAX <i>N/A</i>	FREQ. <i>1x</i>	ROUTE <i>1</i>		
ITEM DESCRIPTION	COLOR	ADDITIONAL INFO	SPC %	DATE: QUANT.	DATE: QUANT.	DATE: QUANT.	DATE: QUANT.	UNIT PRICE	TOTAL AMOUNT	ADJ AMOUNT			
LAUNDRY SERVICE													
<i>Hand Towels</i>							<i>31</i>	<i>0.175</i>	<i>5.43</i>				
<i>Pool Towels</i>							<i>29</i>	<i>0.535</i>	<i>15.52</i>				
<i>Mats</i>	<i>2x3</i>							<i>1.20</i>					
	<i>4x6</i>							<i>5.55</i>					
<i>60" ENX</i>							<i>3</i>	<i>10.55</i>	<i>31.65</i>				
WRAP/PACKAGING		<i>PART</i>					<i>1</i>	<i>2.75</i>	<i>2.75</i>				
SERVICE (INCLUDES: EQUIPMENT / DELIVERY)							<i>1</i>	<i>14.50</i>	<i>14.50</i>				
<p>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 &amp; 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.</p>									AMOUNT	<i>69.85</i>			
<p>Delivery Received by: <i>[Signature]</i> Date: <i>4/14/22</i></p>									SURCHARGES	<i>5.00</i>			
<p>Signature of Customer</p>									TAX				
<p>STRICTLY PROHIBITED: LAUNDERING OR LENDING OF SUPPLIER-OWNED GOODS.</p>									TOTAL	<i>74.85</i>			

001. 320.57200. 44207

43A.

1.320.572.45919

**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 336143	3/2/2022
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** April 1, 2022

**Invoice Amount:** \$515.00

40A

Description	Current Amount
Pine Tree Felling Lot #110 95 Starnberg Court	
Tree Removal	\$515.00

1.320.538.45004

**Invoice Total** **\$515.00**

Excellence  
IN COMMERCIAL LANDSCAPING

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

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

**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 346515	4/2/2022
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** May 2, 2022  
**Invoice Amount:** \$1,077.00

Description	Current Amount
Mainline repair at 240 Beacon Lake Pkwy. Irrigation Repairs	\$1,077.00

**Invoice Total** \$1,077.00

EXCELLENCE  
IN COMMERCIAL LANDSCAPING

C. Ham 4/13/22  
Irrigation Repairs  
001. 320. 53800. 45009

40A

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

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



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
05/12/2022	\$1,005.00	04/14/2022

## INVOICE NO. 242041

**Site:** 850 Beacon Lakes Pkwy St  
Augustine  
**Site Address:** 850 Beacon Lakes Pkwy  
St Augustine FL 32092  
**Job No.:** 69850  
**Job Name:**  
**Order No.:**

### Description

This is a billable service call.  
RETURN TRIP

#### FIRST CALL

#### PLEASE CALL 30 MINS IN ADVANCE

Customer is having issues with both restrooms that lead to the Fitness Center not operating properly. Right now the women's restroom door will not open and the men's is always open without a scan needed. The customer has tried multiple times and can't get into the women's restroom from the outside. In addition, the women's restroom door by the splash park is also having issues and will not open most days without a physical key.

POC: Ms. Denise - (904)629-9244

03/21/2022 - Josh Michel:

Had wrong reader need to order a slimmer one attached picture to job

Need to bring 2 securitron uni-12 locks also picture attached 1 for the women's restroom by the pool and one for the women's restroom behind the gym

This call is needs to be warranty since I did not have the right parts upon arrival

04/14/2022 - Brent Touchet :

The job is complete.

Replaced gym reader and crew women bathroom and adjusted women bathroom gym and demolf you have any further problems with your system please contact us.





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

PLEASE PAY BY	AMOUNT	INVOICE DATE
05/12/2022	\$1,005.00	04/14/2022

**INVOICE NO. 242041**

**Service - Security**

Item	Quantity	Unit Price	Total
Service Fee	1.00	\$35.00	\$35.00
Atrium Keypad/Standard Multi Technology Prox - Black	1.00	\$0.00	\$0.00
Atrium Mullion Prox - Black	1.00	\$170.00	\$170.00
UNLATCH 12VDC CYLINDRICAL	1.00	\$500.00	\$500.00
Residential service	2.00 hrs	\$150.00	\$300.00
<b>Sub-Total ex Tax</b>			\$1,005.00
<b>Tax</b>			\$0.00
<b>Total</b>			\$1,005.00

001.320.57200.  
Security  
44200 RJA  
38A

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

**IMPORTANT:** Please remember to test your system monthly.

Need automation for your home? Visit us online at [www.smarthome.biz](http://www.smarthome.biz)

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

<b>Sub-Total ex Tax</b>	\$1,005.00
<b>Tax</b>	\$0.00
<b>Total inc Tax</b>	\$1,005.00
<b>Amount Applied</b>	\$0.00
<b>Balance Due</b>	\$1,005.00

**How To Pay**

INVOICE NO. 242041



**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:** 05/12/2022 **AMOUNT DUE:** \$1,005.00

Please Reference: **242041**

**Future Horizons, Inc.**

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

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

**INVOICE**

Invoice Number: 72573  
Invoice Date: Mar 31, 2022  
Page: 2

**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  
District Accountant  
1408 Hamlin Avenue, Unit E  
Saint Cloud, FL 34771

Customer ID	Customer PO	Payment Terms	
Beacon02	Per Quote	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
Kenney01	Hand Deliver		4/30/22

Quantity	Item	Description	Unit Price	Amount
		Two Year Warranty on Lights		
		<i>Ftn rplcmnt - front entrance C. Hall 4/13/22 Contingency col. 320.53800.45011 USA</i>		
Subtotal				20,277.84
Sales Tax				
Freight				
Total Invoice Amount				20,277.84
Payment/Credit Applied				
<b>TOTAL</b>				<b>20,277.84</b>

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

**Future Horizons, Inc.**

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

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

**INVOICE**

Invoice Number: 72573  
Invoice Date: Mar 31, 2022  
Page: 1

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

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

Customer ID	Customer PO	Payment Terms	
Beacon02	Per Quote	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
Kenney01	Hand Deliver		4/30/22

Quantity	Item	Description	Unit Price	Amount
2.00	Kasco 5.1 JF	5 hp Decorative Fountain with 7 patterns, 250' of underwater cable and a C-95 control panel Serial #'s 2205J511531 and 2205J511532	7,664.77	15,329.54
2.00	Kasco LED6C11	Six Fixture Light Kit with industrial grade composite plastic material by Kasco Marine and 250' of underwater cable Serial #'s 2212LEDC6332 and 2212LEDC6333	1,529.15	3,058.30
2.00	820214K	Mahogany Premium Nozzle 5hp	295.00	590.00
1.00	Aerator Service	Labor and materials for removal of old fountain equipment and installation of new fountains and lights Replacement of the existing Vertex fountains at the entrance of Beacon Lakes. The existing fountains are non repairable fountains when there is a failure in the motor or pump it must be replaced and at this point one of the two fountains has had a motor failure Five Year Warranty on Fountain	1,300.00	1,300.00
Subtotal				Continued
Sales Tax				Continued
Freight				
Total Invoice Amount				Continued
Payment/Credit Applied				
<b>TOTAL</b>				<b>Continued</b>

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

# Municipal Asset Management, Inc.

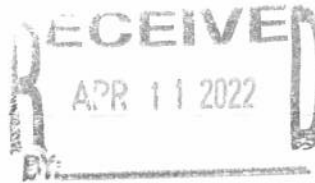
25288 Foothills Drive North  
Suite 225  
Golden, CO 80401  
(303) 273-9494

# INVOICE

INVOICE NO: 0618436

DATE: 4/1/2022

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



DUE DATE	RENTAL PERIOD
5/7/2022	

PMT NUMBER	DESCRIPTION	AMOUNT
40	Lease payment due pursuant to Tax-Exempt Lease Purchase Agreement dated October 25, 2018 for the acquisition of fitness equipment <i>Apr</i>	2,307.62

*1.320.572.45915  
14A*

**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
0618436	5/7/2022	\$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



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

**Invoice**

Date  
Invoice #

4/18/2022  
131295606450

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

<b>Terms</b>	Net 20
<b>Due Date</b>	5/8/2022
<b>PO #</b>	
<b>Delivery Ticket #</b>	Sales Order #1338653
<b>Delivery Date</b>	4/15/2022
<b>Delivery Location</b>	Meadow View at Twin Creeks CDD Pool (Beac...
<b>Customer #</b>	13BEA030
<b>AZ License #</b>	#331721

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

Item ID	Item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	500	gal	1.65	825.00
115-300	Bleach Minibulk Delivered	15	gal	1.65	24.75
160-050	Pool Acid bulk by Gallon	60	gal	3.19	191.40
135-010	Sodium Bicarbonate 50# bag	4		29.98	119.92
<p>C. Hou 4/20/22 Pool Chemicals ool. 320.57200.45506 22A Apr.</p>					

Subtotal 1,161.07  
Shipping Cost (FEDEX GROUND) 0.00  
Total 1,161.07  
Amount Due \$1,161.07

**Remittance Slip**

Customer  
13BEA030  
Invoice #  
131295606450

Amount Due \$1,161.07

Amount Paid

Make Checks Payable To

Poolsure  
PO Box 55372  
Houston, TX 77255-5372



131295606450

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 #: 04202211  
 Date: Apr 20, 2022

**Bill To:**

Meadow View at Twin Creeks CD  
 Marc J. Rousseau  
 475 W Town Place  
 Suite 114  
 St. Augustine, FL 32092  
 USA

Phone: 904-217-3052

**Ship To:**

Meadow View at Twin Creeks CD  
 Marc J. Rousseau  
 Beacon Lake Amenity Center  
 850 Beacon Lake Parkway  
 St. Augustine, FL 32095

Phone: 904-217-3052

136A  
 001.320.57200.45918

Salesperson <b>Dean Schwartz</b>	Ship Via International Air Freight	Est. Ship Date 04/22/22	Payment Terms
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Qty	Item #	Description	Unit Price	Ext. Price
1000	PB-58LAN	Sublimated lanyard made from 100% polyester. Size: 5/8" wide; Attachment: Lobster Claw; Price includes shipping to one US location. Imprint: As per approved mock	\$0.895	\$895.00
	ADDCHG	Additional charges for Sublimated lanyard made from 100% polyester. Size: 5/8" wide; Attachment: Lobster Claw; Price includes shipping to one US location. Setup Charge: \$65.00	\$65.00	\$65.00

Subtotal	\$960.00
Tax (0%)	\$0.00
<b>Total</b>	<b>\$960.00</b>

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.



# SoutheastFitness

## REPAIR

Equipment Repair & Maintenance

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

Office: 904.683.1439 • Fax: 904.683.1624

[southeastfitnessrepair@comcast.net](mailto:southeastfitnessrepair@comcast.net)

[www.southeastfitnessrepair.com](http://www.southeastfitnessrepair.com)

Invoice # 17917A

<b>Facility Name:</b>	MEADOW VIEW AT TWIN CREEKS a.k.a Beacon Lake
<b>Facility Address:</b>	850 Beacon Lake Parkway St. Augustine, Florida 32259
<b>Billing Address:</b>	850 Beacon Lake Parkway St. Augustine, Florida 32259
<b>Contact &amp; Phone:</b>	
<b>Reason for call:</b>	STAIRMASTER HAS NO POWER

Date: 15-Apr-2022

Payment is due within 30 days of  
invoice date.

Description	Part #	Part Cost	QTY	Total
5m FLAT RATE FEE		170.00	1.00	170.00
<b>Comments:</b>				
				<i>Parts Total</i> 170.00
				<i>Tax</i> 0.00
				<i>Balance</i> 170.00

Technician: FRANK HARDY

Thank you for your business.

48A

1.320.572.44207



TURNER PEST CONTROL  
Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 30316 (404)  
904-355-5300 • Fax: 904-355-5400 • Toll Free: 800-235-5300 • turnerpest.com

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

# #17400881 Service Slip/Invoice

INVOICE: 17400881  
DATE: 3/29/2022  
ORDER: 17400881

Bill To: [385188]  
Meadow View at Twin Creeks CDO  
Chris Hall  
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
3/29/2022	11:42 AM	MICE, RATS, ROACH, S.		11:42 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	3/29/2022		12:01 PM

Service	Description	Price
CPOM	Commercial Pest Control - Monthly Service <i>Mar Rodent Ctrl</i>	\$199.50
		<b>SUBTOTAL</b> \$199.50
		<b>TAX</b> \$0.00
		<b>AMT. PAID</b> \$0.00
		<b>TOTAL</b> \$199.50
		<b>AMOUNT DUE</b> \$199.50
<i>Pay 4/13/22</i> <i>Amenity Pest Control</i> <i>001. 320. 57200. 45917</i> <i>46A</i>		<i>[Signature]</i> 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



**Wipes LLC**

PO Box 324  
Northville, MI 48167  
sales@wipes.com  
www.wipes.com

**INVOICE****BILL TO**

Beacon Lake (Meadow View at Twin Creeks CDD) - ST. Augustine FL  
850 Beacon Lake Parkway  
St. Augustine, FL 32095

INVOICE 10839  
DATE 04/19/2022  
TERMS Net 30  
DUE DATE 05/19/2022

	DESCRIPTION	QTY	RATE	AMOUNT
Wipes.com Disinfectant Wipes Case	One (1) Case - Four (4) - 800 count rolls of EPA registered disinfecting wipes	2	98.96	197.92T
Shipping	Freight Cost	2	16.14	32.28
Sales Tax	Sales Tax calculated by AvaTax on Tue 19 Apr 20:16:44 UTC 2022	1	0.00	0.00T

001.320.57200.44207

142 A

SUBTOTAL	230.20
TAX	0.00
TOTAL	230.20
BALANCE DUE	<b>\$230.20</b>



**YELLOWSTONE**  
LANDSCAPE

**INVOICE**

INVOICE #	INVOICE DATE
JAX 355925	4/26/2022
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:** May 26, 2022

**Invoice Amount:** \$650.00

Description	Current Amount
Beach Sand - Install - Material Supplied	
Plant Installation	\$650.00

**Invoice Total** **\$650.00**

IN COMMERCIAL LANDSCAPING

*C. Hawn 4/26/22*  
*Landscape Contingency*  
*1,320.53800 .45004*  
*40A*

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