MEADOW VIEW AT TWIN CREEKS

Community Development District

JUNE 16, 2022



Meadow View at Twin Creeks Community Development District

475 West Town Place, Suite 114 St. Augustine, Florida 32092 www.meadowviewattwincreekscdd.com

June 9, 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, June 16, 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 <u>revised</u> agenda for the meeting:

Audit Committee Meeting

- I. Call to Order
- II. Review and Ranking of Audit Proposals
- III. Other Business
- IV. Adjournment

Board of Supervisors Meeting

- I. Roll Call
- II. Public Comment
- III. Consideration of FPL Request to Purchase Easements from CDD
- IV. Approval of the Minutes of the May 19, 2022 Board of Supervisors Meeting
- V. Acceptance of the Audit Committee's Recommendation
- VI. Discussion on the Fiscal Year 2023 Budget
- VII. Acceptance of Engagement Letters from Grau & Associates for Arbitrage Rebate Services

- VIII. Discussion of Options for Evening Security Monitoring or Amenity Staffing
- IX. Ratification of Janitorial Services Agreement with Jani-King
- X. Discussion on Common Area Damage Due to Homeowner Pool-Related Improvements
- XI. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - 1. Approval of Requisition Summary
 - 2. Acceptance of Annual Engineer's Report
 - 3. Acceptance of Stormwater Needs Analysis Report
 - C. District Manager
 - D. Amenity Manager
 - E. Operations Manager Report
- XII. Financial Reports
 - A. Balance Sheet and Income Statement
 - B. Assessment Receipts Schedule
 - C. Check Register
 - D. Consideration of Construction Funding Request No. 35
 - E. Consideration of Funding Request No. 57
- XIII. Supervisors' Requests and Audience Comments
- XIV. Next Scheduled Meeting July 21, 2022 at 10:00 a.m. at the offices of GMS
- XV. Adjournment



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, 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.

Present and constituting a quorum were:

Bruce Parker Chairman
Blaz Kovacic Vice Chairman
Aaron Lyman 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

The following is a summary of the discussions and actions taken at the May 19, 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 10:25 a.m.

SECOND ORDER OF BUSINESS Public Comment

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS Minutes

- A. Approval of the Minutes of the April 21, 2022 Meeting
- B. Acceptance of the Minutes of the April 21, 2022 Audit Committee Meeting There were no comments on the minutes.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor the minutes of the April 21, 2022 Board of Supervisors meeting and Audit Committee meeting were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2022-11, Approving the Proposed Budget for Fiscal Year 2023 and Setting a Public Hearing Date

Mr. Oliver provided an overview of the budget process, noting the budget will be approved on the high end, and will be refined over the next few months until the public hearing to adopt the budget, which is scheduled for August 18, 2022. The assessments have not yet been determined for this reason. The number of platted lots and the bottom-line budget will affect the assessment amount. Overall, the budget increases from \$1,561,774 to \$1,829,408. The largest driver of that increase is the landscape maintenance line item, which is not yet a firm number as the vendor has not provided their proposed increase.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor Resolution 2022-11, approving the proposed budget for Fiscal Year 2023 and setting a public hearing for August 18, 2022 was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-12, Designating a Date, Time and Location for a Landowner's Meeting and Election

Mr. Oliver informed the Board two seats will be filled through the general election process and a third seat will be filled through the landowner's election process this year. The recommendation was to set the landowner's meeting and election for November 17, 2022 at 10:00 a.m. at the offices of GMS in order to hold it in conjunction with the regular Board meeting.

On MOTION by Mr. Lyman seconded by Ms. Simpson with all in favor Resolution 2022-12, designating a date, time and location for a landowner's meeting and election was approved.

SIXTH ORDER OF BUSINESS

Consideration of Amendment to Agreement with GMS, LLC for District Management Services

Mr. Oliver noted the purpose of this agreement is to update indemnification language.

On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor the amendment to the agreement with GMS, LLC for district management services was approved.

SEVENTH ORDER OF BUSINESS Staff Reports

A. District Counsel

Mr. Earlywine informed the Board he plans to present a project completion resolution for approval towards the end of summer, or early fall timeframe.

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. Lyman seconded by Mr. Kovacic with all in favor the requisition summary listing numbers 31-41 for Phase 3 and numbers 8-10 for Phase 4 was approved.

2. Update on Stormwater System 20-Year Needs Analysis

Mr. Lockwood informed the Board the annual engineer's report, and the stormwater needs analysis reports are both in progress.

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

Mr. Oliver informed the Board there are 1,081 registered voters residing with the District.

D. Amenity Manager

Mr. Rousseau informed the Board that staff is working with the St. Johns County Supervisor of Elections to make Beacon Lake a polling location. He also provided the Board with an overview of the upcoming events.

E. Operations Manager – Report

Mr. Hall gave the Board a brief overview of the repairs and replacements detailed in the operations report, a copy of which was included in the agenda package. He also noted he is working on obtaining quotes to clean and seal all the cedar tile throughout the community, as well as pressure washing for various areas.

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 \$194,621.91 was included in the agenda package for the Board's review.

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

D. Consideration of Construction Funding Request No. 34

A copy of construction funding request number 34 totaling \$253,647.28 was included the agenda package for the Board's review.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor construction funding request number 34 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 – June 16, 2022 at

10:00 a.m. at the offices of GMS

ELEVENTH ORDER OF BUSINESS Adjournment

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

Secretary/Assistant Secretary	Chairman/Vice Chairman



Meadow View at Twin Creeks Community Development District

Auditor Selection Evaluation Criteria

	Ability of Personnel	Proposer's Experience	Understanding of Scope of Work	Ability to Furnish the Required Services	Price	
	(e.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing workload; proposed staffing levels, etc.)	(e.g., past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character; integrity; reputation of respondent, etc.)	Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.	Extent to which the proposal demonstrates the adequacy of proposer's financial resources and stability as a business entity necessary to complete the services required (e.g., the existence of any natural disaster plan for business operations).	Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to services.	Point Total
Proposer	20	20	20	20	20	100
Berger, Toombs, Elam, Gaines & Frank Grau & Associates						

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

PROPOSAL FOR AUDIT SERVICES

PROPOSED BY:

Berger, Toombs, Elam, Gaines & Frank

CERTIFIED PUBLIC ACCOUNTANTS, PL

600 Citrus Avenue, Suite 200 Fort Pierce, Florida 34950

(772) 461-6120

CONTACT PERSON:

J. W. Gaines, CPA, Director

DATE OF PROPOSAL:

June 8, 2022

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Certified Public Accountants PL

600 Citrus Avenue Suite 200 Fort Pierce, Florida 34950

772/461-6120 // 461-1155 FAX: 772/468-9278

June 8, 2022

Meadow View at Twin Creeks Community Development District Governmental Management Services 475 West Town Place, Suite 114 St. Augustine, FL 32092

Dear District Manager:

Thank you very much for the opportunity to present our professional credentials to provide audit services for Meadow View at Twin Creeks Community Development District.

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL has assembled a team of governmental and nonprofit specialists second to none to serve our clients. Our firm has the necessary qualifications and experience to serve as the independent auditors for Meadow View at Twin Creeks Community Development District. We will provide you with top quality, responsive service.

Experience

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is a recognized leader in providing services to governmental and nonprofit agencies throughout Florida. We have been the independent auditors for a number of local governmental agencies and through our experience in performing their audits, we have been able to increase our audit efficiency and; therefore, reduce costs. We have continually passed this cost savings on to our clients and will continue to do so in the future. As a result of our experience and expertise, we have developed an effective and efficient audit approach designed to meet or exceed the performance specifications in accordance with auditing standards generally accepted in the United States of America, the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States, and the standards for financial and compliance audits. We will conduct the audit in accordance with auditing standards generally accepted in the United States of America; "Government Auditing Standards" issued by the Comptroller General of the United States; the provisions of the Single Audit Act, Subpart F of Title 2 US Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, with minimal disruption to your operations. Our firm has frequent technical updates to keep our personnel informed and up-to-date on all changes that are occurring within the industry.



Meadow View at Twin Creeks Community Development District June 8, 2022

Our firm is a member of the Government Audit Quality Center, an organization dedicated to improving government audit quality. We also utilize the audit program software of a nationally recognized CPA firm to assure us that we are up to date with all auditing standards and to assist us maintain maximum audit efficiencies.

To facilitate your evaluation of our qualifications and experience, we have arranged this proposal to include a resume of our firm, including our available staff, our extensive prior governmental and nonprofit auditing experience and clients to be contacted.

You need a firm that will provide an efficient, cost-effective, high-quality audit within critical time constraints. You need a firm with the prerequisite governmental and nonprofit experience to perform your audit according to stringent legal and regulatory requirements, a firm that understands the complex nature of community development districts and their unique compliance requirements. You need a firm with recognized governmental and nonprofit specialists within the finance and governmental communities. And, certainly, you need a firm that will provide you with valuable feedback to enhance your current and future operations. Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is that firm. J. W. Gaines is the person authorized to make representations for the firm.

Thank you again for the opportunity to submit this proposal to Meadow View at Twin Creeks Community Development District.

Very truly yours,

Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

Fort Pierce, Florida

PROFILE OF THE PROPOSER

Description and History of Audit Firm

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is a Treasure Coast public accounting firm, which qualifies as a small business firm, as established by the Small Business Administration (13 CFR 121.38), with offices in Fort Pierce and Stuart. We are a member of the Florida Institute of Certified Public Accountants and the American Institute of Certified Public Accountants. The firm was formed from the merger of Edwards, Berger, Harris & Company (originated in 1972) and McAlpin, Curtis & Associates (originated in 1949). J. W. Gaines and Associates (originated in 1979) merged with the firm in 2004. Our tremendous growth rate experienced over the last 69 years is directly attributable to the firm's unrelenting dedication to providing the highest quality, responsive professional services attainable to its clients.

We are a member of the Private Companies Practice Section (PCPS) of the American Institute of Certified Public Accountants (AICPA) to assure we meet the highest standards. Membership in this practice section requires that our firm meet more stringent standards than standard AICPA membership. These rigorous requirements include the requirement of a triennial peer review of our firm's auditing and accounting practice and annual Continuing Professional Education (CPE) for all accounting staff (whether CPA or non-CPA). For standard AICPA membership, only a quality review is required and only CPAs must meet CPE requirements.

We are also a member of the Government Audit Quality Center ("the Center") of the American Institute of Certified Public Accountants to assure the quality of our government audits. Membership in the Center, which is voluntary, requires our firm to comply with additional standards to promote the quality of government audits.

We have been extensively involved in serving local government entities with professional accounting, auditing and consulting services throughout the entire 69 year history of our firm. Our substantial experience over the years makes us uniquely qualified to provide accounting, auditing, and consulting services to these clients. We are a recognized leader in providing services to governmental and nonprofit agencies on the Treasure Coast and in Central and South Florida, with extensive experience in auditing community development districts and water control districts. We were the independent auditors of the City of Fort Pierce for over 37 years and currently, we are the independent auditors for St. Lucie County since 2002, and for 34 of the 38 years that the county has been audited by CPA firms. Additionally, we have performed audits of the City of Stuart, the City of Vero Beach, Indian River County and Martin County. We also presently audit over 75 Community Development Districts throughout Florida.

Our firm was founded on the belief that we are better able to respond to our clients needs through education, experience, independence, quality control, and personal service. Our firm's commitment to quality is reflected in our endeavor of professional excellence via continuing education, the use of the latest computer technology, professional membership in PCPS and peer review.

We believe our approach to audit engagements, intelligence and innovation teamed with sound professional judgment enables us to explore new concepts while remaining sensitive to the fundamental need for practical solutions. We take pride in giving you the assurance that the personal assistance you receive comes from years of advanced training, technical experience and financial acumen.

Professional Staff Resources

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL has a total of 27 professional and administrative staff (including 12 professional staff with extensive experience servicing government entities). The work will be performed out of our Fort Pierce office with a proposed staff of one senior accountant and one or two staff accountants supervised by an audit manager and audit partner. With the exception of the directors of the firm's offices, the professional staff is not specifically assigned to any of our individual offices. The professional and administrative staff resources available to you through Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL are as follows:

	<u>l otal</u>
Partners/Directors (CPA's)	5
Principals (CPA)	1
Managers (CPA)	1
Senior/Supervisor Accountants (2 CPA's)	3
Staff Accountants (1 CPA)	7
Computer Specialist	1
Paraprofessional	6
Administrative	_4
Total – all personnel	28

Following is a brief description of each employee classification:

Staff Accountant – Staff accountants work directly under the constant supervision of the auditor-in-charge and, are responsible for the various testing of documents, account analysis and any other duties as his/her supervisor believes appropriate. Minimum qualification for a staff accountant is graduation from an accredited university or college with a degree in accounting or equivalent.

Senior Accountant – A senior accountant must possess all the qualifications of the staff accountant, in addition to being able to draft the necessary reports and financial statements, and supervise other staff accountants when necessary.

Managers – A manager must possess the qualifications of the senior accountant, plus be able to work without extensive supervision from the auditor-in-charge. The manager should be able to draft audit reports from start to finish and to supervise the audit team, if necessary.

Principal – A principal is a partner/director in training. He has been a manager for several years and possesses the technical skills to act as the auditor–in-charge. A principal has no financial interest in the firm.

Partner/Director – The director has extensive governmental auditing experience and acts as the auditor-in-charge. Directors have a financial interest in the firm.

Professional Staff Resources (Continued)

Independence – Independence of the public accounting firm, with respect to the audit client, is the foundation from which the public gains its trust in the opinion issued by the public accounting firm at the end of the audit process. This independence must be in appearance as well as in fact. The public must perceive that the accounting firm is independent of the audit entity to ensure that nothing would compromise the opinion issued by the public accounting firm. **Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** is independent of Meadow View at Twin Creeks Community Development District, including its elected officials and related parties, at the date of this proposal, as defined by the following rules, regulations, and standards:

AuSection 220 – Statements on Auditing Standards issued by the American Institute of Certified Public Accountants;

ET Sections 101 and 102 – Code of Professional Conduct of the American Institute of Certified Public Accountants;

Chapter 21A-1, Florida Administrative Code;

Section 473.315, Florida Statutes; and,

Government Auditing Standards, issued by the Comptroller General of the United States.

On an annual basis, all members of the firm are required to confirm, in writing, that they have no personal or financial relationships or holding that would impair their independence with regard to the firm's clients.

Independence is a hallmark of our profession. We encourage our staff to use professional judgment in situations where our independence could be impaired or the perception of a conflict of interest might exist. In the governmental sector, public perception is as important as professional standards. Therefore, the utmost care must be exercised by independent auditors in the performance of their duties.

Ability to Furnish the Required Services

As previously noted in the Profile of the Proposer section of this document, our firm has been in existence for over 69 years. We have provided audit services to some clients for over 30 years continually. Our firm is insured against physical loss through commercial insurance and we also carry liability insurance. The majority of our audit documentation is stored electronically, both on our office network and on each employee laptop or computer assigned to each specific job. Our office computer network is backed up on tape, so in the event of a total equipment loss, we can restore all data as soon as replacement equipment is acquired. In addition, our field laptop computers carry the same data and can be used in the event of emergency with virtually no delay in completing the required services.

ADDITIONAL SERVICES PROVIDED

Arbitrage Rebate Services

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL also provides arbitrage rebate compliance and related services to governmental issuers. The Tax Reform Act of 1986 requires issuers of most tax-exempt obligations to pay (i.e., "rebate") to the United States government any arbitrage profits. Arbitrage profits are earnings on the investment of bond proceeds and certain other monies in excess of what would have been earned had such monies been invested at a yield equal to the yield on the bonds.

Federal tax law requires that interim rebate calculations and payments are due at the end of every fifth bond year. Final payment is required upon redemption of the bonds. More frequent calculations may be deemed advisable by an issuer's auditor, trustee or bond counsel or to assure that accurate and current records are available. These more frequent requirements are usually contained in the Arbitrage or Rebate Certificate with respect to the bonds.

Our firm performs a comprehensive rebate analysis and includes the following:

- Verifying that the issue is subject to rebate;
- Calculating the bond yield;
- Identifying, and separately accounting for, all "Gross Proceeds" (as that term is defined in the Code) of the bond issue, including those requiring analysis due to "transferred proceeds" and/or "commingled funds" circumstances;
- Determining what general and/or elective options are available to Gross proceeds of the issue;
- Calculating the issue's excess investment earning (rebate liability), if any;
- Delivering appropriate documentation to support all calculations;
- Providing an executive summary identifying the methodology employed, major assumptions, conclusions, and any other recommendations for changes in recordkeeping and investment policies;
- Assisting as necessary in the event of an Internal Revenue Service inquiry; and,
- Consulting with issue staff, as necessary, regarding arbitrage related matters.

GOVERNMENTAL AUDITING EXPERIENCE

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL has been practicing public accounting in Florida for 69 years. Our success over the years has been the result of a strong commitment to providing personalized quality service to our clients.

The current members of our firm have performed audits of over 900 community development districts, and over 1,800 audits of municipalities, counties and other governmental entities such as the City of Fort Pierce and St. Lucie County.

Our firm provides a variety of accounting, auditing, tax litigation support, and consulting services. Some of the professional accounting, auditing and management consulting services that are provided by our firm are listed below:

- Performance of annual financial and compliance audits, including Single Audits of state
 and federal financial assistance programs, under the provisions of the Single Audit Act,
 Subpart F of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform
 Administrative Requirements, Cost Principles, and Audit Requirements for Federal
 Awards (Uniform Guidance), with minimal disruptions to your operations;
- Performance of special compliance audits to ascertain compliance with the applicable local, state and federal laws and regulations;
- Issuance of comfort letters and consent letters in conjunction with the issuance of taxexempt debt obligations, including compiling financial data and interim period financial statement reviews;
- Calculation of estimated and actual federal arbitrage rebates;
- Assistance in compiling historical financial data for first-time and supplemental submissions for GFOA Certificate of Achievement for Excellence in Financial Reporting;
- Preparation of indirect cost allocation systems in accordance with Federal and State regulatory requirements;
- Providing human resource and employee benefit consulting;
- Performance of automation feasibility studies and disaster recovery plans;
- Performance feasibility studies concerning major fixed asset acquisitions and utility plant expansion plans (including electric, water, pollution control, and sanitation utilities); and
- Assistance in litigation, including testimony in civil and criminal court.
- Assist clients who utilize QuickBooks software with their software needs. Our Certified QuickBooks Advisor has undergone extensive training through QuickBooks and has passed several exams to attain this Certification.

Continuing Professional Education

All members of the governmental audit staff of our firm, and audit team members assigned to this engagement, are in compliance with the Continuing Professional Education (CPE) requirements set forth in Government Auditing Standards issued by the Comptroller General of the United States. In addition, our firm is in compliance with the applicable provisions of the Florida Statutes that require CPA's to have met certain CPE requirements prior to proposing on governmental audit engagements.

The audit team has extensive experience in performing governmental audits and is exposed to intensive and continuing concentration on these types of audits. Due to the total number of governmental audits our team performs, each member of our governmental staff must understand and be able to perform several types of governmental audits. It is our objective to provide each professional employee fifty hours or more of comprehensive continuing professional education each year. This is accomplished through attending seminars throughout Florida and is reinforced through in-house training.

Our firm has made a steadfast commitment to professional education. Our active attendance and participation in continuing professional education is a major part of our objective to obtain the most recent knowledge on issues which are of importance to our clients. We are growing on the reputation for work that our firm is providing today.

Quality Control Program

Quality control requires continuing commitment to professional excellence. Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is formally dedicated to that commitment.

To ensure maintaining the standards of working excellence required by our firm, we joined the Private Companies Practice Section (PCPS) of the American Institute of Certified Public Accountants (AICPA). To be a participating member firm of this practice section, a firm must obtain an independent Peer Review of its quality control policies and procedures to ascertain the firm's compliance with existing auditing standards on the applicable engagements.

The scope of the Peer Review is comprehensive in that it specifically reviews the following quality control policies and procedures of the participating firm:

- Professional, economic, and administrative independence;
- · Assignment of professional personnel to engagements;
- Consultation on technical matters;
- Supervision of engagement personnel;
- Hiring and employment of personnel;
- Professional development;
- Advancement;
- · Acceptance and continuation of clients; and,
- Inspection and review system.

We believe that our commitment to the program is rewarding not only to our firm, but primarily to our clients.

The external independent Peer Review of the elements of our quality control policies and procedures performed by an independent certified public accountant, approved by the PCPS of the AlCPA, provides you with the assurance that we continue to conform to standards of the profession in the conduct of our accounting and auditing practice.

Our firm is also a member of Governmental Audit Quality Center (GAQC), a voluntary membership center for CPA firms that perform governmental audits. This center promotes the quality of governmental audits.

Our firm has completed successive Peer Reviews. These reviews included a representative sample of our firm's local governmental auditing engagements. As a result of these reviews, our firm obtained an unqualified opinion on our quality control program and work procedures. On page 31 is a copy of our most recent Peer Review report. It should be noted that we received a pass rating.

Our firm has never had any disciplinary actions by state regulatory bodies or professional organizations.

As our firm performs approximately one hundred audits each year that are reviewed by federal, state or local entities, we are constantly dealing with questions from these entities about our audits. We are pleased to say that any questions that have been raised were minor issues and were easily resolved without re-issuing any reports.

Certificate of Achievement for Excellence in Financial Reporting (CAFR)

We are proud and honored to have been involved with the City of Fort Pierce and the Fort Pierce Utilities Authority when they received their first Certificates of Achievement for Excellence in Financial Reporting for the fiscal years ended September 30, 1988 and 1994, respectively. We were also instrumental in the City of Stuart receiving the award, in our first year of performing their audit, for the year ended September 30, 1999.

We also assisted St. Lucie County, Florida for the year ended September 30, 2003, in preparing their first Comprehensive Annual Financial Report, and St. Lucie County has received their Certificate of Achievement for Excellence in Financial Reporting every year since.

As continued commitment to insuring that we are providing the highest level of experience, we have had at least one employee of our firm serve on the GFOA – Special Review Committee since the mid-1980s. This committee is made up of selective Certified Public Accountants throughout the United States who have demonstrated their high level of knowledge and expertise in governmental accounting. Each committee member attends a special review meeting at the Annual GFOA Conference. At this meeting, the committee reports on the Certificate of Achievement Program's most recent results, future goals, and common reporting deficiencies.

We feel that our previous experience in assisting the City of Fort Pierce, the Fort Pierce Utilities Authority and St. Lucie County obtain their first CAFRs, and the City of Stuart in continuing to receive a CAFR and our firm's continued involvement with the GFOA, and the CAFR review committee make us a valued asset for any client in the field of governmental financial reporting.

References

Terracina Community Development Gateway Community Development

District District

Jeff Walker, Special District Services Stephen Bloom, Severn Trent Management

(561) 630-4922 (954) 753-5841

The Reserve Community Development District Port of the Islands Community Development

District

Darrin Mossing, Governmental Management Cal Teague, Premier District Management

Services LLC

(407) 841-5524 (239) 690-7100 ext 101

In addition to the above, we have the following additional governmental audit experience:

Community Development Districts

Aberdeen Community Development Beacon Lakes Community
District Development District

·

Alta Lakes Community Development

Beaumont Community Development

District District

Amelia Concourse Community Bella Collina Community Development

Development District District

Amelia Walk Community

Development District

Bonnet Creek Community

Development District

Aqua One Community Development

Buckeye Park Community

District Development District

Arborwood Community Development Candler Hills East Community

District Development District

Arlington Ridge Community

Cedar Hammock Community

Development District

Development District Development District

Bartram Springs Community

Development District

Central Lake Community

Development District

Baytree Community Development Channing Park Community

District Development District

Estancia @ Wiregrass Community

Development District

Cheval West Community Evergreen Community Development District **Development District** Coconut Cay Community Forest Brooke Community **Development District Development District** Colonial Country Club Community **Gateway Services Community Development District Development District Connerton West Community Gramercy Farms Community Development District Development District** Copperstone Community **Greenway Improvement District Development District** Creekside @ Twin Creeks Community **Greyhawk Landing Community Development District Development District** Deer Run Community Development Griffin Lakes Community Development District District **Dowden West Community Habitat Community Development Development District** District **DP1 Community Development** Harbor Bay Community Development District District **Eagle Point Community Development** Harbourage at Braden River District Community Development District Harmony Community Development East Nassau Stewardship District District Eastlake Oaks Community **Development District** Harmony West Community **Development District** Easton Park Community Development District Harrison Ranch Community **Development District**

Hawkstone Community
Development District

Heritage Harbor Community Madeira Community Development **Development District** District Heritage Isles Community Marhsall Creek Community **Development District Development District** Heritage Lake Park Community Meadow Pointe IV Community **Development District Development District** Heritage Landing Community Meadow View at Twin Creek **Development District** Community Development District Heritage Palms Community Mediterra North Community **Development District Development District** Heron Isles Community Midtown Miami Community **Development District Development District** Heron Isles Community Development Mira Lago West Community District **Development District Highland Meadows II Community** Montecito Community **Development District Development District** Julington Creek Community Narcoossee Community **Development District Development District** Laguna Lakes Community Naturewalk Community **Development District Development District** Lake Bernadette Community **New Port Tampa Bay Community Development District Development District** Lakeside Plantation Community **Overoaks Community Development Development District** District Landings at Miami Community Panther Trace II Community **Development District**

Development District

Legends Bay Community **Development District**

Lexington Oaks Community **Development District**

Live Oak No. 2 Community **Development District**

Pine Ridge Plantation Community **Development District**

Paseo Community Development

Piney Z Community Development District

District

Poinciana Community
Development District
Sampson Creek Community
Development District

Poinciana West Community

Development District

San Simeon Community

Development District

Port of the Islands Community
Development District
Six Mile Creek Community
Development District

Portofino Isles Community
Development District
South Village Community
Development District

Quarry Community Development Southern Hills Plantation I
District Community Development District

Renaissance Commons Community

Development District

Southern Hills Plantation III

Community Development District

Reserve Community
Development District
South Fork Community
Development District

Reserve #2 Community
Development District
St. John's Forest Community
Development District

River Glen Community

Development District

Stoneybrook South Community

Development District

River Hall Community Stoneybrook South at ChampionsGate
Development District Community Development District

River Place on the St. Lucie Stoneybrook West Community
Community Development District Development District

Rivers Edge Community

Development District

Tern Bay Community

Development District

Riverwood Community Terracina Community Development
Development District District

Riverwood Estates Community

Development District

Tison's Landing Community

Development District

Rolling Hills Community TPOST Community Development

Development District District

Development District District

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Rolling Oaks Community

Development District

Triple Creek Community

Development District

Vizcaya in Kendall

Development District

TSR Community Development Waterset North Community
District Development District

Turnbull Creek Community Westside Community Development District District

Twin Creeks North Community WildBlue Community Development Development District District

Urban Orlando Community

Development District

Willow Creek Community

Development District

Verano #2 Community

Development District

Willow Hammock Community

Development District

Viera East Community Winston Trails Community
Development District Development District

VillaMar Community

Development District

Zephyr Ridge Community

Development District

Other Governmental Organizations

Office of the Medical Examiner. City of Westlake

District 19

Florida Inland Navigation District Rupert J. Smith Law Library

of St. Lucie County

Fort Pierce Farms Water Control

St. Lucie Education Foundation District

Indian River Regional Crime Seminole Improvement District

Laboratory, District 19, Florida

Troup Indiantown Water **Control District**

Viera Stewardship District

Current or Recent Single Audits,

St. Lucie County, Florida Early Learning Coalition, Inc. Treasure Coast Food Bank, Inc.

Members of our audit team have acquired extensive experience from performing or participating in over 1,800 audits of governments, independent special taxing districts, school boards, and other agencies that receive public money and utilize fund accounting.

Much of our firm's auditing experience is with compliance auditing, which is required for publicly financed agencies. In this type of audit, we do a financial examination and also confirm compliance with various statutory and regulatory guidelines.

Following is a summary of our other experience, including Auditor General experience, as it pertains to other governmental and fund accounting audits.

Counties

(Includes elected constitutional officers, utilities and dependent taxing districts)

Indian River Martin Okeechobee Palm Beach

Municipalities

City of Port St. Lucie City of Vero Beach Town of Orchid

Special Districts

Bannon Lakes Community Development District

Boggy Creek Community Development District

Capron Trail Community Development District

Celebration Pointe Community Development District

Coquina Water Control District

Diamond Hill Community Development District

Dovera Community Development District

Durbin Crossing Community Development District

Golden Lakes Community Development District

Lakewood Ranch Community Development District

Martin Soil and Water Conservation District

Meadow Pointe III Community Development District

Myrtle Creek Community Development District

St. Lucie County – Fort Pierce Fire District

The Crossings at Fleming Island

St. Lucie West Services District

Indian River County Mosquito Control District

St. John's Water Control District

Westchase and Westchase East Community Development Districts

Pier Park Community Development District

Verandahs Community Development District

Magnolia Park Community Development District

Schools and Colleges

Federal Student Aid Programs – Indian River Community College Indian River Community College Okeechobee County District School Board St. Lucie County District School Board

State and County Agencies

Central Florida Foreign-Trade Zone, Inc. (a nonprofit organization affiliated with the St. Lucie County Board of County Commissioners)

Florida School for Boys at Okeechobee

Indian River Community College Crime Laboratory

Indian River Correctional Institution

FEE SCHEDULE

We propose the fee for our audit services described below to be \$6,750 for the years ended September 30, 2022 and 2023, \$7,080 for the year ended September 30, 2024, and \$7,325 for the years ended September 30, 2025 and 2026. The fee is contingent upon the financial records and accounting systems of Meadow View at Twin Creeks Community Development District being "audit ready" and the financial activity for the District is not materially increased. If we discover that additional preparation work or subsidiary schedules are needed, we will consult with your authorized representative. We can assist with this additional work at our standard rates should you desire.

SCOPE OF WORK TO BE PERFORMED

If selected as the District's auditors, we will perform a financial and compliance audit in accordance with Section 11.45, Florida Statutes, in order to express an opinion on an annual basis on the financial statements of Meadow View at Twin Creeks Community Development District as of September 30, 2022, 2023, 2024, 2025, and 2026. The audits will be performed to the extent necessary to express an opinion on the fairness in all material respects with which the financial statements present the financial position, results of operations and changes in financial position in conformity with generally accepted accounting principles and to determine whether, for selected transactions, operations are properly conducted in accordance with legal and regulatory requirements. Reportable conditions that are also material weaknesses shall be identified as such in the Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters. Other (non-reportable) conditions discovered during the course of the audit will be reported in a separate letter to management, which will be referred to in the Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters.

Our audit will be performed in accordance with standards for financial and compliance audits contained in *Government Auditing Standards*, as well as in compliance with rules and regulations of audits of special districts as set forth by the State Auditor General in Chapter 10.550, Local Governmental Entity Audits, and other relevant federal, state and county orders, statutes, ordinances, charter, resolutions, bond covenants, Administrative Code and procedures, or rules and regulations which may pertain to the work required in the engagement.

The primary purpose of our audit will be to express an opinion on the financial statements discussed above. It should be noted that such audits are subject to the inherent risk that errors or irregularities may not be detected. However, if conditions are discovered which lead to the belief that material errors, defalcations or other irregularities may exist or if other circumstances are encountered that require extended services, we will promptly notify the appropriate individual.

Personnel Qualifications and Experience

J. W. Gaines, CPA, CITP

Director – 41 years

Education

♦ Stetson University, B.B.A. – Accounting

Registrations

- Certified Public Accountant State of Florida, State Board of Accountancy
- Certified Information Technology Professional (CITP) American Institute of Certified Public Accountants

Professional Affiliations/Community Service

- Member of the American and Florida Institutes of Certified Public Accountants
- Affiliate member Government Finance Officers Association
- Past President, Vice President-Campaign Chairman, Vice President and Board Member of United Way of St. Lucie County, 1989 - 1994
- Past President, President Elect, Secretary and Treasurer of the Treasure Coast Chapter of the Florida Institute of Certified Public Accountants, 1988 - 1991
- Past President of Ft. Pierce Kiwanis Club, 1994 95, Member/Board Member since 1982
- ◆ Past President, Vice President and Treasurer of St. Lucie County Chapter of the American Cancer Society, 1980 -1986
- Member of the St. Lucie County Chamber of Commerce, Member Board of Directors, Treasurer, September 2002 - 2006, Chairman Elect 2007, Chairman 2008, Past Chairman 2009
- Member Lawnwood Regional Medical Center Board of Trustees, 2000 Present, Chairman 2013 - Present
- ♦ Member of St. Lucie County Citizens Budget Committee, 2001 2002
- ♦ Member of Ft. Pierce Citizens Budget Advisory Committee, 2010 2011
- ♦ Member of Ft. Pierce Civil Service Appeals Board, 2013 Present

Professional Experience

- ♦ Miles Grant Development/Country Club Stuart, Florida, July 1975 October 1976
- ◆ State Auditor General's Office Public Accounts Auditor November 1976 through September 1979
- ◆ Director Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants PL, responsible for numerous government and nonprofit audits.
- Over 40 years experience in all phases of public accounting and auditing experience, with a concentration in financial and compliance audits. Mr. Gaines has been involved in all phases of the audits listed on the preceding pages.

Personnel Qualifications and Experience

J. W. Gaines, CPA, CITP (Continued) Director

Continuing Professional Education

♦ Has participated in numerous continuing professional education courses provided by nationally recognized sponsors over the last two years to keep abreast of the latest developments in accounting and auditing such as:

Governmental Accounting Report and Audit Update

Analytical Procedures, FICPA

Annual Update for Accountants and Auditors

Single Audit Sampling and Other Considerations

Personnel Qualifications and Experience

David S. McGuire, CPA, CITP

Accounting and Audit Principal – 18 years Accounting and Audit Manager – 4 years Staff Accountant – 11 years

Education

- ◆ University of Central Florida, B.A. Accounting
- Barry University Master of Professional Accountancy

Registrations

- Certified Public Accountant State of Florida, State Board of Accountancy
- Certified Information Technology Professional (CITP) American Institute of Certified Public Accountants
- Certified Not-For-Profit Core Concepts 2018

Professional Affiliations/Community Service

- Member of the American and Florida Institutes of Certified Public Accountants
- Associate Member, Florida Government Finance Office Associates
- ◆ Assistant Coach St. Lucie County Youth Football Organization (1994 2005)
- ◆ Assistant Coach Greater Port St. Lucie Football League, Inc. (2006 2010)
- ◆ Board Member Greater Port St. Lucie Football League, Inc. (2011 2017)
- ◆ Treasurer, AIDS Research and Treatment Center of the Treasure Coast, Inc. (2000 2003)
- ◆ Board Member/Treasurer, North Treasure Coast Chapter, American Red Cross (2004 – 2010)
- Member/Board Member of Port St. Lucie Kiwanis (1994 − 2001)
- ◆ President (2014/15) of Sunrise Kiwanis of Fort Pierce (2004 2017)
- St. Lucie District School Board Superintendent Search Committee (2013 present)
- ♦ Board Member Phrozen Pharoes (2019-2021)

Professional Experience

- Twenty-eight years public accounting experience with an emphasis on nonprofit and governmental organizations.
- Audit Manager in-charge on a variety of audit and review engagements within several industries, including the following government and nonprofit organizations:

St. Lucie County, Florida

19th Circuit Office of Medical Examiner

Troup Indiantown Water Control District

Exchange Club Center for the Prevention of Child Abuse, Inc.

Healthy Kids of St. Lucie County

Mustard Seed Ministries of Ft. Pierce, Inc.

Reaching Our Community Kids, Inc.

Reaching Our Community Kids - South

St. Lucie County Education Foundation, Inc.

Treasure Coast Food Bank, Inc.

North Springs Improvement District

♦ Four years of service in the United States Air Force in computer operations, with a top secret (SCI/SBI) security clearance.

Personnel Qualifications and Experience

David S. McGuire, CPA, CITP (Continued)

Accounting and Audit Principal

Continuing Professional Education

Mr. McGuire has attended numerous continuing professional education courses and seminars taught by nationally recognized sponsors in the accounting auditing and single audit compliance areas. He has attended courses over the last two years in those areas as follows:

Not-for-Profit Auditing Financial Results and Compliance Requirements Update: Government Accounting Reporting and Auditing

Annual Update for Accountants and Auditors

Personnel Qualifications and Experience

David F. Haughton, CPA

Accounting and Audit Manager - 30 years

Education

♦ Stetson University, B.B.A. – Accounting

Registrations

◆ Certified Public Accountant – State of Florida, State Board of Accountancy

Professional Affiliations/Community Service

- Member of the American and Florida Institutes of Certified Public Accountants
- Former Member of Florida Institute of Certified Public Accountants Committee on State and Local Government
- ◆ Affiliate Member Government Finance Officers Association (GFOA) for over 10 years
- Affiliate Member Florida Government Finance Officers Association (FGFOA) for over 10 years
- ♦ Technical Review 1997 FICPA Course on State and Local Governments in Florida
- ◆ Board of Directors Kiwanis of Ft. Pierce, Treasurer 1994-1999; Vice President 1999-2001

Professional Experience

- Twenty-seven years public accounting experience with an emphasis on governmental and nonprofit organizations.
- ◆ State Auditor General's Office West Palm Beach, Staff Auditor, June 1985 to September 1985
- Accounting and Audit Manager of Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants PL, responsible for audit and accounting services including governmental and not-for-profit audits.
- Over 20 years of public accounting and governmental experience, specializing in governmental and nonprofit organizations with concentration in special districts, including Community Development Districts which provide services including water and sewer utilities. Governmental and non-profit entities served include the following:

Counties:

St. Lucie County

Municipalities:

City of Fort Pierce City of Stuart

Personnel Qualifications and Experience

David F. Haughton, CPA (Continued)

Accounting and Audit Manager

Professional Experience (Continued)

Special Districts:

Bluewaters Community Development District

Country Club of Mount Dora Community Development District

Fiddler's Creek Community Development District #1 and #2

Indigo Community Development District

North Springs Improvement District

Renaissance Commons Community Development District

St. Lucie West Services District

Stoneybrook Community Development District

Summerville Community Development District

Terracina Community Development District

Thousand Oaks Community Development District

Tree Island Estates Community Development District

Valencia Acres Community Development District

Non-Profits:

The Dunbar Center, Inc.

Hibiscus Children's Foundation, Inc.

Hope Rural School, Inc.

Maritime and Yachting Museum of Florida, Inc.

Tykes and Teens, Inc.

United Way of Martin County, Inc.

Workforce Development Board of the Treasure Coast, Inc.

- While with the Auditor General's Office he was on the staff for the state audits of the Martin County School District and Okeechobee County School District.
- During 1997 he performed a technical review of the Florida Institute of Certified Public Accountants state CPE course on Audits of State and Local Governments in Florida. His comments were well received by the author and were utilized in future updates to the course.

Continuing Professional Education

◆ During the past several years, he has participated in numerous professional development training programs sponsored by the AICPA and FICPA, including state conferences on special districts and governmental auditing in Florida. He averages in excess of 100 hours bi-annually of advanced training which exceeds the 80 hours required in accordance with the continuing professional education requirements of the Florida State Board of accountancy and the AICPA Private Companies Practice Section. He has over 75 hours of governmental CPE credit within the past two years.

Personnel Qualifications and Experience

Matthew Gonano, CPA

Senior Staff Accountant - 10 years

Education

- ◆ University of North Florida, B.B.A. Accounting
- University of Alicante, Spain International Business
- Florida Atlantic University Masters of Accounting

Professional Affiliations/Community Service

- ♦ American Institute of Certified Public Accountants
- ◆ Florida Institute of Certified Public Accountants

Professional Experience

- ♦ Senior Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.
- ♦ Performed audits of nonprofit and governmental organizations in accordance with Governmental Accounting Auditing Standards (GAAS)
- Performed Single Audits of nonprofit organizations in accordance with OMB Circular A-133, Audits of State, Local Governments, and Non-Profit Organizations.

Continuing Professional Education

• Mr. Gonano has participated in numerous continuing professional education courses.

Personnel Qualifications and Experience

Paul Daly

Staff Accountant – 9 years

Education

◆ Florida Atlantic University, B.S. – Accounting

Professional Experience

• Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

• Working to attain the requirements to take the Certified Public Accounting (CPA) exam.

Personnel Qualifications and Experience

Melissa Marlin, CPA

Senior Staff Accountant - 8 years

Education

- ◆ Indian River State College, A.A. Accounting
- ◆ Florida Atlantic University, B.B.A. Accounting

Professional Experience

• Staff accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

 Mrs. Marlin participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Personnel Qualifications and Experience

Bryan Snyder

Staff Accountant - 5 years

Education

◆ Florida Atlantic University, B.B.A. – Accounting

Professional Experience

- Accountant beginning his professional auditing career with Berger, Toombs, Elam, Gaines, & Frank.
- Mr. Snyder is gaining experience auditing governmental & nonprofit entities.

- Mr. Snyder participates in numerous continuing education courses and plans on working to acquire his CPA certificate.
- Mr. Snyder is currently studying to pass the CPA exam.

Personnel Qualifications and Experience

Maritza Stonebraker, CPA

Staff Accountant – 4 years

Education

♦ Indian River State College, B.S.A. – Accounting

Professional Experience

◆ Staff Accountant beginning her professional auditing career with Berger, Toombs, Elam, Gaines, & Frank.

Continuing Professional Education

• Mrs. Stonebraker participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Personnel Qualifications and Experience

Jonathan Herman, CPA

Senior Staff Accountant - 7 years

Education

- ♦ University of Central Florida, B.S. Accounting
- Florida Atlantic University, MACC

Professional Experience

♦ Accounting graduate with five years experience with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

 Mr. Herman participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Personnel Qualifications and Experience

Sean Stanton, CPA

Staff Accountant - 4 years

Education

- ♦ University of South Florida, B.S. Accounting
- ♦ Florida Atlantic University, M.B.A. Accounting

Professional Experience

• Staff accountant with Berger, Toombs, Elam, Gaines, & Frank auditing governmental and non-profit entities.

Continuing Professional Education

• Mr. Stanton participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Personnel Qualifications and Experience

Taylor Nuccio

Staff Accountant – 3 years

Education

♦ Indian River State College, B.S.A. – Accounting

Professional Experience

• Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

- Ms. Nuccio participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.
- ♦ Ms. Nuccio is currently working towards completing an additional 30 hours of education to qualify to sit for CPA exam.

Personnel Qualifications and Experience

Tifanee Terrell

Staff Accountant

Education

♦ Florida Atlantic University, M.B.A. – Accounting

Professional Experience

• Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

- Ms. Terrell participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.
- Ms. Terrell is currently working towards completing an additional 30 hours of education to qualify to sit for CPA exam.

Personnel Qualifications and Experience

Mathew Spinosa

Staff Accountant

Education

◆ Indian River State College, B.S.A. – Accounting

Professional Experience

• Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

- Mr. Spinosa participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.
- Mr. Spinosa is currently working towards completing an additional 30 hours of education to qualify to sit for CPA exam.

Personnel Qualifications and Experience

Dylan Dixon

Staff Accountant

Education

◆ Indian River State College, A.A. – Accounting

Professional Experience

• Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

- Mr. Dixon is currently pursuing a bachelor's degree in Accounting.
- Mr. Dixon participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.
- Mr. Dixon is currently working towards completing an additional 30 hours of education to qualify to sit for CPA exam.

Personnel Qualifications and Experience

Dominic DeCambre

Staff Accountant

Education

◆ Indian River State College, B.S.A. – Accounting

Professional Experience

♦ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

- Mr. DeCambre participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.
- Mr. DeCambre is currently working towards completing an additional 30 hours of education to qualify to sit for CPA exam.



Judson B. Baggett MBA, CPA, CVA, Partner Marci Reutimann CPA, Partner 6815 Dairy RoadZephyrhills, FL 33542(813) 788-2155

島 (813) 782-8606

Report on the Firm's System of Quality Control

To the Partners

October 30, 2019
Berger, Toombs, Elam, Gaines & Frank, CPAs, PL
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, (the firm), in effect for the year ended May 31, 2019. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2019, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of pass, pass with deficiency(ies), or fail. Berger, Toombs, Elam, Gaines & Frank, CPAs, PL has received a peer review rating of pass.

Baggett, Reutiman & associates, CPAs PA BAGGETT, REUTIMANN & ASSOCIATES, CPAS, PA

Member American Institute of Certified Public Accountants (AICPA) and Florida Institute of Certified Public Accountants (FICPA)

National Association of Certified Valuation Analysts (NACVA)

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS

Annual Audit Services for Fiscal Year 2022 St. Johns County, Florida

INSTRUCTIONS TO PROPOSERS

- **SECTION 1. DUE DATE**. An electronic copy of the proposal must be received no later than Wednesday, June 8, 2022, 2:00 p.m., at the email address of the District's Recording Secretary, Courtney Hogge, chogge@gmsnf.com.
- **SECTION 2. FAMILIARITY WITH THE LAW.** By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules, and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.
- **SECTION 3. QUALIFICATIONS OF PROPOSER.** The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.
- **SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL.** Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.
- **SECTION 5. SUBMISSION OF PROPOSAL.** Submit an electronic copy of the Proposal Documents, and other requested attachments at the time and e-mail address indicated herein, which shall include the subject line, "Auditing Services Meadow View at Twin Creeks Community Development District".
- **SECTION 6. MODIFICATION AND WITHDRAWAL.** Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.
- **SECTION 7. PROPOSAL DOCUMENTS.** The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the "Proposal Documents").
- **SECTION 8. PROPOSAL.** In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a wavier of District's limited waiver of liability contained in section 768.28, Florida Statutes, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include resumes for each person listed: list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The lump sum cost of the provision of the services under the proposal.

SECTION 13. PROTESTS. Any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, within seventy-two (72) hours after the receipt of the proposed project plans and specifications or other contract documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents. 3

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

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

1. Ability of Personnel.

(20 Points)

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

2. Proposer's Experience.

(20 Points)

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

3. Understanding of Scope of Work.

(20 Points)

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

4. Ability to Furnish the Required Services.

(20 Points)

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

5. Price. (20 Points)

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



Proposal to Provide Financial Auditing Services:

MEADOW VIEW AT TWIN CREEKS

COMMUNITY DEVELOPMENT DISTRICT

Proposal Due: June 08, 2022 2:00PM

Submitted to:

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

Submitted by:

Antonio J. Grau, Partner Grau & Associates 951 Yamato Road, Suite 280 Boca Raton, Florida 33431

Tel (561) 994-9299

(800) 229-4728

Fax (561) 994-5823

tgrau@graucpa.com www.graucpa.com



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June 08, 2022

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

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2022, with an option for four (4) additional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to the Meadow View at Twin Creeks Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Special district audits are at the core of our practice: **we have a total of 360 clients, 329 or 91% of which are special districts.** We know the specifics of the professional services and work products needed to meet your RFP requirements like no other firm. With this level of experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to client operations.

Why Grau & Associates:

Knowledgeable Audit Team

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

Servicing your Individual Needs

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

Developing Relationships

We strive to foster mutually beneficial relationships with our clients. We stay in touch year round, updating, collaborating and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

Maintaining an Impeccable Reputation

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA (tgrau@graucpa.com) or Racquel McIntosh, CPA (rmcintosh@graucpa.com) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

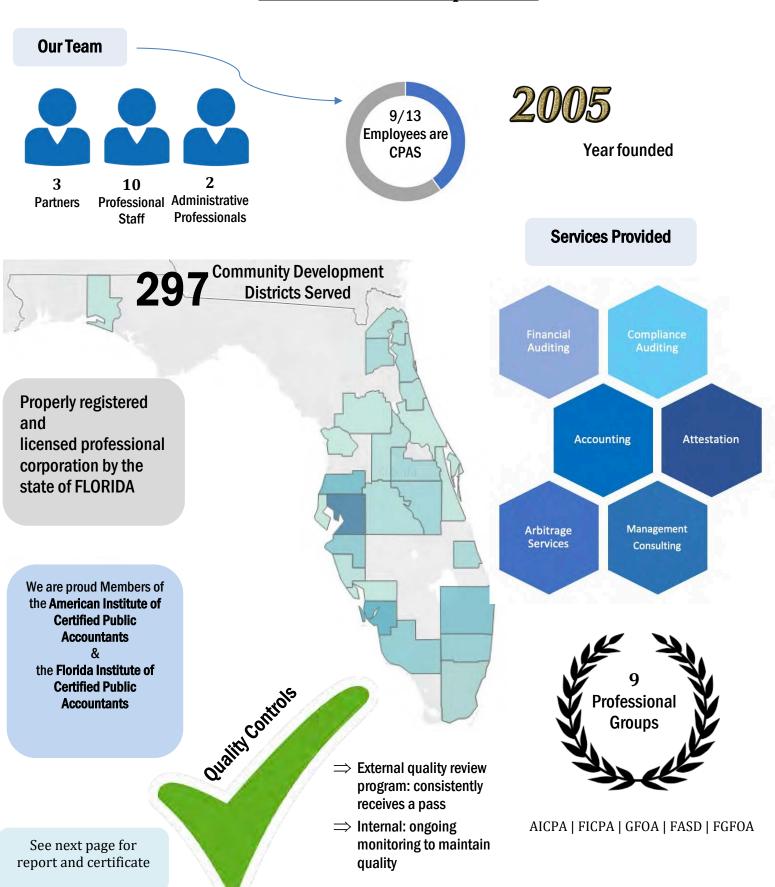
Very truly yours, Grau & Associates

Antonio J. Grau

Firm Qualifications



Grau's Focus and Experience









Peer Review Program

AICPA Peer Review Program Administered in Florida by the Florida Institute of CPAs

Administered in Florida by The Florida Institute of CPAs

February 20, 2020

Antonio Grau Grau & Associates 951 Yamato Rd Ste 280 Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on February 20, 2020, the Florida Peer Review Committee accepted the report on the most recent. System Review of your firm. The due date for your next review is December 31, 2022. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely, FICPA Peer Review Committee

Peer Review Team FICPA Peer Review Committee paul@ficpa.org 800-342-3197 ext. 251

Florida Institute of CPAs

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114 Review Number: 571202

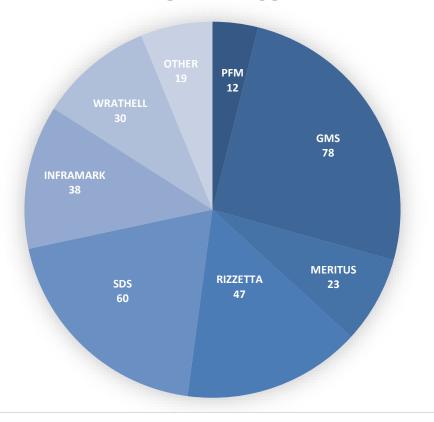
3800 Esplanade Way, Suite 210 | Taliahassee, FL 32311) 800,342,3197 in Florida | 650,224,2727 | Fax: 650,222,6190 | www.ficpa.org



Firm & Staff Experience



GRAU AND ASSOCIATES COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE BY MANAGEMENT COMPANY



Profile Briefs:

Antonio J GRAU, CPA (Partner)

Years Performing
Audits: 30+
CPE (last 2 years):
Government
Accounting, Auditing:
40 hours; Accounting,
Auditing and Other:
53 hours
Professional
Memberships: AICPA,
FICPA, FGFOA, GFOA

Racquel McIntosh, CPA (Partner)

Years Performing
Audits: 14+
CPE (last 2 years):
Government
Accounting, Auditing:
61 hours; Accounting,
Auditing and Other:
30 hours
Professional
Memberships: AICPA,
FICPA, FGFOA, FASD

"Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With the every changing technology available and utilized by our clients, we are constantly innovating our audit process."

- Tony Grau

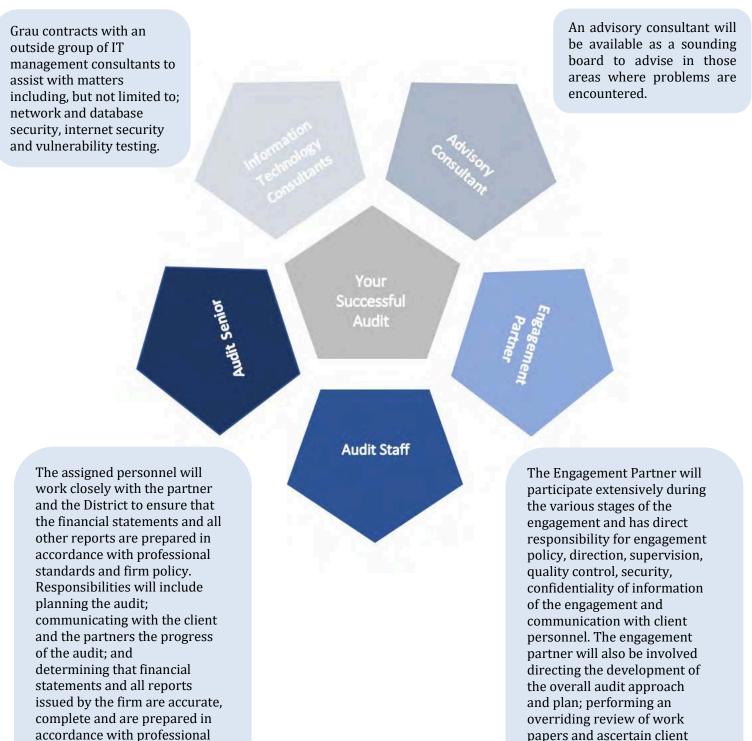
"Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization."

-Racquel McIntosh



YOUR ENGAGEMENT TEAM

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team.





standards and firm policy.

satisfaction.



Antonio 'Tony 'J. Grau, CPA Partner

Contact: tgrau@graucpa.com | (561) 939-6672

Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

Education

University of South Florida (1983) Bachelor of Arts Business Administration

Clients Served (partial list)

(>300) Various Special Districts, including:

Bayside Improvement Community Development District Dunes Community Development District Fishhawk Community Development District (I, II, IV) Grand Bay at Doral Community Development District Heritage Harbor North Community Development District St. Lucie West Services District Ave Maria Stewardship Community District Rivers Edge II Community Development District Bartram Park Community Development District Bay Laurel Center Community Development District

Boca Raton Airport Authority Greater Naples Fire Rescue District Key Largo Wastewater Treatment District Lake Worth Drainage District South Indian River Water Control

Professional Associations/Memberships

American Institute of Certified Public Accountants Florida Government Finance Officers Association Florida Institute of Certified Public Accountants Government Finance Officers Association Member City of Boca Raton Financial Advisory Board Member

Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	40
Accounting, Auditing and Other	<u>53</u>
Total Hours	93 (includes of 4 hours of Ethics CPE)





Racquel C. McIntosh, CPA Partner

Contact: rmcintosh@graucpa.com | (561) 939-6669

Experience

Racquel has been providing government audit, accounting and advisory services to our clients for over 14 years. She serves as the firm's quality control partner; in this capacity she closely monitors engagement quality ensuring standards are followed and maintained throughout the audit.

Racquel develops in-house training seminars on current government auditing, accounting, and legislative topics and also provides seminars for various government organizations. In addition, she assists clients with implementing new accounting software, legislation, and standards.

Education

Florida Atlantic University (2004) Master of Accounting Florida Atlantic University (2003) Bachelor of Arts: Finance, Accounting

Clients Served (partial list)

(>300) Various Special Districts, including: Carlton Lakes Community Development District Golden Lakes Community Development District Rivercrest Community Development District South Fork III Community Development District TPOST Community Development District

East Central Regional Wastewater Treatment Facilities Indian Trail Improvement District Pinellas Park Water Management District Ranger Drainage District South Trail Fire Protection and Rescue Service District Westchase Community Development District Monterra Community Development District Palm Coast Park Community Development District Long Leaf Community Development District Watergrass Community Development District

Professional Associations/ Memberships

American Institute of Certified Public Accountants Florida Institute of Certified Public Accountants FICPA State & Local Government Committee FGFOA Palm Beach Chapter

Professional Education (over the last two years)

Course

Government Accounting and Auditing Accounting, Auditing and Other Total Hours

Hours

61

30

91 (includes of 4 hours of Ethics CPE)



References



We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

Dunes Community Development District

Scope of Work Financial audit **Engagement Partner** Antonio J. Grau

Dates Annually since 1998

Client Contact Darrin Mossing, Finance Director

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

904-940-5850

Two Creeks Community Development District

Scope of Work Financial audit **Engagement Partner** Antonio J. Grau

Dates Annually since 2007

Client Contact William Rizzetta, President

3434 Colwell Avenue, Suite 200

Tampa, Florida 33614

813-933-5571

Journey's End Community Development District

Scope of Work Financial audit **Engagement Partner** Antonio J. Grau

Dates Annually since 2004

Client Contact Todd Wodraska, Vice President

2501 A Burns Road

Palm Beach Gardens, Florida 33410

561-630-4922



Specific Audit Approach



AUDIT APPROACH

Grau's Understanding of Work Product / Scope of Services:

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. You would be a valued client of our firm and we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but will exceed those expectations. Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State of Local regulations. We will deliver our reports in accordance with your requirements.

Proposed segmentation of the engagement

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



Phase I - Preliminary Planning

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

During this phase we will perform the following activities:

- » Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- » Read minutes of meetings;
- » Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- » Obtain an understanding of fraud detection and prevention systems;
- » Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- » Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- » Discuss and resolve any accounting, auditing and reporting matters which have been identified.



Phase II - Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions:
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

Phase III - Completion and Delivery

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

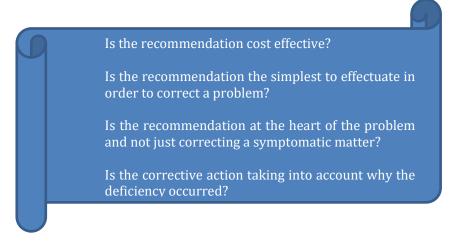
In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments:
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.



Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:



To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no "surprises" in the management letter and fosters a professional, cooperative atmosphere.

Communications

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.



Cost of Services



Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2022-2026 are as follows:

Year Ended September 30,	Fee
2022	\$8,000
2023	\$8,200
2024	\$8,400
2025	\$8,600
2026	<u>\$8,800</u>
TOTAL (2022-2026)	<u>\$42,000</u>

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or additional Bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned.



Supplemental Information



PARTIAL LIST OF CLIENTS

SPECIAL DISTRICTS	Governmental Audit	Single Audit	Utility Audit	Current Client	Year End
Boca Raton Airport Authority	✓	√		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Collier Mosquito Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓		9/30
Florida Green Finance Authority	✓				9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓	✓		✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	√			✓	9/30
Key Largo Wastewater Treatment District	✓	✓	✓	✓	9/30
Lake Padgett Estates Independent District	√			✓	9/30
Lake Worth Drainage District	√			✓	9/30
Lealman Special Fire Control District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓				9/30
Old Plantation Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	√			✓	9/30
Pine Tree Water Control District (Broward)	√			✓	9/30
Pinetree Water Control District (Wellington)	√				9/30
Ranger Drainage District	√	✓		✓	9/30
Renaissance Improvement District	√			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓			✓	9/30
South Central Regional Wastewater Treatment and Disposal Board	✓			✓	9/30
South-Dade Venture Development District	✓			✓	9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunshine Water Control District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
Various Community Development Districts (297)	✓			✓	9/30
TOTAL	333	5	3	328	



ADDITIONAL SERVICES

CONSULTING / MANAGEMENT ADVISORY SERVICES

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing

- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

ARBITRAGE

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

73 Current
Arbitrage
Calculations

We look forward to providing Meadow View at Twin Creeks Community Development District with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!

For even more information on Grau & Associates please visit us on www.graucpa.com.





Approved Budget FY 2023 May 19, 2022

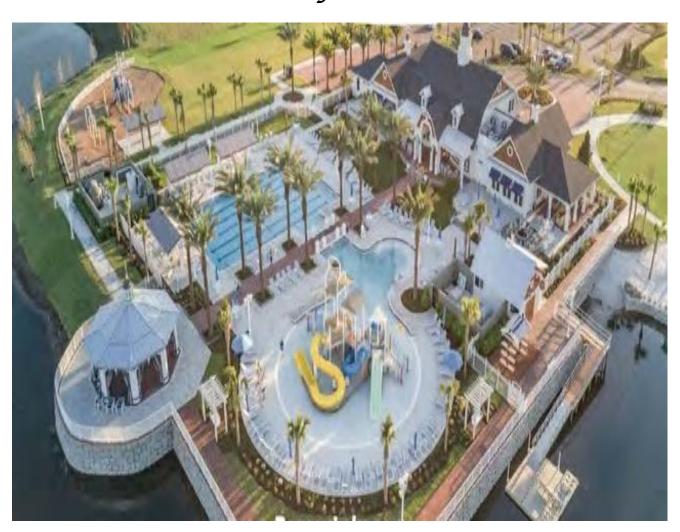




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2021 Debt Service Fund - Phase 4	Paae 27-29

General Fund

Community Development District

	Adopted Budget FY 2022	Actual Thru 5/31/22	Projected Next 4 Months	Total Projected 9/30/22	Approved Budget FY 2023	% Changes Increase (Decrease)
Description	J y 2022	5/ 31/ 22	4 Monus	9/30/22	J y 2023	(Decreuse)
<u>Revenues</u>						
Assessments - Tax Roll	\$639,572	\$617,462	\$22,110	\$639,572	\$767,486	20.0%
Assessments - Direct/Developer Contributions	\$912,203	\$73,365	\$746,008	\$819,373	\$1,045,610	14.6%
Interest/Miscelleaneous Income	\$0	\$7,870	\$4	\$7,874	\$5,000	N/A
Restricted - Easement Fence Fund	\$0	\$8,400	\$0	\$8,400	\$0	N/A
Facility Revenue	\$10,000	\$8,062	\$3,000	\$11,062	\$10,000	0.0%
Total Revenues	\$1,561,775	\$715,158	\$771,123	\$1,486,280	\$1,828,096	15%
<u>Expenditures</u>						
Administrative						
<u>Summits rutive</u>						
Engineering	\$20,000	\$19,864	\$16,226	\$36,089	\$36,000	80.0%
Attorney	\$30,000	\$20,164	\$20,160	\$40,324	\$30,000	0.0%
Annual Audit	\$7,500	\$0	\$7,500	\$7,500	\$7,500	0.0%
Arbitrage	\$2,400	\$1,800	\$600	\$2,400	\$3,600	50.0%
Assessment Roll	\$10,000	\$10,000	\$0	\$10,000	\$10,000	0.0%
Dissemination Agent	\$20,000	\$12,808	\$5,667	\$18,475	\$20,000	0.0%
Trustee Fee	\$21,000	\$12,813	\$8,187	\$21,000	\$21,000	0.0%
Management Fees	\$49,613	\$33,075	\$16,538	\$49,613	\$52,094	5.0%
Information Technology	\$1,400	\$933	\$467	\$1,400	\$1,550	10.7%
Website Compliance	\$1,000	\$667	\$333	\$1,000	\$1,100	10.0%
Telephone	\$500	\$458	\$220	\$678	\$700	40.0%
Postage	\$800	\$628	\$200	\$828	\$1,000	25.0%
Insurance	\$7,796	\$7,335	\$0	\$7,335	\$8,802	12.9%
Printing & Binding	\$4,000	\$1,141	\$400	\$1,541	\$2,000	-50.0%
Legal Advertising	\$3,000	\$377	\$500	\$877	\$1,500	-50.0%
Other Current Charges	\$1,600	\$461	\$300	\$761 \$450	\$1,600	0.0%
Office Supplies Dues, Licenses & Subscriptions	\$300 \$175	\$58 \$175	\$92 \$0	\$150 \$175	\$300 \$175	0.0% 0.0%
Administrative Expenditures	\$181,084	\$122,755	\$77,389	\$200,145	\$198,921	9%
Junious acre Experieures	φ101,004	φ122,733	φ11,30 3	\$200,143	ψ130,321	370
AMENITY CENTER Utilities						
Telephone/Cable/Internet	\$10,752	\$7,219	\$3,580	\$10,799	\$10,900	1.4%
Electric		\$26,386				
	\$38,000		\$14,000	\$40,386	\$45,800	20.5%
Water/Irrigation	\$20,000	\$9,757	\$4,800	\$14,557	\$20,000	0.0%
Gas	\$1,500	\$1,124	\$712	\$1,836	\$2,136	42.4%
Trash Removal	\$3,528	\$3,388	\$1,611	\$4,999	\$4,860	37.8%
Security						
Security Monitoring	\$17,675	\$888	\$444	\$1,331	\$1,440	-91.9%
Gate Monitoring	\$0	\$9,166	\$5,026	\$14,192	\$16,235	N/A
Access Cards	\$3,000	\$2,009	\$1,941	\$3,950	\$4,000	33.3%
Contracted Security	\$20,000	\$0	\$0	\$0	\$20,000	0.0%
Management Contracts						
Facility Management	\$125,000	\$42,436	\$21,218	\$63,654	\$125,000	0.0%
Pool Attendants	\$51,750	\$8,218	\$43,532	\$51,750	\$51,750	0.0%
Canoe Launch Attendant	\$31,050	\$0	\$10,350	\$10,350	\$31,050	0.0%
Snack Bar Attendant	\$17,940	\$0	\$0	\$0	\$17,940	0.0%
Field Management / Admin	\$25,000	\$26,667	\$13,333	\$40,000	\$43,200	72.8%
Pool Maintenance	\$20,000	\$11,198	\$5,192	\$16,390	\$20,000	0.0%
Pool Chemicals	\$15,000	\$4,983	\$6,400	\$11,383	\$14,798	-1.3%
	,	•		,		

General Fund

Meadow View at Twin Creeks

Community Development District

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Approved Budget	% Changes Increase
Description	FY 2022	5/31/22	4 Months	9/30/22	FY 2023	(Decrease)
AMENITY CENTER CONT						
Janítorial	\$20,000	\$11,448	\$5,180	\$16,628	\$22,275	11.4%
Facility Maintenance	\$30,000	\$11,088	\$10,000	\$21,088	\$30,000	0.0%
Prívate Event Attendant	\$5,000	\$2,404	\$1,500	\$3,904	\$5,000	0.0%
Repairs & Maintenance	\$36,000	\$16,433	\$10,000	\$26,433	\$36,000	0.0%
New Capital Projects	\$12,000	\$4,919	\$0	\$4,919	\$12,000	0.0%
Snack Bar Inventory- CGS	\$1,000	\$0	\$500	\$500	\$1,000	0.0%
Food Service License	\$610	\$392	\$250	\$642	\$650	6.6%
Rental and Leases	\$27,691	\$18,461	\$9,230	\$27,691	\$27,691	0.0%
Subscriptions	\$12,000	\$2,555	\$3,048	\$5,603	\$12,000	0.0%
Pest Control	\$2,280	\$1,368	\$798	\$2,166	\$2,400	5.3%
Supplies	\$2,200	\$2,293	\$200	\$2,100	\$2,500	25.0%
Towel/Linen Service	\$2,000	\$1,146	\$440	\$2, 4 93 \$1,586	\$2,000	0.0%
Furniture, Fixtures & Equipment	\$5,000	\$3,539	\$0	\$3,539	\$5,000	0.0%
Special Events	\$30,000	\$26,332	\$9,668	\$36,000	\$35,000	16.7%
2						
Holiday Decorations	\$9,000	\$10,870	\$9,202	\$20,072	\$20,000	122.2%
Fitness Center Repairs/Supplies	\$2,000	\$2,665	\$435	\$3,100	\$3,100	55.0%
Office Supplies	\$1,500	\$833	\$667	\$1,500	\$1,500	0.0%
ASCAP/BMI Licenses	\$1,000	\$0	\$0	\$0	\$1,000	0.0%
Property Insurance	\$40,183	\$38,456	\$0	\$38,456	\$54,949	36.7%
Permit and License	\$575	\$0	\$575	\$575	\$575	0.0%
Performance Guaranty Bonds	\$0	\$16,659	\$0	\$16,659	\$0	N/A
Amenity Center Expenditures	\$640,034	\$325,301	\$193,832	\$519,133	\$703,749	9%
Grounds Maintenance						
Hydrology Quality/Mitigation	\$6,400	\$0	\$0	\$0	\$6,400	0.0%
Electric	\$30,000	\$14,160	\$7,760	\$21,920	\$30,000	0.0%
Landscape Maintenance	\$532,120	\$354,747	\$177,373	\$532,120	\$646,800	21.6%
Landscape Contingency	\$30,000	\$39,934	\$45,066	\$85,000	\$85,000	183.3%
Lake Maintenance	\$27,000	\$15,408	\$7,077	\$22,485	\$27,000	0.0%
Grounds Maintenance	\$12,000	\$7,923	\$4,077	\$12,000	\$12,000	0.0%
Pump Repairs	\$5,000	\$3,530	\$0	\$3,530	\$5,000	0.0%
Streetlighting	\$42,000	\$30,792	\$15,689	\$46,481	\$49,890	18.8%
Streetlight Repairs	\$5,000	\$0,792	\$13,009	\$40,461	\$5,000	0.0%
Irrigation Repairs	\$15,000 \$15,000	\$17,189	\$4,000	\$0 \$21,189	\$22,200	48.0%
Miscellaneous	\$5,000	\$17,169	\$2,000	\$2,000	\$5,000	0.0%
Contingency	\$3,000 \$31,136	\$20,278	\$2,000	\$2,000	\$3,000	0.0%
Grounds Maintenance Expenditures	\$740,656	\$503,961	\$263,042	\$767,003	\$925,426	25%
,				·		
TOTAL EXPENDITURES	\$1,561,774	\$952,017	\$534,263	\$1,486,280	\$1,828,096	17%

GENERAL FUND BUDGET FISCAL YEAR 2023

REVENUES:

Developer Contributions

The District will enter into a Funding Agreement with the Developer to Fund part of the General Fund expenditures for the Fiscal Year.

<u>Assessments</u>

The District will levy a non ad-valorem special assessment on all taxable property within the District to fund all of the General Operating Expenditures for the fiscal year.

Interest/Miscellaneous Income

The District will have all excess funds invested with the US Bank Corporate Trust Services. Interest amount is based upon the estimated average balance of funds available during the fiscal year. Miscellaneous Income is any other deposit for the District.

Restricted-Easement Fence Fund

Fees received from residents to install fences within District easements located on residents' lots.

Facility Revenue

Income received from residents for rental of clubroom and purchase of access cards.

EXPENDITURES:

Administrative:

Engineering

The District will contract with an engineering firm to provide general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, etc.

<u>Attorney</u>

The District is contracted with KE Law Group , PLLC to provide legal counsel and general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District will contract with a licensed CPA firm to prepare the annual audit.

GENERAL FUND BUDGET FISCAL YEAR 2023

<u>Arbitrage</u>

The District is required to annually have an arbitrage rebate calculation on the District's Series 2016 A-1/A-2, 2016 B, 2018A-1/A-2, 2019 A-1/A-2, 2020 A1, A2, A3, 2021 Phase 3B and 2021 Phase 4 Special Assessment Bonds. The District will contract with an independent certified public accounting firm to calculate the rebate liability and submit a report to the District.

Assessment Roll

The District has contracted with Governmental Management Services, LLC for the certification of the District's annual maintenance and debt service assessments to the County Tax Collector

Dissemination Fees

The Annual Disclosure Report prepared by Governmental Management Services, LLC required by the Security and Exchange Commission in order to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

<u>Vendor</u>	<u>Monthly</u>		1	<u>Annual</u>
GMS	\$	1,042	\$	12,500
Disclosure Services	\$	625	\$	7,500
	\$	1,667	\$	20,000

Trustee Fees

The District's Series 2016 A-1/A-2, 2016 B, 2018A-1/A-2, 2019 A-1/A-2, 2020A1-A3, 2021 Phase 3B. and 2021 Phase 4 Special Assessment Bonds are held by a Trustee with US Bank. The amount represents the fee for the administration of the District's bond issue.

Management Fees

The District has contracted with Governmental Management Services, LLC for Management, Accounting and Administrative services as part of a Management Agreement with management company.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Compliance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

The cost of telephone and fax machine service.

GENERAL FUND BUDGET FISCAL YEAR 2023

Postage

The cost of mailing agenda packages, overnight deliveries, correspondence, and payments for the District.

Insurance

Represents the estimated cost for public officials and general liability insurance for the District provided by Florida Insurance Alliance.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, and etc. in a newspaper of general circulation.

Other Current Charges

Bank charges, amortization schedules, and any other miscellaneous expenses incurred during the year.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Amenity Center:

Telephone/Cable/Internet

The District will provide phone, internet & cable television services for the Amenity Center.

<u>Contract</u>	<u>M</u>	<u>onthly</u>	<u>Annual</u>
Comcast	\$	801	\$ 9,609
AT&T	\$	70	\$ 840
	\$	38	\$ 451
	\$	871	\$ 10,900

Meadow View at Twin Creek Community Development District GENERAL FUND BUDGET

FISCAL YEAR 2023

Electric

The cost of electric associated with the Recreation Facility provided by FPL.

Account #	<u>Address</u>	N	<u>Ionthly</u>	<u>Annual</u>
67216-50049	850 Beacon Lake Parkway	\$	3,700	\$ 44,400
	Contingency		117	1,400
		\$	3,817	\$ 45,800

Water/Irrigation

Water, sewer and irrigation systems cost for the district provided by St Johns County Utility Department.

Account #	<u>Address</u>	N	<u>lonthly</u>	<u>Annual</u>
567190-135186	840 & 850 Beacon Lake Parkway	\$	1,040	\$ 12,480
	205 Concave Ln	\$	100	\$ 1,200
	Contingency for New Accounts		527	6,320
		\$	1,667	\$ 20,000

Gas

The District has contracted with TECO and Florida Natural Gas to provide propane delivery for amenity center use.

Trash Removal

Cost of garbage disposal service will be provided by Republic Services for the District.

Security Monitoring

The District contracted with Atlantic Companies for security monitoring for the Amenity Center.

<u>Contract</u>	Me	<u>Monthly</u>		<u>Annual</u>
Atlantic Companies	\$	111	\$	1,331
Contingency	\$	9	\$	109
	\$	120	\$	1,440

Gate Monitoring

The District contracted with Hidden Eyes LLC dba Envera for gate monitoring for the community.

<u>Contract</u>	<u>Monthly</u>		4	<u>Annual</u>
Envera	\$	1,105	\$	13,254
Contingency	\$	248	\$	2,981
	\$	1,353	\$	16,235

GENERAL FUND BUDGET FISCAL YEAR 2023

Access Cards

Represents the estimated cost for access cards purchased by the District's Amenity Center.

Contracted Security

Represents the annual cost for private security services.

Amenity Management

The Districted contracted with Riverside Management Services to provide management services for the Amenity Center.

<u>Contract</u>	<u>N</u>	<u>lonthly</u>	<u>Annual</u>
Amenity Manager	\$	5,305	\$ 63,654
Assistant Manager	\$	700	\$ 8,400
Contingency	\$	4,412	\$ 52,946
	\$	10,417	\$ 125,000

Pool Attendants

The District has contracted with Riverside Management Services, Inc. to provide pool lifeguards/or pool attendants during the operating season for the pool.

Canoe Launch Attendant

The District has contracted with Riverside Management Services, Inc. to provide canoe launch attendants during the operating season.

Snack Bar Attendant

The District has contracted with Riverside Management Services, Inc. to provide snack bar attendants during the operating season.

Field Management and Admin

The District will contract Riverside Management Services, Inc. for onsite field management of contracts for District Services such as landscaping, amenity & pool facilities, lake maintenance, etc.

<u>Contract</u>	N	<u>lonthly</u>	<u>Annual</u>		
Riverside Management	\$	3,600	\$	43,200	

Pool Maintenance

The estimated amount based on proposed contract with Riverside Management Services, Inc. to provide maintenance of the Amenity Center swimming pool.

GENERAL FUND BUDGET FISCAL YEAR 2023

<u>Contract</u>	M	<u>lonthly</u>	 <u>Annual</u>
Riverside Management	\$	1,363	\$ 16,355
Contingency	\$	304	\$ 3,645
	\$	1,667	\$ 20,000

Pool Chemicals

The estimated amount based on proposed contract with Poolsure to provide chemicals to maintain the Amenity Center swimming pool.

Janitorial

The estimated amount based on proposed contract with Riverside Management Services, Inc. to provide janitorial services for the Amenity Center which includes the purchase of janitorial supplies such as paper towels, soap, garbage bags and cleaning supplies.

<u>Contract</u>	N	<u>lonthly</u>	<u>Annual</u>		
Jani King	\$	1,523	\$	18,275	
Janitorial Supplies	\$	333	\$	4,000	
	\$	1,856	\$	22,275	

Facility Maintenance

The estimated amount based on proposed contract with vendors to provide routine repairs and maintenance for the Amenity Center.

Private Event Attendant

The estimated amount for service to cover cost of attendant at private parties.

Repair & Maintenance

Regular maintenance and replacement cost incurred by the Amenity Center of the District.

New Capital Projects

The District will establish a fund for the renewal and replacement of District's capital related facilities.

Snack Bar Inventory – CGS

Represents the estimated cost to purchase inventory for food or beverages in the event the District operates the snack bar.

Food Service License

Represents estimated annual cost to obtain licenses and permits to operate the snack bar and gourmet kitchen

GENERAL FUND BUDGET FISCAL YEAR 2023

Rental & Leases

Monthly fitness room lease payment to Municipal Asset Management in the amount of \$2,307.62

Subscriptions

All annual subscriptions to include Wellbeats, computer software, Prime scubsciption etc.

Pest Control

The District will contract for pest control services for amenity center.

Supplies

Represents the District expenses for amenity supplies purchased for the amenity center.

Towel/Linen Service

Represents the District expenses for the cleaning of towels and linen used by the amenity center.

Furniture, Fixtures & Equipment

Represents the District expenses for furniture, fixtures and equipment for the amenity center.

Special Events

Represents estimated costs for the District to host special events for the community throughout the Fiscal Year.

Holiday Decorations

Represents estimated costs for the District to decorate the amenity center throughout the Fiscal Year.

Fitness Center Repairs/Supplies

Represents estimated costs for the Fitness Center repairs of equipment, purchase of supplies, and preventative maintenance contract.

Office Supplies

Represents estimated cost for office supplies for the Amenity Center.

ASCAP/BMI Licenses

License fee required to broadcast music to the amenity center.

Property Insurance

The District's Property insurance policy is with Florida Insurance Alliance. FIA specializes in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for property insurance related to the Amenity Center.

GENERAL FUND BUDGET FISCAL YEAR 2023

Permit and License

Cost of pool permit renewals with Florida Department of Health.

Grounds Maintenance:

Hydrology Quality/Mitigation

Cost to preserve beneficial aquatic plants in the wetland mitigation area and control nuisance and exotic pest plant populations.

Electric

Electric cost billed to district by FPL for common area electric.

Account #	<u>Location</u>	1	<u> Monthly</u>	<u>Annual</u>
51650-60509	45 Beacon Lake Pkwy # Pump	\$	65	\$ 780
17096-40500	44 Beacon Lake Pkwy # Pump	\$	420	\$ 5,040
08979-60506	333 Beacon Lake Pkwy # Pump	\$	128	\$ 1,536
70640-86478	550 Beacon Lake Pkwy #FNTN	\$	325	\$ 3,900
24276-26128	595 Convex Lane Lighting	\$	15	\$ 180
05494-57141	246 Beacon Lake Pkwy #STOP	\$	15	\$ 180
52485-29017	129 Charlie Way #Well	\$	125	\$ 1,500
45848-73154	136 Charlie Way #Well	\$	125	\$ 1,500
37599-46118	744 Windermere Way	\$	10	\$ 120
91057-19240	323 Loosestrife Way #LS	\$	15	\$ 180
60307-71510	35 Loosestrife Way #IRR	\$	200	\$ 2,400
98273-97077	1624 Beacon Lake Pkwy	\$	125	\$ 1,500
	Contingency	\$	932	\$ 11,184
		\$	2,500	\$ 30,000

Landscape Maintenance

Cost to maintain the common areas and amenity center of the District contracted with Yellowstone Landscape and West Orange Nurseries for the first 7 months of warranty period then contract for new phase will revert to Yellowstone for last 5 months for fiscal year.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Yellowstone	\$ 27,369	\$ 328,422
West Orange Nurseries	\$ 8,420	\$ 101,040
West Orange Nurseries TH/Entry	\$ 9,011	\$ 108,138
West Orange Nurseries (3A)	\$ 9,100	\$ 109,200
	\$ 53,900	\$ 646,800

Landscape Contingency

Other landscape costs that is not under contract which includes landscape light repairs and replacements.

GENERAL FUND BUDGET FISCAL YEAR 2023

Lake Maintenance

Cost to provide aquatic plant management for thirteen lakes within the District. Includes treatment of lakes with herbicides and technology to control vegetation, and trash disposal along banks and lakes.

<u>Contract</u>	M	<u>onthly</u>	 <u>Annual</u>
Future Horizons Inc	\$	1,769	\$ 21,230
Additional Lakes	\$	481	\$ 5,770
	\$	2,250	\$ 27,000

Grounds Maintenance

Contracted staff for repairs and trash pick-up on District owned property.

Pump Repairs

Provision for pool pump repair or replacements as needed.

Streetlighting

FPL provides the District street lighting cost for the community. The amount is based upon the agreement plus estimated cost for fuel charges.

Account #	<u>Address</u>		<u>Monthly</u>		<u>Annual</u>	
11082-69190	200 Twin Creeks Dr - SL	\$	3,922	\$	47,066	
	Contingency		235		2,824	
		\$	4,158	\$	49,890	

Streetlight Repairs

Estimated costs for street lighting and parking lot repairs and replacements.

Irrigation Repairs

Miscellaneous irrigation repairs and maintenance cost for the District.

Miscellaneous

Any unanticipated and unscheduled maintenance cost to the District.

Contingency

A contingency for any unanticipated and unscheduled cost to the District.

Community Development District

Debt Service Fund Series 2016 A1

Description	Adopted Budget FY 2022	Budget Thru Ne		Total Projected 9/30/22	Approved Budget FY 2023
Revenues					
Assessments - Tax Roll	\$443,364	\$428,037	\$15,327	\$443,364	\$443,364
Interest Income	\$20	\$14	\$4	\$18	\$20
Carry Forward Surplus	\$206,338	209,785	\$0	\$209,785	\$209,767
TOTAL REVENUES	\$649,722	\$637,835	\$15,331	\$653,167	\$653,151
Expenditures					
Interest - 11/01	\$161,700	\$161,700	\$0	\$161,700	\$ 159,000.00
Interest - 05/01	\$161,700	\$161,700	\$0	\$161,700	\$ 159,000.00
Principal - 05/01	\$120,000	\$120,000	\$0	\$120,000	\$ 125,000.00
TOTAL EXPENDITURES	\$443,400	\$443,400	\$0	\$443,400	\$443,000
EXCESS REVENUES	\$206,322	\$194,435	\$15,331	\$209,767	\$210,151

November 1, 2023 - Series 2016A-1

\$156,188

Series 2016A-1 Special Assessment Bonds

DATE	BALANCE	I	PRINCIPAL	INTEREST	TOTAL
11/1/22	\$ 6,090,000.00			\$ 159,000.00	\$ 440,700.00
5/1/23	\$ 6,090,000.00	\$	125,000.00	\$ 159,000.00	
11/1/23	\$ 5,965,000.00			\$ 156,187.50	\$ 440,187.50
5/1/24	\$ 5,965,000.00	\$	130,000.00	\$ 156,187.50	
11/1/24	\$ 5,835,000.00			\$ 153,262.50	\$ 439,450.00
5/1/25	\$ 5,835,000.00	\$	140,000.00	\$ 153,262.50	
11/1/25	\$ 5,695,000.00			\$ 150,112.50	\$ 443,375.00
5/1/26	\$ 5,695,000.00	\$	145,000.00	\$ 150,112.50	
11/1/26	\$ 5,550,000.00			\$ 146,850.00	\$ 441,962.50
5/1/27	\$ 5,550,000.00	\$	150,000.00	\$ 146,850.00	
11/1/27	\$ 5,400,000.00			\$ 143,475.00	\$ 440,325.00
5/1/28	\$ 5,400,000.00	\$	160,000.00	\$ 93,225.00	
11/1/28	\$ 5,240,000.00			\$ 93,225.00	\$ 346,450.00
5/1/29	\$ 5,240,000.00	\$	165,000.00	\$ 93,225.00	
11/1/29	\$ 5,075,000.00			\$ 93,225.00	\$ 351,450.00
5/1/30	\$ 5,075,000.00	\$	175,000.00	\$ 93,225.00	
11/1/30	\$ 4,900,000.00			\$ 93,225.00	\$ 361,450.00
5/1/31	\$ 4,900,000.00	\$	185,000.00	\$ 93,225.00	
11/1/31	\$ 4,715,000.00			\$ 93,225.00	\$ 371,450.00
5/1/32	\$ 4,715,000.00	\$	195,000.00	\$ 93,225.00	
11/1/32	\$ 4,520,000.00			\$ 93,225.00	\$ 381,450.00
5/1/33	\$ 4,520,000.00	\$	205,000.00	\$ 93,225.00	
11/1/33	\$ 4,315,000.00			\$ 93,225.00	\$ 391,450.00
5/1/34	\$ 4,315,000.00	\$	215,000.00	\$ 93,225.00	
11/1/34	\$ 4,100,000.00			\$ 93,225.00	\$ 401,450.00
5/1/35	\$ 4,100,000.00	\$	225,000.00	\$ 93,225.00	

Series 2016A-1 Special Assessment Bonds

DATE	BALANCE	I	PRINCIPAL	INTEREST	TOTAL
11/1/35	\$ 3,875,000.00			\$ 93,225.00	\$ 411,450.00
5/1/36	\$ 3,875,000.00	\$	235,000.00	\$ 93,225.00	
11/1/36	\$ 3,640,000.00			\$ 93,225.00	\$ 421,450.00
5/1/37	\$ 3,640,000.00	\$	250,000.00	\$ 93,225.00	
11/1/37	\$ 3,390,000.00			\$ 93,225.00	\$ 436,450.00
5/1/38	\$ 3,390,000.00	\$	260,000.00	\$ 93,225.00	
11/1/38	\$ 3,130,000.00			\$ 86,075.00	\$ 439,300.00
5/1/39	\$ 3,130,000.00	\$	275,000.00	\$ 86,075.00	
11/1/39	\$ 2,855,000.00			\$ 78,512.50	\$ 439,587.50
5/1/40	\$ 2,855,000.00	\$	290,000.00	\$ 78,512.50	
11/1/40	\$ 2,565,000.00			\$ 70,537.50	\$ 439,050.00
5/1/41	\$ 2,565,000.00	\$	310,000.00	\$ 70,537.50	
11/1/41	\$ 2,255,000.00			\$ 62,012.50	\$ 442,550.00
5/1/42	\$ 2,255,000.00	\$	325,000.00	\$ 62,012.50	
11/1/42	\$ 1,930,000.00			\$ 53,075.00	\$ 440,087.50
5/1/43	\$ 1,930,000.00	\$	345,000.00	\$ 53,075.00	
11/1/43	\$ 1,585,000.00			\$ 43,587.50	\$ 441,662.50
5/1/44	\$ 1,585,000.00	\$	365,000.00	\$ 43,587.50	
11/1/44	\$ 1,220,000.00			\$ 33,550.00	\$ 442,137.50
5/1/45	\$ 1,220,000.00	\$	385,000.00	\$ 33,550.00	
11/1/45	\$ 835,000.00			\$ 22,962.50	\$ 441,512.50
5/1/46	\$ 835,000.00	\$	405,000.00	\$ 22,962.50	
11/1/46	\$ 430,000.00			\$ 11,825.00	\$ 439,787.50
5/1/47	\$ 430,000.00	\$	430,000.00	\$ 11,825.00	
					\$ 441,825.00
		\$ (6,210,000.00	\$ 4,879,700.00	\$ 11,089,700.00

Community Development District

Debt Service Fund Series 2018 A1 and A2

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Approved Budget
Description	FY 2022	5/31/22	4 Months	9/30/22	FY 2023
Revenues					
Assessments - A1	\$612,550	\$591,358	\$21,176	\$612,533	\$612,550
Assessments - A2	\$304,937	\$76,739	\$228,198	\$304,937	\$0
Interest Income	\$50	\$40	\$16	\$56	\$50
Prepayments - A2	\$0	\$1,116,609	\$0	\$1,116,609	\$0
Carry Forward Surplus	\$797,498	1,312,092	\$0	\$1,312,092	\$412,549
TOTAL REVENUES	\$1,715,035	\$3,096,837	\$249,390	\$3,346,226	\$1,025,149
Expenditures					
Debt Servíce 2018 A1					
Interest - 11/01	\$235,794	\$235,794	\$0	\$235,794	\$232,819
Interest - 05/01	\$235,794	\$235,794	\$0	\$235,794	\$232,819
Principal - 05/01	\$140,000	\$140,000	\$0	\$140,000	\$150,000
Debt Service 2018 A2					
Interest - 11/01	\$74,760	\$62,720	\$0	\$62,720	\$0
Principal - 11/01 (Prepayment)	\$570,000	\$955,000	\$0	\$955,000	\$0
Interest - 2/01	\$0	\$6,300	\$0	\$6,300	\$0
Principal - 2/1 (Prepayment)	\$0	\$450,000	\$0	\$450,000	\$0
Interest - 5/01	\$74,760	\$23,380	\$0	\$23,380	\$0
Principal - 5/1	\$55,000	\$15,000	\$0	\$15,000	\$0
Principal - 5/1 (Prepayment)	\$0	\$625,000	\$0	\$625,000	\$0
Interest - 8/1	\$0	\$0	\$1,820	\$1,820	\$0
Principal - 8/1 (Prepayment)	\$0	\$0	\$195,000	\$195,000	\$0
TOTAL EXPENDITURES	\$1,386,108	\$2,748,988	\$196,820	\$2,945,808	\$615,638
Other Sources/(Uses)					
Interfund Transfer In/(Out)	\$0	\$12,130	\$0	\$12,130	\$0
TOTAL OTHER SOURCES AND USES	\$0	\$12,130	\$0	\$12,130	\$0

November 1, 2023 - Series 2018A-1

\$229,631

Series 2018A-1 Special Assessment Bonds

DATE	1	BALANCE	RATE	PI	RINCIPAL	I.	NTEREST		TOTAL
11/1/22	\$	8,550,000.00				\$	232,818.75	\$	608,612.50
5/1/23	\$	8,550,000.00		\$	150,000.00	\$	232,818.75	Ψ	000,012.00
11/1/23	\$	8,400,000.00		Ψ	100,000.00	\$	229,631.25	\$	612,450.00
5/1/24	\$	8,400,000.00		\$	155,000.00	\$	229,631.25	•	- 1-, 1-11-1
11/1/24	\$	8,245,000.00		·	,	\$	226,337.50	\$	610,968.75
5/1/25	\$	8,245,000.00		\$	160,000.00	\$	226,337.50		·
11/1/25	\$	8,085,000.00				\$	222,337.50	\$	608,675.00
5/1/26	\$	8,085,000.00		\$	170,000.00	\$	222,337.50		
11/1/26	\$	7,915,000.00				\$	218,087.50	\$	610,425.00
5/1/27	\$	7,915,000.00		\$	180,000.00	\$	218,087.50		
11/1/27	\$	7,735,000.00				\$	213,587.50	\$	611,675.00
5/1/28	\$	7,735,000.00		\$	185,000.00	\$	213,587.50		
11/1/28	\$	7,550,000.00				\$	208,962.50	\$	607,550.00
5/1/29	\$	7,550,000.00		\$	195,000.00	\$	208,962.50		
11/1/29	\$	7,355,000.00				\$	204,087.50	\$	608,050.00
5/1/30	\$	7,355,000.00		\$	205,000.00	\$	204,087.50		
11/1/30	\$	7,150,000.00				\$	198,962.50	\$	608,050.00
5/1/31	\$	7,150,000.00		\$	220,000.00	\$	198,962.50		
11/1/31	\$	6,930,000.00				\$	192,912.50	\$	611,875.00
5/1/32	\$	6,930,000.00		\$	230,000.00	\$	192,912.50		
11/1/32	\$	6,700,000.00				\$	186,587.50	\$	609,500.00
5/1/33	\$	6,700,000.00		\$	245,000.00	\$	186,587.50		
11/1/33	\$	6,455,000.00				\$	179,850.00	\$	611,437.50
5/1/34	\$	6,455,000.00		\$	260,000.00	\$	179,850.00		
11/1/34	\$	6,195,000.00				\$	172,700.00	\$	612,550.00
5/1/35	\$	6,195,000.00		\$	270,000.00	\$	172,700.00		

Series 2018A-1 Special Assessment Bonds

DATE	1	BALANCE	RATE	P	RINCIPAL	INTEREST	TOTAL
11/1/35	\$	5,925,000.00				\$ 165,275.00	\$ 607,975.00
5/1/36	\$	5,925,000.00		\$	285,000.00	\$ 165,275.00	
11/1/36	\$	5,640,000.00				\$ 157,437.50	\$ 607,712.50
5/1/37	\$	5,640,000.00		\$	305,000.00	\$ 157,437.50	
11/1/37	\$	5,335,000.00				\$ 149,050.00	\$ 611,487.50
5/1/38	\$	5,335,000.00		\$	320,000.00	\$ 149,050.00	
11/1/38	\$	5,015,000.00				\$ 140,250.00	\$ 609,300.00
5/1/39	\$	5,015,000.00		\$	340,000.00	\$ 140,250.00	
11/1/39	\$	4,675,000.00				\$ 130,900.00	\$ 611,150.00
5/1/40	\$	4,675,000.00		\$	360,000.00	\$ 130,900.00	
11/1/40	\$	4,315,000.00				\$ 120,820.00	\$ 611,720.00
5/1/41	\$	4,315,000.00		\$	380,000.00	\$ 120,820.00	
11/1/41	\$	3,935,000.00				\$ 110,180.00	\$ 611,000.00
5/1/42	\$	3,935,000.00		\$	400,000.00	\$ 110,180.00	
11/1/42	\$	3,535,000.00				\$ 98,980.00	\$ 609,160.00
5/1/43	\$	3,535,000.00		\$	425,000.00	\$ 98,980.00	
11/1/43	\$	3,110,000.00				\$ 87,080.00	\$ 611,060.00
5/1/44	\$	3,110,000.00		\$	450,000.00	\$ 87,080.00	
11/1/44	\$	2,660,000.00				\$ 74,480.00	\$ 611,560.00
5/1/45	\$	2,660,000.00		\$	475,000.00	\$ 74,480.00	
11/1/45	\$	2,185,000.00				\$ 61,180.00	\$ 610,660.00
5/1/46	\$	2,185,000.00		\$	500,000.00	\$ 61,180.00	
11/1/46	\$	1,685,000.00				\$ 47,180.00	\$ 608,360.00
5/1/47	\$	1,685,000.00		\$	530,000.00	\$ 47,180.00	
11/1/47	\$	1,155,000.00				\$ 32,340.00	\$ 609,520.00
5/1/48	\$	1,155,000.00		\$	560,000.00	\$ 32,340.00	
11/1/48	\$	595,000.00				\$ 16,660.00	\$ 609,000.00
5/1/49	\$	595,000.00		\$	595,000.00	\$ 16,660.00	\$ 611,660.00
				\$	8,550,000.00	\$ 8,157,350.00	\$ 17,083,143.75

Community Development District

Debt Service Fund Series 2019 A1 - A2

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Approved Budget
Description	FY 2022	5/31/22	4 Months	9/30/22	FY 2023
Revenues					
Assessments - Tax Roll	\$0	\$248,456	\$8,897	\$257,353	\$257,360
Assessments - Dírect 2019 A1	\$257,360	\$0	\$257,360	\$257,360	\$0
Assessments - Dírect 2019 A2	\$194,530	\$11,751	\$0	\$11,751	\$0
Interest Income	\$20	\$21	\$5	\$26	\$20
Prepayments	\$0	\$1,851,343	\$0	\$1,851,343	\$0
Cary Forward Surplus	\$468,896	\$727,725	\$0	\$727,725	\$105,761
TOTAL REVENUES	\$920,806	\$2,590,840	\$257,365	\$2,848,205	\$363,141
Expenditures					
Seríes 2019 A1					
Interest - 11/01	\$100,890	\$100,890	\$0	\$100,890	\$ 99,460.00
Interest - 05/01	\$100,890	\$100,890	\$0	\$100,890	\$ 99,460.00
Principal - 05/01	\$55,000	\$55,000	\$0	\$55,000	\$ 60,000.00
<u>Seríes 2019 A2</u>					
Interest - 11/01	\$77,285	\$69,455	\$0	\$69,455	\$0
Principal - 11/1 (Prepayment)	\$280,000	\$460,000	\$0	\$460,000	\$0
Interest - 2/1	\$0	\$21,199	\$0	\$21,199	\$0
Principal - 2/1 (Prepayment)	\$0	\$1,935,000	\$0	\$1,935,000	\$0
Interest - 5/1	\$77,285	\$0	\$0	\$0	\$0
Principal - 5/1	\$40,000	\$0	\$0	\$0	\$0
Principal - 5/1 (Prepayment)	\$0	\$0	\$0	\$0	\$0
Interest - 8/1	\$0	\$0	\$0	\$0	\$0
Principal - 8/1 (Prepayment)	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$731,350	\$2,742,434	\$0	\$2,742,434	\$258,920
Other Sources/(Uses)					
Interfund Transfer In/(Out)	\$0	(\$10)	\$0	(\$10)	\$0
TOTAL OTHER SOURCES AND USES	\$0	(\$10)	\$0	(\$10)	\$0
EXCESS REVENUES	\$189,456	(\$151,603)	\$257,365	\$105,761	\$104,221
		Nov	ember 1, 2023 - 3	Series 2019A-1	\$97,90
			,	Total	\$97,90

Series 2019A-1 Special Assessment Bonds

DATE	1	BALANCE	RATE	PI	RINCIPAL	I.	NTEREST	TOTAL
11/1/22	\$	3,505,000.00				\$	99,460.00	\$ 99,460.00
5/1/23	\$	3,505,000.00		\$	60,000.00	\$	99,460.00	
11/1/23	\$	3,445,000.00				\$	97,900.00	\$ 257,360.00
5/1/24	\$	3,445,000.00		\$	60,000.00	\$	97,900.00	
11/1/24	\$	3,385,000.00				\$	96,340.00	\$ 254,240.00
5/1/25	\$	3,385,000.00		\$	65,000.00	\$	96,340.00	
11/1/25	\$	3,320,000.00				\$	94,650.00	\$ 255,990.00
5/1/26	\$	3,320,000.00		\$	65,000.00	\$	94,650.00	
11/1/26	\$	3,255,000.00				\$	92,960.00	\$ 252,610.00
5/1/27	\$	3,255,000.00		\$	70,000.00	\$	92,960.00	
11/1/27	\$	3,185,000.00				\$	91,140.00	\$ 254,100.00
5/1/28	\$	3,185,000.00		\$	75,000.00	\$	91,140.00	
11/1/28	\$	3,110,000.00				\$	89,190.00	\$ 255,330.00
5/1/29	\$	3,110,000.00		\$	80,000.00	\$	89,190.00	
11/1/29	\$	3,030,000.00				\$	87,110.00	\$ 256,300.00
5/1/30	\$	3,030,000.00		\$	85,000.00	\$	87,110.00	
11/1/30	\$	2,945,000.00				\$	84,900.00	\$ 257,010.00
5/1/31	\$	2,945,000.00		\$	90,000.00	\$	84,900.00	
11/1/31	\$	2,855,000.00				\$	82,335.00	\$ 257,235.00
5/1/32	\$	2,855,000.00		\$	95,000.00	\$	82,335.00	
11/1/32	\$	2,760,000.00				\$	79,627.50	\$ 256,962.50
5/1/33	\$	2,760,000.00		\$	100,000.00	\$	79,627.50	
11/1/33	\$	2,660,000.00				\$	76,777.50	\$ 256,405.00
5/1/34	\$	2,660,000.00		\$	105,000.00	\$	76,777.50	
11/1/34	\$	2,555,000.00				\$	73,785.00	\$ 255,562.50
5/1/35	\$	2,555,000.00		\$	110,000.00	\$	73,785.00	
11/1/35	\$	2,445,000.00				\$	70,650.00	\$ 254,435.00
5/1/36	\$	2,445,000.00		\$	115,000.00	\$	70,650.00	
11/1/36	\$	2,330,000.00				\$	67,372.50	\$ 253,022.50
5/1/37	\$	2,330,000.00		\$	125,000.00	\$	67,372.50	
11/1/37	\$	2,205,000.00				\$	63,810.00	\$ 256,182.50
5/1/38	\$	2,205,000.00		\$	130,000.00	\$	63,810.00	
11/1/38	\$	2,075,000.00				\$	60,105.00	\$ 253,915.00
5/1/39	\$	2,075,000.00		\$	140,000.00	\$	60,105.00	
11/1/39	\$	1,935,000.00				\$	56,115.00	\$ 256,220.00
5/1/40	\$	1,935,000.00		\$	145,000.00	\$	56,115.00	
11/1/40	\$	1,790,000.00				\$	51,910.00	\$ 253,025.00
5/1/41	\$	1,790,000.00		\$	155,000.00	\$	51,910.00	
11/1/41	\$	1,635,000.00				\$	47,415.00	\$ 254,325.00

Series 2019A-1 Special Assessment Bonds

DATE	1	BALANCE	RATE	\mathcal{P}	RINCIPAL	1	NTEREST	TOTAL
5/1/42	\$	1,635,000.00		\$	165,000.00	\$	47,415.00	
11/1/42	\$	1,470,000.00				\$	42,630.00	\$ 255,045.00
5/1/43	\$	1,470,000.00		\$	175,000.00	\$	42,630.00	
11/1/43	\$	1,295,000.00				\$	37,555.00	\$ 255,185.00
5/1/44	\$	1,295,000.00		\$	185,000.00	\$	37,555.00	
11/1/44	\$	1,110,000.00				\$	32,190.00	\$ 254,745.00
5/1/45	\$	1,110,000.00		\$	195,000.00	\$	32,190.00	
11/1/45	\$	915,000.00				\$	26,535.00	\$ 253,725.00
5/1/46	\$	915,000.00		\$	210,000.00	\$	26,535.00	
11/1/46	\$	705,000.00				\$	20,445.00	\$ 256,980.00
5/1/47	\$	705,000.00		\$	220,000.00	\$	20,445.00	
11/1/47	\$	485,000.00				\$	14,065.00	\$ 254,510.00
5/1/48	\$	485,000.00		\$	235,000.00	\$	14,065.00	
11/1/48	\$	250,000.00				\$	7,250.00	\$ 256,315.00
5/1/49	\$	250,000.00		\$	250,000.00	\$	7,250.00	\$ 257,250.00
				\$	3,505,000.00	\$	3,488,445.00	\$ 6,993,445.00

Community Development District

Debt Service Fund Series 2020 A1 A2 A3

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Approved Budget
Description	FY 2022	5/31/22	4 Months	9/30/22	FY 2023
Revenues					
Assessments A1	\$114,494	\$109,133	\$3,908	\$113,041	\$114,494
Assessments A2	\$121,431	\$35,493	\$85,938	\$121,431	\$
Assessments A3	\$180,400	\$435,379	\$0	\$435,379	\$
Prepayments A1	\$0	\$0	\$0	\$0	\$
Prepayments A2	\$0	\$543,827	\$0	\$543,827	\$
Prepayments A3	\$0	\$1,220,197	\$0	\$1,220,197	\$
Interest Income	\$50	\$47	\$21	\$68	\$5
Cary Forward Surplus	\$769,988	1,194,870	\$0	\$1,194,870	\$71,38
TOTAL REVENUES	\$1,186,363	\$3,538,946	\$89,867	\$3,628,814	\$185,928
Expenditures					
<u>Seríes 2020 A1</u>					
Interest - 11/1	\$43,678	\$43,678	\$0	\$43,678	\$43,56
Principal - 11/01 (Prepayment)	\$20,000	\$20,000	\$0	\$0	\$20,00
Interest - 5/1	\$43,678	\$43,141	\$0	\$43,141	\$43,14
Principal - 5/1	\$25,000	\$25,000	\$0	\$25,000	\$25,00
Seríes 2020 A2					
Interest - 11/1	\$47,569	\$36,550	\$0	\$36,550	\$
Principal - 11/1 (Prepayment)	\$185,000	\$375,000	\$0	\$375,000	\$
Interest Expense - 2/1	\$0	\$2,889	\$0	\$2,889	\$
Principal - 2/1 (Prepayment)	\$0	\$215,000	\$0	\$215,000	\$
Interest - 5/1	\$47,569	\$20,694	\$0	\$20,694	\$
Principal - 5/1 (Prepayment)	\$25,000	\$645,000	\$0	\$645,000	\$0
Interest - 8/1	\$0	\$0	\$5,116	\$5,116	\$0
Principal - 8/1 (Prepayment)	\$0	\$0	\$125,000	\$125,000	\$0
Seríes 2020 A3					
Interest - 11/1	\$65,172	\$50,794	\$0	\$50,794	\$0
Principal - 11/1 (Prepayment)	\$325,000	\$525,000	\$0	\$525,000	\$0
Interest - 2/1	\$0	\$4,233	\$0	\$4,233	\$0
Principal - 2/1 (Prepayment)	\$0	\$315,000	\$0	\$315,000	\$6
Interest - 5/01	\$65,172	\$28,219	\$0	\$28,219	\$6
Principal - 5/1 (Prepayment)	\$50,000	\$1,000,000	\$0	\$1,000,000	\$0
Interest - 8/1	\$0	\$0	\$47,116	\$47,116	\$0
Principal - 8/1 (Prepayment)	\$0	\$0	\$50,000	\$50,000	\$0
TOTAL EXPENDITURES	\$942,838	\$3,350,197	\$227,232	\$3,557,429	\$131,706
Other Sources/(Uses)					
Interfund Transfer In/(Out)	\$0	(\$12,133)	\$0	(\$0)	\$0
TOTAL OTHER SOURCES AND USES	\$0	(\$12,133)	\$0	(\$0)	\$0
EXCESS REVENUES	\$243,525	\$176,617	(\$137,365)	\$71,384	\$54,222
		Nove	ember 1, 2023 - S	Series 2020A-1	\$42,07

Series 2020 A-1 Special Assessment Bonds

DATE	1	BALANCE	RATE	\mathcal{PR}	INCIPAL	IJ	NTEREST	TOTAL
11/1/22	\$	1,640,000.00				\$	42,609.38	\$ 42,609.38
5/1/23	\$	1,640,000.00		\$	25,000.00	\$	42,609.38	
11/1/23	\$	1,615,000.00				\$	42,078.13	\$ 109,687.50
5/1/24	\$	1,615,000.00		\$	25,000.00	\$	42,078.13	
11/1/24	\$	1,590,000.00				\$	41,546.88	\$ 108,625.00
5/1/25	\$	1,590,000.00		\$	30,000.00	\$	41,546.88	
11/1/25	\$	1,560,000.00				\$	40,909.38	\$ 112,456.25
5/1/26	\$	1,560,000.00		\$	30,000.00	\$	40,909.38	
11/1/26	\$	1,530,000.00				\$	40,271.88	\$ 111,181.25
5/1/27	\$	1,530,000.00		\$	30,000.00	\$	40,271.88	
11/1/27	\$	1,500,000.00				\$	39,559.38	\$ 109,831.25
5/1/28	\$	1,500,000.00		\$	35,000.00	\$	39,559.38	
11/1/28	\$	1,465,000.00				\$	38,728.13	\$ 113,287.50
5/1/29	\$	1,465,000.00		\$	35,000.00	\$	38,728.13	
11/1/29	\$	1,430,000.00				\$	37,896.88	\$ 111,625.00
5/1/30	\$	1,430,000.00		\$	35,000.00	\$	37,896.88	
11/1/30	\$	1,395,000.00				\$	37,065.63	\$ 109,962.50
5/1/31	\$	1,395,000.00		\$	35,000.00	\$	37,065.63	
11/1/31	\$	1,360,000.00				\$	36,234.38	\$ 108,300.00
5/1/32	\$	1,360,000.00		\$	40,000.00	\$	36,234.38	
11/1/32	\$	1,320,000.00				\$	35,184.38	\$ 111,418.75
5/1/33	\$	1,320,000.00		\$	40,000.00	\$	35,184.38	
11/1/33	\$	1,280,000.00				\$	34,134.38	\$ 109,318.75
5/1/34	\$	1,280,000.00		\$	45,000.00	\$	34,134.38	
11/1/34	\$	1,235,000.00				\$	32,953.13	\$ 112,087.50
5/1/35	\$	1,235,000.00		\$	45,000.00	\$	32,953.13	
11/1/35	\$	1,190,000.00				\$	31,771.88	\$ 109,725.00
5/1/36	\$	1,190,000.00		\$	50,000.00	\$	31,771.88	
11/1/36	\$	1,140,000.00				\$	30,459.38	\$ 112,231.25
5/1/37	\$	1,140,000.00		\$	50,000.00	\$	30,459.38	
11/1/37	\$	1,090,000.00				\$	29,146.88	\$ 109,606.25
5/1/38	\$	1,090,000.00		\$	55,000.00	\$	29,146.88	
11/1/38	\$	1,035,000.00				\$	27,703.13	\$ 111,850.00
5/1/39	\$	1,035,000.00		\$	55,000.00	\$	27,703.13	
11/1/39	\$	980,000.00				\$	26,259.38	\$ 108,962.50
5/1/40	\$	980,000.00		\$	60,000.00	\$	26,259.38	
11/1/40	\$	920,000.00				\$	24,684.38	\$ 110,943.75
5/1/41	\$	920,000.00		\$	65,000.00	\$	24,684.38	
11/1/41	\$	855,000.00				\$	22,978.13	\$ 112,662.50
5/1/42	\$	855,000.00		\$	65,000.00	\$	22,978.13	

Series 2020 A-1 Special Assessment Bonds

DATE	\mathcal{B}	ALANCE	RATE	\mathcal{P}^{\prime}	RINCIPAL	1	NTEREST	TOTAL
11/1/42	\$	790,000.00				\$	21,231.25	\$ 109,209.38
5/1/43	\$	790,000.00		\$	70,000.00	\$	21,231.25	
11/1/43	\$	720,000.00				\$	19,350.00	\$ 110,581.25
5/1/44	\$	720,000.00		\$	75,000.00	\$	19,350.00	
11/1/44	\$	645,000.00				\$	17,334.38	\$ 111,684.38
5/1/45	\$	645,000.00		\$	80,000.00	\$	17,334.38	
11/1/45	\$	565,000.00				\$	15,184.38	\$ 112,518.75
5/1/46	\$	565,000.00		\$	85,000.00	\$	15,184.38	
11/1/46	\$	480,000.00				\$	12,900.00	\$ 113,084.38
5/1/47	\$	480,000.00		\$	85,000.00	\$	12,900.00	
11/1/47	\$	395,000.00				\$	10,615.63	\$ 108,515.63
5/1/48	\$	395,000.00		\$	90,000.00	\$	10,615.63	
11/1/48	\$	305,000.00				\$	8,196.88	\$ 108,812.50
5/1/49	\$	305,000.00		\$	95,000.00	\$	8,196.88	
11/1/49	\$	210,000.00				\$	5,643.75	\$ 108,840.63
5/1/50	\$	210,000.00		\$	100,000.00	\$	5,643.75	
11/1/50	\$	110,000.00				\$	2,956.25	\$ 108,600.00
5/1/51	\$	110,000.00		\$	110,000.00	\$	2,956.25	
								\$ 112,956.25
				\$	1,640,000.00	\$	1,611,175.00	\$ 3,251,175.00

Community Development District

Debt Service Fund Series 2021 Phase 3B

\$85,901

	Approved Budget	Actual Thru	Projected Next	Total Projected	Approved Budget
Description	FY 2022	5/31/22	4 Months	9/30/22	FY 2023
Revenues					
Assessments	\$0	\$0	\$0	\$0	\$280,483
Interest Income	\$0	\$7	\$6	\$13	\$0
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$87,172
TOTAL REVENUES	\$0	\$7	\$6	\$13	\$367,654
Expenditures					
Interest - 11/01	\$0	\$0	\$0	\$0	\$87,161
Interest - 05/01	\$83,772	\$83,772	\$0	\$83,772	\$87,161
Principal - 05/01	\$0	\$0	\$0	\$0	\$105,000
TOTAL EXPENDITURES	\$83,772	\$83,772	\$0	\$83,772	\$279,323
Other Sources/(Uses)					
Bonds Proceeeds	\$311,174	\$311,174	\$0	\$311,174	\$0
OTHER SOURCES AND USES	\$311,174	\$311,174	\$0	\$311,174	\$0
EXCESS REVENUES	\$227,403	\$227,410	\$6	\$227,416	\$88,332

November 1, 2023 - Series 2021 Phase 3B

Special Assessment Bonds Series 2021 Phase 3B

5/1/27 \$ 4,700,000.00 \$ 115,000.00 \$ 81,881.25 11/1/27 \$ 4,585,000.00 \$ 80,156.25 \$ 277,037.50 5/1/28 \$ 4,585,000.00 \$ 120,000.00 \$ 80,156.25 \$ 278,512.50 5/1/29 \$ 4,465,000.00 \$ 125,000.00 \$ 78,356.25 \$ 278,512.50 5/1/29 \$ 4,340,000.00 \$ 125,000.00 \$ 76,481.25 \$ 279,837.50 5/1/30 \$ 4,340,000.00 \$ 125,000.00 \$ 76,481.25 \$ 279,837.50 5/1/31 \$ 4,215,000.00 \$ 130,000.00 \$ 74,606.25 \$ 276,087.50 5/1/31 \$ 4,215,000.00 \$ 130,000.00 \$ 72,656.25 \$ 277,262.50 5/1/32 \$ 4,085,000.00 \$ 135,000.00 \$ 72,656.25 \$ 277,262.50 5/1/32 \$ 4,085,000.00 \$ 140,000.00 \$ 70,462.50 \$ 278,650.00 5/1/33 \$ 3,810,000.00 \$ 140,000.00 \$ 68,187.50 \$ 278,650.00 5/1/34 \$ 3,810,000.00 \$ 145,000.00 \$ 68,817.50 \$ 279,018.75 5/1/35 \$ 3,665,000.00 \$ 155,000.00 \$ 68,393.75 <td< th=""><th>DATE</th><th>1</th><th>BALANCE</th><th>RATE</th><th colspan="2">PRINCIPAL</th><th>IS</th><th>NTEREST</th><th>TOTAL</th></td<>	DATE	1	BALANCE	RATE	PRINCIPAL		IS	NTEREST	TOTAL
5/1/23									
11/1/23		\$	5,140,000.00					87,161.25	\$ 170,932.90
5/1/24					\$	105,000.00		87,161.25	
11/1/24									\$ 278,062.50
5/1/25 \$ 4,925,000.00 \$ 110,000.00 \$ 84,581.25 277,842.50 11/1/26 \$ 4,815,000.00 \$ 115,000.00 \$ 83,261.25 277,842.50 5/1/26 \$ 4,815,000.00 \$ 115,000.00 \$ 81,881.25 280,142.50 5/1/27 \$ 4,700,000.00 \$ 115,000.00 \$ 81,881.25 280,142.50 5/1/27 \$ 4,700,000.00 \$ 115,000.00 \$ 81,881.25 277,037.50 5/1/28 \$ 4,585,000.00 \$ 120,000.00 \$ 80,156.25 277,037.50 5/1/28 \$ 4,465,000.00 \$ 125,000.00 \$ 78,356.25 \$ 279,837.50 5/1/29 \$ 4,465,000.00 \$ 125,000.00 \$ 76,481.25 \$ 279,837.50 5/1/30 \$ 4,215,000.00 \$ 130,000.00 \$ 74,606.25 \$ 276,087.50 5/1/31 \$ 4,215,000.00 \$ 130,000.00 \$ 74,606.25 \$ 277,262.50 5/1/31 \$ 4,085,000.00 \$ 135,000.00 \$ 72,656.25 \$ 277,262.50 5/1/32 \$ 4,085,000.00 \$ 140,000.00 \$ 70,462.50 \$ 278,118.75 5/1/33 \$ 3,950,000.00 \$ 145,000.					\$	110,000.00			
11/1/25									\$ 280,482.50
5/1/26 \$ 4,815,000.00 \$ 115,000.00 \$ 83,261.25 11/1/26 \$ 4,700,000.00 \$ 81,881.25 \$ 280,142.50 5/1/27 \$ 4,700,000.00 \$ 115,000.00 \$ 81,881.25 \$ 277,037.50 5/1/28 \$ 4,585,000.00 \$ 120,000.00 \$ 80,156.25 \$ 277,037.50 5/1/28 \$ 4,585,000.00 \$ 120,000.00 \$ 80,156.25 \$ 277,037.50 5/1/29 \$ 4,465,000.00 \$ 125,000.00 \$ 78,356.25 \$ 279,837.50 5/1/29 \$ 4,465,000.00 \$ 125,000.00 \$ 76,481.25 \$ 279,837.50 5/1/30 \$ 4,340,000.00 \$ 125,000.00 \$ 76,481.25 \$ 279,837.50 5/1/31 \$ 4,215,000.00 \$ 130,000.00 \$ 74,606.25 \$ 276,087.50 5/1/31 \$ 4,215,000.00 \$ 135,000.00 \$ 72,656.25 \$ 277,262.50 5/1/32 \$ 4,085,000.00 \$ 135,000.00 \$ 72,656.25 \$ 277,262.50 11/1/32 \$ 3,950,000.00 \$ 145,000.00 \$ 70,462.50 \$ 278,118.75 5/1/33 \$ 3,810,000.00 \$ 145,000.00 \$ 68,817.50 <t< td=""><td></td><td></td><td></td><td></td><td>\$</td><td>110,000.00</td><td>\$</td><td></td><td></td></t<>					\$	110,000.00	\$		
11/1/26	11/1/25		4,815,000.00				\$	83,261.25	\$ 277,842.50
5/1/27 \$ 4,700,000.00 \$ 115,000.00 \$ 81,881.25 11/1/27 \$ 4,585,000.00 \$ 80,156.25 \$ 277,037.50 5/1/28 \$ 4,585,000.00 \$ 120,000.00 \$ 80,156.25 \$ 278,512.50 5/1/29 \$ 4,465,000.00 \$ 125,000.00 \$ 78,356.25 \$ 278,512.50 5/1/29 \$ 4,340,000.00 \$ 125,000.00 \$ 76,481.25 \$ 279,837.50 5/1/30 \$ 4,340,000.00 \$ 125,000.00 \$ 76,481.25 \$ 279,837.50 5/1/31 \$ 4,215,000.00 \$ 130,000.00 \$ 74,606.25 \$ 276,087.50 5/1/31 \$ 4,215,000.00 \$ 130,000.00 \$ 72,656.25 \$ 277,262.50 5/1/32 \$ 4,085,000.00 \$ 135,000.00 \$ 72,656.25 \$ 277,262.50 5/1/32 \$ 4,085,000.00 \$ 140,000.00 \$ 70,462.50 \$ 278,650.00 5/1/33 \$ 3,810,000.00 \$ 140,000.00 \$ 68,187.50 \$ 278,650.00 5/1/34 \$ 3,810,000.00 \$ 145,000.00 \$ 68,817.50 \$ 279,018.75 5/1/35 \$ 3,665,000.00 \$ 155,000.00 \$ 63,393.75 <td< td=""><td>5/1/26</td><td>\$</td><td>4,815,000.00</td><td></td><td>\$</td><td>115,000.00</td><td>\$</td><td>83,261.25</td><td></td></td<>	5/1/26	\$	4,815,000.00		\$	115,000.00	\$	83,261.25	
11/1/27 \$ 4,585,000.00 \$ 120,000.00 \$ 80,156.25 \$ 277,037.50 5/1/28 \$ 4,585,000.00 \$ 120,000.00 \$ 80,156.25 \$ 278,512.50 11/1/28 \$ 4,465,000.00 \$ 125,000.00 \$ 78,356.25 \$ 279,837.50 5/1/29 \$ 4,465,000.00 \$ 125,000.00 \$ 76,481.25 \$ 279,837.50 5/1/30 \$ 4,340,000.00 \$ 125,000.00 \$ 76,481.25 \$ 276,087.50 5/1/31 \$ 4,215,000.00 \$ 130,000.00 \$ 74,606.25 \$ 277,262.50 5/1/31 \$ 4,215,000.00 \$ 135,000.00 \$ 72,656.25 \$ 277,262.50 5/1/32 \$ 4,085,000.00 \$ 135,000.00 \$ 70,462.50 \$ 278,118.75 5/1/32 \$ 4,085,000.00 \$ 140,000.00 \$ 70,462.50 \$ 278,118.75 5/1/33 \$ 3,950,000.00 \$ 145,000.00 \$ 68,187.50 \$ 278,650.00 11/1/33 \$ 3,810,000.00 \$ 68,187.50 \$ 279,018.75 5/1/34 \$ 3,810,000.00 \$ 68,831.25 \$ 279,018.75 11/1/35 \$ 3,515,000.00 \$ 65,831.25 \$ 279,225.00 <td>11/1/26</td> <td>\$</td> <td>4,700,000.00</td> <td></td> <td></td> <td></td> <td>\$</td> <td>81,881.25</td> <td>\$ 280,142.50</td>	11/1/26	\$	4,700,000.00				\$	81,881.25	\$ 280,142.50
5/1/28 \$ 4,585,000.00 \$ 120,000.00 \$ 80,156.25 11/1/28 \$ 4,465,000.00 \$ 78,356.25 \$ 278,512.50 5/1/29 \$ 4,465,000.00 \$ 125,000.00 \$ 78,356.25 \$ 279,837.50 11/1/29 \$ 4,340,000.00 \$ 76,481.25 \$ 279,837.50 5/1/30 \$ 4,340,000.00 \$ 125,000.00 \$ 76,481.25 \$ 276,087.50 11/1/30 \$ 4,215,000.00 \$ 130,000.00 \$ 74,606.25 \$ 276,087.50 5/1/31 \$ 4,215,000.00 \$ 130,000.00 \$ 72,656.25 \$ 277,262.50 5/1/32 \$ 4,085,000.00 \$ 135,000.00 \$ 70,462.50 \$ 278,118.75 5/1/32 \$ 4,085,000.00 \$ 140,000.00 \$ 70,462.50 \$ 278,118.75 5/1/33 \$ 3,950,000.00 \$ 140,000.00 \$ 70,462.50 \$ 278,650.00 5/1/34 \$ 3,810,000.00 \$ 145,000.00 \$ 68,187.50 \$ 278,650.00 5/1/34 \$ 3,665,000.00 \$ 150,000.00 \$ 65,831.25 \$ 279,018.75 5/1/35 \$ 3,665,000.00 \$ 150,000.00 \$ 63,393.75 \$ 279,225.00	5/1/27	\$	4,700,000.00		\$	115,000.00	\$	81,881.25	
11/1/28 \$ 4,465,000.00 \$ 78,356.25 \$ 278,512.50 5/1/29 \$ 4,465,000.00 \$ 125,000.00 \$ 78,356.25 279,837.50 11/1/29 \$ 4,340,000.00 \$ 76,481.25 \$ 279,837.50 5/1/30 \$ 4,340,000.00 \$ 76,481.25 \$ 276,087.50 11/1/30 \$ 4,215,000.00 \$ 74,606.25 \$ 276,087.50 5/1/31 \$ 4,215,000.00 \$ 130,000.00 \$ 74,606.25 \$ 277,262.50 5/1/32 \$ 4,085,000.00 \$ 135,000.00 \$ 72,656.25 \$ 277,262.50 5/1/32 \$ 4,085,000.00 \$ 140,000.00 \$ 70,462.50 \$ 278,118.75 5/1/33 \$ 3,950,000.00 \$ 140,000.00 \$ 70,462.50 \$ 278,650.00 11/1/33 \$ 3,810,000.00 \$ 145,000.00 \$ 68,187.50 \$ 278,650.00 11/1/34 \$ 3,665,000.00 \$ 145,000.00 \$ 68,187.50 \$ 279,018.75 5/1/34 \$ 3,810,000.00 \$ 150,000.00 \$ 63,393.75 \$ 279,018.75 5/1/35 \$ 3,665,000.00 \$ 155,000.00 \$ 63,393.75 \$ 279,225.00 5/1/37 </td <td>11/1/27</td> <td>\$</td> <td>4,585,000.00</td> <td></td> <td></td> <td></td> <td>\$</td> <td>80,156.25</td> <td>\$ 277,037.50</td>	11/1/27	\$	4,585,000.00				\$	80,156.25	\$ 277,037.50
5/1/29 \$ 4,465,000.00 \$ 125,000.00 \$ 78,356.25 11/1/29 \$ 4,340,000.00 \$ 76,481.25 \$ 279,837.50 5/1/30 \$ 4,340,000.00 \$ 125,000.00 \$ 76,481.25 \$ 276,087.50 11/1/30 \$ 4,215,000.00 \$ 74,606.25 \$ 276,087.50 5/1/31 \$ 4,215,000.00 \$ 72,656.25 \$ 277,262.50 11/1/31 \$ 4,085,000.00 \$ 72,656.25 \$ 277,262.50 5/1/32 \$ 4,085,000.00 \$ 135,000.00 \$ 72,656.25 \$ 278,118.75 5/1/33 \$ 3,950,000.00 \$ 140,000.00 \$ 70,462.50 \$ 278,118.75 5/1/34 \$ 3,810,000.00 \$ 145,000.00 \$ 68,187.50 \$ 278,650.00 5/1/34 \$ 3,810,000.00 \$ 145,000.00 \$ 68,831.25 \$ 279,018.75 5/1/35 \$ 3,665,000.00 \$ 150,000.00 \$ 63,831.25 \$ 279,018.75 5/1/36 \$ 3,515,000.00 \$ 150,000.00 \$ 63,393.75 \$ 279,225.00 5/1/36 \$ 3,515,000.00 \$ 160,000.00 \$ 60,875.00 \$ 279,268.75 5/1/37 \$ 3,360,000.00	5/1/28	\$	4,585,000.00		\$	120,000.00	\$	80,156.25	
11/1/29 \$ 4,340,000.00 \$ 76,481.25 \$ 279,837.50 5/1/30 \$ 4,340,000.00 \$ 125,000.00 \$ 76,481.25 276,087.50 11/1/30 \$ 4,215,000.00 \$ 74,606.25 \$ 276,087.50 5/1/31 \$ 4,085,000.00 \$ 72,656.25 \$ 277,262.50 11/1/31 \$ 4,085,000.00 \$ 72,656.25 \$ 277,262.50 5/1/32 \$ 4,085,000.00 \$ 70,462.50 \$ 278,118.75 5/1/33 \$ 3,950,000.00 \$ 140,000.00 \$ 70,462.50 \$ 278,118.75 5/1/34 \$ 3,810,000.00 \$ 145,000.00 \$ 68,187.50 \$ 278,650.00 5/1/34 \$ 3,810,000.00 \$ 145,000.00 \$ 68,187.50 \$ 279,018.75 5/1/34 \$ 3,665,000.00 \$ 150,000.00 \$ 65,831.25 \$ 279,018.75 5/1/35 \$ 3,665,000.00 \$ 150,000.00 \$ 63,393.75 \$ 279,225.00 5/1/36 \$ 3,515,000.00 \$ 155,000.00 \$ 63,393.75 \$ 279,226.00 5/1/37 \$ 3,360,000.00 \$ 160,000.00 \$ 60,875.00 \$ 279,268.75 5/1/38 \$ 3,200,000.00 </td <td>11/1/28</td> <td>\$</td> <td>4,465,000.00</td> <td></td> <td></td> <td></td> <td>\$</td> <td>78,356.25</td> <td>\$ 278,512.50</td>	11/1/28	\$	4,465,000.00				\$	78,356.25	\$ 278,512.50
5/1/30 \$ 4,340,000.00 \$ 125,000.00 \$ 76,481.25 11/1/30 \$ 4,215,000.00 \$ 74,606.25 \$ 276,087.50 5/1/31 \$ 4,215,000.00 \$ 130,000.00 \$ 74,606.25 \$ 277,262.50 11/1/31 \$ 4,085,000.00 \$ 135,000.00 \$ 72,656.25 \$ 278,118.75 5/1/32 \$ 4,085,000.00 \$ 135,000.00 \$ 70,462.50 \$ 278,118.75 5/1/33 \$ 3,950,000.00 \$ 140,000.00 \$ 70,462.50 \$ 278,650.00 11/1/33 \$ 3,810,000.00 \$ 68,187.50 \$ 278,650.00 5/1/34 \$ 3,810,000.00 \$ 68,187.50 \$ 278,650.00 11/1/34 \$ 3,665,000.00 \$ 65,831.25 \$ 279,018.75 5/1/35 \$ 3,665,000.00 \$ 150,000.00 \$ 63,393.75 \$ 279,225.00 5/1/36 \$ 3,515,000.00 \$ 155,000.00 \$ 60,875.00 \$ 279,225.00 5/1/37 \$ 3,360,000.00 \$ 160,000.00 \$ 60,875.00 \$ 279,268.75 5/1/38 \$ 3,200,000.00 \$ 165,000.00 \$ 58,275.00 \$ 279,150.00 5/1/39 \$ 3,035,000.0	5/1/29	\$	4,465,000.00		\$	125,000.00	\$	78,356.25	
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5/1/31 \$ 4,215,000.00 \$ 130,000.00 \$ 74,606.25 11/1/31 \$ 4,085,000.00 \$ 72,656.25 \$ 277,262.50 5/1/32 \$ 4,085,000.00 \$ 135,000.00 \$ 72,656.25 11/1/32 \$ 3,950,000.00 \$ 70,462.50 \$ 278,118.75 5/1/33 \$ 3,950,000.00 \$ 140,000.00 \$ 70,462.50 11/1/33 \$ 3,810,000.00 \$ 68,187.50 \$ 278,650.00 5/1/34 \$ 3,810,000.00 \$ 145,000.00 \$ 68,187.50 11/1/34 \$ 3,665,000.00 \$ 65,831.25 \$ 279,018.75 5/1/35 \$ 3,665,000.00 \$ 150,000.00 \$ 65,831.25 \$ 279,225.00 5/1/36 \$ 3,515,000.00 \$ 155,000.00 \$ 63,393.75 \$ 279,225.00 5/1/36 \$ 3,515,000.00 \$ 155,000.00 \$ 60,875.00 \$ 279,268.75 5/1/37 \$ 3,360,000.00 \$ 160,000.00 \$ 58,275.00 \$ 279,268.75 5/1/37 \$ 3,200,000.00 \$ 165,000.00 \$ 58,275.00 \$ 279,150.00 5/1/38 \$ 3,035,000.00 \$ 165,000.00 \$ 55,593.75 \$ 278,425.00 5/1/40 \$ 2,865,000.00 \$ 170,000.00 <td< td=""><td>5/1/30</td><td>\$</td><td>4,340,000.00</td><td></td><td>\$</td><td>125,000.00</td><td>\$</td><td>76,481.25</td><td></td></td<>	5/1/30	\$	4,340,000.00		\$	125,000.00	\$	76,481.25	
11/1/31 \$ 4,085,000.00 \$ 72,656.25 \$ 277,262.50 5/1/32 \$ 4,085,000.00 \$ 135,000.00 \$ 72,656.25 11/1/32 \$ 3,950,000.00 \$ 70,462.50 \$ 278,118.75 5/1/33 \$ 3,950,000.00 \$ 140,000.00 \$ 70,462.50 11/1/33 \$ 3,810,000.00 \$ 68,187.50 \$ 278,650.00 5/1/34 \$ 3,810,000.00 \$ 145,000.00 \$ 68,187.50 11/1/34 \$ 3,665,000.00 \$ 65,831.25 \$ 279,018.75 5/1/35 \$ 3,665,000.00 \$ 150,000.00 \$ 63,393.75 \$ 279,225.00 5/1/36 \$ 3,515,000.00 \$ 155,000.00 \$ 63,393.75 \$ 279,225.00 5/1/36 \$ 3,360,000.00 \$ 160,000.00 \$ 60,875.00 \$ 279,268.75 5/1/37 \$ 3,360,000.00 \$ 160,000.00 \$ 60,875.00 \$ 279,150.00 5/1/38 \$ 3,200,000.00 \$ 165,000.00 \$ 58,275.00 \$ 278,868.75 5/1/39 \$ 3,035,000.00 \$ 170,000.00 \$ 55,593.75 \$ 278,425.00 5/1/40 \$ 2,865,000.00 \$ 175,000.00 \$ 49,987.50 \$ 277,818.75 5/1/41 \$ 2,690,000.00 <td< td=""><td>11/1/30</td><td>\$</td><td>4,215,000.00</td><td></td><td></td><td></td><td>\$</td><td>74,606.25</td><td>\$ 276,087.50</td></td<>	11/1/30	\$	4,215,000.00				\$	74,606.25	\$ 276,087.50
5/1/32 \$ 4,085,000.00 \$ 135,000.00 \$ 72,656.25 11/1/32 \$ 3,950,000.00 \$ 70,462.50 \$ 278,118.75 5/1/33 \$ 3,950,000.00 \$ 140,000.00 \$ 70,462.50 11/1/33 \$ 3,810,000.00 \$ 68,187.50 \$ 278,650.00 5/1/34 \$ 3,810,000.00 \$ 68,187.50 \$ 279,018.75 5/1/35 \$ 3,665,000.00 \$ 65,831.25 \$ 279,018.75 5/1/35 \$ 3,515,000.00 \$ 63,393.75 \$ 279,225.00 5/1/36 \$ 3,515,000.00 \$ 155,000.00 \$ 63,393.75 \$ 279,225.00 5/1/36 \$ 3,360,000.00 \$ 160,000.00 \$ 60,875.00 \$ 279,268.75 5/1/37 \$ 3,360,000.00 \$ 160,000.00 \$ 60,875.00 \$ 279,150.00 5/1/38 \$ 3,200,000.00 \$ 165,000.00 \$ 58,275.00 \$ 278,868.75 5/1/39 \$ 3,035,000.00 \$ 170,000.00 \$ 52,831.25 \$ 278,425.00 5/1/40 \$ 2,865,000.00 \$ 175,000.00 \$ 52,831.25 \$ 277,818.75 5/1/41 \$ 2,690,000.00 \$ 180,000.00 \$ 49,987.50 \$ 277,050.00	5/1/31	\$	4,215,000.00		\$	130,000.00	\$	74,606.25	
11/1/32 \$ 3,950,000.00 \$ 70,462.50 \$ 278,118.75 5/1/33 \$ 3,950,000.00 \$ 140,000.00 \$ 70,462.50 11/1/33 \$ 3,810,000.00 \$ 68,187.50 \$ 278,650.00 5/1/34 \$ 3,810,000.00 \$ 145,000.00 \$ 68,187.50 11/1/34 \$ 3,665,000.00 \$ 65,831.25 \$ 279,018.75 5/1/35 \$ 3,665,000.00 \$ 150,000.00 \$ 63,393.75 \$ 279,225.00 5/1/36 \$ 3,515,000.00 \$ 155,000.00 \$ 63,393.75 \$ 279,225.00 5/1/36 \$ 3,360,000.00 \$ 160,000.00 \$ 60,875.00 \$ 279,268.75 5/1/37 \$ 3,360,000.00 \$ 160,000.00 \$ 60,875.00 \$ 279,150.00 11/1/37 \$ 3,200,000.00 \$ 165,000.00 \$ 58,275.00 \$ 279,150.00 5/1/38 \$ 3,035,000.00 \$ 170,000.00 \$ 55,593.75 \$ 278,868.75 5/1/39 \$ 3,035,000.00 \$ 170,000.00 \$ 52,831.25 \$ 278,425.00 5/1/40 \$ 2,865,000.00 \$ 175,000.00 \$ 49,987.50 \$ 277,818.75 5/1/41 \$ 2,690,000.00 \$ 180,000.00 \$ 49,987.50 \$ 277,050.00 <td>11/1/31</td> <td>\$</td> <td>4,085,000.00</td> <td></td> <td></td> <td></td> <td>\$</td> <td>72,656.25</td> <td>\$ 277,262.50</td>	11/1/31	\$	4,085,000.00				\$	72,656.25	\$ 277,262.50
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11/1/33 \$ 3,810,000.00 \$ 68,187.50 \$ 278,650.00 5/1/34 \$ 3,810,000.00 \$ 145,000.00 \$ 68,187.50 279,018.75 11/1/34 \$ 3,665,000.00 \$ 150,000.00 \$ 65,831.25 \$ 279,018.75 5/1/35 \$ 3,665,000.00 \$ 150,000.00 \$ 63,393.75 \$ 279,225.00 5/1/36 \$ 3,515,000.00 \$ 155,000.00 \$ 63,393.75 \$ 279,225.00 5/1/36 \$ 3,360,000.00 \$ 160,000.00 \$ 60,875.00 \$ 279,268.75 5/1/37 \$ 3,360,000.00 \$ 160,000.00 \$ 60,875.00 \$ 279,150.00 11/1/37 \$ 3,200,000.00 \$ 165,000.00 \$ 58,275.00 \$ 279,150.00 5/1/38 \$ 3,035,000.00 \$ 165,000.00 \$ 55,593.75 \$ 278,868.75 5/1/39 \$ 3,035,000.00 \$ 170,000.00 \$ 52,831.25 \$ 278,425.00 5/1/40 \$ 2,865,000.00 \$ 175,000.00 \$ 22,831.25 \$ 277,818.75 5/1/41 \$ 2,690,000.00 \$ 180,000.00 \$ 49,987.50 \$ 277,050.00 11/1/41 \$ 2,510,000.00 \$ 180,000.00 \$ 47,062.50 \$ 277,050.00	11/1/32	\$	3,950,000.00				\$	70,462.50	\$ 278,118.75
5/1/34 \$ 3,810,000.00 \$ 145,000.00 \$ 68,187.50 11/1/34 \$ 3,665,000.00 \$ 65,831.25 \$ 279,018.75 5/1/35 \$ 3,665,000.00 \$ 150,000.00 \$ 65,831.25 11/1/35 \$ 3,515,000.00 \$ 63,393.75 \$ 279,225.00 5/1/36 \$ 3,515,000.00 \$ 155,000.00 \$ 63,393.75 11/1/36 \$ 3,360,000.00 \$ 60,875.00 \$ 279,268.75 5/1/37 \$ 3,360,000.00 \$ 160,000.00 \$ 60,875.00 11/1/37 \$ 3,200,000.00 \$ 165,000.00 \$ 58,275.00 11/1/38 \$ 3,035,000.00 \$ 165,000.00 \$ 58,275.00 11/1/39 \$ 2,865,000.00 \$ 170,000.00 \$ 52,831.25 11/1/40 \$ 2,865,000.00 \$ 175,000.00 \$ 278,425.00 5/1/41 \$ 2,690,000.00 \$ 180,000.00 \$ 49,987.50 11/1/41 \$ 2,510,000.00 \$ 180,000.00 \$ 47,062.50 \$ 277,050.00	5/1/33	\$	3,950,000.00		\$	140,000.00	\$	70,462.50	
11/1/34 \$ 3,665,000.00 \$ 65,831.25 \$ 279,018.75 5/1/35 \$ 3,665,000.00 \$ 150,000.00 \$ 65,831.25 11/1/35 \$ 3,515,000.00 \$ 63,393.75 \$ 279,225.00 5/1/36 \$ 3,515,000.00 \$ 155,000.00 \$ 63,393.75 11/1/36 \$ 3,360,000.00 \$ 60,875.00 \$ 279,268.75 5/1/37 \$ 3,360,000.00 \$ 160,000.00 \$ 60,875.00 11/1/37 \$ 3,200,000.00 \$ 165,000.00 \$ 279,150.00 5/1/38 \$ 3,200,000.00 \$ 165,000.00 \$ 58,275.00 11/1/38 \$ 3,035,000.00 \$ 170,000.00 \$ 55,593.75 \$ 278,868.75 5/1/39 \$ 3,035,000.00 \$ 170,000.00 \$ 52,831.25 \$ 278,425.00 5/1/40 \$ 2,865,000.00 \$ 175,000.00 \$ 52,831.25 \$ 277,818.75 5/1/41 \$ 2,690,000.00 \$ 180,000.00 \$ 49,987.50 \$ 277,050.00 11/1/41 \$ 2,510,000.00 \$ 47,062.50 \$ 277,050.00	11/1/33	\$	3,810,000.00				\$	68,187.50	\$ 278,650.00
5/1/35 \$ 3,665,000.00 \$ 150,000.00 \$ 65,831.25 11/1/35 \$ 3,515,000.00 \$ 63,393.75 \$ 279,225.00 5/1/36 \$ 3,515,000.00 \$ 155,000.00 \$ 63,393.75 11/1/36 \$ 3,360,000.00 \$ 60,875.00 \$ 279,268.75 5/1/37 \$ 3,360,000.00 \$ 160,000.00 \$ 60,875.00 11/1/37 \$ 3,200,000.00 \$ 58,275.00 \$ 279,150.00 5/1/38 \$ 3,200,000.00 \$ 165,000.00 \$ 58,275.00 11/1/38 \$ 3,035,000.00 \$ 170,000.00 \$ 55,593.75 5/1/39 \$ 3,035,000.00 \$ 170,000.00 \$ 52,831.25 11/1/39 \$ 2,865,000.00 \$ 175,000.00 \$ 52,831.25 5/1/40 \$ 2,690,000.00 \$ 175,000.00 \$ 49,987.50 5/1/41 \$ 2,690,000.00 \$ 180,000.00 \$ 49,987.50 11/1/41 \$ 2,510,000.00 \$ 277,050.00	5/1/34	\$	3,810,000.00		\$	145,000.00	\$	68,187.50	
11/1/35 \$ 3,515,000.00 \$ 63,393.75 \$ 279,225.00 5/1/36 \$ 3,515,000.00 \$ 155,000.00 \$ 63,393.75 11/1/36 \$ 3,360,000.00 \$ 60,875.00 \$ 279,268.75 5/1/37 \$ 3,360,000.00 \$ 160,000.00 \$ 60,875.00 11/1/37 \$ 3,200,000.00 \$ 58,275.00 \$ 279,150.00 5/1/38 \$ 3,035,000.00 \$ 165,000.00 \$ 58,275.00 11/1/38 \$ 3,035,000.00 \$ 55,593.75 \$ 278,868.75 5/1/39 \$ 3,035,000.00 \$ 170,000.00 \$ 55,593.75 \$ 278,425.00 5/1/40 \$ 2,865,000.00 \$ 175,000.00 \$ 52,831.25 \$ 278,425.00 5/1/41 \$ 2,690,000.00 \$ 180,000.00 \$ 49,987.50 \$ 277,818.75 5/1/41 \$ 2,690,000.00 \$ 180,000.00 \$ 49,987.50 \$ 277,050.00	11/1/34	\$	3,665,000.00				\$	65,831.25	\$ 279,018.75
5/1/36 \$ 3,515,000.00 \$ 155,000.00 \$ 63,393.75 11/1/36 \$ 3,360,000.00 \$ 60,875.00 \$ 279,268.75 5/1/37 \$ 3,360,000.00 \$ 160,000.00 \$ 60,875.00 11/1/37 \$ 3,200,000.00 \$ 58,275.00 \$ 279,150.00 5/1/38 \$ 3,035,000.00 \$ 165,000.00 \$ 58,275.00 11/1/38 \$ 3,035,000.00 \$ 55,593.75 \$ 278,868.75 5/1/39 \$ 3,035,000.00 \$ 170,000.00 \$ 55,593.75 \$ 278,425.00 5/1/40 \$ 2,865,000.00 \$ 175,000.00 \$ 52,831.25 \$ 278,425.00 5/1/41 \$ 2,690,000.00 \$ 180,000.00 \$ 49,987.50 \$ 277,818.75 5/1/41 \$ 2,690,000.00 \$ 180,000.00 \$ 49,987.50 \$ 277,050.00	5/1/35	\$	3,665,000.00		\$	150,000.00	\$	65,831.25	
11/1/36 \$ 3,360,000.00 \$ 60,875.00 \$ 279,268.75 5/1/37 \$ 3,360,000.00 \$ 160,000.00 \$ 60,875.00 11/1/37 \$ 3,200,000.00 \$ 58,275.00 \$ 279,150.00 5/1/38 \$ 3,200,000.00 \$ 165,000.00 \$ 58,275.00 11/1/38 \$ 3,035,000.00 \$ 55,593.75 \$ 278,868.75 5/1/39 \$ 3,035,000.00 \$ 170,000.00 \$ 55,593.75 11/1/39 \$ 2,865,000.00 \$ 175,000.00 \$ 52,831.25 \$ 278,425.00 5/1/40 \$ 2,865,000.00 \$ 175,000.00 \$ 2,831.25 \$ 277,818.75 5/1/41 \$ 2,690,000.00 \$ 180,000.00 \$ 49,987.50 \$ 277,050.00 11/1/41 \$ 2,510,000.00 \$ 47,062.50 \$ 277,050.00	11/1/35	\$	3,515,000.00				\$	63,393.75	\$ 279,225.00
5/1/37 \$ 3,360,000.00 \$ 160,000.00 \$ 60,875.00 11/1/37 \$ 3,200,000.00 \$ 58,275.00 \$ 279,150.00 5/1/38 \$ 3,200,000.00 \$ 165,000.00 \$ 58,275.00 11/1/38 \$ 3,035,000.00 \$ 55,593.75 \$ 278,868.75 5/1/39 \$ 3,035,000.00 \$ 170,000.00 \$ 55,593.75 11/1/39 \$ 2,865,000.00 \$ 52,831.25 \$ 278,425.00 5/1/40 \$ 2,865,000.00 \$ 175,000.00 \$ 52,831.25 11/1/40 \$ 2,690,000.00 \$ 180,000.00 \$ 49,987.50 \$ 277,818.75 5/1/41 \$ 2,690,000.00 \$ 180,000.00 \$ 47,062.50 \$ 277,050.00	5/1/36	\$	3,515,000.00		\$	155,000.00	\$	63,393.75	
11/1/37 \$ 3,200,000.00 \$ 58,275.00 \$ 279,150.00 5/1/38 \$ 3,200,000.00 \$ 165,000.00 \$ 58,275.00 11/1/38 \$ 3,035,000.00 \$ 55,593.75 \$ 278,868.75 5/1/39 \$ 3,035,000.00 \$ 170,000.00 \$ 55,593.75 11/1/39 \$ 2,865,000.00 \$ 52,831.25 \$ 278,425.00 5/1/40 \$ 2,865,000.00 \$ 175,000.00 \$ 52,831.25 11/1/40 \$ 2,690,000.00 \$ 49,987.50 \$ 277,818.75 5/1/41 \$ 2,690,000.00 \$ 180,000.00 \$ 49,987.50 11/1/41 \$ 2,510,000.00 \$ 277,050.00	11/1/36	\$	3,360,000.00				\$	60,875.00	\$ 279,268.75
5/1/38 \$ 3,200,000.00 \$ 165,000.00 \$ 58,275.00 11/1/38 \$ 3,035,000.00 \$ 55,593.75 \$ 278,868.75 5/1/39 \$ 3,035,000.00 \$ 170,000.00 \$ 55,593.75 11/1/39 \$ 2,865,000.00 \$ 52,831.25 \$ 278,425.00 5/1/40 \$ 2,865,000.00 \$ 175,000.00 \$ 52,831.25 11/1/40 \$ 2,690,000.00 \$ 49,987.50 \$ 277,818.75 5/1/41 \$ 2,690,000.00 \$ 180,000.00 \$ 49,987.50 11/1/41 \$ 2,510,000.00 \$ 47,062.50 \$ 277,050.00	5/1/37	\$	3,360,000.00		\$	160,000.00	\$	60,875.00	
11/1/38 \$ 3,035,000.00 \$ 55,593.75 \$ 278,868.75 5/1/39 \$ 3,035,000.00 \$ 170,000.00 \$ 55,593.75 11/1/39 \$ 2,865,000.00 \$ 52,831.25 \$ 278,425.00 5/1/40 \$ 2,865,000.00 \$ 175,000.00 \$ 52,831.25 11/1/40 \$ 2,690,000.00 \$ 49,987.50 \$ 277,818.75 5/1/41 \$ 2,690,000.00 \$ 180,000.00 \$ 49,987.50 11/1/41 \$ 2,510,000.00 \$ 47,062.50 \$ 277,050.00	11/1/37	\$	3,200,000.00				\$	58,275.00	\$ 279,150.00
5/1/39 \$ 3,035,000.00 \$ 170,000.00 \$ 55,593.75 11/1/39 \$ 2,865,000.00 \$ 52,831.25 \$ 278,425.00 5/1/40 \$ 2,865,000.00 \$ 175,000.00 \$ 52,831.25 11/1/40 \$ 2,690,000.00 \$ 49,987.50 \$ 277,818.75 5/1/41 \$ 2,690,000.00 \$ 180,000.00 \$ 49,987.50 11/1/41 \$ 2,510,000.00 \$ 47,062.50 \$ 277,050.00	5/1/38	\$	3,200,000.00		\$	165,000.00	\$	58,275.00	
11/1/39 \$ 2,865,000.00 \$ 52,831.25 \$ 278,425.00 5/1/40 \$ 2,865,000.00 \$ 175,000.00 \$ 52,831.25 11/1/40 \$ 2,690,000.00 \$ 49,987.50 \$ 277,818.75 5/1/41 \$ 2,690,000.00 \$ 180,000.00 \$ 49,987.50 11/1/41 \$ 2,510,000.00 \$ 47,062.50 \$ 277,050.00	11/1/38	\$	3,035,000.00				\$	55,593.75	\$ 278,868.75
5/1/40 \$ 2,865,000.00 \$ 175,000.00 \$ 52,831.25 11/1/40 \$ 2,690,000.00 \$ 49,987.50 \$ 277,818.75 5/1/41 \$ 2,690,000.00 \$ 180,000.00 \$ 49,987.50 11/1/41 \$ 2,510,000.00 \$ 47,062.50 \$ 277,050.00	5/1/39	\$	3,035,000.00		\$	170,000.00	\$	55,593.75	
11/1/40 \$ 2,690,000.00 \$ 49,987.50 \$ 277,818.75 5/1/41 \$ 2,690,000.00 \$ 180,000.00 \$ 49,987.50 11/1/41 \$ 2,510,000.00 \$ 47,062.50 \$ 277,050.00	11/1/39	\$	2,865,000.00				\$	52,831.25	\$ 278,425.00
5/1/41 \$ 2,690,000.00 \$ 180,000.00 \$ 49,987.50 11/1/41 \$ 2,510,000.00 \$ 47,062.50 \$ 277,050.00	5/1/40	\$	2,865,000.00		\$	175,000.00	\$	52,831.25	
11/1/41 \$ 2,510,000.00 \$ 47,062.50 \$ 277,050.00	11/1/40	\$	2,690,000.00				\$	49,987.50	\$ 277,818.75
	5/1/41	\$	2,690,000.00		\$	180,000.00	\$	49,987.50	
5/1/42 \$ 2.510,000,00 \$ 185,000,00 \$ 47,062,50	11/1/41	\$	2,510,000.00				\$	47,062.50	\$ 277,050.00
ψ 100,000.00 ψ +1,002.00	5/1/42	\$	2,510,000.00		\$	185,000.00	\$	47,062.50	

Special Assessment Bonds Series 2021 Phase 3B

DATE	1	BALANCE	RATE	\mathcal{P}^{\prime}	RINCIPAL	1	NTEREST	TOTAL
11/1/42	\$	2,325,000.00				\$	43,593.75	\$ 275,656.25
5/1/43	\$	2,325,000.00		\$	195,000.00	\$	43,593.75	
11/1/43	\$	2,130,000.00				\$	39,937.50	\$ 278,531.25
5/1/44	\$	2,130,000.00		\$	200,000.00	\$	39,937.50	
11/1/44	\$	1,930,000.00				\$	36,187.50	\$ 276,125.00
5/1/45	\$	1,930,000.00		\$	210,000.00	\$	36,187.50	
11/1/45	\$	1,720,000.00				\$	32,250.00	\$ 278,437.50
5/1/46	\$	1,720,000.00		\$	220,000.00	\$	32,250.00	
11/1/46	\$	1,500,000.00				\$	28,125.00	\$ 280,375.00
5/1/47	\$	1,500,000.00		\$	225,000.00	\$	28,125.00	
11/1/47	\$	1,275,000.00				\$	23,906.25	\$ 277,031.25
5/1/48	\$	1,275,000.00		\$	235,000.00	\$	23,906.25	
11/1/48	\$	1,040,000.00				\$	19,500.00	\$ 278,406.25
5/1/49	\$	1,040,000.00		\$	245,000.00	\$	19,500.00	
11/1/49	\$	795,000.00				\$	14,906.25	\$ 279,406.25
5/1/50	\$	795,000.00		\$	255,000.00	\$	14,906.25	
11/1/50	\$	540,000.00				\$	10,125.00	\$ 280,031.25
5/1/51	\$	540,000.00		\$	265,000.00	\$	10,125.00	
11/1/51	\$	275,000.00				\$	5,156.25	\$ 280,281.25
5/1/52	\$	275,000.00		\$	275,000.00	\$	5,156.25	
11/1/52	\$	-						\$ 280,156.25
				\$	5,140,000.00	\$	3,386,231.65	\$ 8,526,231.65

Community Development District

Debt Service Fund Series 2021 Phase 4

Description	Approved Budget FY 2022	Actual Thru 5/31/22	Projected Next 4 Months	Total Projected 9/30/22	Approved Budget FY 2023
Revenues	<u> </u>	3, 3-,	40,00000	<i>3,</i> 3 - 7 - 2	<i>y y = -= y</i>
Assessments	\$0	\$0	\$0	\$0	\$423,738
Interest Income	\$0	\$12	\$5	\$17	\$0
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$133,920
TOTAL REVENUES	\$0	\$12	\$5	\$17	\$557,658
Expenditures					
Interest - 11/01	\$0	\$0	\$0	\$0	\$133,909
Interest - 05/01	\$128,701	\$128,701	\$0	\$128,701	\$133,909
Principal - 05/01	\$0	\$0	\$0	\$0	\$155,000
TOTAL EXPENDITURES	\$128,701	\$128,701	\$0	\$128,701	\$422,818
Other Sources/(Uses)					
Interfund Transfer In/(Out)	\$0	(\$6)	\$0	(\$6)	\$0
Bonds Proceeeds	\$363,689	\$363,689	\$0	\$363,689	\$0
Net Premium on Bond	\$110,790	\$110,790	\$0	\$110,790	\$0
OTHER SOURCES AND USES	\$474,479	\$474,473	\$0	\$474,473	\$0
EXCESS REVENUES	\$345,778	\$345,784	\$5	\$345,789	\$134,840

Special Assessment Bonds Series 2021 Phase 4

DATE	1	BALANCE	RATE	$\mathcal{P}\mathcal{I}$	RINCIPAL	I.	NTEREST		TOTAL
11/1/22	\$	7,615,000.00				\$	133,908.75	\$	262,609.94
5/1/23	\$	7,615,000.00		\$	155,000.00	\$	133,908.75		
11/1/23	\$	7,460,000.00				\$	132,048.75	\$	420,957.50
5/1/24	\$	7,460,000.00		\$	160,000.00	\$	132,048.75		
11/1/24	\$	7,300,000.00				\$	130,128.75	\$	422,177.50
5/1/25	\$	7,300,000.00		\$	165,000.00	\$	130,128.75		
11/1/25	\$	7,135,000.00				\$	128,148.75	\$	423,277.50
5/1/26	\$	7,135,000.00		\$	165,000.00	\$	128,148.75		
11/1/26	\$	6,970,000.00				\$	126,168.75	\$	419,317.50
5/1/27	\$	6,970,000.00		\$	170,000.00	\$	126,168.75		
11/1/27	\$	6,800,000.00				\$	123,618.75	\$	419,787.50
5/1/28	\$	6,800,000.00		\$	175,000.00	\$	123,618.75		
11/1/28	\$	6,625,000.00				\$	120,993.75	\$	419,612.50
5/1/29	\$	6,625,000.00		\$	180,000.00	\$	120,993.75		
11/1/29	\$	6,445,000.00				\$	118,293.75	\$	419,287.50
5/1/30	\$	6,445,000.00		\$	190,000.00	\$	118,293.75		
11/1/30	\$	6,255,000.00				\$	115,443.75	\$	423,737.50
5/1/31	\$	6,255,000.00		\$	195,000.00	\$	115,443.75		
11/1/31	\$	6,060,000.00				\$	112,518.75	\$	422,962.50
5/1/32	\$	6,060,000.00		\$	200,000.00	\$	112,518.75		
11/1/32	\$	5,860,000.00				\$	109,268.75	\$	421,787.50
5/1/33	\$	5,860,000.00		\$	205,000.00	\$	109,268.75		
11/1/33	\$	5,655,000.00				\$	105,937.50	\$	420,206.25
5/1/34	\$	5,655,000.00		\$	215,000.00	\$	105,937.50		
11/1/34	\$	5,440,000.00				\$	102,443.75	\$	423,381.25
5/1/35	\$	5,440,000.00		\$	220,000.00	\$	102,443.75		
11/1/35	\$	5,220,000.00				\$	98,868.75	\$	421,312.50
5/1/36	\$	5,220,000.00		\$	225,000.00	\$	98,868.75		
11/1/36	\$	4,995,000.00				\$	95,212.50	\$	419,081.25
5/1/37	\$	4,995,000.00		\$	235,000.00	\$	95,212.50		
11/1/37	\$	4,760,000.00				\$	91,393.75	\$	421,606.25
5/1/38	\$	4,760,000.00		\$	240,000.00	\$	91,393.75		
11/1/38	\$	4,520,000.00				\$	87,493.75	\$	418,887.50
5/1/39	\$	4,520,000.00		\$	250,000.00	\$	87,493.75		
11/1/39	\$	4,270,000.00				\$	83,431.25	\$	420,925.00
5/1/40	\$	4,270,000.00		\$	260,000.00	\$	83,431.25		
11/1/40	\$	4,010,000.00		·	,	\$	79,206.25	\$	422,637.50
5/1/41	\$	4,010,000.00		\$	265,000.00	\$	79,206.25		,
11/1/41	\$	3,745,000.00		•	,	\$	74,900.00	\$	419,106.25
5/1/42	\$	3,745,000.00		\$	275,000.00	\$	74,900.00	*	- , - -
0/1/72	Ψ	3,1 40,000.00		Ψ	210,000.00	Ψ	7 4,500.00		

Meadow View at Twin Creeks Community Development District

Special Assessment Bonds Series 2021 Phase 4

DATE	1	BALANCE	RATE	\mathcal{P}'	RINCIPAL	1	NTEREST	TOTAL
11/1/42	\$	3,470,000.00				\$	69,400.00	\$ 419,300.00
5/1/43	\$	3,470,000.00		\$	290,000.00	\$	69,400.00	
11/1/43	\$	3,180,000.00				\$	63,600.00	\$ 423,000.00
5/1/44	\$	3,180,000.00		\$	300,000.00	\$	63,600.00	
11/1/44	\$	2,880,000.00				\$	57,600.00	\$ 421,200.00
5/1/45	\$	2,880,000.00		\$	310,000.00	\$	57,600.00	
11/1/45	\$	2,570,000.00				\$	51,400.00	\$ 419,000.00
5/1/46	\$	2,570,000.00		\$	325,000.00	\$	51,400.00	
11/1/46	\$	2,245,000.00				\$	44,900.00	\$ 421,300.00
5/1/47	\$	2,245,000.00		\$	340,000.00	\$	44,900.00	
11/1/47	\$	1,905,000.00				\$	38,100.00	\$ 423,000.00
5/1/48	\$	1,905,000.00		\$	350,000.00	\$	38,100.00	
11/1/48	\$	1,555,000.00				\$	31,100.00	\$ 419,200.00
5/1/49	\$	1,555,000.00		\$	365,000.00	\$	31,100.00	
11/1/49	\$	1,190,000.00				\$	23,800.00	\$ 419,900.00
5/1/50	\$	1,190,000.00		\$	380,000.00	\$	23,800.00	
11/1/50	\$	810,000.00				\$	16,200.00	\$ 420,000.00
5/1/51	\$	810,000.00		\$	395,000.00	\$	16,200.00	
11/1/51	\$	415,000.00				\$	8,300.00	\$ 419,500.00
5/1/52	\$	415,000.00		\$	415,000.00	\$	8,300.00	
11/1/52	\$	-						\$ 423,300.00
				\$	7,615,000.00	\$	5,276,358.69	\$ 12,891,358.69





951 Yamato Road • Suite 280 Boca Raton, Florida 33431 (561) 994-9299 • (800) 299-4728 Fax (561) 994-5823 www.graucpa.com

May 13, 2022

Board of Supervisors Meadow View at Twin Creeks Community Development District 1408 Hamlin Avenue, Unit E St. Cloud, FL 34771

We appreciate the opportunity to offer our services to Meadow View at Twin Creeks Community Development District (the "Issuer"). This letter confirms our engagement to provide arbitrage rebate services, with respect to the \$ 7,615,000 Special Assessment Bonds, Series 2021 (Phase 4) (the "Bond").

The procedures that we will perform are as follows:

- Assist in the determination of the amount, if any, of required rebate to the United States government.
- Issuance of a report representing the cumulative results since the issuance date of the Bond based on information provided by the Issuer and/or Trustee.

In assisting in the determination of the amount of any potential required rebate, we will not verify or otherwise audit the accuracy of information provided to us by you or the Trustee, and accordingly, we express no opinion on such information. Furthermore, the performance of the above-mentioned procedures will not constitute an audit made in accordance with generally accepted auditing standards, the objective of which is the expression of an opinion on the elements, accounts, or items of a financial statement. Therefore, Grau & Associates ("Grau") will not be in a position to express, and will not express an opinion, or any other form of assurance, as a result of performing these procedures.

The procedures that Grau has been requested to perform are solely the responsibility of the Issuer. Furthermore, Grau has no responsibility to advise the Issuer of other procedures that might be performed and makes no representations as to the sufficiency of such procedures for the purposes of the Issuer.

Grau's responsibility is limited to performing the procedures specified and agreed to, and to reporting the resulting findings, subject to the limitations contained herein, and our engagement cannot be relied on to disclose errors or irregularities should they exist. Grau has no responsibility for updating the procedures performed or for performing any additional procedures.

Since tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage rebate calculations. Any of your Bond issues may be selected for review by the Internal Revenue Service ("IRS"), which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Due to the lack of clarity in the tax law, we cannot provide assurance that the positions asserted by the IRS may not ultimately be sustained. You have the ultimate responsibility for your compliance with arbitrage rebate laws; therefore, you should review the calculations carefully.

The Issuer shall provide accurate and complete information requested by Grau. Grau has no responsibility for the accuracy or completeness of the information provided by, or on behalf of, the Issuer, even if Grau had reason to know or should have known of such inaccuracy or incompleteness.

Should Grau determine that significant restrictions are being placed on the performance of the above-mentioned procedures by the Issuer, Grau shall be entitled to withdraw from this engagement.

Any report issued by Grau will not be used by, or circulated, quoted, disclosed or distributed to, nor will reference to such reports be made to anyone who is not a member of management or of the Board of Directors of the Issuer.

Limitation on Liability

Very truly yours,

The Issuer agrees that Grau, its partners, principals, and employees shall not be liable to the Issuer for any actions, losses, damages, claims, liabilities, costs, or expenses in any way arising out of or relating to this engagement for an aggregate amount in excess of the fees paid by the Issuer to Grau for the services performed pursuant to this engagement. In no event shall Grau, its partners, principals, or employees be liable for consequential, special, indirect, incidental, punitive or exemplary loss, damage, cost, or expense (including without limitation, lost profits and opportunity costs).

The Issuer also agrees to indemnify and hold harmless Grau, its partners, principals, and employee from and against any and all actions, losses, damages, claims, liabilities, costs, and expenses (including, without limitation, reasonable legal fees and expenses) brought against, paid, or incurred by any of them at any time, in any way arising out of or relating to a breach or an alleged breach by the Issuer of any provision of this engagement letter, including, without limitation, the restrictions on report use and distribution.

The limitation on liability and indemnification provisions of this engagement letter shall apply regardless of the form of action, loss, damage, claim, liability, cost, or expense, whether in contract, statute, tort (including, without limitation, negligence), or otherwise. The agreements and undertakings of the Issuer contained in this engagement letter, including, without limitation, those pertaining to restrictions on report use and distribution, limitation on liability, and indemnification, shall survive the completion of termination of this engagement.

Our fee for performing the annual rebate calculations will be \$600. We will discuss with you whether a fee adjustment is appropriate on rebate calculations for future periods. Furthermore, you may request additional consulting services from us upon occasion and we will bill you for these services at our standard hourly rates unless otherwise agreed.

You understand that the arbitrage rebate services and report described above are solely to assist you in meeting your requirements for federal income tax compliance purposes.

If the above terms are acceptable to you, and the services outlined are in accordance with your understanding, please sign both engagement letters in the space provided and return one original to us.

Jos-	2	
Antonio Grad	u	
Accepted an	d agreed to by Meadow View at Twin Cre	eks Community Development District:
Signature:		_
Title:		_
Date:		_



951 Yamato Road • Suite 280 Boca Raton, Florida 33431 (561) 994-9299 • (800) 299-4728 Fax (561) 994-5823 www.graucpa.com

May 13, 2022

Board of Supervisors Meadow View at Twin Creeks Community Development District 1408 Hamlin Avenue, Unit E St. Cloud, FL 34771

We appreciate the opportunity to offer our services to Meadow View at Twin Creeks Community Development District (the "Issuer"). This letter confirms our engagement to provide arbitrage rebate services, with respect to the \$5,140,000 Special Assessment Bonds, Series 2021 (Phase 3B) (the "Bond").

The procedures that we will perform are as follows:

- Assist in the determination of the amount, if any, of required rebate to the United States government.
- Issuance of a report representing the cumulative results since the issuance date of the Bond based on information provided by the Issuer and/or Trustee.

In assisting in the determination of the amount of any potential required rebate, we will not verify or otherwise audit the accuracy of information provided to us by you or the Trustee, and accordingly, we express no opinion on such information. Furthermore, the performance of the above-mentioned procedures will not constitute an audit made in accordance with generally accepted auditing standards, the objective of which is the expression of an opinion on the elements, accounts, or items of a financial statement. Therefore, Grau & Associates ("Grau") will not be in a position to express, and will not express an opinion, or any other form of assurance, as a result of performing these procedures.

The procedures that Grau has been requested to perform are solely the responsibility of the Issuer. Furthermore, Grau has no responsibility to advise the Issuer of other procedures that might be performed and makes no representations as to the sufficiency of such procedures for the purposes of the Issuer.

Grau's responsibility is limited to performing the procedures specified and agreed to, and to reporting the resulting findings, subject to the limitations contained herein, and our engagement cannot be relied on to disclose errors or irregularities should they exist. Grau has no responsibility for updating the procedures performed or for performing any additional procedures.

Since tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage rebate calculations. Any of your Bond issues may be selected for review by the Internal Revenue Service ("IRS"), which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Due to the lack of clarity in the tax law, we cannot provide assurance that the positions asserted by the IRS may not ultimately be sustained. You have the ultimate responsibility for your compliance with arbitrage rebate laws; therefore, you should review the calculations carefully.

The Issuer shall provide accurate and complete information requested by Grau. Grau has no responsibility for the accuracy or completeness of the information provided by, or on behalf of, the Issuer, even if Grau had reason to know or should have known of such inaccuracy or incompleteness.

Should Grau determine that significant restrictions are being placed on the performance of the above-mentioned procedures by the Issuer, Grau shall be entitled to withdraw from this engagement.

Any report issued by Grau will not be used by, or circulated, quoted, disclosed or distributed to, nor will reference to such reports be made to anyone who is not a member of management or of the Board of Directors of the Issuer.

Limitation on Liability

Very truly yours.

The Issuer agrees that Grau, its partners, principals, and employees shall not be liable to the Issuer for any actions, losses, damages, claims, liabilities, costs, or expenses in any way arising out of or relating to this engagement for an aggregate amount in excess of the fees paid by the Issuer to Grau for the services performed pursuant to this engagement. In no event shall Grau, its partners, principals, or employees be liable for consequential, special, indirect, incidental, punitive or exemplary loss, damage, cost, or expense (including without limitation, lost profits and opportunity costs).

The Issuer also agrees to indemnify and hold harmless Grau, its partners, principals, and employee from and against any and all actions, losses, damages, claims, liabilities, costs, and expenses (including, without limitation, reasonable legal fees and expenses) brought against, paid, or incurred by any of them at any time, in any way arising out of or relating to a breach or an alleged breach by the Issuer of any provision of this engagement letter, including, without limitation, the restrictions on report use and distribution.

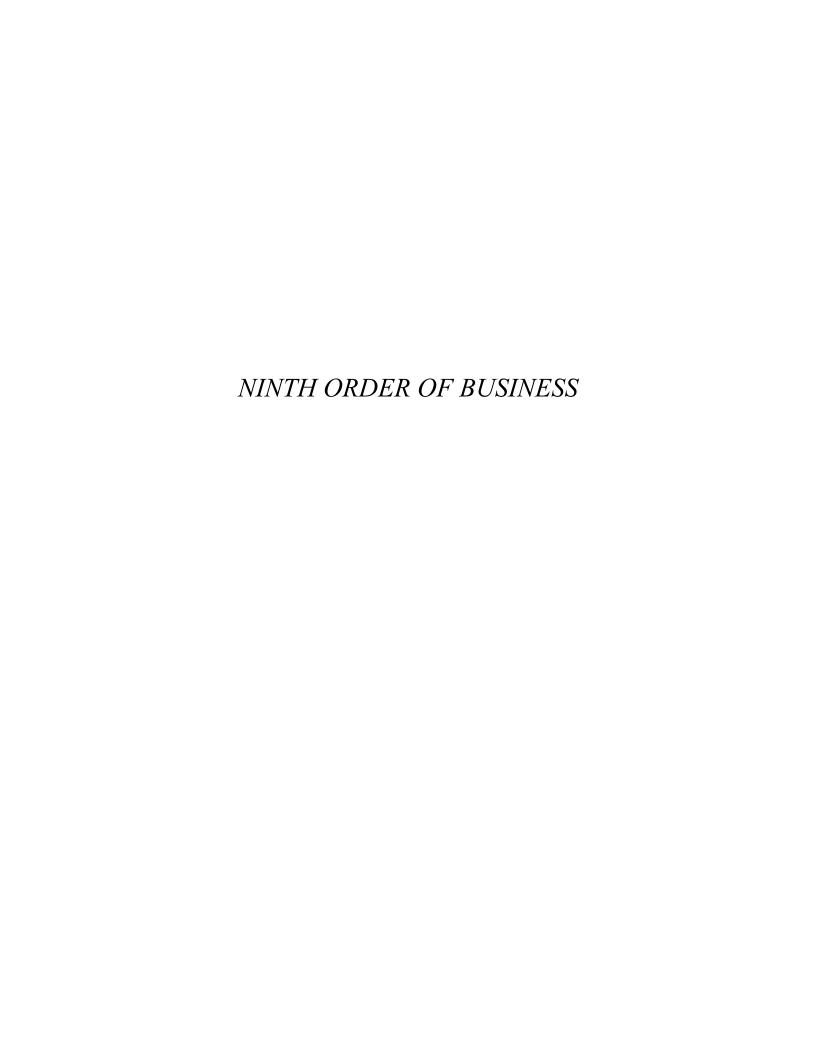
The limitation on liability and indemnification provisions of this engagement letter shall apply regardless of the form of action, loss, damage, claim, liability, cost, or expense, whether in contract, statute, tort (including, without limitation, negligence), or otherwise. The agreements and undertakings of the Issuer contained in this engagement letter, including, without limitation, those pertaining to restrictions on report use and distribution, limitation on liability, and indemnification, shall survive the completion of termination of this engagement.

Our fee for performing the annual rebate calculations will be \$600. We will discuss with you whether a fee adjustment is appropriate on rebate calculations for future periods. Furthermore, you may request additional consulting services from us upon occasion and we will bill you for these services at our standard hourly rates unless otherwise agreed.

You understand that the arbitrage rebate services and report described above are solely to assist you in meeting your requirements for federal income tax compliance purposes.

If the above terms are acceptable to you, and the services outlined are in accordance with your understanding, please sign both engagement letters in the space provided and return one original to us.

Jos Lu
Antonio Grau
Accepted and agreed to by Meadow View at Twin Creeks Community Development District:
Signature:
Title:
Date:



JANITORIAL SERVICES AGREEMENT

THIS AGREEMENT ("**Agreement**") is made and entered into this <u>10</u> day of <u>JUNE</u> 2022, by and between:

Meadow View at Twin Creeks Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in St. Johns County, Florida, and whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("**District**"); and

First Coast Franchising, Inc. d/b/a Jani-King of Jacksonville, a North Carolina corporation, with a mailing address of 801 Jones Franklin Road, Suite 230, Raleigh, North Carolina 27606 ("**Contractor**", together with District, "**Parties**").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("Act"), by ordinance adopted by St. Johns County, Florida; and

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District owns, operates and maintains certain amenity facilities ("Facilities"); and

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide **janitorial** maintenance services for the Facilities; and

WHEREAS, Contractor submitted a proposal and represents that it is qualified to provide janitorial maintenance services and has agreed to provide to the District those services identified in **Exhibit A**, attached hereto and incorporated by reference herein ("**Services**"); and

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

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

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

SECTION 2. DESCRIPTION OF WORK AND SERVICES.

- **A.** The District desires that the Contractor provide professional janitorial maintenance services within presently accepted standards. Upon all Parties signing this Agreement, the Contractor shall provide the District with the Services identified in **Exhibit A**.
- **B.** While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.
- **C.** The Contractor shall provide the Services as shown in **Section 3** of this Agreement. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.
- **D.** This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.
- **SECTION 3. SCOPE OF SERVICES.** The Contractor will provide janitorial maintenance services for the Facilities. The duties, obligations, and responsibilities of Contractor are to provide the material, tools, skill and labor necessary for the Services attached as **Exhibit A** on a three times weekly basis. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.
- **SECTION 4. MANNER OF CONTRACTOR'S PERFORMANCE.** The Contractor agrees, as an independent contractor, to undertake work and/or perform such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of the Services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.
- **A.** Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.
- **B.** The Contractor agrees that the District shall not be liable for the payment of any work or services not included in **Section 3** unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.
- **C.** The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information,

interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

- (1) The District hereby designates the District Manager to act as its representative.
- (2) Upon request by the District Manager, the Contractor agrees to meet with the District's representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.
- **D.** Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

Section 5. Compensation; Term.

- A. As compensation for the Services described in this Agreement, the District agrees to pay the Contractor One Thousand Five Hundred Twenty-Two Dollars and Ninety-One Cents (\$1,522.91) per month. The term of this Agreement shall be from June 1, 2022 through September 30, 2023 unless terminated earlier by either party in accordance with the provisions of this Agreement. This Agreement shall be eligible for three one-year renewals, beginning October 1, 2023.
- **B.** If the District should desire additional work or services, or to add additional areas to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an, addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.
- C. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.
- **D.** The Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the

District for all services performed in the prior month and any other sums due to the Contractor. The District shall pay the invoice amount within thirty (30) days after the invoice date. The Contractor may cease performing services under this Agreement if any payment due hereunder is not paid within thirty (30) days of the invoice date. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

Section 4. Insurance.

- **A.** The Contractor shall maintain throughout the term of this Agreement the following insurance:
 - (1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - (2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - (i) Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.
 - (3) Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.
 - (4) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- **B.** The District, its staff, consultants and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- **C.** If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

Section 5. Indemnification.

- A. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.
- **B.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.
- **SECTION 9. LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.
- **SECTION 6. COMPLIANCE WITH GOVERNMENTAL REGULATION.** The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.
 - **SECTION 7. LIENS AND CLAIMS.** The Contractor shall promptly and properly pay for all

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

- SECTION 8. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.
- **SECTION 9. CUSTOM AND USAGE.** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.
- **Section 10.** Successors. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.
- **SECTION 11. TERMINATION.** The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.
- **SECTION 12. PERMITS AND LICENSES.** All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be

obtained and paid for by the Contractor.

- **SECTION 13. ASSIGNMENT.** Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.
- SECTION 14. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.
- **SECTION 15. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.
- **SECTION 16. ENFORCEMENT OF AGREEMENT.** A default by either Party under this Agreement shall entitle the other Party to all remedies available at law or in equity. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing Party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
- **SECTION 17.** AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement.
- **SECTION 18.** AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the Parties.
- **SECTION 19. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.
- **SECTION 20. NOTICES.** All notices, requests, consents and other communications under this Agreement ("**Notice**" or "**Notices**") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A. If to District: Meadow View at Twin Creeks

Community Development District 475 West Town Place, Suite 114 St. Augustine, Florida 32092 Attn: District Manager

With a copy to: KE Law Group, PLLC

2016 Delta Boulevard, Suite 101 Tallahassee, Florida 32303 Attn: District Counsel

B. If to the Contractor: First Coast Franchising, Inc. d/b/a

Jani-King of Jacksonville 16885 Dallas Parkway Addison, Texas 75001 Attn: Operations Manager

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

SECTION 21. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 22. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be St. Johns County, Florida.

SECTION 23. **COMPLIANCE WITH PUBLIC RECORDS LAWS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Contractor acknowledges that the designated public records custodian for the District is Jim Oliver ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 940-5850 or JOLIVER@GMSNF.COM.

- **SECTION 24. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.
- **SECTION 25. ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
- **SECTION 26. COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force

and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

SECTION 27. E-VERIFY. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

[CONTINUED ON FOLLOWING PAGE]

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

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

DocuSigned by:

B1C03893F5A342A

Chairperson, Board of Supervisors

FIRST COAST FRANCHISING, INC. D/B/A JANI-KING OF JACKSONVILLE

Cristina Trelles

By: CRISTINA TRELLES

Its: OPERATIONS MANAGER

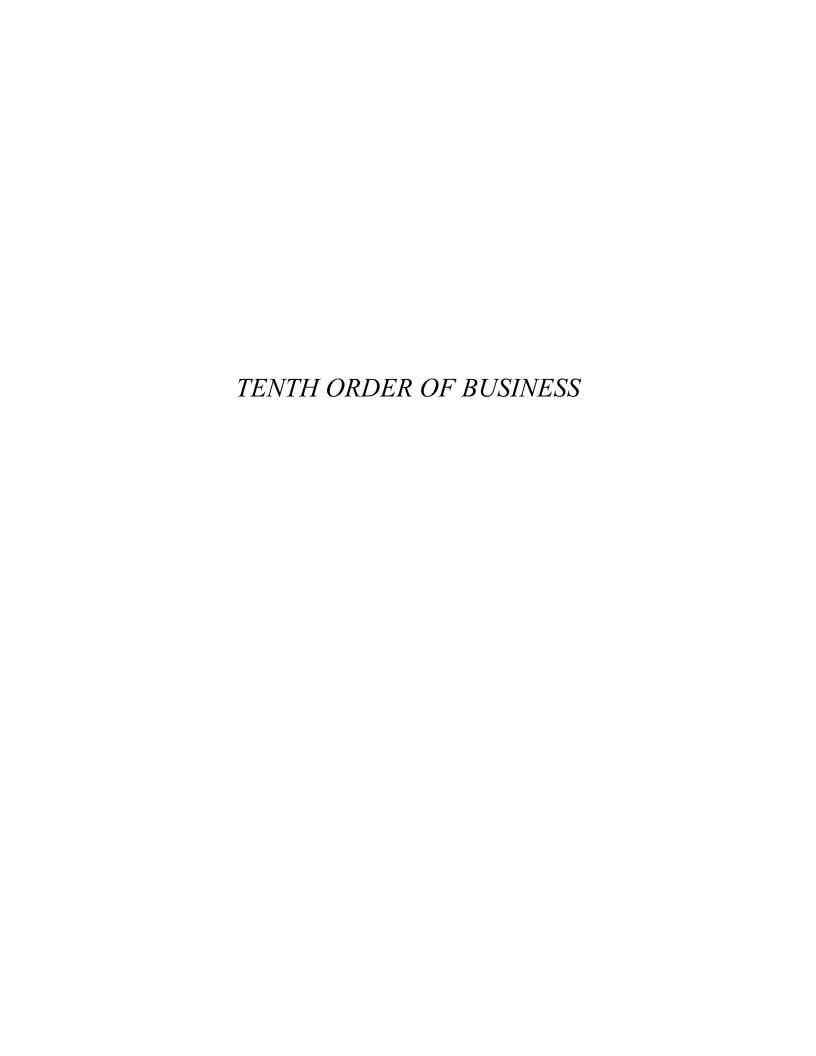
Exhibit A: Scope of Services

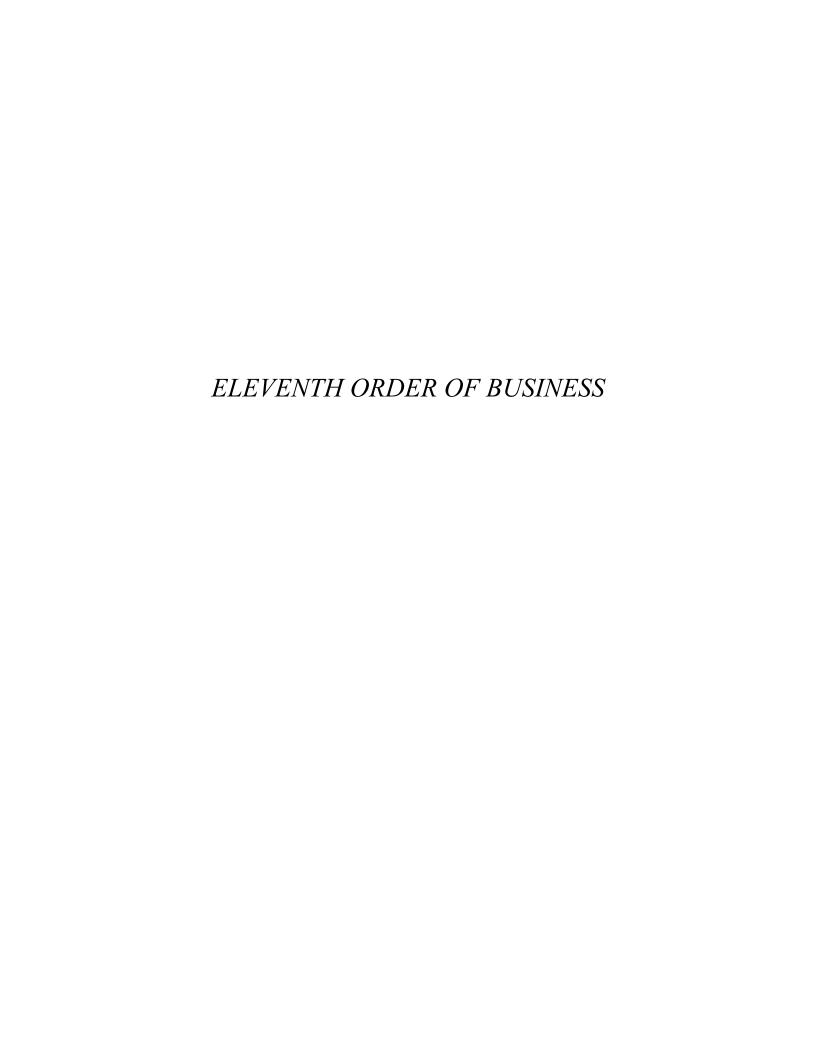
Exhibit A:

AREAS / TASKS	DLY	WK	MO	QTR	YR
GENERAL OFFICES-CARD ROOM-SOCAIL ROOM-ENTRYWAY-CLUB HOUSE					
Trash containers: empty containers and replace liners as needed (Liners to be furnished by Client)	X				
Horizontal furniture surfaces (reasonably clear of papers): dust	X				
Desktops: spot clean to remove bottle/cup rings	X				
Carpets: spot vacuum aisles (not responsible for removal of staples/paper clips)	X				
Small carpet stains (2" diameter max): spot clean	X				
Hard floors: dust mop or sweep	X				
Hard floors: spot mop to remove spills and stains	X				
Glass partitions and doors: spot clean to remove fingerprints/smudges	X				
Carpets: thoroughly vacuum (not responsible for removal of staples/paper clips)		X			
Hard floors: damp mop with neutral cleaner		X			
Wall-hung pictures: dust and straighten		X			
Baseboards and low vents: dust		X			
Wall surfaces around light switches: spot clean		X			
Ceiling vents and ledges that can be reached from the floor: dust			X		
Telephones: clean and sanitize			Х		
Upholstered furniture: vacuum			Х		
Blinds: dust	X				
RESTROOMS (CLUB HOUSE, POOL, AND GYM)					
Toilets and urinals: clean with a germicidal disinfectant	X				
Sinks: clean with a non-abrasive cleaner and disinfectant	X				
Doorknobs/push plates: clean with a germicidal disinfectant	X				
Bright metal parts of fixtures: polish	X				
Mirrors: clean and polish	X				
Trash containers: empty containers and replace liners (Liners to be furnished by Client)	X				
Hand towel and soap dispensers: clean and replenish	X				
Walls: spot clean to remove soap splashes, fingerprints/smudges	X				
Partition tops: dust	X				
Partition walls: spot clean with a detergent disinfectant solution	X				
Hard floors: sweep then mop with a detergent disinfectant solution	X				
Tile walls and partitions: clean and disinfect		X			
Ceiling vents and ledges that can be reached from the floor: dust		X			
Hard floors: scrub with a detergent disinfectant solution and rinse thoroughly			Х		
Floor drains: add water and enzymes			Х		
Re-stock any paper products as required. (Paper products to be furnished by Client)	x				

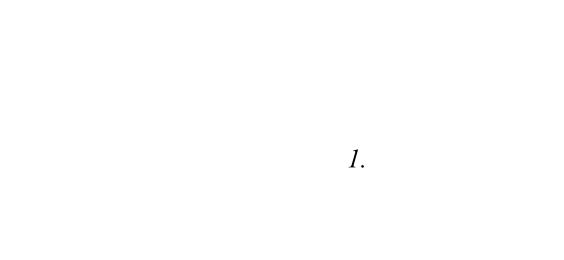
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X	
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	+
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	X X

AREAS / TASKS	DLY	WK	MO	QTR	YR
GYM					
Trash containers: empty containers and replace liners as needed (Liners to be furnished by Client)	X				
Carpets: spot vacuum aisles (not responsible for removal of staples/paper clips)	X				
Small carpet stains (2" diameter max): spot clean	X				
Hard floors: dust mop or sweep	X				
Hard floors: spot mop spills and stains	X				
Glass partitions and doors: spot clean to remove fingerprints/smudges	X				
Entryway metal and glass: spot clean to remove fingerprints/smudges	X				
Entrance mats: vacuum (carpet) or sweep (rubber/vinyl)	X				
Wall surfaces around light switches: spot clean	X				
Water fountains: clean with a disinfectant solution, then polish	X				
Gym equipment such as but not limited to stair masters, treadmills and benches: wipe down and dust using feather duster / dust pad along surfaces and areas surrounding throughout		X			
Carpets: thoroughly vacuum (not responsible for removal of staples/paper clips)		X			
Hard floors: damp mop with neutral cleaner		X			
Wall-hung pictures: dust and straighten		X			
Baseboards and low vents: dust		X			
Glass partitions and doors: thoroughly clean on both sides		X			
Entryway metal and glass: thoroughly clean		X			
Gym machinery / equipment / seating: disinfect		X			
Ceiling vents and ledges that can be reached from the floor: dust			X		









2021 Phase 3

2020 Phase 4

Thursday, June 16, 2022

APPROVED		
42 ETM	Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 203013 (May 2022)	3,329.50
43 ETM	Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 203010 (May 2022)	1,436.25
44 ETM	State Mandated Storm Water Analysis (20 years) (WA#26) Invoice 203009 (May 2022)	102.50
45 Duval Asphalt	Beacon Lakes (Phase 3) Convex Lane - Invoice 23421 \$	63,671.10
46 Basham Lucas	Design services Beacon Lakefront - Invoice 8939	1,325.00
	TOTAL 2021 REQUISITIONS TO BE APPROVED	\$69,864.35
RATIFIED 11 Core and Main	Utilities Direct Purchase \$	47,019.70
		·
12 Core and Main	TOTAL 2021 Phase 4 REQUISITIONS TO BE RATIFIED	32,799.32 \$79,819.02
<u>APPROVED</u>		
13 W. Gardner, LLC	Beacon Lake Phase 4 (Utilities) Application for Payment No. 4 (May 2022)	263,534.36
14 W. Gardner, LLC	Beacon Lake Phase 4 (Clearing/Earthwork) Application for Payment No. 4 (May 2022)	469,217.08
15 W. Gardner, LLC	Beacen Eaker nace 1 (1 armg/Brainage) replication for a gine never 1 (may 2022)	180,137.53
	I O FAL 2021 Phase 4 REQUISITIONS TO BE APPROVED	\$912,888.97
	TOTAL REQUISITIONS TO BE APPROVED JUNE 16, 2022	\$1,062,572.34
	42 ETM 43 ETM 44 ETM 45 Duval Asphalt 46 Basham Lucas RATIFIED 11 Core and Main 12 Core and Main 12 W. Gardner, LLC 14 W. Gardner, LLC	Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 203013 (May 2022) \$ ETM Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 203010 (May 2022) \$ ETM State Mandated Storm Water Analysis (20 years) (WA#26) Invoice 203009 (May 2022) \$ Duval Asphalt Beacon Lakes (Phase 3) Convex Lane - Invoice 23421 \$ Beacon Lakes (Phase 3) Convex Lane - Invoice 23421 \$ TOTAL 2021 REQUISITIONS TO BE APPROVED **TOTAL 2021 REQUISITIONS TO BE APPROVED **TOTAL 2021 Phase 4 REQUISITIONS TO BE RATIFIED **TOTAL 2021 Phase 4 REQUISITIONS TO BE RATIFIED **TOTAL 2021 Phase 4 REQUISITIONS TO BE RATIFIED **PPROVED** 13 W. Gardner, LLC Beacon Lake Phase 4 (Utilities) Application for Payment No. 4 (May 2022) \$ Beacon Lake Phase 4 (Clearing/Earthwork) Application for Payment No. 4 (May 2022) \$ TOTAL 2021 Phase 4 REQUISITIONS TO BE APPROVED **TOTAL 2021 Phase 4 REQUISITIONS TO BE APPROVED

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ENGINEER'S 2022 ANNUAL REPORT

FOR THE

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

ST. JOHNS COUNTY, FLORIDA

PREPARED FOR:

BOARD OF SUPERVISORS MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

PREPARED BY



Engineers – Planners – Surveyors – Landscape Architects 14775 Old St. Augustine Road, Jacksonville, Florida 32258 Reg. Number: 2584

ETM Job Number: E 17-348

Date: June 9, 2022

Email: <u>Lockwoods@etminc.com</u> Phone: 904-265-3163

Table of Contents and Engineer's Signature Page

Project Name: MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

Project Location: Adjacent to County Road 210 and east of Philips Highway (US No. 1)

Project City / State: St. Johns County, Florida

Programs used: Microsoft Word and Excel 2016, AutoCAD C3D 2019

Etm Job No. E 17-348

TABLE OF CONTENTS:

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Ε	Beacon Lake Amenity Center - Site Plan
F	Beacon Lake Townhomes - Site Plan
G	Beacon Lake Phases 2A, 2B, and 2C - Site Plan
Н	Beacon Lake Phase 3A
1	General Information
J	Project Background
K	Public Agency Ownership
L	Entrance Features, Signage, and Associated Landscaping:
M	Amenity Center (Lake House) And Recreational Facilities:
N	Pockets Parks And Associated Landscaping:
0	Beacon Lake Parkway / Twin Creeks Drive:
Р	Road Right Of Ways And Associated Landscaping:
Q	Storm Water Management Facilities:
R	Conservation / Preservation Areas
S	Long Term Maintenance:
T	Public Facilities
U	Project Photographs

Portion of pages or sections of this report signed and sealed by Engineer Sections A-U Only



14775 Old St. Augustine Rd., Jacksonville, Fl. 32258 Reg No: 2584

Lockwoods@etminc.com (904) 265-3163

Scott Jordan Lockwood, P.E.

P.E. No. 68426

Notes:

- 1. This document is prepared in for use by the Meadow View at Twin Creeks Community Development District, St. Johns County Florida and it is not intended for any other agency or third party use.
- 2. This document has been Digitally signed and sealed, printed copies of this document are not considered signed and sealed and must be verified on digital copies

I. GENERAL INFORMATION:

This Annual Report is prepared in general compliance with Section 9.21 of the Master Trust Indenture for the Meadow View at Twin Creeks Community Development District ("CDD" or the "District"). ETM (England, Thims & Miller, Inc) performed a site review on June 3, 2022. Based on this limited field review, we found that the CDD owned facilities generally appeared to be in good condition and appeared to be well maintained and operational at the time of our site visit. It should be noted that because this report is based on limited field review only, it is not intended to be exhaustive or comprehensive, but only an annual review of the District owned, and operated facilities, to verify if these facilities appeared to be well maintained and in good condition. Currently at the time of this report, the District owns and maintains improvements within Beacon Lake Phases I, 2A, 2B, 2C, 3A and Beacon Lake Townhomes. Several maps showing the CDD owned facilities are included with this report. At the time of this report there are two projects under construction Beacon Lake Phases 3B and 4, which will be turned over to the CDD after completion and certifications.

J. PROJECT BACKGROUND:

The Meadow View at Twin Creeks CDD is located in St. Johns County, Florida ("County"), south of County Road 210 and east of Philips Highway (US No 1). The overall project is approximately 630.22 acres+/- and the land within the District is wholly located within the Meadow View at Twin Creeks PUD – St. Johns County Ordinance No. 2014-21 (the "Development"). The authorized land uses within the District allows for residential development as well as open space and recreational amenities. The Meadow View at Twin Creeks PUD approval provides for the development of 1280 single family lots and 196 Townhome lots, an amenity center as well as neighborhood, and community parks.

K. PUBLIC AGENCY OWNERSHIP:

The following improvements are currently owned and maintained by other Public Agencies as follows:

- A. Offsite turn lane and roads within County Road 210 are owned and maintained by St. Johns County.
- B. The onsite and offsite potable water distribution system, water distribution system, sanitary sewer collection system within public right of ways and utility easements are owned and maintained by St. Johns County Utility Department (SJCUD).
- C. Electric facilities within public right of ways and power line easements are owned and maintained by the Florida Power and Light (FPL).
- D. The following onsite and offsite utilities located within the public rights of way are owned and maintained by the following entities. Gas mains are owned and maintained by TECO gas, Fiber optic cables are owned and maintained by either AT&T or Comcast.
- E. The onsite and offsite reuse system, at the time of this report, is owned and maintained by the CDD. St. Johns County Utility Department (SJCUD) and the Jacksonville Electric Authority (JEA) are working on an agreement to supply reuse to the project. The exact timeframe and associated conditions have yet to be determined.

L. ENTRY FEATURES, SIGNAGE AND ASSOCIATED LANDSCAPING:

The District owned improvements include a large entry monument with project signage, and associated landscaping. The entry monument is located within Beacon Lake Parkway within a median near the intersection with County Road 210 and Beacon Lake Parkway (project entrance). The project improvements also include landscaping along County Road 210 right of way near the project entrance on both sides of Beacon Lake Parkway. Based on limited field review, these improvements appeared to be in good condition and appeared to be well maintained. Therefore, we recommend ongoing maintenance, as may be required throughout the year.

M. AMENITY CENTER (LAKE HOUSE) AND RECREATIONAL FACILITIES:

The District owned recreational improvements for this project include an Amenity Center (Lake House) with associated parking areas, an indoor fitness area with workout equipment, indoor eating and meeting areas, outdoor seating areas, restroom facilities, adult pool, kid pool with splash equipment, fire pit with seating area, tennis courts, fenced play scape area, detailed landscaping, lighting and a floating dock within Storm Water Management Facility Number 6. Based on limited field review on the date(s) specified in Section G, these improvements appeared to be well maintained and in good condition. Therefore, we recommend ongoing maintenance as may be required throughout the year.

N. NEIGHBORHOOD PARKS / POCKETS PARKS WITH ASSOCIATED LANDSCAPING:

The District owned improvements include numerous small grassed pocket parks some with recreational equipment and some with grass and landscaping only. These areas are located throughout the project. Based on limited field review on the dates specified in this report (see section G), these improvements appeared to be in good condition and appeared to be well maintained. Therefore, we recommend ongoing maintenance, as may be required throughout the year.

O. BEACON LAKE PARKWAY / TWIN CREEKS DRIVE:

Beacon Lake Parkway and Twin Creeks Drive are owned and maintained by St. Johns County. However, St. Johns County requires a 26-month maintenance bond which is still ongoing. Therefore, the CDD is still responsible to maintain these roadways. Moreover, the District owns and maintains all of the landscaping and the landscape islands, including a roundabout within Beacon Lake Parkway near the Amenity Center. It should be noted that at the time of this report there is only one lift of asphalt for Beacon Lake Parkway, however Twin Creeks Drive appears to have a second lift from Beacon Lake Parkway (Roundabout) to Heron Oaks Drive. This is because St. Johns County requires that 90 percent of the certificates of occupancy (COs) be issued in a phase prior to the installation of the second lift of asphalt. Based on limited field review it did not appear that 90 percent of the homes that were constructed within their respected phases had reach this threshold. It should be noted that the striping along these roadways (especially Beacon Lake Parkway) has become worn and should be repainted as soon as possible. Also, multiple reflector signs that are between the Townhomes and Phase 1/2 for Beacon Lake Parkway are missing and should be replaced as soon as possible. This roadway connection that this is an ongoing construction site and trespassing is not permitted until the roadway is finished to prevent any loss of property and the injury of anyone who tries to traverse this connection. Finally, based on limited field review, these improvements appeared to be in good condition and appeared to be well maintained. Therefore, we recommend ongoing maintenance, as may be required throughout the year.

P. ROAD RIGHT OF WAYS AND ASSOCIATED LANDSCAPING:

The District owned facilities include numerous road right of ways within Beacon Lake Project with exception of roads listed in Section M above. The District owns and maintains all of these roadways along with the associated landscape as well other elements such as landscape islands, brick pavers, hardscape, curb, gutter, pavement, signage, lighting, and landscape features. Based on limited field review on the date(s) specified in this report (see section G) these road rights of way and other features generally appeared to be in good shape and well maintained. Furthermore, the striping along these roadways (especially Beacon Lake Parkway) is missing, especially in Phase I – where the second lift of pavement has been placed. Moreover, there were a number of signs knocked down throughout the community that should be reinstalled as required. We recommend placing this striping as soon as possible. Also of note, there are multiple signs and ADA matts missing in the townhomes phase from home construction, we recommend that these items be replaced as soon as possible. Finally, in order to maintain the roadway system and common area landscaping in good condition, we recommend ongoing maintenance, as may be required throughout the year to ensure that the elements are functioning properly. Furthermore, we recommend that monies be set aside to replace, repair or resurface these roadways as may be required after a number of years.

Q. STORM WATER MANAGEMENT FACILITIES:

The District owned improvements include numerous Storm Water Management Facilities (SMFs). Most of the SMFs in Beacon Lake Phase 1 are interconnected via a storm water pipes throughout the project. There are a number of SMF within Beacon Lake Phase Townhomes, 2A, 2B, 2C and 3A. All of the SMFs are used for storage, attenuation and treatment of storm water throughout the project. There are numerous control structures for these SMFs located throughout the project. These control structures attenuate flow and set normal water levels for the SMFs. It should be noted that the weir plate inside the control structure for SMF 11 did not show any kind of leaking, however all SMFs including SMF 11 are down in water volume, therefore, we cannot verify if the weir plate is still leaking. In general, this should be corrected as soon as possible if repairs were not done on the weir plate, because it will overtime drop the level of the normal water by about a foot. Over time, this will leave a ring of dirt between the water level and the grass around the perimeter of the SMF if it is not corrected.

Based on this limited field review on the date(s) specified in Section G, the completed SMFs and associated control structures generally appeared to be in good shape and functioning properly.

In general, the storm water system appeared to be in good condition and functioning as designed. Furthermore, we recommend ongoing maintenance for the storm water management facilities as may be required throughout the year to ensure that this system is functioning properly.

R. CONSERVATION / PRESERVATION AREAS:

The District owned conservation areas / preservation areas throughout the project. These areas are lands that were required to be preserved by various agencies, including but not limited to the Army Corps of Engineers, the St. Johns River Water Management District, and St. Johns County. These areas are natural with many trees and heavy overgrowth; therefore, these areas were not reviewed. However, we recommend ongoing maintenance and removal of trees that are dead or dying or trees that appear to be a hazard as may be required throughout the year.

S. LONG TERM MAINTENANCE:

In general, based on limited field review on the date(s) specified in Section G, it appears that the District owned facilities are well maintained and generally in good condition. However, it should also be noted that our field review was not exhaustive or comprehensive. As a Civil Engineering Consultant Firm, we do not have expertise in the maintenance and operation of the recreational facilities as well as the other CDD owned and operated facilities. Therefore, we recommend that the District Manager and the CDD Board consult to determine the best approach to operate and maintain these facilities. Moreover, it should be anticipated that over the life of these facilities, items such as, but not limited to: roofing, pavement, curb, gutter, striping, signage, sidewalks, recreational equipment, etc. will need to be either repaired or replaced over time. Therefore, we recommend that the District Manager and the CDD Board set aside monies or look for alternative sources of capital, such as: refinancing bonds and / or issuing new long-term bonds, as may be needed over the life of the project for maintenance, repair and or replacement of these facilities over time as may be required. The appropriate amount of monies should be determined by the District Manager and the CDD Board, as soon as possible, so that each year a fund is established for this purpose. Furthermore, as a Civil Engineering Consultant Firm, we do not have expertise to advise the CDD Board for the appropriate amount of insurance coverage or the insurance rates that should be paid. Therefore, we recommend the District Manager and the CDD Board work with an insurance company or some other insurance expert to determine the appropriate coverage and rates that will work for this project. Finally, we recommend ongoing maintenance as may be required throughout the year to ensure that the District owned facilities, equipment, etc. are functioning properly.

T. PUBLIC FACILITIES:

Pursuant to Florida Statues Chapter 189.08 (F.A.C), Each independent special district shall submit to each local general-purpose government in which it is located the public facilities report and an annual notice of any changes. This report shall include each public facility and its current capacity.

Storm Water Management Facilities

Most of the project Storm Water Management Facilities (Smfs) which have been constructed and are shown on the Site Map included in this report. There are 5 Smfs that are currently under construction at the time of this report (Beacon Lake Phases 3B and 4). It is anticipated that all of these Smfs will be completed in a year or so. All of the onsite Smfs serve to provide treatment and attenuation for the entire project and operate at the capacity required by the St. Johns River Water Management District. Furthermore, no replacements or expansions are anticipated in the next seven years.

Amenity Center

The Amenity Center has a number of facilities listed below. This Amenity Center has been completed and is operational. As of the date of this report there are no expansions or replacements of facilities anticipated in the next seven years.

The Amenity Center generally consists of the following improvements:

- Clubhouse, Social room, Kitchen facilities, Office Management Area
- Lap Pool and Fun Pool (recreational)
- Fitness Center
- Playground Area
- Kayak Launch and storage areas
- Tennis Courts
- Parking Lot, Sidewalk / walking path
- Landscape, Lighting, and Irrigation

Maximum Occupancy as provided by the Vesta (Amenity Managers) are as follows:

Social room (clubhouse)

Fitness Area:

50 people
30 people
Lap Pool

Kids Pool

Kids Pool

Enclosed decks and Pool Area

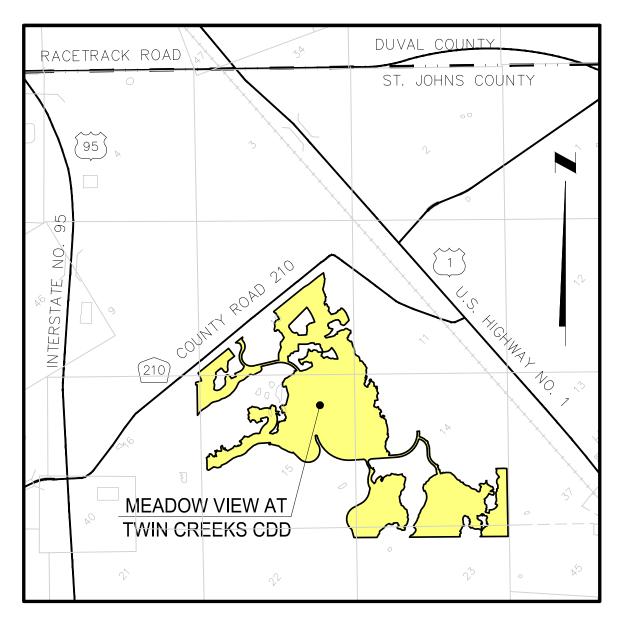
Maximum Bathing Load
Maximum Bathing Load
54 people
54 people
555 people

Entry Feature (Beacon Lake Parkway at County Road 210)

This Entry Feature (Clock Tower and signage) has been completed and as of the date of this report there are no expansions or replacements anticipated in the next seven years.

Pocket Parks and Landscape / Irrigation (scattered throughout project)

Most of the Pocket Parks, Landscape Areas and Irrigation for this project have been completed and are operational. Ongoing maintenance is required and typically plants may be replaced as required on an ongoing basis.



LOCATION MAP

N.T.S.



LOCATION MAP

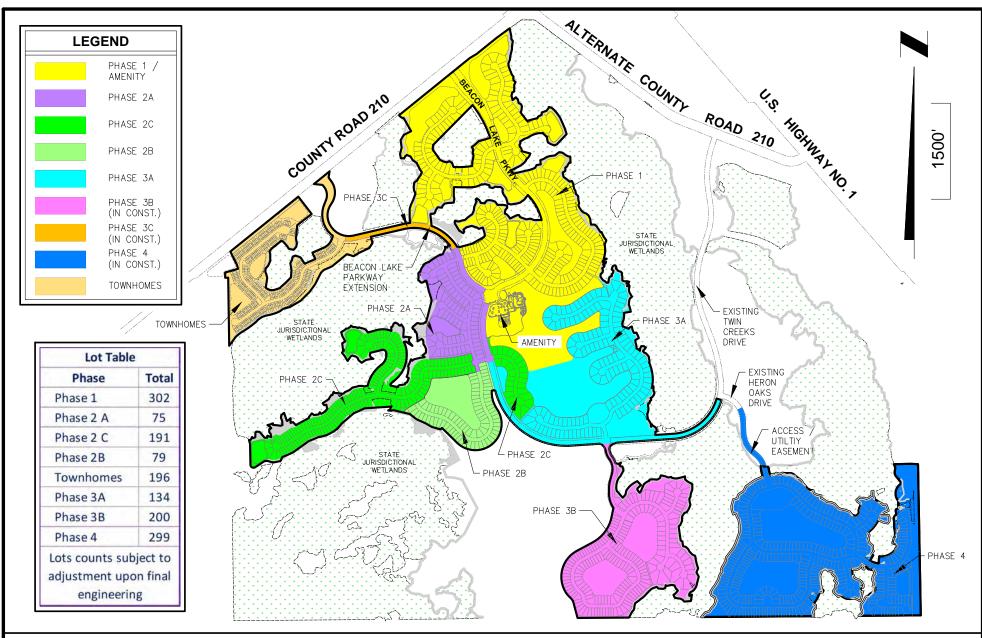
MEADOW VIEW AT TWIN CREEKS FOR MEADOW VIEW AT TWIN CREEKS CDD ST. JOHNS COUNTY, FLORIDA ETM NO. 17-348

DRAWN BY: S. Lockwood

DATE: 6-9-22

DRAWING NO. 1

:\LandDev\Design\Plots\Maps\Loc-CDD.dwg





VISION - EXPERIENCE - RESULTS ENGLAND - THIMS & MILLER, INC. 14775 Old St. Augustine Rood, Jacksonville, FL 32258 TEL: (904) 642-8990, FAX: (904) 646-9485 CA - 00002584 LC - 0000316

MASTER PROJECT SITE MAP

BEACON LAKE
FOR MEADOW VIEW AT TWIN CREEKS CDD
ST. JOHNS COUNTY, FLORIDA

ETM NO	. 17	- 3 ₄	48
DRAWN	BY:	S.	Lockwood

DATE: 6-9-22

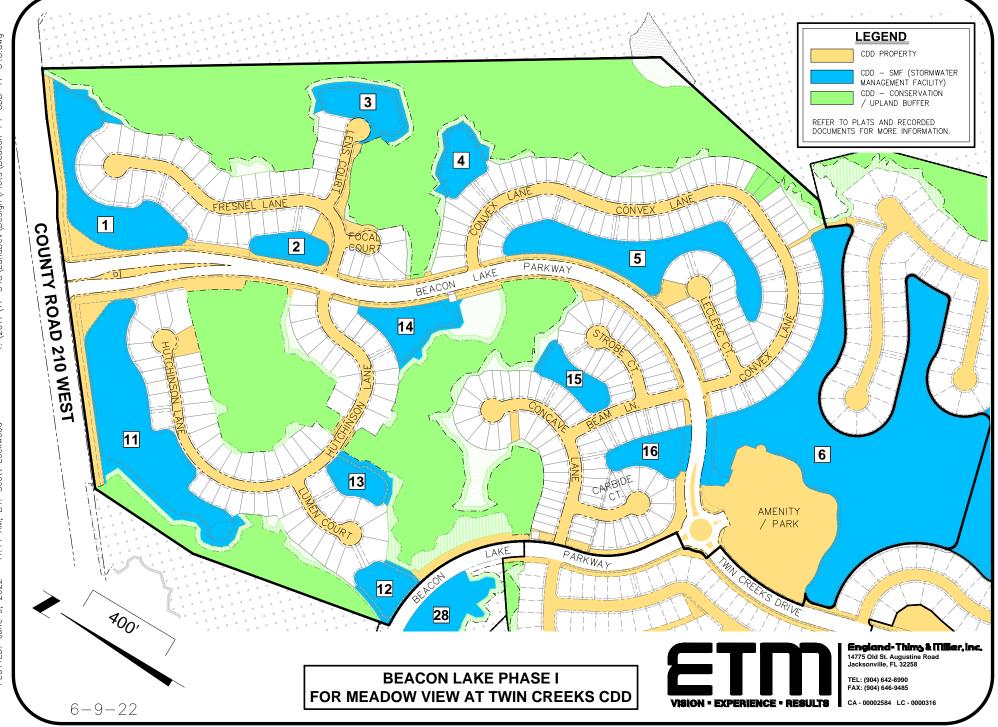
DRAWING NO. 1

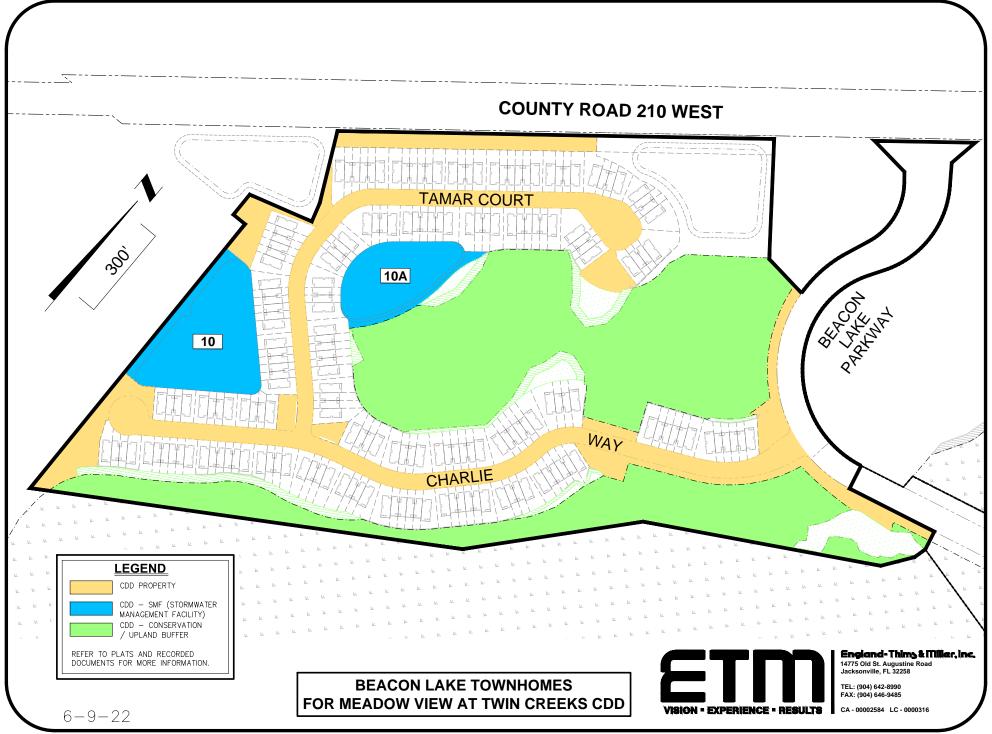
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PLOTTED:

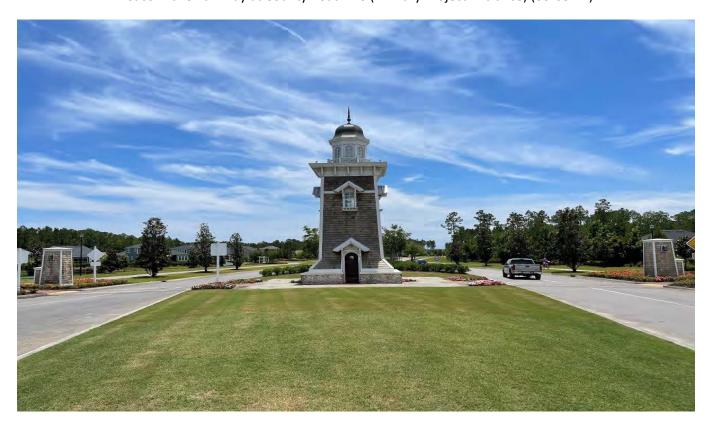




U. PROJECT PHOTOGRAPHS



Beacon Lake Parkway at County Road 210 (Primary Project Entrance) (06-03-22)



Beacon Lake Parkway - Main Entrance - Clock Tower (Primary Project Entrance) (06-03-22)



Beacon Lake Parkway (westerly entrance) at County Road 210 (Secondary Entrance) (06-03-22)



Beacon Lake Townhomes – "Harborside" (Primary Entrance and Exit) (06-03-22)



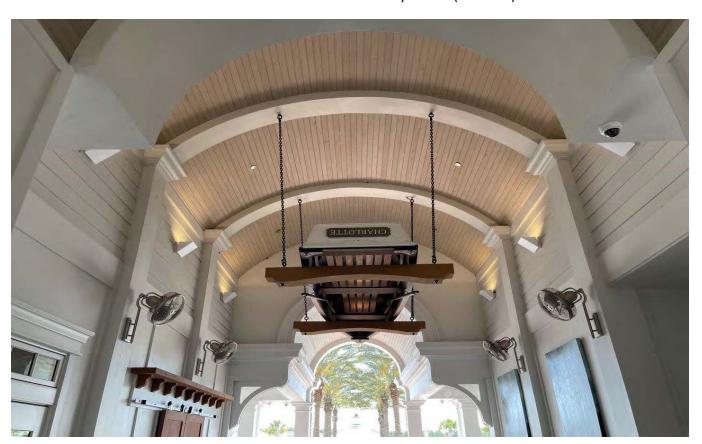
Beacon Lake Phase 3A – "The Landing" (Primary Entrance and Exit) (06-03-22)



"Lake House" Entrance and Exit (06-03-22)



"Lake House" – Beacon Lake Amenity Center (06-03-22)



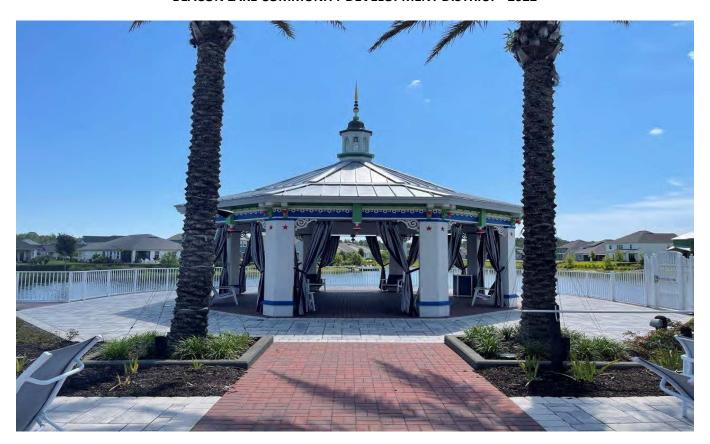
"Lake House" – Charlotte (06-03-22)



"Lake House" Pool side (06-03-22)



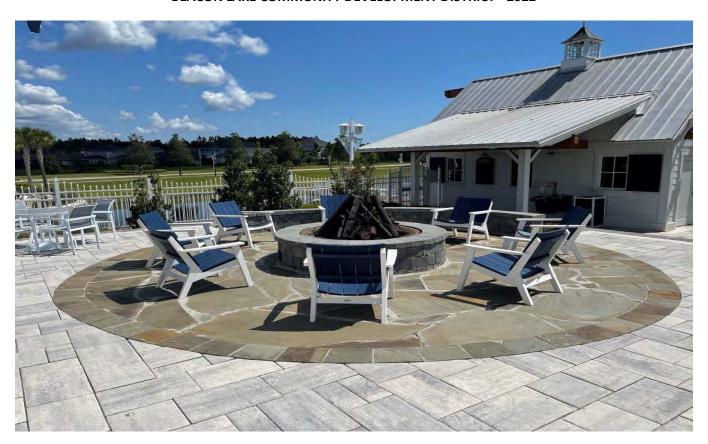
"Lake House" Kid Splash Park Area (06-03-22)



"Lake House" – Gazebo (06-03-22)



"Lake House" – Outdoor Living and Meeting Space (06-03-22)



"Lake House" – Fire Pit and Living Space (06-03-22)



"Lake House" – Boardwalk, Crew House, and Kayak Launch Ramp (06-03-22)



"Lake House" - Beach Area (06-03-22)



"Lake House" – Croquet Field (06-03-22)



"Lake House" – Playground Area (06-03-22)



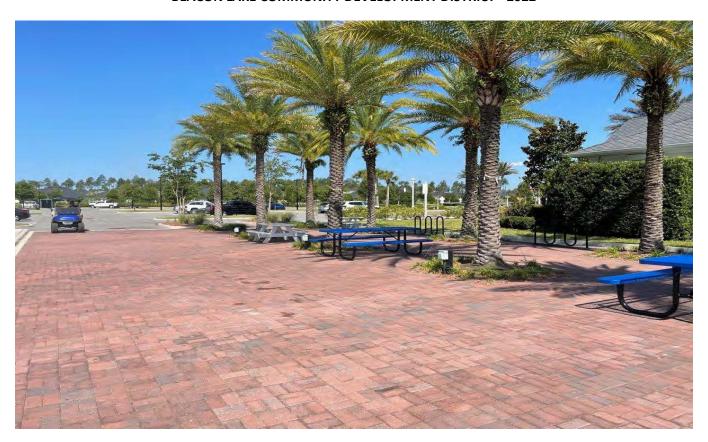
"Lake House" – Event Lawn (06-03-22)



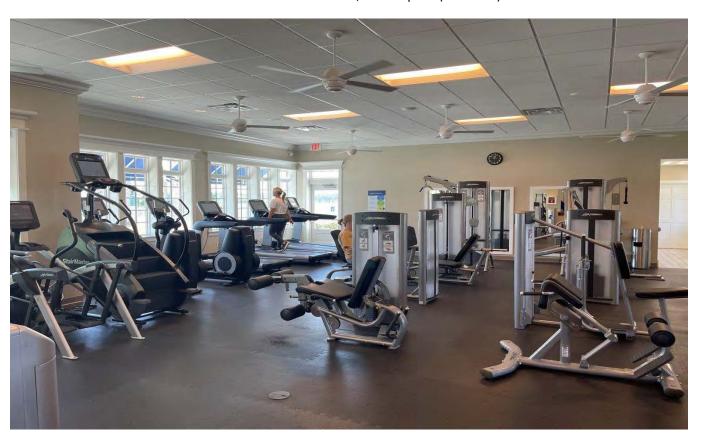
"Lake House" - Play Field (06-03-22)



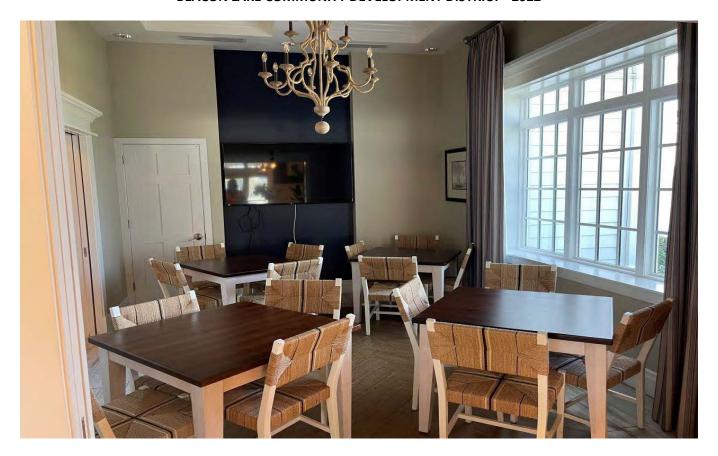
"Lake House" – Dog Park (06-03-22)



"Lake House" – Food Truck, Event Space (06-03-22)



"Lake House" – Fitness Center (06-03-22)



"Lake House" Dinning Room (06-03-22)



"Lake House" - Living Space (06-03-22)



"Lake House" – Commercial Kitchen Space for Culinary Demonstrations and Events (06-03-22)



Beacon Lake Parkway Roundabout at Twin Creeks Drive (06-03-22)



Beacon Lake Phase 1 – Hutchinson Lane Park (At Cul-De-Sac) (06-03-22)



Beacon Lake Phase 1 – Pocket Park along Fresnel Lane adjacent to Storm Water Management Facility (06-03-22)

Page 14 of 55



Beacon Lake Phase 1 – Park at Leclerc Court and adjacent to Beacon Lake Parkway (06-03-22)



Beacon Lake Phase 1 – Park at Concave Lane Cul-De-Sac (Mail Kiosk) (06-03-22)



Beacon Lake Phase 1 – Park at Beacon Lake Parkway, Concave Lane, and Garda Court (06-03-22)



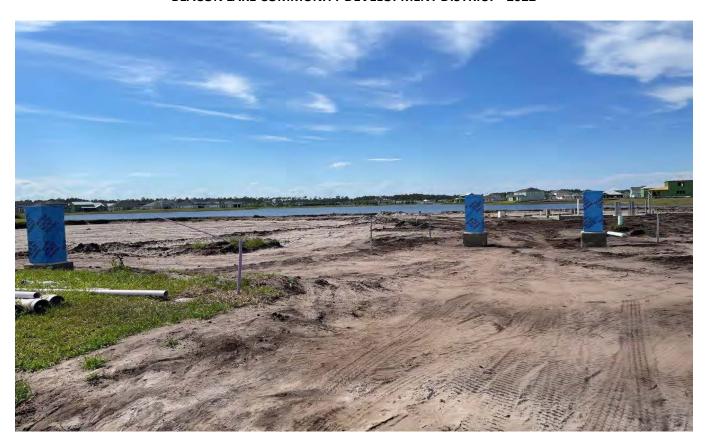
Beacon Lake Phase 2 – Park at Garda Court Cul-De-Sac (06-03-22)



Beacon Lake Phase 2 – Park along Windermere Way (06-03-22)



Beacon Lake Phase 2 – Park at Starnberg Court (06-03-22)



Beacon Lake Phase 3A – "Lakeside Park" Under Construction (06-03-22)



Landscaping at Snowbell Court and Loosestrife Way (06-03-22)



Beacon Lake Phase 3A – Community Park along Twin Creeks Drive (06-03-22)



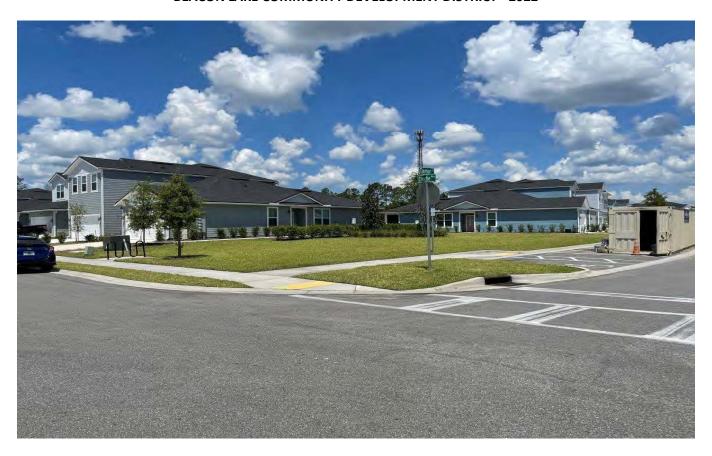
Beacon Lake Phase 3A – Park along Twin Creeks Drive (06-03-22)



Beacon Lake Townhomes – Park and Open Space along Charlie Way (06-03-22)



Beacon Lake Townhomes – Park at Charlie Way and Tamar Court (06-03-22)



Beacon Lake Townhomes – Park at Charlie Way and Tamar Court (06-03-22)



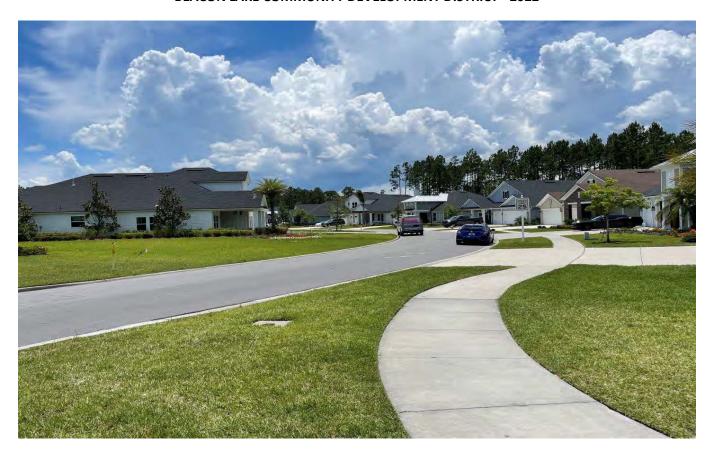
Beacon Lake Townhomes – Concrete Path around Storm Water Management Facility 10 (06-03-22)



Beacon Lake Townhomes - Concrete Path around Storm Water Management Facility 10A (06-03-22)



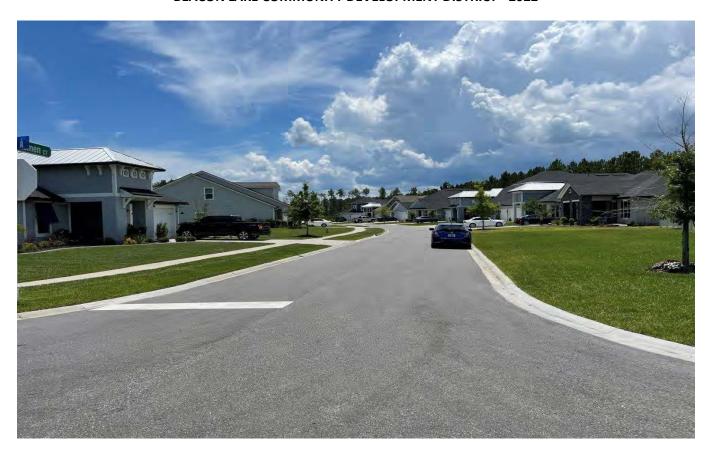
Beacon Lake Townhomes – Park end of Tamar Court (06-03-22)



Beacon Lake Phase 1 – Hutchinson Lane (06-03-22)



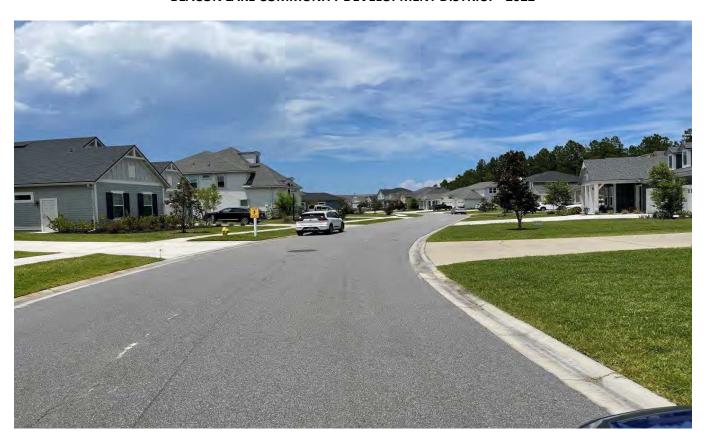
Beacon Lake Phase 1 – Hutchinson Lane (06-03-22)



Beacon Lake Phase 1 – Lumen Court (06-03-22)



Beacon Lake Phase 1 – Fresnel Lane (06-03-22)



Beacon Lake Phase 1 – Fresnel Lane (06-03-22)



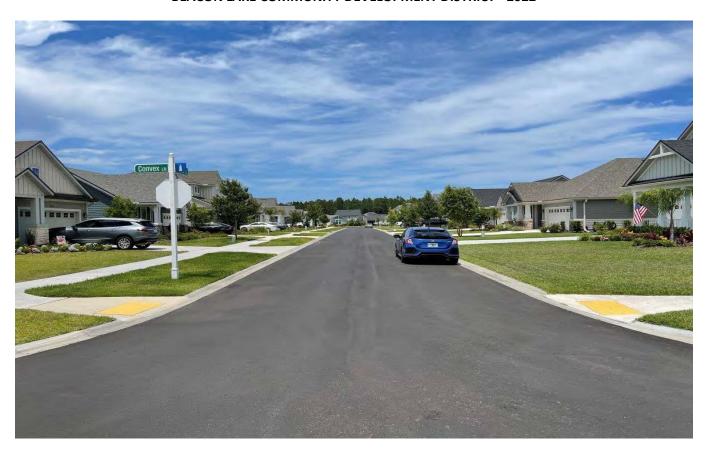
Beacon Lake Phase 1 – Focal Court (06-03-22)



Beacon Lake Phase 1 – Convex Lane (Second Lift of Pavement recently installed) (06-03-22)



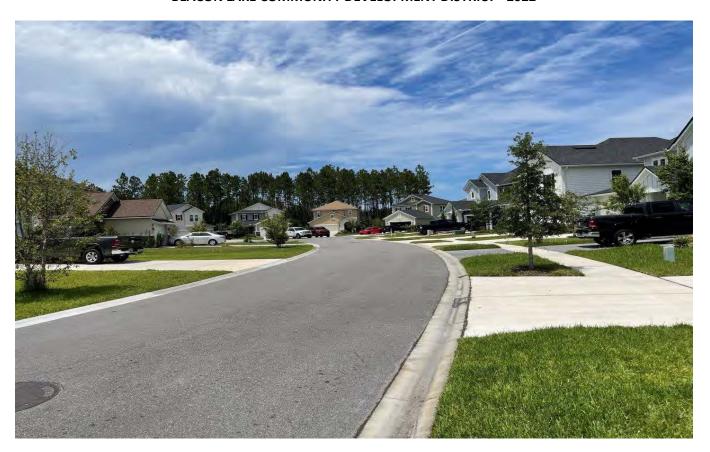
Beacon Lake Phase 1 – Convex Lane (Second Lift of Pavement recently installed) (06-03-22)



Beacon Lake Phase 1 – Leclerc Court (06-03-22)



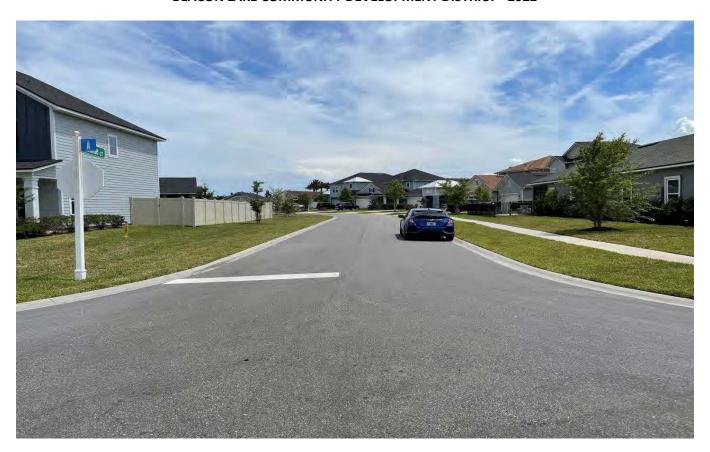
Beacon Lake Phase 1 – Beam Lane (06-03-22)



Beacon Lake Phase 1 – Strobe Court (06-03-22)



Beacon Lake Phase 1 – Concave Lane (06-03-22)



Beacon Lake Phase 1 – Carbide Court (06-03-22)



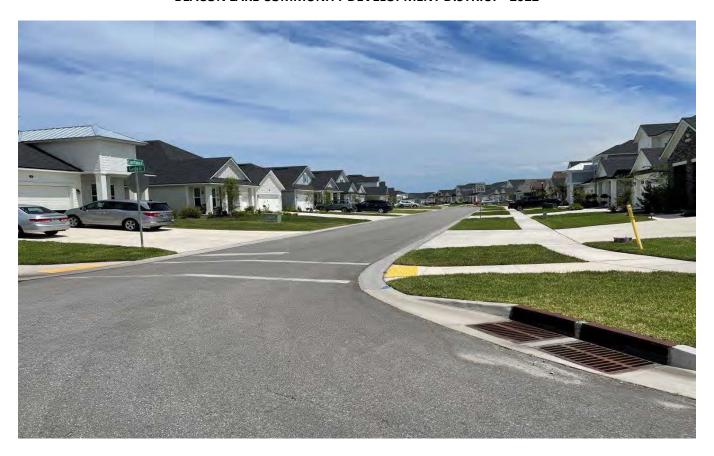
Beacon Lake Phase 1 – Beacon Lake Parkway (Deadend) (06-03-22)



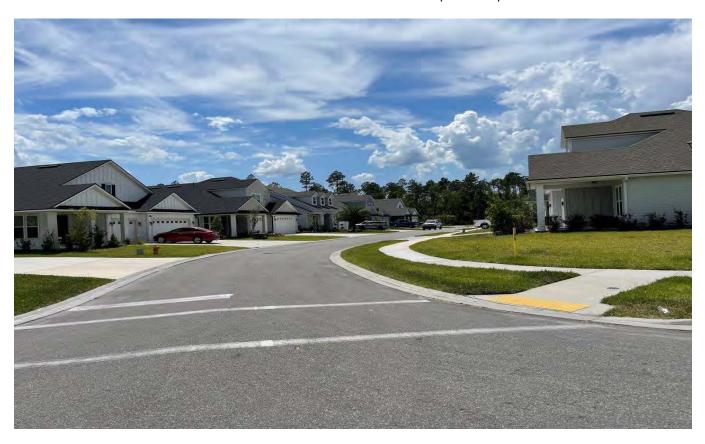
Beacon Lake Phase 2 – Twin Creeks Drive (06-03-22)



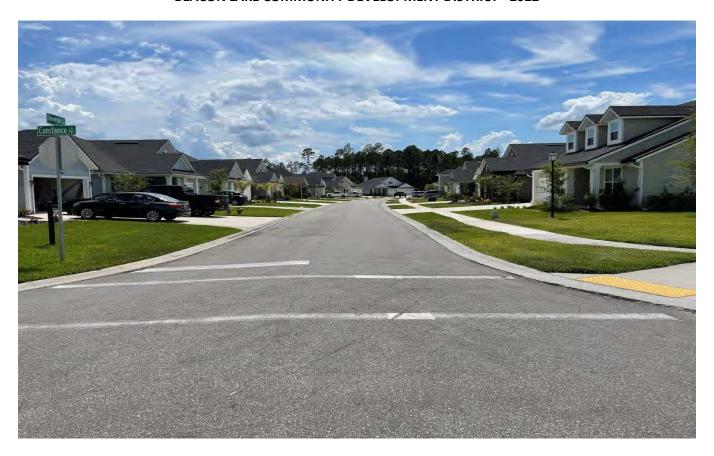
Beacon Lake Phase 2 – Garda Court (06-03-22)



Beacon Lake Phase 2 – Constance Lane (06-03-22)



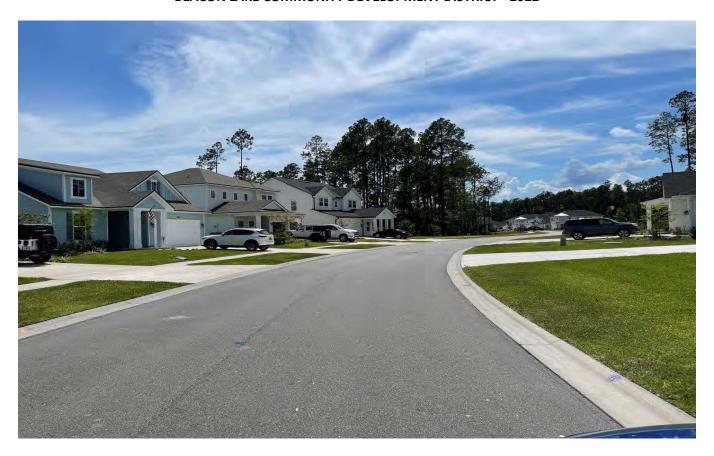
Beacon Lake Phase 2 – Lucerne Court (06-03-22)



Beacon Lake Phase 2 – Bourget Court (06-03-22)



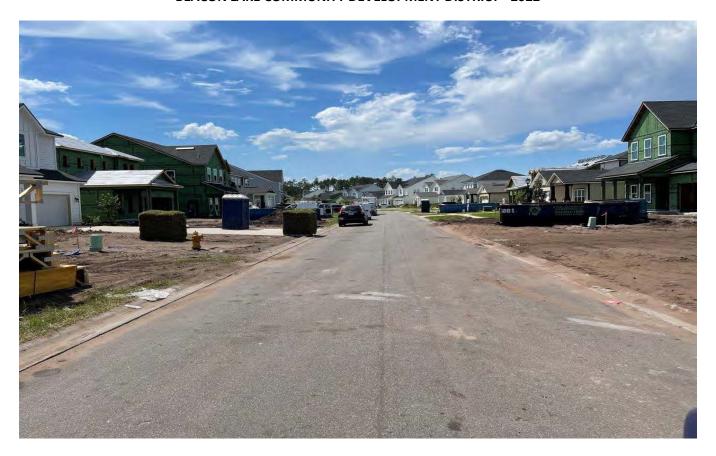
Beacon Lake Phase 2 – Windermere Way (06-03-22)



Beacon Lake Phase 2 – Windermere Way (06-03-22)



Beacon Lake Phase 2 – Windermere Way (06-03-22)



Beacon Lake Phase 2 – Ness Circle (06-03-22)



Beacon Lake Phase 2 – Lomond Court (06-03-22)



Beacon Lake Phase 2 – Starnberg Court (06-03-22)



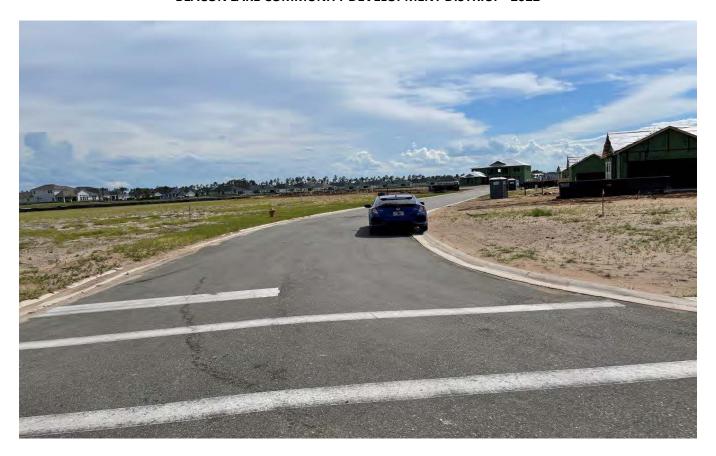
Beacon Lake Phase 3 – Cut Grass Lane (06-03-22)



Beacon Lake Phase 3 – Horsetrail Court (06-03-22)



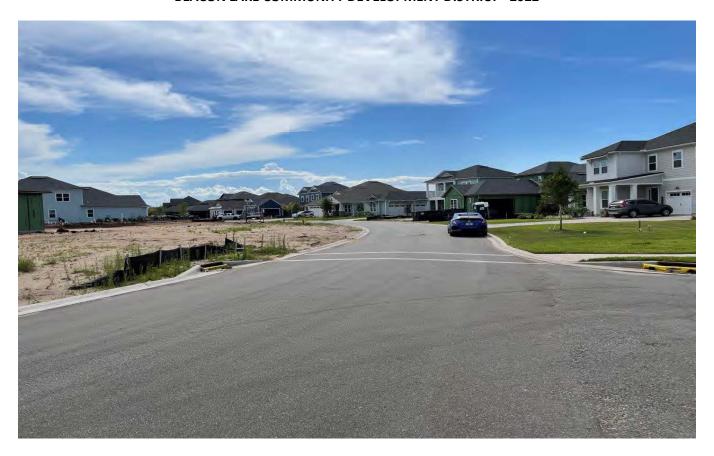
Beacon Lake Phase 3 – Loosestrife Way (06-03-22)



Beacon Lake Phase 3 – Awlleaf Court (06-03-22)



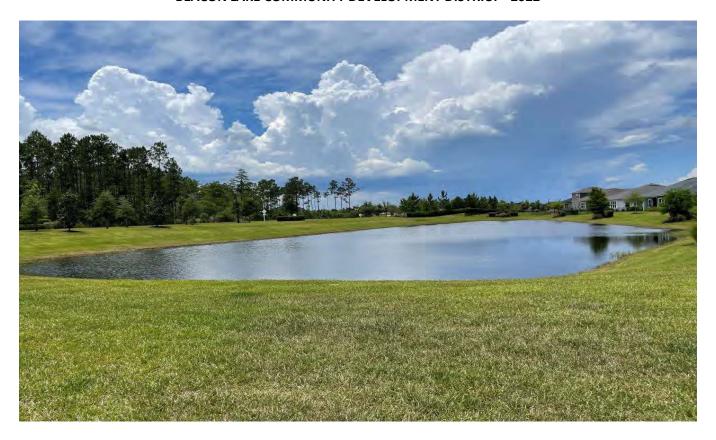
Beacon Lake Phase 3 – Hydrilla Court (06-03-22)



Beacon Lake Phase 3 – Snowbell Court (06-03-22)



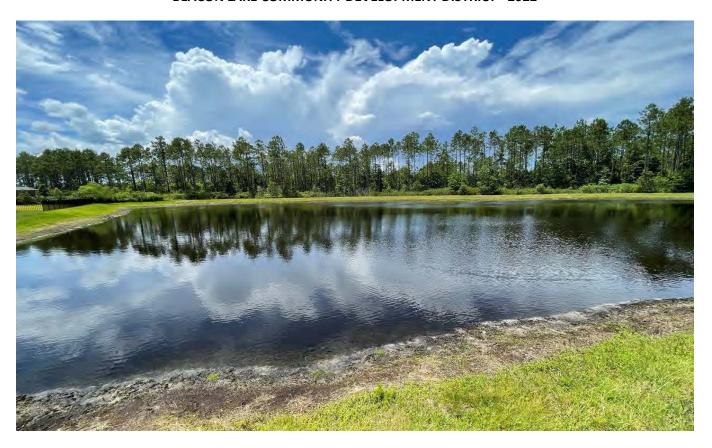
Beacon Lake Phase 1 – Storm Water Management Facility 1 (06-03-22)



Beacon Lake Phase 1 – Storm Water Management Facility 2 (06-03-22)



Beacon Lake Phase 1 – Storm Water Management Facility 3 (06-03-22)



Beacon Lake Phase 1 – Storm Water Management Facility 4 (06-03-22)



Beacon Lake Phase 1 – Storm Water Management Facility Control Structure 4 (06-03-22)



Beacon Lake Phase 1 – Storm Water Management Facility 5 (06-03-22)



Beacon Lake Phase 1 – Storm Water Management Facility 6 (06-03-22)



Beacon Lake Phase Townhomes – Storm Water Management Facility 10 (06-03-22)



Beacon Lake Townhomes – Storm Water Management Facility Control Structure 10 (06-03-22)



Beacon Lake Townhomes – Storm Water Management Facility 10A (06-03-22)



Beacon Lake Phase 1 – Storm Water Management Facility 11 (06-03-22)



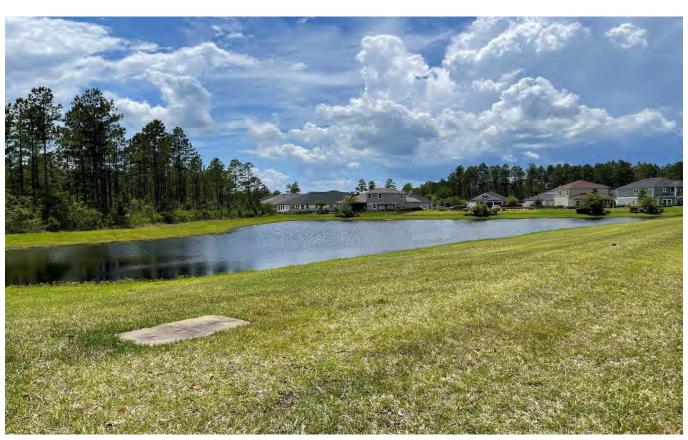
Beacon Lake Phase 1 – Storm Water Management Facility Control Structure 11 (06-03-22)



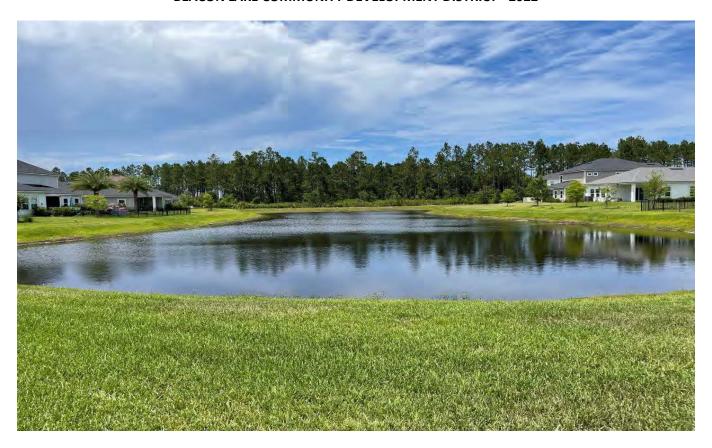
Beacon Lake Phase 1 – Storm Water Management Facility 12 (06-03-22)



Beacon Lake Phase 1 – Storm Water Management Facility 13 (06-03-22)



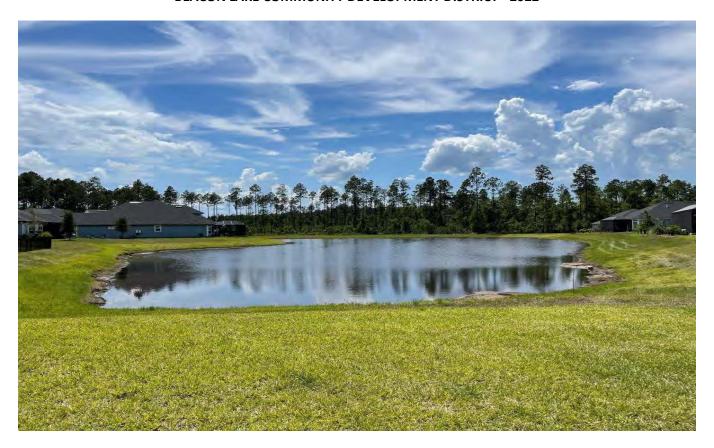
Beacon Lake Phase 1 – Storm Water Management Facility 14 (06-03-22)



Beacon Lake Phase 1 – Storm Water Management Facility 15 (06-03-22)



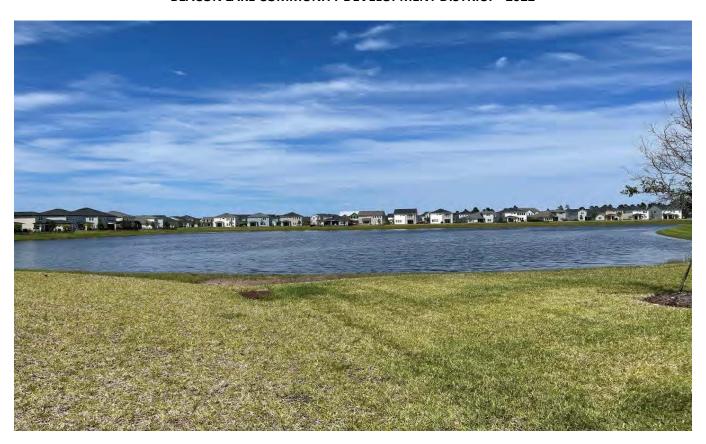
Beacon Lake Phase 1 – Storm Water Management Facility 16 (06-03-22)



Beacon Lake Phase 2 – Storm Water Management Facility 17 (06-03-22)



Beacon Lake Phase 2 – Storm Water Management Facility Control Structure 17 (06-03-22)

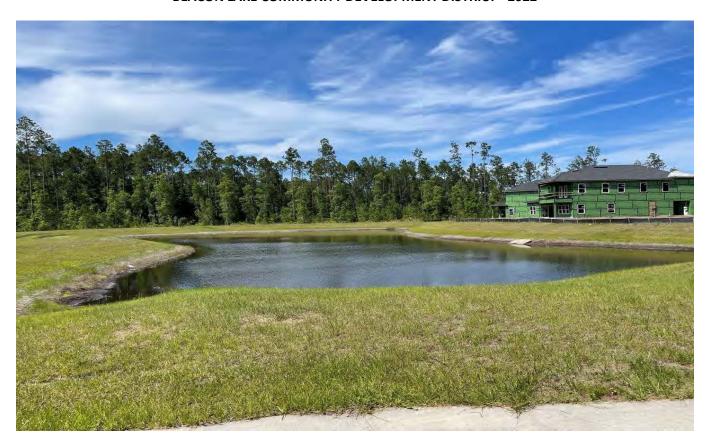


Beacon Lake Phase 2 – Storm Water Management Facility 18 (06-03-22)



Beacon Lake Phase 2 – Storm Water Management Facility Control Structure and Dispersion Basin 18 (06-03-22)

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Beacon Lake Phase 2 – Storm Water Management Facility 19 (06-03-22)



Beacon Lake Phase 1 – Storm Water Management Facility Control Structure 19 (06-03-22)



Drainage Easement Obstructed at Storm Water Management Facility 20 (06-03-22)



Beacon Lake Phase 2 – Storm Water Management Facility 20 (06-03-22)



Beacon Lake Phase 2 – Storm Water Management Facility Control Structure 20 (06-03-22)



Storm Water Management Facility 28 (06-03-22)



Storm Water Management Facility Control Structure 28 (06-03-22)



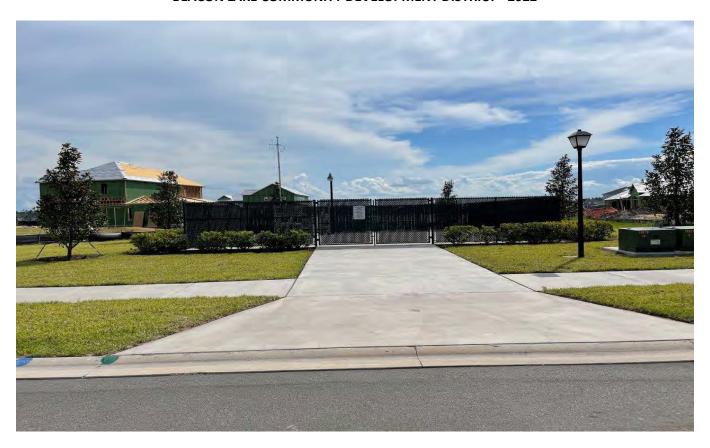
Beacon Lake Parkway Liftstation adjacent to Storm Water Management Facility 14 (06-03-22)



Beacon Lake Parkway Liftstation Adjacent to Concave Lane and Garda Court (06-03-22)



Windermere Way Liftstation (06-03-22)



Loosestrife Way Liftstation (06-03-22)



Charlie Way Liftstation (06-03-22)



Beacon Lake Parkway from Townhomes to the "Lake House" (to be completed) (06-03-22)



Missing ADA Mat along Tamar Court (06-03-22)

TEMPLATE FOR LOCAL GOVERNMENTS AND SPECIAL DISTRICTS FOR PERFORMING A STORMWATER NEEDS ANALYSIS PURSUANT TO SECTION 5 OF SECTION 403.9302, FLORIDA STATUTES

INTRODUCTION

As part of the 2021 regular session, the Legislature recognized the need for a long-term planning process for stormwater and wastewater. Section 403.9302, Florida Statutes, requires a 20-year needs analysis from the local governments providing stormwater services. Because this planning document is forward-looking, it will necessarily include a large number of assumptions about future actions. These assumptions should be based on any available information coupled with best professional judgment of the individuals completing the document. Completing this template by June 30, 2022, will fulfill the statutory requirements for the first round of 20-year needs analyses for stormwater. The template was generated by EDR in cooperation with local governments, Special Districts, the Florida Department of Environmental Protection (DEP), the Water Management Districts, the Florida Stormwater Association, private consultants, and others. Use of this tool will help ensure that information is compiled consistently for the Office of Economic & Demographic Research's (EDR) report to the Legislature.

For the purposes of this document, a stormwater management program and a stormwater management system are as defined in statute (s. 403.031(15) and (16), F.S., respectively; language provided here: https://www.flsenate.gov/Laws/Statutes/2021/403.031). Plainly speaking, the "program" is the institutional framework whereby stormwater management activities (MS4 NPDES permit activities, and other regulatory activities, construction, operation and maintenance, etc.) are carried out by the public authority. The "system" comprises the physical infrastructure that is owned and/or operated by the local government or special district that specifically is intended to control, convey or store stormwater runoff for treatment and flood protection purposes.

For the purposes of this document, the following guiding principles have been adopted:

- Stormwater systems or facilities owned and operated by any of the following are excluded from reporting requirements for local governments and special districts:
 - o Private entities or citizens
 - o Federal government
 - o State government, including the Florida Department of Transportation (FDOT)
 - o Water Management Districts
 - o School districts
 - o State universities or Florida colleges
- Local government expenditures associated with routine operation and maintenance are fully funded prior to commencing new projects and initiatives.
- Local government submissions will include the activities of dependent special districts. Only independent special districts report separately. For a list of all special districts in the state and their type (*i.e.*, dependent or independent), please see the Department of Economic Opportunity's Official List of Special Districts at the following link: http://specialdistrictreports.floridajobs.org/webreports/alphalist.aspx.
- With respect to federal and state statutes and rulemaking, current law and current administration prevails throughout the 20-year period. In other words, the state's present legal framework (*i.e.*, the status quo) continues throughout the period.

GENERAL INSTRUCTIONS FOR USING THE TEMPLATE

Instructions for submitting the template are still under development. Additional information regarding submission and answers to frequently asked questions will be posted on EDR's website, along with other useful materials, here: http://edr.state.fl.us/Content/natural-resources/stormwaterwastewater.cfm

The statutory language forms the titles for each part. This template asks that you group your recent and projected expenditures in prescribed categories. A detailed list of the categories is provided in part 5.0.

The same project should not appear on multiple tables in the jurisdiction's response unless the project's expenditures are allocated between those tables. All expenditures should be reported in \$1,000s (e.g., five hundred thousand dollars should be reported as \$500).

For any jurisdiction that is contracting with another jurisdiction where both could be reporting the same expenditure, please contact EDR for additional guidance. In situations where a reporting jurisdiction contracts with a non-reporting jurisdiction, (*i.e.*, FDOT, the water management districts, the state or federal government), the reporting jurisdiction should include the expenditures.

When reporting cost information, please only include the expenditures that have flowed, are flowing, or will likely flow through your jurisdiction's budget. While necessary to comply with the statute, the concept of "future expenditures" should be viewed as an expression of identified needs.

These projections are necessarily speculative and do not represent a firm commitment to future budget actions by the jurisdiction.

This Excel workbook contains three worksheets for data entry. (Along the bottom of the screen, the three tabs are highlighted green.) Empty cells with visible borders are unlocked for data entry. In the first tab, titled "Background through Part 4," the information requested is either text, a dropdown list (e.g., Yes or No), or a checkbox. The next tab, "Part 5 through Part 8," contains tables for expenditure or revenue data as well as some follow-up questions that may have checkboxes, lists, or space for text.

In Part 5 and Part 6, the expenditure tables have space for up to 5 projects. More projects can be listed in the "Additional Projects" tab. This tab contains a table with space for up to 200 additional projects. In order for these additional projects and expenditures to be correctly classified and included in the final totals, each project must be assigned a Project Type and Funding Source Type the from the dropdown lists in columns B and C.

Links to Template Parts:
Background Information
Part 1
Part 2
Part 3
Part 4
Part 5
Part 6
Part 7
Part 8
Additional Projects - This table contains additional rows for projects that do not fit into the main tables in
Parts 5 and 6

ackground Information	on			
Please provide ye	our contact and location infor	mation, then proceed to the template on the next sheet.		
Name of Local G	overnment:	Meadow View at Twin Creeks Community Development District		
Name of stormw	ater utility, if applicable:	N/A		
Contact Person				
Name:		Jim Oliver - Gms (Government Management Services, LLC North Florida)		
Position	/Title:	Managing Director joliver@gmsnf.com		
Email Ad	ldress:			
Phone N	umber:	(904) 940-5850 ext. 406		
Indicate the Wat	er Management District(s) in	which your service area is located.		
	Northwest Florida Water M	lanagement District (NWFWMD)		
	Suwannee River Water Management District (SRWMD) St. Johns River Water Management District (SJRWMD) Southwest Florida Water Management District (SWFWMD)			
 ✓				
	South Florida Water Management District (SFWMD)			
Indicate the type	of local government:			
	Municipality			
	County			
₹	Independent Special Distric	t		

Part 1.0 Detailed description of the stormwater management program (Section 403.9302(3)(a), F.S.)

The stormwater management program, as defined in the Introduction, includes those activities associated with the management, operation and maintenance, and control of stormwater and stormwater management systems, including activities required by state and federal law. The detailed program description is divided into multiple subparts consisting of narrative and data fields.

Part 1.1 Narrative Description:

Please provide a brief description of the current institutional strategy for managing stormwater in your jurisdiction. Please include any mission statement, divisions or departments dedicated solely or partly to managing stormwater, dedicated funding sources, and other information that best describes your approach to stormwater:

Meadow View at Twins CDD is a large residential community, that was developed in mulitple phase that were permitted, designed and constructed in accordance with St. Johns County and St. Johns River Water Management District regulations. The management of storm water is regulated with the multiple storm water management facilities (Smfs) and control structures constructed throughout the community.

On a sca	ale of 1 t	o 5, with	n 5 being 3	the high	nest, plea	se indicate the importance of each of the following goals for your program:
					Ø	Drainage & flood abatement (such as flooding events associated with rainfall and hurricanes)
				ď		Water quality improvement (TMDL Process/BMAPs/other)
				₹		Reduce vulnerability to adverse impacts from flooding related to increases in frequency and duration of rainfall events, storm surge and sea level rise
						Other:
				•		St. Johns River Water Management District and St. Johns County Permit Complaince
		⊐		⊐		

Part 1.2 Current Stormwater Program Activities: Please provide answers to the following questions regarding your stormwater management program. • Does your jurisdiction have an NPDES Municipal Separate Storm Sewer System (MS4) Permit? No If yes, is your jurisdiction regulated under Phase I or Phase II of the NPDES Program: No • Does your jurisdiction have a dedicated stormwater utility? If no, do you have another funding mechanism? Yes If yes, please describe your funding mechanism. Funding Mechanism is through the CDD that assess fees for each lot in the community. These funds are set aside as needed to provide for the ongiong maintenance needs of the storm water management system. • Does your jurisdiction have a Stormwater Master Plan or Plans? Yes If Yes: How many years does the plan(s) cover? Life of the Project Are there any unique features or limitations that are necessary to understand what the plan does or does not address? Please provide a link to the most recently adopted version of the document (if it is published online): N/A • Does your jurisdiction have an asset management (AM) system for stormwater infrastructure? No If Yes, does it include 100% of your facilities? If your AM includes less than 100% of your facilities, approximately what percent of your

facilities are included?

A construction sediment and erosion control program for new construction (plans review					
and/or inspection)?	Yes				
An illicit discharge inspection and elimination program?	No				
A public education program?	No				
A program to involve the public regarding stormwater issues?	No				
A "housekeeping" program for managing stormwater associated with vehicle maintenance	ousekeeping" program for managing stormwater associated with vehicle maintenance				
yards, chemical storage, fertilizer management, etc. ?	No				
A stormwater ordinance compliance program (i.e., for low phosphorus fertilizer)?	No				
Water quality or stream gage monitoring?	No				
A geospatial data or other mapping system to locate stormwater infrastructure (GIS, etc.)?	No				
A system for managing stormwater complaints?	Yes				
Other specific activities?					
Notes or Comments on any of the above:					
Notes or Comments on any of the above:					
Notes or Comments on any of the above: 3 Current Stormwater Program Operation and Maintenance Activities					
	ken by your				
3 Current Stormwater Program Operation and Maintenance Activities Please provide answers to the following questions regarding the operation and maintenance activities underta					
3 Current Stormwater Program Operation and Maintenance Activities Please provide answers to the following questions regarding the operation and maintenance activities underta stormwater management program. Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated					
3 Current Stormwater Program Operation and Maintenance Activities Please provide answers to the following questions regarding the operation and maintenance activities underta stormwater management program. Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated with new private development (i.e., systems that are dedicated to public ownership and/or operation	.,				
Please provide answers to the following questions regarding the operation and maintenance activities underta stormwater management program. Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated with new private development (i.e., systems that are dedicated to public ownership and/or operation upon completion)?					
3 Current Stormwater Program Operation and Maintenance Activities Please provide answers to the following questions regarding the operation and maintenance activities underta stormwater management program. Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated with new private development (i.e., systems that are dedicated to public ownership and/or operation	.,				
Please provide answers to the following questions regarding the operation and maintenance activities underta stormwater management program. Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated with new private development (i.e., systems that are dedicated to public ownership and/or operation upon completion)?	Yes				

• Does your stormwater operation and maintenance program implement any of the following (answer Yes/No):

Routine mowing of turf associated with stormwater ponds, swales, canal/lake banks, etc. ?	Yes
Debris and trash removal from pond skimmers, inlet grates, ditches, etc. ?	Yes
Invasive plant management associated with stormwater infrastructure?	Yes
Ditch cleaning?	Yes
Sediment removal from the stormwater system (vactor trucks, other)?	No
Muck removal (dredging legacy pollutants from water bodies, canal, etc.)?	No
Street sweeping?	No
Pump and mechanical maintenance for trash pumps, flood pumps, alum injection, etc. ?	No
Non-structural programs like public outreach and education?	No
Other specific routine activities?	

The Roads for this community are owned and maintained by the District; However St. Johns County owns and maintains Beacon Lake Parkway, Twin Creeks Drive and Heron Oaks Drive. St. Johns County does street cleaning on their own schedule.

Part 2. Detailed description of the stormwater management system and its facilities and projects (continued Section 403.9302(3)(a), F.S.)

A stormwater management system, as defined in the Introduction, includes the entire set of site design features and structural infrastructure for collection, conveyance, storage, infiltration, treatment, and disposal of stormwater. It may include drainage improvements and measures to prevent streambank channel erosion and habitat degradation. This section asks for a summary description of your stormwater management system. It is not necessary to provide geospatial asset data or a detailed inventory. For some, it may be possible to gather the required data from your Asset Management (AM) system. For others, data may be gathered from sources such as an MS4 permit application, aerial photos, past or ongoing budget investments, water quality projects, or any other system of data storage/management that is employed by the jurisdiction.

Please provide answers to the following questions regarding your stormwater system inventory. Enter zero (0) if your system does not include the component.

	Number	Unit of
		Measurement
Estimated feet or miles of buried culvert:	47,000.00	Feet
Estimated feet or miles of open ditches/conveyances (lined and unlined) that are maintained by the		
stormwater program:	16,500.00	Feet
Estimated number of storage or treatment basins (i.e., wet or dry ponds):	24	
Estimated number of gross pollutant separators including engineered sediment traps such as baffle		
boxes, hydrodynamic separators, etc. :	0	
Number of chemical treatment systems (e.g., alum or polymer injection):	0	
Number of stormwater pump stations:	0	
Number of dynamic water level control structures (e.g., operable gates and weirs that control canal		
water levels):	0	
Number of stormwater treatment wetland systems:	0	
Other:		
Notes or Comments on any of the above:		•
Storm Water flows from development to wetlands over a natural treatment buffer	1	

		Best Management Practice	Current	Planned			
		Tree boxes	No	No			
		Rain gardens	No	No			
		Green roofs	No	No			
		Pervious pavement/pavers	No	No			
		Littoral zone plantings	No	No			
		Living shorelines	No	No			
	Other	Best Management Practices:		_			
indicate	which resources or documents y	ou used when answering these questions	(check all that apply).			
	Asset management system						
	GIS program						
	MS4 permit application						
	Aerial photos						
	Past or ongoing budget investments						
	Water quality projects						
	Other(s):						

Part 3. The number of current and projected residents served calculated in 5-year increments (Section 403.9302(3)(b), F.S.)

Counties and municipalities: Instead of requiring separate population projections, EDR will calculate the appropriate population estimates for each municipality or the unincorporated area of the county. If your service area is less than or more than your local government's population, please describe in the first text box provided below for part 4.0.

Independent Special Districts:

If an independent special district's boundaries are completely aligned with a county or a municipality, identify that jurisdiction here:

Any independent special district whose boundaries do not coincide with a county or municipality must submit a GIS shapefile with the current and projected service area. EDR will calculate the appropriate population estimates based on that map. Submission of this shapefile also serves to complete Part 4.0 of this template.

Part 4.0 The current and projected service area for the stormwater management program or stormwater management system (Section 403.9302(3)(c), F.S.)

Rather than providing detailed legal descriptions or maps, this part of the template is exception-based. In this regard, if the stormwater service area is less than or extends beyond the geographic limits of your jurisdiction, please explain.

A Shapefile of the Project Boundary will be included with this submittal.

Similarly, if your service area is expected to change within the 20-year horizon, please describe the changes (*e.g.*, the expiration of an interlocal agreement, introduction of an independent special district, *etc.*).

Service Area has been set but three projects as of May 2022 three projects are under construction

Proceed to Part 5

Part 5.0 The current and projected cost of providing services calculated in 5-year increments (Section 403.9302(3)(d), F.S.)

Given the volume of services, jurisdictions should use the template's service groupings rather than reporting the current and projected cost of each individual service. Therefore, for the purposes of this document, "services" means:

- 1. Routine operation and maintenance (inclusive of the items listed in Part 1.3 of this document, ongoing administration, and non-structural programs)
- 2. Expansion (that is, improvement) of a stormwater management system.

Expansion means new work, new projects, retrofitting, and significant upgrades. Within the template, there are four categories of expansion projects.

- 1. Flood protection, addressed in parts 5.2 and 5.3... this includes capital projects intended for flood protection/flood abatement
- 2. Water quality, addressed in part 5.2 and 5.3... this includes stormwater projects related to water quality improvement, such as BMAPs; projects to benefit natural systems through restoration or enhancement; and stormwater initiatives that are part of aquifer recharge projects
- 3. Resiliency, addressed in part 5.4... this includes all major stormwater initiatives that are developed specifically to address the effects of climate change, such as sea level rise and increased flood events
- 4. End of useful life replacement projects, addressed in part 6.0... this includes major expenses associated with the replacement of aging infrastructure

While numbers 3 and 4 have components that would otherwise fit into the first two categories, they are separately treated given their overall importance to the Legislature and other policymakers.

Expansion projects are further characterized as currently having either a committed funding source or no identified funding source. Examples of a committed funding source include the capacity to absorb the project's capital cost within current budget levels or forecasted revenue growth; financing that is underway or anticipated (bond or loan); known state or federal funding (appropriation or grant); special assessment; or dedicated cash reserves for future expenditure.

All answers should be based on local fiscal years (LFY, beginning October 1 and running through September 30). Please use nominal dollars for each year, but include any expected cost increases for inflation or population growth. Please check the EDR website for optional growth rate schedules that may be helpful.

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

Part 5.1 Routine Operation and Maintenance

Please complete the table below, indicating the cost of operation and maintenance activities for the current year and subsequent five-year increments throughout the 20-year horizon. Your response to this part should exclude future initiatives associated with resiliency or major expenses associated with the replacement of aging infrastructure; these activities are addressed in subparts 5.4 and 6.0. However, do include non-structural programs like public outreach and education in this category.

If specific cost data is not yet available for the current year, the most recent (2020-21) O&M value can be input into the optional growth rate schedules (available on EDR's website as an Excel workbook). The most recent O&M value can be grown using the provided options for inflation, population growth, or some other metric of your choosing. If the growth in your projected total O&M costs is more than 15% over any five-year increment, please provide a brief explanation of the major drivers.

Routine Operation and Maintenance Expenditures (in \$thousands) 2022-23 to 2027-28 to 2032-33 to 2037-38 to LFY 2021-2022 2026-27 2031-32 2036-37 2041-42 Operation and Maintenance Costs 23 160 179 201 227 Brief description of growth greater than 15% over any 5-year period:

Part 5.2 Future Expansion (Committed Funding Source)

Please list expansion projects and their associated costs for the current year and subsequent five-year increments throughout the 20-year planning horizon. In this section, include stormwater system expansion projects or portions of projects with a committed funding source. If you include a portion of a project that is not fully funded, the project's remaining cost must be included in part 5.3, Expansion Projects with No Identified Funding Source.

Though many, if not most, stormwater projects benefit both flood protection and water quality, please use your best judgment to either allocate costs or simply select the primary purpose from the two categories below.

- 5.2.1 Flood Protection (Committed Funding Source): Provide a list of all scheduled new work, retrofitting and upgrades related to flood protection/flood abatement. Include infrastructure such as storage basins, piping and other conveyances, land purchases for stormwater projects, etc. Also include major hardware purchases such as vactor/jet trucks.
- 5.2.2 Water Quality Projects (Committed Funding Source): Please provide a list of scheduled water quality projects in your jurisdiction, such as treatment basins, alum injection systems, green infrastructure, water quality retrofits, etc., that have a direct stormwater component. The projected expenditures should reflect only those costs.
 - If you are party to an adopted BMAP, please include the capital projects associated with stormwater in this table. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred. For reference, DEP publishes a complete list of adopted BMAP projects as an appendix in their Annual STAR Report.

Expansion Projects with a Committed Funding Source

•	•	•
5 2 1 F	lood Protection	

Expenditures (in	Sthousands)
------------------	-------------

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Drainet Name	LFY 2021-2022	2022-23 to	2027-28 to	2032-33 to	2037-38 to				
Project Name	LFY 2021-2022	2026-27	2031-32	2036-37	2041-42				
N/A									

5.2.2 Water Quality	Expenditures (in \$thousands)							
Project Name (or, if applicable, BMAP Project	LFY 2021-2022	2022-23 to	2027-28 to	2032-33 to	2037-38 to			
Number or ProjID)	LF1 2021-2022	2026-27	2031-32	2036-37	2041-42			
N/A								

Part 5.3 Future Expansion with No Identified Funding Source

Please provide a list of known expansion projects or anticipated need(s) without formal funding commitments(s), formal pledges, or obligations. If you included a portion of a project that was partially covered by a committed source in part 5.2 above, list the projects and their remaining costs below.

5.3.1 Future Flood Protection with No Identified Funding Source: Please provide a list of future flood protection/flood abatement projects, associated land purchases, or major hardware purchases that are needed in your jurisdiction over the next 20 years. Future needs may be based on Master Plans, Comprehensive Plan Elements, Water Control Plans, areas of frequent flooding, hydrologic and hydraulic modeling, public safety, increased frequency of maintenance, desired level of service, flooding complaints, etc.

5.3.2 Future Water Quality Projects with no Identified Funding Source: Please provide a list of future stormwater projects needed in your jurisdiction over the next 20 years that are primarily related to water quality issues. Future needs may be based on proximity to impaired waters or waters with total maximum daily loads (TMDLs), BMAPs, state adopted Restoration Plans, Alternative Restoration Plans, or other local water quality needs.

- If you are party to an adopted BMAP, please list capital projects associated with stormwater. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred.
- List other future water quality projects, including those in support of local water quality goals as well as those identified in proposed (but not yet adopted) BMAPs.

Expansion Projects with No Identified Funding Source

5.3.1 Flood Protection

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to	2027-28 to	2032-33 to	2037-38 to
Froject Name	LFY 2021-2022	2026-27	2031-32	2036-37	2041-42
N/A					

5.3.2 Water Quality Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project	LFY 2021-2022	2022-23 to	2027-28 to	2032-33 to	2037-38 to
Number or ProjID)	LF1 2021-2022	2026-27	2031-32	2036-37	2041-42
N/A					

	Stormwater Master Plan							
	Basin Studies or Engineering Repor	ts						
	Adopted BMAP							
⊏	Adopted Total Maximum Daily Load							
⊏	Regional or Basin-specific Water Qu	egional or Basin-specific Water Quality Improvement Plan or Restoration Plan						
	Specif	y:						
2	Other(s):	SJRWMD and SJC	Approved Engine	ering Plans and Pe	rmits			
ase list any stor	rjects that are part of resiliency initial rmwater infrastructure relocation or n dverse effects of climate change. Whe	nodification projects	and new capital	•	•			
egory (for exam	ction participates in a Local Mitigation pple, costs identified on an LMS project	ct list).	·		·	vater management	system in th	
Resilien	cy Projects with a Committed Fundir	ng Source	Expe	enditures (in \$thou	sands)			
			2022-23 to	2027-28 to	2032-33 to	2037-38 to		
Project I	Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42		
Project I	Name	LFY 2021-2022						
	Name	LFY 2021-2022						
	Name	LFY 2021-2022						
N/A			2026-27	2031-32	2036-37			
N/A	Name cy Projects with No Identified Fundin		2026-27 Expe	2031-32	2036-37	2041-42		
N/A	cy Projects with No Identified Fundin		2026-27	2031-32	2036-37			
N/A Resilien	cy Projects with No Identified Fundin	ng Source	2026-27 Expo 2022-23 to	2031-32 2031-32 2031-32 2031-32 2031-32 2031-32	2036-37 sands) 2032-33 to	2041-42 2037-38 to		
N/A Resilien Project I	cy Projects with No Identified Fundin	ng Source	2026-27 Expo 2022-23 to	2031-32 2031-32 2031-32 2031-32 2031-32 2031-32	2036-37 sands) 2032-33 to	2041-42 2037-38 to		
N/A Resilien Project I	cy Projects with No Identified Fundin	ng Source	2026-27 Expo 2022-23 to	2031-32 2031-32 2031-32 2031-32 2031-32 2031-32	2036-37 sands) 2032-33 to	2041-42 2037-38 to		
N/A Resilien Project I	cy Projects with No Identified Fundin	ng Source	2026-27 Expo 2022-23 to	2031-32 2031-32 2031-32 2031-32 2031-32 2031-32	2036-37 sands) 2032-33 to	2041-42 2037-38 to		
Resilien Project I	cy Projects with No Identified Fundin	ng Source LFY 2021-2022	2026-27 Expr 2022-23 to 2026-27	2031-32 enditures (in \$thou 2027-28 to 2031-32	2036-37 sands) 2032-33 to	2041-42 2037-38 to	No	
Resilien Project I	cy Projects with No Identified Fundii Name	ng Source LFY 2021-2022 ed for your jurisdicti	2026-27 Expr 2022-23 to 2026-27	2031-32 enditures (in \$thou 2027-28 to 2031-32	2036-37 sands) 2032-33 to	2041-42 2037-38 to	No	
Resilien Project I N/A	cy Projects with No Identified Fundin Name Ulnerability assessment been complete	ng Source LFY 2021-2022 ed for your jurisdiction assessed?	2026-27 Expo 2022-23 to 2026-27 on's storm water	2031-32 enditures (in \$thou 2027-28 to 2031-32	2036-37 sands) 2032-33 to	2041-42 2037-38 to	No No	

Part 6.0 The estimated remaining useful life of each facility or its major components (Section 403.9302(3)(e), F.S.)

Rather than reporting the exact number of useful years remaining for individual components, this section is constructed to focus on infrastructure components that are targeted for replacement and will be major expenses within the 20-year time horizon. Major replacements include culverts and pipe networks, control structures, pump stations, physical/biological filter media, etc. Further, the costs of retrofitting when used in lieu of replacement (such as slip lining) should be included in this part. Finally, for the purposes of this document, it is assumed that open storage and conveyance systems are maintained (as opposed to replaced) and have an unlimited service life.

In order to distinguish between routine maintenance projects and the replacement projects to be included in this part, only major expenses are included here. A major expense is defined as any single replacement project greater than 5% of the jurisdiction's total O&M expenditures over the most recent five-year period (such as a project in late 2021 costing more than 5% of the O&M expenditures for fiscal years 2016-2017 to 2020-2021).

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

End of Useful Life Replacement Projects with a Committed Funding Source

Expenditures (in Sthousands)

Project Name	LFY 2021-2022	2022-23 to	2027-28 to	2032-33 to	2037-38 to	
Froject Name	LF1 2021-2022	2026-27	2031-32	2036-37	2041-42	
N/A						

End of Useful Life Replacement Projects with No Identified Funding Source

Expenditures (in Sthousands)

		LA	Jenaitares (III Stilo	usanusj	
Project Name	LEV 2021 2022	2022-23 to	2027-28 to	2032-33 to	2037-38 to
Project Name	LFY 2021-2022	2026-27	2031-32	2036-37	2041-42
N/A					

Part 7.0 The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components. (Section 403.9302(3)(f), F.S.)

This part of the template also addresses a portion of s. 403.9302(3)(g), F.S., by including historical expenditures. Many local governments refer to these as "actual" expenditures.

Consistent with expenditure projections, the jurisdiction's actual expenditures are categorized into routine O&M, expansion, resiliency projects, and replacement of aging infrastructure. Additionally, the table includes space for reserve accounts. EDR's interpretation of subparagraph 403.9302(3)(f), F.S., is that "capital account" refers to any reserve account developed specifically to cover future expenditures.

Note that for this table:

- Expenditures for local fiscal year 2020-21 can be estimated based on the most current information if final data is not yet available.
- Current Year Revenues include tax and fee collections budgeted for that fiscal year as well as unexpended balances from the prior year (balance forward or carry-over) unless they are earmarked for the rainy day or a dedicated reserve as explained in the following bullets.
- Bond proceeds should reflect only the amount expended in the given year.
- A reserve is a dedicated account to accumulate funds for a specific future expenditure.
- An all-purpose rainy day fund is a type of working capital fund typically used to address costs associated with emergencies or unplanned events.

The sum of the values reported in the "Funding Sources for Actual Expenditures" columns should equal the total "Actual Expenditures" amount. The cells in the "Funding Sources for Actual Expenditures" section will be highlighted red if their sum does not equal the "Actual Expenditures" total.

If you do not have a formal reserve dedicated to your stormwater system, please enter zero for the final two reserve columns.

Routine O&M

						_	
	Total	F	Funding Sources for Actual Expenditures				
	Actual Expenditures	Amount Drawn from Current	Amount Drawn from Bond	Amount Drawn from Dedicated	Amount Drawn from All-Purpose	Contributions to	Balance of Reserve Account
		Year Revenues	Proceeds	Reserve	Rainy Day Fund	Reserve Account	Reserve Account
2016-17	N/A						
2017-18	N/A						
2018-19	3	3					
2019-20	11	. 11					
2020-21	22	22					

Expansion

011										
			Total	F	Funding Sources for Actual Expenditures					
			Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund		Contributions to Reserve Account	Balance of Reserve Account
20	016-17	N/A								
20	017-18	N/A								
20	018-19	N/A								
20	019-20	N/A							_	
20	020-21	N/A								

Resiliency

-,							
	Total	F	Funding Sources for Actual Expenditures				
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016 17	N / A	real Nevertues	Froceeus	Neserve	Nailly Day Fullu		
2016-17	N/A						
2017-18	N/A						
2018-19	N/A						
2019-20	N/A						
2020-21	N/A						

Replacement of Aging Infrastructure

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17	N/A						
2017-18	N/A						
2018-19	N/A						
2019-20	N/A						
2020-21	N/A	·					

Part 8.0 The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap (Section 403.9302(3)(g), F.S.)

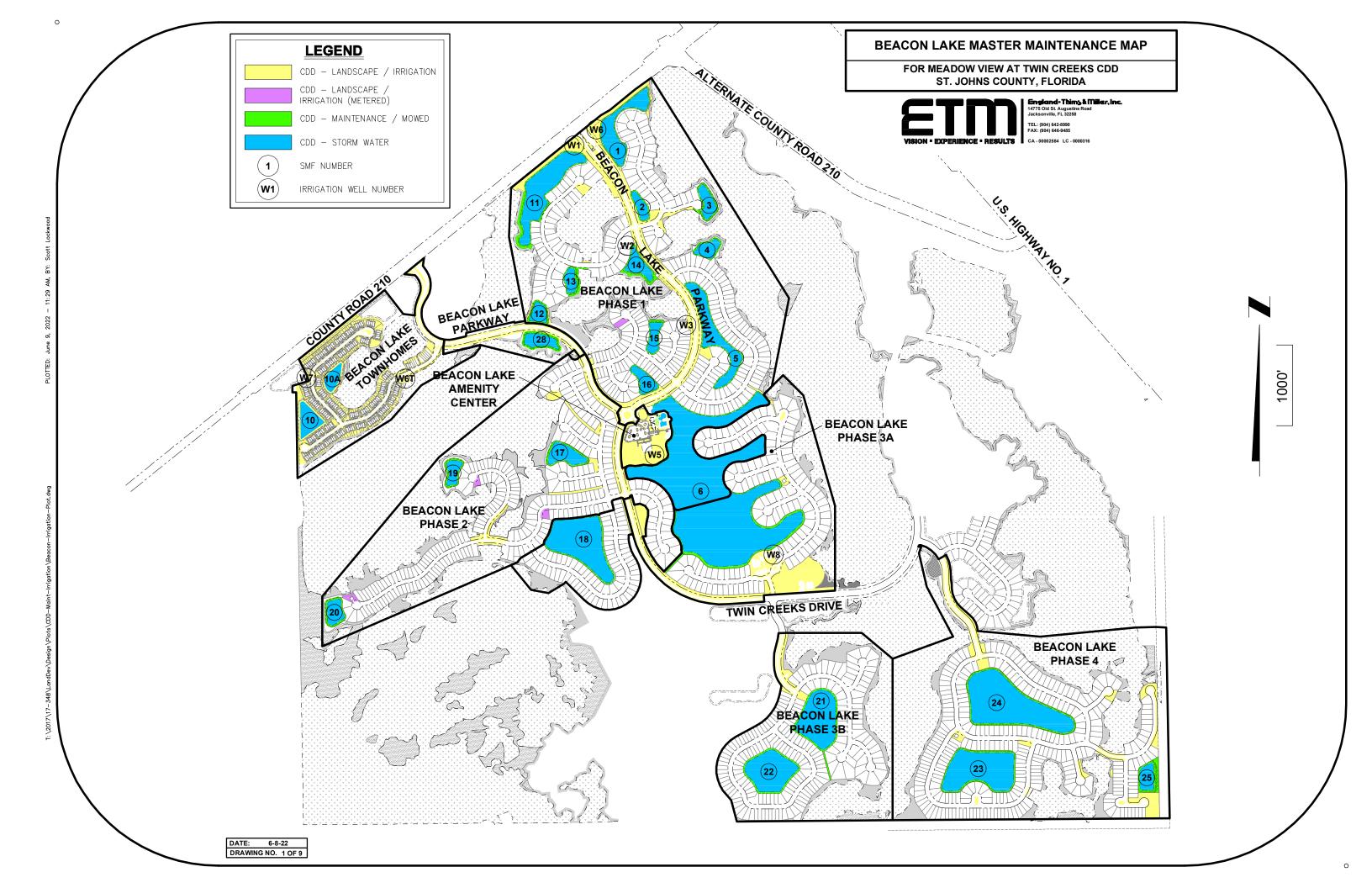
In this template, the historical data deemed necessary to comply with s. 403.9302(3)(g), F.S., was included in part 7.0. This part is forward looking and includes a funding gap calculation. The first two tables will be auto-filled from the data you reported in prior tables. To do this, EDR will rely on this template's working definition of projects with committed funding sources, i.e., EDR assumes that all committed projects have committed revenues. Those projects with no identified funding source are considered to be unfunded. EDR has automated the calculation of projected funding gaps based on these assumptions.

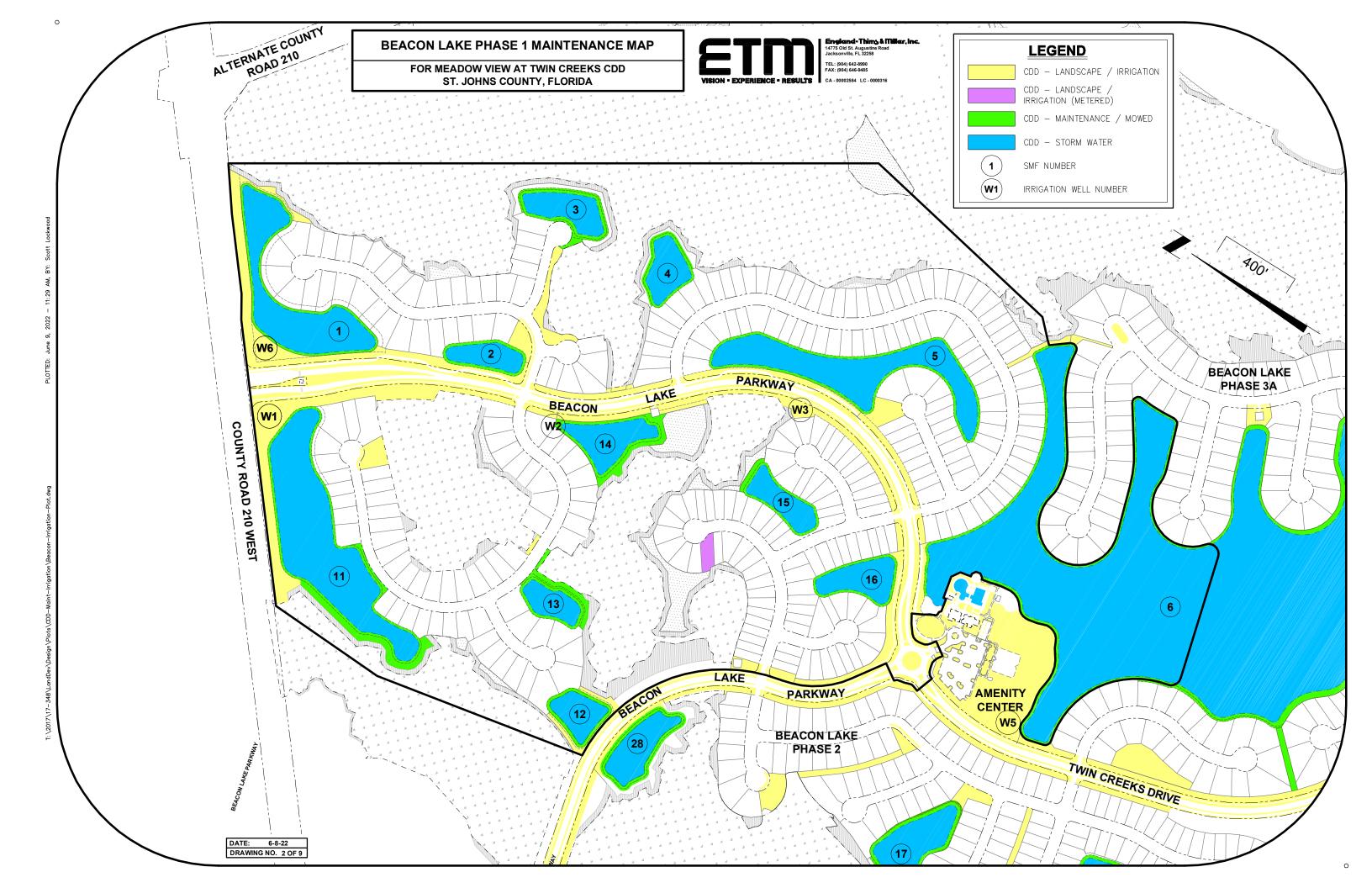
Committed Funding Course	2022-23 to	2027-28 to	2032-33 to	2037-38 to
Committed Funding Source	2026-27	2031-32	2036-37	2041-42
Maintenance	160	179	201	227
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Total Committed Revenues (=Total Committed Projects)	160	179	201	227

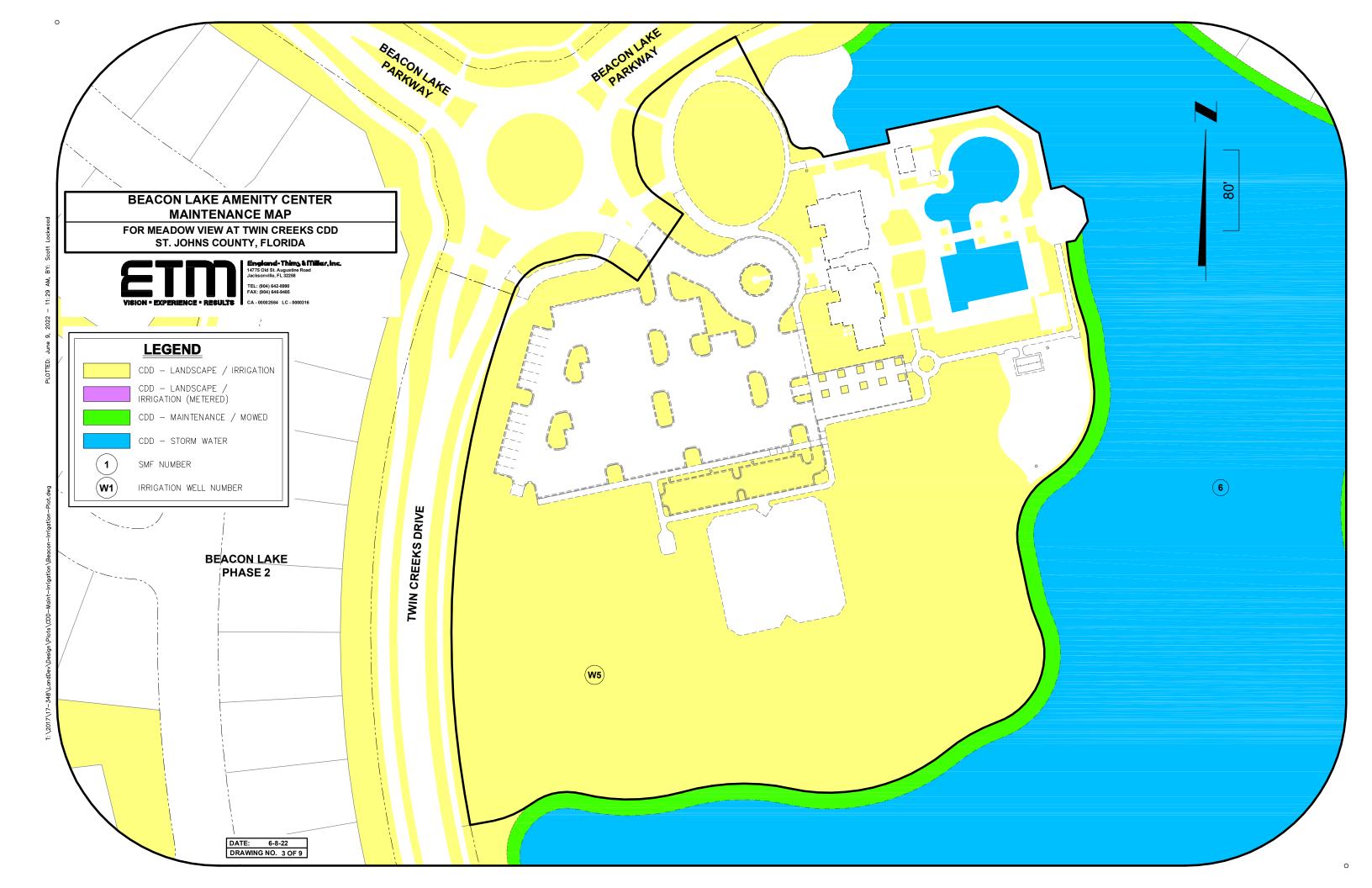
No Identified Funding Source	2022-23 to	2027-28 to	2032-33 to	2037-38 to
No identified Fullding Source	2026-27	2031-32	2036-37	2041-42
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Projected Funding Gap (=Total Non-Committed Needs)	0	0	0	0

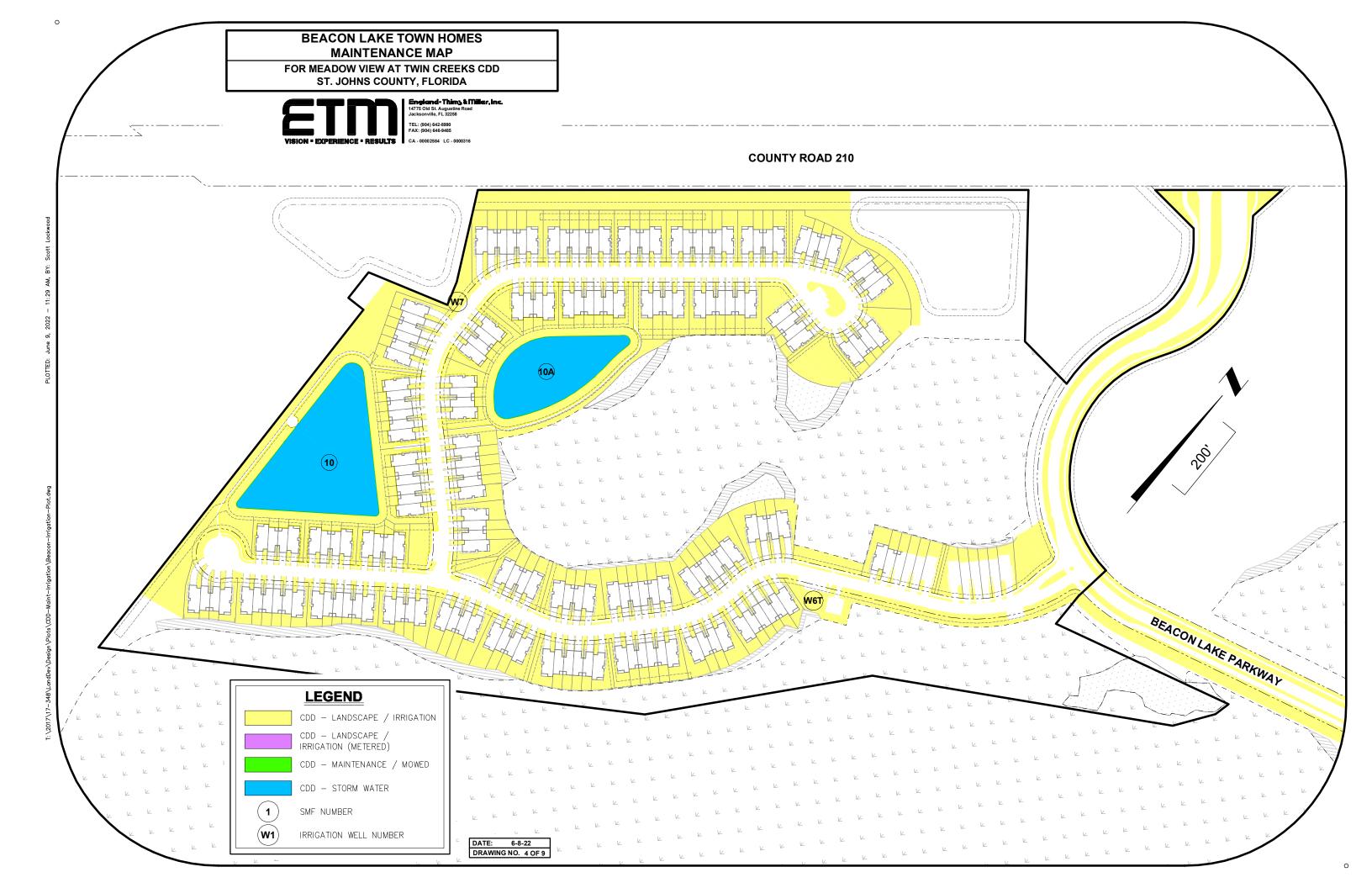
For any specific strategies that will close or lessen a projected funding gap, please list them in the table below. For each strategy, also include the expected new revenue within the five-year increments.

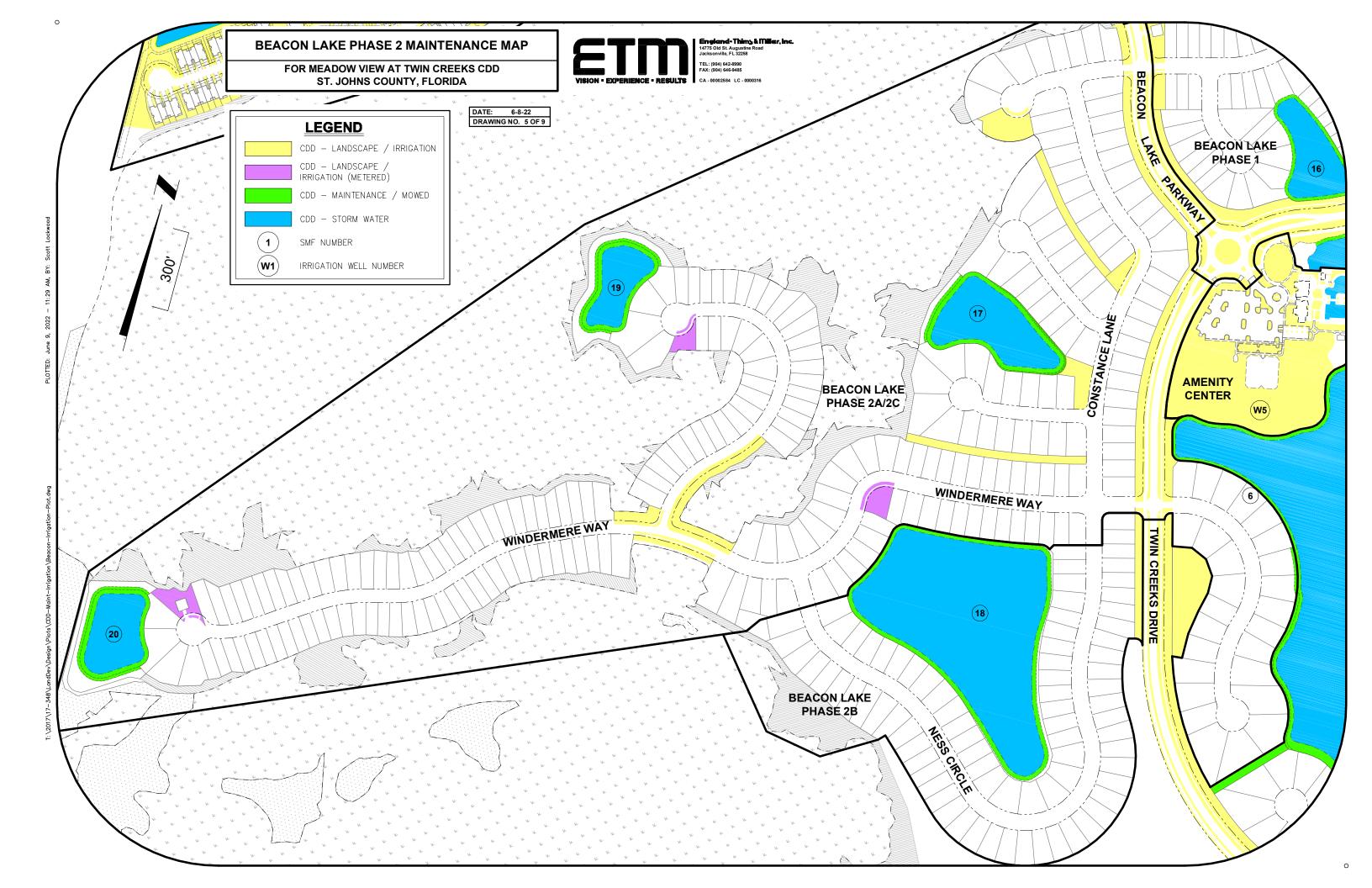
Strategies for New Funding Sources	2022-23 to	2027-28 to	2032-33 to	2037-38 to
Strategies for New Funding Sources	2026-27	2031-32	2036-37	2041-42
N/A				
Total	0	0	0	0
Remaining Unfunded Needs	0	0	0	0

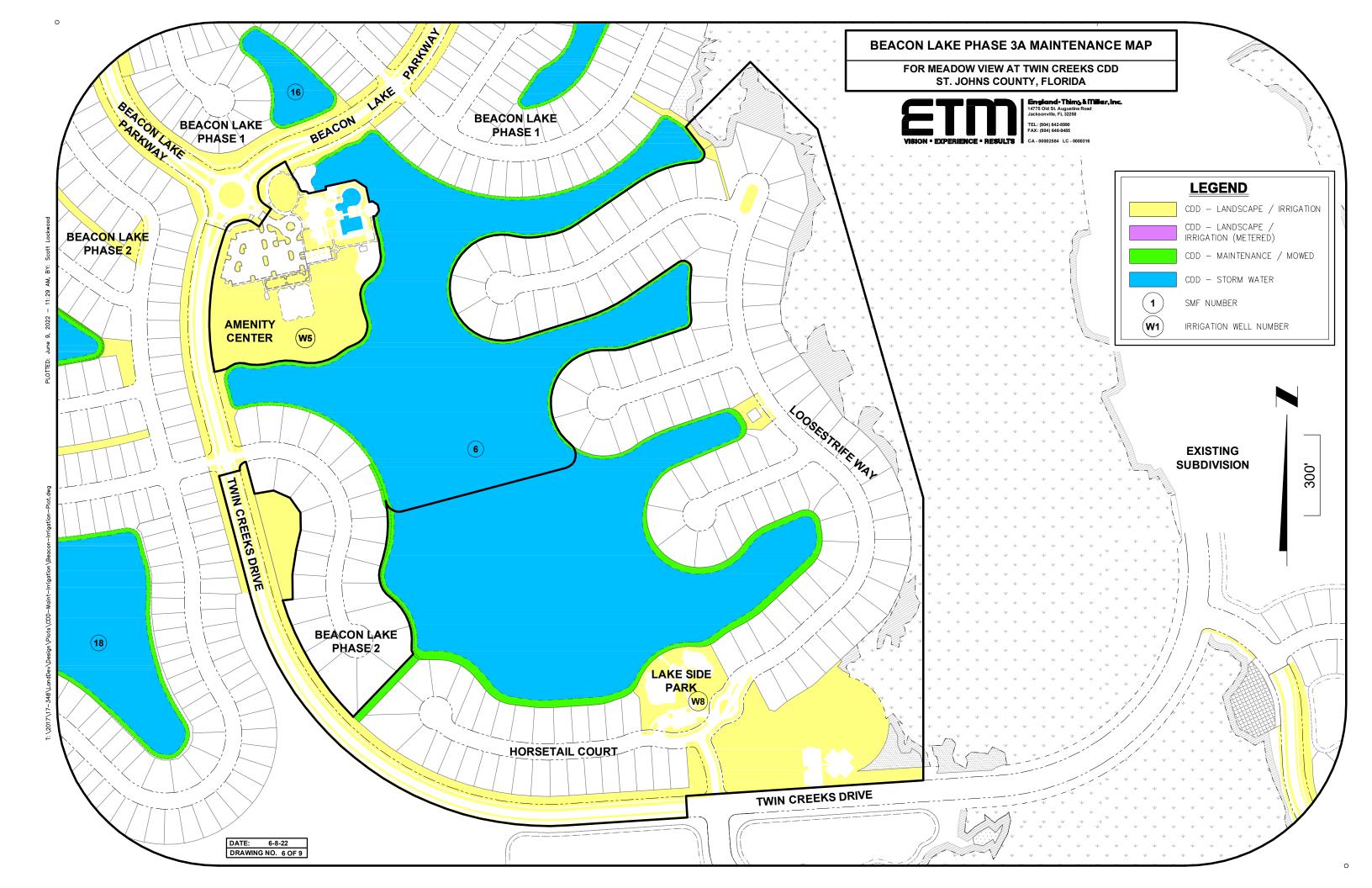


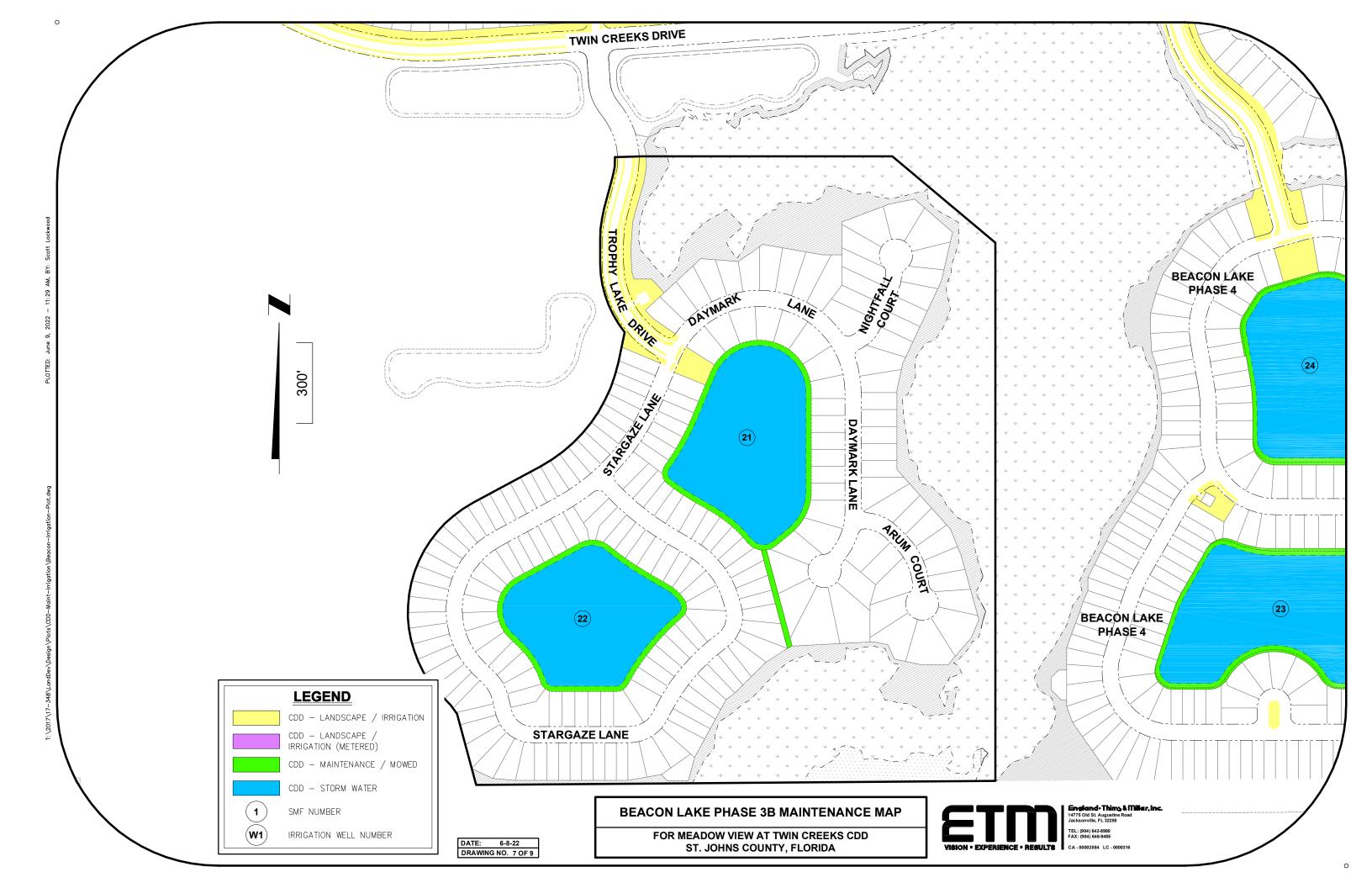


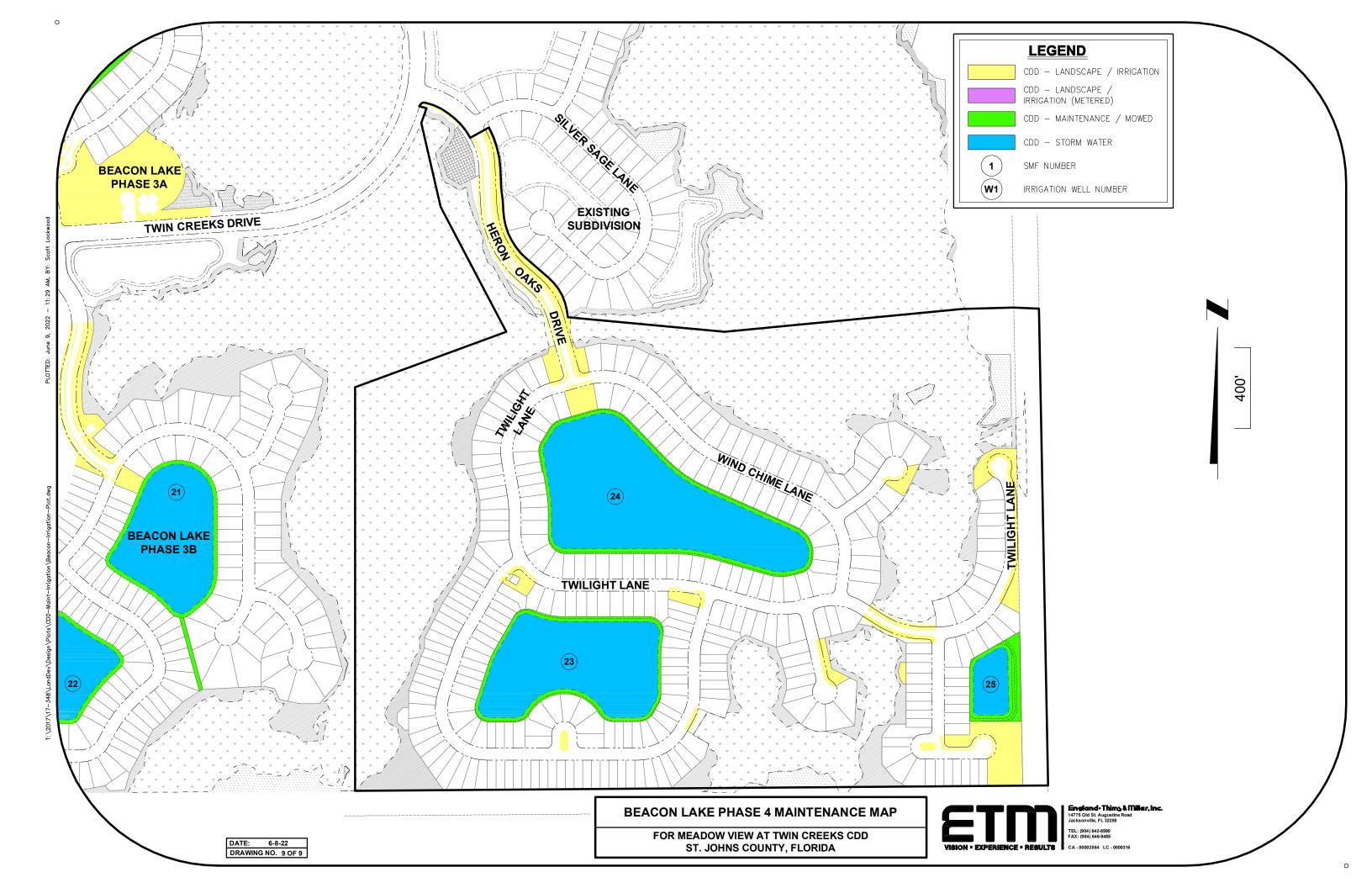


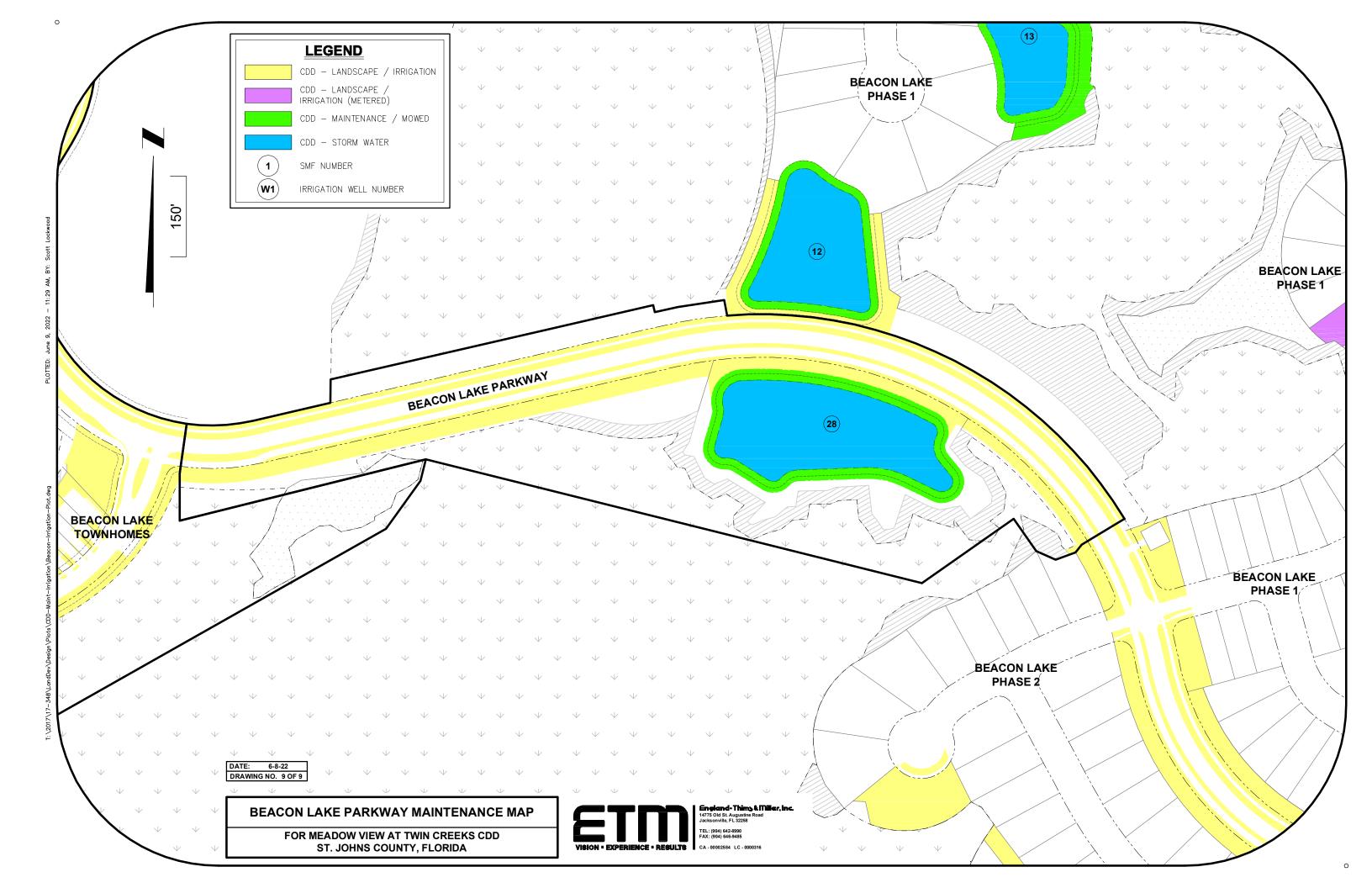












Meadow View at Twin Creeks CDD Storm Water Need Analysis - Limitations and Assumptions

Project Name: Meadow View at Twin Creeks Community Development District

Project Location: South of County Road 210 West and West of Alt CR210

Project City / State: St. Johns County, Florida Date: 6/8/2022

Etm Job No. E 13-158

Storm Water Need Analysis Limitations and Assumptions:

England, Thims & Miller, Inc. (ETM) drafted a portion of the storm water need analysis based on limited information. This information includes , when available, approved Engineering Plans and Permits that were issued by St. Johns County Development Services and the St. Johns River Water Management District. Since, this is a Community Development District (CDD) that was phased there are numerous approved Plans and Permits.

ETM did not conduct an exhaustive search of the regulating documents for this project due to a limited scope and budget. The intent is to provide estimates sufficient to respond to the Storm Water Need Analysis as required by the State of Florida's Office of Economic & Demographic Research. This level of accuracy was confirmed during the State of Florida's Webinars regarding the Storm Water Need Analysis.

Due to the nature of the analysis for this project, there are many assumptions and limitations required. It should be noted that the intent is to provide the State of Florida with a proposed budget for Storm Water Needs for the next 20 years. Due to the assumptions and limitations, this analysis should not be relied upon for any use other than the fulfillment by the CDD to fill out the State of Florida's Storm Water Need Analysis forms.

Assumptions / Limitations:

- 1. Generally there will be no major replacements required of storm water infrastructure that exceeds 5% of the maintenance budget in any given year.
- 2. The CDD Boundary will not be revised or expanded during the 20 year period designated in this analysis.
- 3. Maintenance budget figures are as provided by the District Manager.
- 4. No survey or field work was performed to determine the details of the storm water management system; including lengths of culverts or ditches.
- 5. Generalized data were obtained from various engineering plans that were prepared for the development of the CDD infrastructure.
- 6. Projections of the maintenance budget numbers based on optional growth rate schedules speadsheet provided by the State of Florida Department of Economic and Demographic Research.



14775 Old St. Augustine Rd., Jacksonville, Fl. 32258 Phone (904) 265-3163 Reg No: 2584



Meadow View at Twin Creeks

6/16/2022

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 June 16, 2022

To: Board of Supervisors

From: Chris Hall

Field Operations Manager

Marc Rousseau Amenity Manager

RE: Beacon Lake Field Operations & Amenity Management Report – June 16, 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 July 2022.
 - We have 3 food trucks at Food Truck Alley every Friday night from 5-8pm
- Dance Classes On hold until Fall
- Pilates Yoga Fusion classes are offered every Tuesday morning by a certified fitness instructor.
- Outdoor Fitness Class Tennis Court Mon, Wed, Fri.
- Beacon Lake Bunco Babes 2nd Tuesday Monthly
 - o This event takes place on the 2nd Tuesday of the month in the Social Hall.
- Beacon Lake Bingo 1st Tuesday Monthly
 - Prizes are provided by the district using the Special Events Budget
- Mexican Train Dominoes Last Wednesday Monthly
- Trivia Night is being planned for July and September
- Pre-school story time on Tuesdays starting April 19th from 10:30-11:30am
- Monthly Family "Movies Under the Stars" will continue to take place monthly through August or September
- Summer Swim Lessons
- Kids STEM Workshop Robotics Demo Monday 6/6
 - Potential week-long program 7/25-7/29
- Chef Demo Cupcake Decorating Class 6/15
- Charlie's Grille
 - Opening weekend was a huge success. Lots of positive feedback from the community.
 - A community email will go out the week of 6/6 to obtain resident feedback after the first two weekends.
 - Based upon feedback management will work with the vendor to adjust the menu to meet resident requests within reason
 - EZ Eats by Yaya will be onsite every Saturday and Sunday from Memorial Day Weekend to Labor Day Weekend
 - Charlie's Grille will also be open May 30th, July 4th and September 5th for summer holidays
- Summer Kick-Off Event Friday, June 3rd 4-7pm
 - Live music, water slide and blow ups
 - Food trucks 5-8pm
- Kayak Rentals Friday-Sunday 10am-4pm
 - March 5 Rentals
 - April 37 Rentals
 - May 15 Rentals



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

(Universal Password: BeaconLake210!)

View More





Kayak Rentals

Friday-Sunday | 10am-4pm

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

Click Here to Reserve a Kayak



BUCGO

Bingo - June 2nd

Join in on the fun! Bingo in the Social Hall on Thursday, June 2nd from 7:00-9:00pm

Click Here to RSVP

Bunco - June 14th

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 - June 22nd

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



Click Here to RSVP

Facebook Page

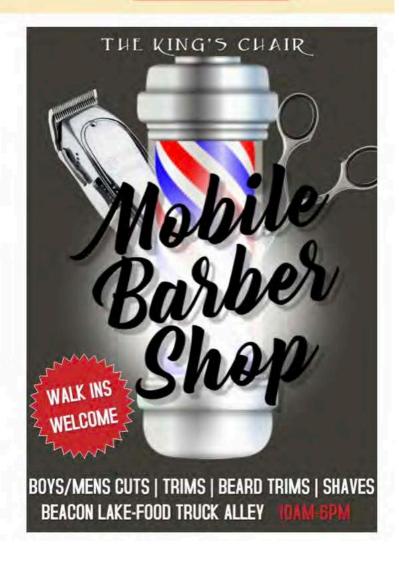
The King's Chair Mobile Barbershop

Food Truck Alley 10am-6pm Tuesday, June 7 & 21

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



New Fitness Program

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 Cavallaro, 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.

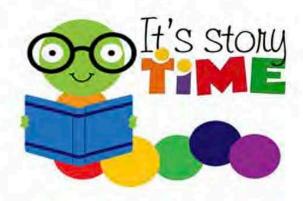
I continued to work throughout the pandemic creating a teamwork program over Zoom called TAG Teams. The results were beyond inspiring for so many clients who have remained dedicated to the online version. Recently, I moved here from Colorado and would love to also create that teamwork approach to strength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

Join me for a <u>10-week program</u> 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 to reserve your spot (spots are limited to only ~20) and let me know if you have any questions.

Let's do this!



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

Pool and Slide Hours

Lifeguards on Duty 11am-6pm seven days a week starting Friday, June 3rd (*Slides are only open when lifeguards are on duty*)
Pool Hours: Open 30 minutes after sunrise, Close 30 minutes prior to sunset

June Pool Hours



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

June Lineup

Charlie's Grille Now Open!

Summer Grille EZ Eatz by Yaya

Hours: Saturday & Sunday

12pm-3pm

Click Here to View the Menu



Family Movie Night

Over the Hedge

Friday June 10th

Movie starts at Sunset





RoboThink Summer Camp

July 25th-29th | 8:00am-3:00pm

Join us at the Beacon Lake Amenity Center for our robotics program! Space is limited to 20 children and registration is required.

We're so excited to bring our STEM programs to your neighborhood.

For ages 5-12.

Click Here to Register

Click Here For Your Beacon Lake - Community Contact Information



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

904-217-3052 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





Lake bank holes were filled this month

Completed Projects

- Cargo net on the splash pad was repaired
 - This net continues to need to be resecured
- Topline Playgrounds repaired the seesaw at Lake House playground
 - o Covered under warranty
- A significant amount of pool toys and other items are being left in and around the pool – the below items were collected Sunday morning 06/05 upon arrival onsite







Completed Projects









- A door frame in the social hall was damaged when a minor attempted to do pull ups on the door frame after hours
 - o This occurred on Sunday May 29th around 9:45pm
 - The door frame was repaired by RMS, but still needs touch ups to improve appearance
- A lamp and one of the chandeliers in the social hall were also broken from minors throwing a football inside after hours
- Staff is continuously having to clean up trash, hair combs, food, used BL towels and other unsanitary items out of the theatre room
 - Appearance of this beautiful space is quickly deteriorating

In Progress Projects



- Pressure washing of all white signs, light posts, white fencing, entry monuments and cedar shake shingles has been scheduled
 - Cedar shake shingles will all be sealed after they are pressure washed

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

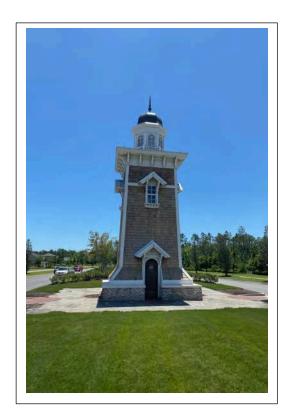


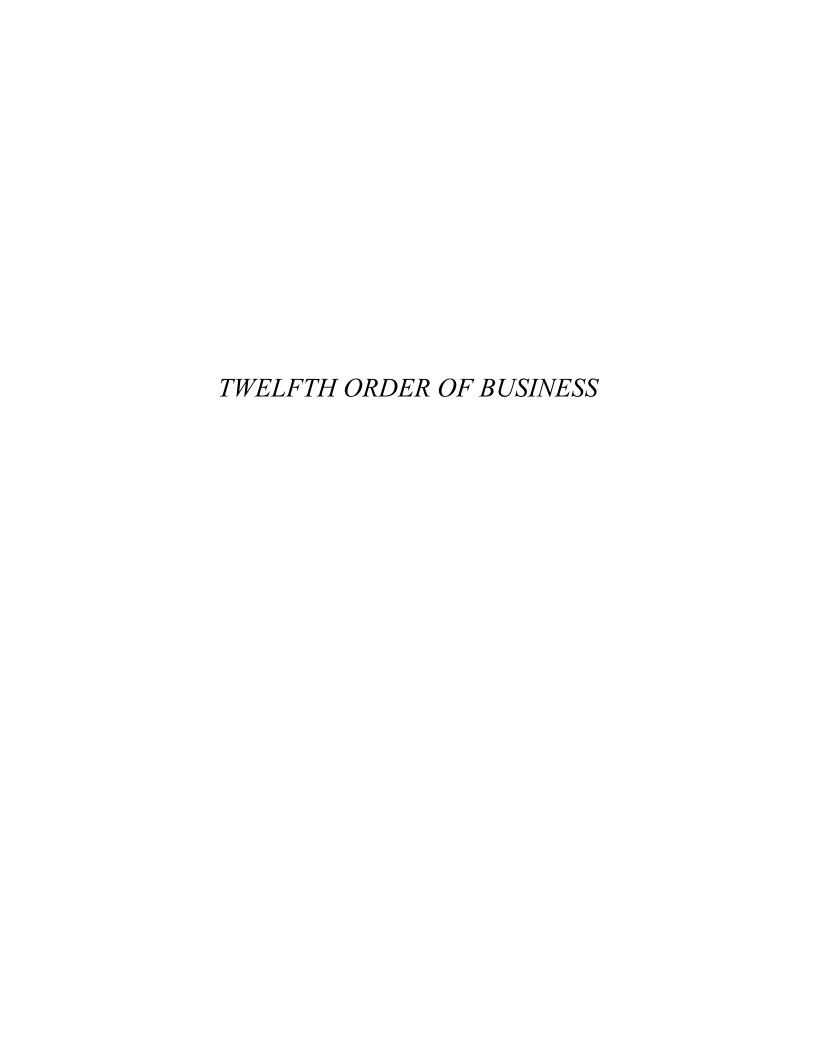
Conclusion

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

Respectfully,

Chris Hall Marc Rousseau





A.

Meadow View at Twin Creeks Community Development District

Unaudited Financial Statements as of May 31, 2022

Community Development District

Combined Balance Sheet

May 31, 2022

	General	Debt Service	Capital Project	Totals
Assets:				
Cash	\$150,791			\$150,791
Investments:				
Custody - US Bank	\$48,741			\$48,741
Series 2016 A1				
Reserve		\$133,757		\$133,757
Revenue		\$165,246		\$165,246
Series 2016 A2				
Revenue		\$28,985		\$28,985
Prepayment		\$204		\$204
Construction			\$356	\$356
Series 2018 A1				
Reserve		\$184,343		\$184,343
Revenue		\$215,573		\$215,573
Construction			\$414	\$414
Series 2018 A2		¢10.402		¢10.402
Reserve Revenue		\$18,402		\$18,402
		\$9,859		\$9,859
Prepayment Series 2019 A1		\$134,547		\$134,547
Reserve		\$77,584		\$77 E01
		\$77,584 \$96,853		\$77,584 \$96,853
Revenue Construction		\$70,033	*5,599	\$96,853 \$5,599
Series 2020 A1			φ.ς.σ.ς	77 درون
Reserve		\$34,351		\$34,351
Revenue		\$41,000		\$41,000
Prepayment		\$895		\$895
Construction			\$14,006	\$14,006
Series 2020 A2			Ψ11,000	\$11,000
Reserve		\$16,265		\$16,265
Revenue		\$5,276		\$5,276
Interest		\$5,116		\$5,116
Prepayment		\$77,128		\$77,128
Series 2020 A3		,		,
Reserve		\$21,909		\$21,909
Revenue		\$0		\$0
Interest		\$47,116		\$47,116
Prepayment		\$85		\$85
Construction			\$6	\$6
Series 2021-PH3B				
Reserve		\$140,245		\$140,245
Inerest		\$87,165		\$87,165
Construction			\$17,320	\$17,320
Series 2021-PH4				
Reserve		\$211,869		\$211,869
Interest		\$133,915		\$133,915
Construction			\$4,275,760	\$4,275,760
COI			\$152,300	\$152,300
Electric Deposits	\$3,360			\$3,360
Prepaid Expenses	\$2,697			\$2,697
Total Assets	\$205,589	\$1,887,688	\$4,465,761	\$6,559,038
T. Miller				
Liabilities:	40.070			*** • • • • • • • • • • • • • • • • • •
Accounts Payable Accrued Expenses	\$2,278			\$2,278 \$15,811
Accrued Expenses	\$15,811			\$15,811
Fund Balances:				
Nonspendable	\$6,057	\$0	\$0	\$6,057
Restricted for Capital Projects			\$4,465,761	\$4,465,761
Restricted for Debt Service		\$1,887,688		\$1,887,688
Restricted for Fence Agreement	\$8,400			\$8,400
Unassigned	\$173,043			\$173,043
Total Liabilities & Fund Equity	\$205,589	\$1,887,688	\$4,465,761	\$6,559,038
			-	_

Community Development District GENERAL FUND

	Adopted	Prorated	Actual	
	Budget	Thru 05/31/22	Thru 05/31/22	Variance
REVENUES:				
Developer Contributions	\$850,983	\$45,791	\$45,791	\$0
Assessments - Tax Roll	\$639,572	\$639,572	\$617,462	(\$22,110)
Assessments - Direct	\$61,220	\$45,915	\$27,574	(\$18,342)
Interest/Miscelleaneous Income	\$0	\$0	\$7,870	\$7,870
Restricted - Easement Fence Fund	\$0	\$0	\$8,400	\$8,400
Facility Revenue	\$10,000	\$6,667	\$8,062	\$1,395
Transfer In - Closeout of 2016B	\$0	\$0	\$493	\$493
TOTAL REVENUES	\$1,561,775	\$737,945	\$715,651	(\$22,294)
EXPENDITURES:				
ADMINISTRATIVE:				
Engineering	\$20,000	\$13,333	\$19,864	(\$6,530)
Attorney Fees	\$30,000	\$17,500	\$20,164	(\$2,664)
Annual Audit	\$7,500	\$0	\$0	\$0
Artbitrage	\$2,400	\$1,800	\$1,800	\$0
Assessment Roll	\$10,000	\$10,000	\$10,000	\$0
Dissemination	\$20,000	\$13,333	\$12,808	\$525
Trustee Fees	\$21,000	\$12,813	\$12,813	\$0
Management Fees	\$49,613	\$33,075	\$33,075	\$0
Information Technology	\$1,400	\$933	\$933	\$0
Website Compliance	\$1,000	\$667	\$667	\$0
Telephone	\$500	\$333	\$458	(\$124)
Postage	\$800	\$533	\$628	(\$94)
Insurance	\$7,796	\$7,796	\$7,335	\$461
Printing and Binding	\$4,000	\$2,667	\$1,141	\$1,526
Legal Advertising	\$3,000	\$2,000	\$377	\$1,623
Other Current Charges	\$1,600	\$1,067	\$461	\$605
Office Supplies	\$300	\$200	\$58	\$142
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
ADMINISTRATIVE EXPENDITURES	\$181,084	\$118,226	\$122,755	(\$4,529)
AMENITY CENTER:				
Utilities				
Telephone/Cable/Internet	\$10,752	\$7,168	\$7,219	(\$51)
Electric	\$38,000	\$25,333	\$26,386	(\$1,053)
Water/Irrigation	\$20,000	\$13,333	\$9,757	\$3,576
Gas	\$1,500	\$1,000	\$1,124	(\$124)
Trash Removal	\$3,528	\$2,352	\$3,388	(\$1,036)
Security				
Security Monitoring	\$17,675	\$11,783	\$888	\$10,896
Gate Monitoring	\$0	\$0	\$9,166	(\$9,166)
Access Cards	\$3,000	\$2,009	\$2,009	\$0
Contracted Security	\$20,000	\$13,333	\$0	\$13,333
Management Contracts				
Facility Management	\$125,000	\$83,333	\$42,436	\$40,897
Pool Attendants	\$51,750	\$8,218	\$8,218	\$0
Canoe Launch Attendant	\$31,050	\$20,700	\$0	\$20,700
Snack Bar Attendant	\$17,940	\$11,960	\$0	\$11,960
Field Mgmt / Admin	\$25,000	\$16,667	\$26,667	(\$10,000)
Pool Maintenance	\$20,000	\$13,333	\$11,198	\$2,135
Pool Chemicals	\$15,000	\$10,000	\$4,983	\$5,017

Community Development District GENERAL FUND

	Adopted	Prorated	Actual	
	Budget	Thru 05/31/22	Thru 05/31/22	Variance
AMENITY CENTER CONTINUED				
Janitorial	\$20,000	\$13,333	\$11,448	\$1,885
Facility Maintenance	\$30,000	\$20,000	\$11,088	\$8,912
Private event Attendant	\$5,000	\$2,404	\$2,404	\$0
Repairs & Maintenance	\$36,000	\$24,000	\$16,433	\$7,567
Capital Projects	\$12,000	\$8,000	\$4,919	\$3,081
Snack Bar Inventory- CGS	\$1,000	\$667	\$0	\$667
Food Service License	\$610	\$407	\$392	\$15
Rental and Leases	\$27,691	\$18,461	\$18,461	\$0
Subscriptions	\$12,000	\$8,000	\$2,555	\$5,445
Pest Control	\$2,280	\$1,520	\$1,368	\$152
Supplies	\$2,000	\$1,333	\$2,293	(\$960)
Towel/Linen Service	\$2,000	\$1,333	\$1,146	\$188
Furniture, Fixtures & Equipment	\$5,000	\$3,539	\$3,539	\$0
Special Events	\$30,000	\$26,332	\$26,332	\$0
Holiday Decorations	\$9,000	\$9,000	\$10,870	(\$1,870)
Fitness Center Repairs/Supplies	\$2,000	\$1,333	\$2,665	(\$1,332)
Office Supplies	\$1,500	\$1,000	\$833	\$167
ASCAP/BMI Licenses	\$1,000	\$667	\$0	\$667
Property Insurance	\$40,183	\$40,183	\$38,456	\$1,727
Permit and License	\$575	\$0	\$0	\$0
Performance Guaranty Bonds	\$0	\$0	\$16,659	(\$16,659)
AMENITY CENTER EXPENDITURES	\$640,034	\$422,036	\$325,301	\$96,735
GROUND MAINTENANCE EXPENDITURES				
Hydrology Quality/Mitigation	\$6,400	\$4,267	\$0	\$4,267
Electric	\$30,000	\$20,000	\$14,160	\$5,840
Landscape Maintenance	\$532,120	\$354,747	\$354,747	\$0
Landscape Contingency	\$30,000	\$20,000	\$39,934	(\$19,934)
Lake Maintenance	\$27,000	\$18,000	\$15,408	\$2,592
Grounds Maintenance	\$12,000	\$8,000	\$7,923	\$77
Pump Repairs	\$5,000	\$3,530	\$3,530	\$0
Streetlighting	\$42,000	\$28,000	\$30,792	(\$2,792)
Streetlight Repairs	\$5,000	\$3,333	\$0	\$3,333
Irrigation Repairs	\$15,000	\$15,000	\$17,189	(\$2,189)
Miscellaneous	\$5,000	\$3,333	\$0	\$3,333
Contingency	\$31,136	\$20,757	\$20,278	\$479
GROUNDS MAINTENACE EXPENDITURES	\$740,656	\$498,967	\$503,961	(\$4,994)
GROUNDS MAINTENACE EAFENDITURES	\$740,030	\$470,707	\$303,901	(\$4,554)
TOTAL EXPENDITURES	\$1,561,774	\$1,039,230	\$952,017	\$87,212
EXCESS REVENUES (EXPENDITURES)	\$0		(\$236,366)	
FUND BALANCE - Beginning	\$0		\$423,866	
FUND BALANCE - Ending	\$0		\$187,500	

Community Development District General Fund

Month By Month Income Statement Fiscal Year 2022

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Revenues:	octobe.			,			т.ф. н		june	,,	- Magaze	- specimeer	10
Developer Contributions	\$45,791	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,791
Assessments - Tax Roll	\$43,791	\$54,067	\$225,565	\$233,399	\$41,840	\$15,955	\$46,636	\$0 \$0	\$0 \$0	\$0 \$0	\$0	\$0 \$0	\$617,462
Assessments - Tax Roll Assessments - Direct	\$6,134	\$54,067 \$0	\$6,134	\$233,399 \$0	\$41,840 \$0	\$15,305	\$46,636 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$27,574
Interest/Miscellaneious Income	\$6,134 \$0	\$0 \$0	\$6,134 \$0	\$0 \$1	\$0 \$2	\$15,305 \$7,115	\$751	\$0 \$1	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$27,374 \$7,870
Restricted - Easement Fence Fund	\$1,200	\$600	\$2,400	\$1,200	\$1,800	\$600	\$600	\$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$8,400
	\$1,200 \$1,800	\$2,407	\$2,400 \$830	\$1,200 \$25	\$1,800 \$650	\$1,175	\$1,175	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$8,062
Facility Revenue Interfund Transfer In - 2016B Closing	\$1,800	\$2,407 \$0	\$630 \$0	\$25 \$0	\$493	\$1,175 \$0	\$1,175 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$6,062 \$493
interrund Transfer III - 2010b Closing													
Total Revenues	\$54,925	\$57,074	\$234,929	\$234,624	\$44,785	\$40,150	\$49,162	\$1	\$0	\$0	\$0	\$0	\$715,651
Expenditures:													
Administrative													
Engineering	\$1,372	\$2,565	\$1,957	\$1,946	\$3,283	\$8,172	\$570	\$0	\$0	\$0	\$0	\$0	\$19,864
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
Artbitrage	\$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	\$1,042	\$0	\$0	\$0	\$0	\$12,808
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	\$4,134	\$0	\$0	\$0	\$0	\$33,075
Information Technology	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$0	\$0	\$0	\$0	\$933
Website Admin	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$667
Telephone	\$183	\$25	\$65	\$25	\$25	\$58	\$25	\$51	\$0	\$0	\$0	\$0	\$458
Postage	\$70	\$53	\$232	\$27	\$87	\$63	\$53	\$42	\$0	\$0	\$0	\$0	\$628
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	\$12	\$0	\$0	\$0	\$0	\$1,141
Legal Advertising	\$188	\$94	\$0	\$0	\$0	\$0	\$94	\$0	\$0	\$0	\$0	\$0	\$377
Other Current Charges	\$48	\$42	\$27	\$31	\$93	\$44	\$102	\$75	\$0	\$0	\$0	\$0	\$461
Office Supplies	\$1	\$1	\$25	\$1	\$17	\$7	\$1	\$7	\$0	\$0	\$0	\$0	\$58
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative Expenditures	\$33,340	\$14,613	\$21,404	\$13,589	\$11,226	\$15,238	\$7,783	\$5,563	\$0	\$0	\$0	\$0	\$122,755
Amenity Center													
Telephone	\$892	\$892	\$892	\$901	\$1,038	\$864	\$870	\$869	\$0	\$0	\$0	\$0	\$7,219
Electric	\$2,721	\$2,923	\$2,954	\$3,516	\$3,641	\$3,795	\$3,672	\$3,164	\$0	\$0	\$0	\$0	\$26,386
Water/Irrigation	\$627	\$756	\$1,273	\$1,246	\$1,281	\$1,753	\$928	\$1,893	\$0	\$0	\$0	\$0	\$9,757
Gas	\$0	\$232	\$62	\$187	\$193	\$245	\$151	\$55	\$0	\$0	\$0	\$0	\$1,124
Trash Removal	\$294	\$298	\$300	\$641	\$359	\$387	\$403	\$705	\$0	\$0	\$0	\$0	\$3,388
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	\$1,177	\$0	\$0	\$0	\$0	\$9,166
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	\$5,305	\$0	\$0	\$0	\$0	\$42,436
Pool Attendants	\$0	\$0	\$0	\$0	\$0	\$2,238	\$2,524	\$3,457	\$0	\$0	\$0	\$0	\$8,218
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	\$3,333	\$0	\$0	\$0	\$0	\$26,667
Pool Maintenance	\$1,768	\$1,431	\$1,406	\$1,298	\$1,298	\$1,401	\$1,298	\$1,298	\$0	\$0	\$0	\$0	\$11,198
Pool Chemicals	\$960	\$750	\$0	\$0	\$180	\$491	\$2,577	\$25	\$0	\$0	\$0	\$0	\$4,983
Janitorial	\$1,401	\$1,447	\$1,999	\$1,335	\$1,295	\$1,295	\$1,381	\$1,295	\$0	\$0	\$0	\$0	\$11,448
Facility Maintenance	\$2,152	\$716	\$398	\$2,160	\$1,396	\$3,077	\$1,189	\$0	\$0	\$0	\$0	\$0	\$11,088

Community Development District General Fund

Month By Month Income Statement Fiscal Year 2022

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Amenity Center Continued													
Repairs & Maintenance	\$918	\$733	\$542	\$583	\$3,358	\$6,184	\$3,765	\$350	\$0	\$0	\$0	\$0	\$16,433
New Capital Projects	\$3,620	\$0	\$0	\$0	\$0	\$0	\$1,299	\$0	\$0	\$0	\$0	\$0	\$4,919
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	\$2,308	\$0	\$0	\$0	\$0	\$18,461
Subscriptions	\$275	\$262	\$262	\$262	\$262	\$262	\$721	\$249	\$0	\$0	\$0	\$0	\$2,555
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	\$116	\$0	\$0	\$0	\$0	\$2,293
Towel/Linen Service	\$152	\$443	\$0	\$0	\$0	\$0	\$457	\$94	\$0	\$0	\$0	\$0	\$1,146
Fruniture, 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	\$4,905	\$798	\$0	\$0	\$0	\$0	\$26,332
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	\$181	\$0	\$0	\$0	\$0	\$0	\$833
ASCAP/BMI Licenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Insurance	\$38,456	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$38,456
Permit and License	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Performance Guaranty Bonds	\$0	\$8,070	\$0	\$1,969	\$6,620	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,659
Total Amenity Center Expenditures	\$70,851	\$37,921	\$38,520	\$29,072	\$42,061	\$37,732	\$42,450	\$26,694	\$0	\$0	\$0	\$0	\$325,301
Ground Maintenance Expenditures													
Hydrology Quality/Mitigation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electric	\$1,346	\$1,608	\$1,939	\$1,819	\$1,763	\$1,697	\$1,921	\$2,068	\$0	\$0	\$0	\$0	\$14,160
Landscape Maintenance	\$44,343	\$44,343	\$44,343	\$44,343	\$44,343	\$44,343	\$44,343	\$44,343	\$0	\$0	\$0	\$0	\$354,747
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	\$1,769	\$0	\$0	\$0	\$0	\$15,408
Grounds Maintenance	\$910	\$1,601	\$0	\$881	\$1,904	\$1,507	\$1,120	\$0	\$0	\$0	\$0	\$0	\$7,923
Pump Repairs	\$230	\$3,135	\$0	\$0	\$0	\$0	\$0	\$165	\$0	\$0	\$0	\$0	\$3,530
Streetlights	\$3,727	\$3,727	\$3,727	\$3,922	\$3,922	\$3,922	\$3,922	\$3,922	\$0	\$0	\$0	\$0	\$30,792
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
Total Ground Maintenance Expenditures	\$57,739	\$79,308	\$57,697	\$56,218	\$56,654	\$89,275	\$54,803	\$52,267	\$0	\$0	\$0	\$0	\$503,961
Total Expenses	\$161,930	\$131,842	\$117,620	\$98,878	\$109,941	\$142,246	\$105,036	\$84,525	\$0	\$0	\$0	\$0	\$952,017
Excess Revenues (Expenditures)	(\$107,005)	(\$74,768)	\$117,310	\$135,746	(\$65,156)	(\$102,095)	(\$55,874)	(\$84,524)	\$0	\$0	\$0	\$0	(\$236,366)

Meadow View at Twin Creeks Community Development District Funding Requests

		Check		Requested	Requested	Requested	
Funding	Date	Date	Check	Funding	Funding	Funding	Balance
Request	of	Received	Amount	Amount	Amount	Amount	Due From
#	Request	Developer	Developer	FY 2020	FY 2021	FY 2022	Developer
50	10/8/20	11/4/20	\$146,384.99	\$94,347.99	\$52,037.00		\$0.00
51	11/12/20	12/2/20	\$81,158.23	\$22,943.82	\$58,214.41		\$0.00
52	12/9/21	12/31/20	\$59,850.54	\$13,168.32	\$46,682.22		\$0.00
53	7/9/21	7/30/21	\$110,874.39		\$110,874.39		\$0.00
54	8/12/21	9/1/21	\$88,583.35		\$88,583.35		\$0.00
55	9/16/21	9/30/21	\$191,434.80		\$191,434.80		\$0.00
56	10/14/21	10/27/21	\$219,891.73		\$174,100.73	\$45,791.00	\$0.00
TOTAL			\$898,178.03	\$130,460.13	\$721,926.90	\$45,791.00	\$0.00

Community Development District

Debt Service Fund Series 2016 A1

	Adopted	Prorated	Actual	
L	Budget	Thru 05/31/22	Thru 05/31/22	Variance
REVENUES:				
Special Assessments - 2016 A1	\$443,364	\$443,364	\$428,037	(\$15,327)
Interest Income	\$20	\$13	\$14	\$1
TOTAL REVENUES	\$443,384	\$443,377	\$428,051	(\$15,327)
EXPENDITURES:				
Series 2016 A1	h4 64 5 00	* 4.64. 7 00	#4.64. 2 00	40
Interest Expense - 11/1 Interest Expense - 5/1	\$161,700 \$161,700	\$161,700 \$161,700	\$161,700 \$161,700	\$0 \$0
Principal Expense - 5/1	\$120,000	\$120,000	\$120,000	\$0
TOTAL EXPENDITURES	\$443,400	\$443,400	\$443,400	\$0
OTHER SOURCES/(USES)				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	(\$16)		(\$15,349)	
FUND BALANCE - Beginning	\$206,338		\$343,541	
FUND BALANCE - Ending	\$206,322	_	\$328,192	

Community Development District

Debt Service Fund Series 2018 A1 and A2

	Adopted	Prorated	Actual	
	Budget	Thru 05/31/22	Thru 05/31/22	Variance
REVENUES:				
Assessments - A1	\$612,550	\$612,550	\$591,358	(\$21,192)
Assessments - A2	\$304,937	\$76,739	\$76,739	\$0
Prepayments - A2	\$0	\$0	\$1,116,609	\$1,116,609
Interest Income	\$50	\$33	\$40	\$6
TOTAL REVENUES	\$917,537	\$689,322	\$1,784,745	\$1,095,423
EXPENDITURES:				
Series 2018 A1	¢225 704	¢225 704	¢225 70 <i>4</i>	¢Ω
Interest Expense - 11/1 Interest Expense - 5/1	\$235,794 \$235,794	\$235,794 \$235,794	\$235,794 \$235,794	\$0 \$0
Principal Expense - 5/1	\$140,000	\$140,000	\$233,794 \$140,000	\$0 \$0
Frincipal Expense - 3/1	\$140,000	\$140,000	\$140,000	φU
Series 2018 A2				
Interest Expense - 11/1	\$74,760	\$74,760	\$62,720	\$12,040
Principal Expense - 11/1 (Prepayment)	\$570,000	\$570,000	\$955,000	(\$385,000)
Interest Expense - 2/1	\$0	\$0	\$6,300	(\$6,300)
Principal Expense - 2/1 (Prepaynent)	\$0	\$0	\$450,000	(\$450,000)
Interest Expense - 5/1	\$74,760	\$74,760	\$23,380	\$51,380
Principal Expense - 5/1	\$55,000	\$55,000	\$15,000	\$40,000
Principal Expense - 5/1 (Prepayment)	\$0	\$0	\$625,000	(\$625,000)
Interest Expense - 8/3	\$0	\$0	\$0	\$0
Principal Expense - 8/3 (Prepayment)	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$1,386,108	\$1,386,108	\$2,748,988	(\$1,362,880)
OTHER SOURCES/(USES)				
Interfund Transfer In/(Out)	\$0	\$0	\$12,130	\$12,130
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$12,130	\$12,130
EXCESS REVENUES (EXPENDITURES)	(\$468,571)		(\$952,113)	
FUND BALANCE - Beginning	\$797,498		\$1,514,837	
FUND BALANCE - Ending	\$328,927	- =	\$562,724	

Community Development District

Debt Service Fund Series 2019 A1/A2

	Adopted Budget	Prorated Thru 05/31/22	Actual Thru 05/31/22	Variance
REVENUES:				
Assessments - Tax Roll	\$0	\$0	\$248,456	\$248,456
Assessments - Direct 2019 A1	\$257,360	\$0	\$0	\$0
Assessments - Direct 2019 A2	\$194,530 \$20	\$11,751 \$13	\$11,751 \$21	\$0
Interest Income Prepayments A2	\$20 \$0	\$0	\$1,851,343	\$8 \$1,851,343
TOTAL REVENUES	\$451,910	\$11,765	\$2,111,571.61	\$2,099,807
EXPENDITURES:				
2019 A1				
Interest Expense - 11/1	\$100,890	\$100,890	\$100,890	\$0
Interest Expense - 5/1	\$100,890	\$100,890	\$100,890	\$0
Principal Expense - 5/1	\$55,000	\$55,000	\$55,000	\$0
2019A2 Interest Expense - 11/1	\$77,285	\$77,285	\$69,455	\$7,830
Principal Expense - 11/1 (Prepayment)	\$77,283	\$77,283	\$460,000	(\$460,000)
Interest Expense - 1/1	\$0	\$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
TOTAL EXPENDITURES	\$0 \$731,350	\$334,065	\$2,742,434	(\$2,408,369)
OTHER SOURCES/(USES)				
Interfund Transfer In/(Out)	\$0	\$0	(\$10)	(\$10)
TOTAL OTHER SOURCES AND USES	\$0	\$0	(\$10)	(\$10)
EXCESS REVENUES (EXPENDITURES)	(\$279,440)		(\$630,872)	
FUND BALANCE - Beginning	\$468,896		\$805,309	
FUND BALANCE - Ending	\$1989,456	- =	\$174,437	

Community Development District

Debt Service Fund Series 2020 A1/A2/A3

Г	Adopted	Prorated	Actual	
	Budget	Thru 05/31/22	Thru 05/31/22	Variance
REVENUES:				
Assessments A1	\$114,494	\$114,494	\$109,133	(\$5,361)
Assessments A2	\$121,431	\$35,493	\$35,493	\$0
Assessments A3	\$180,400	\$435,379	\$435,379	\$0
Prepayments A2	\$0	\$0	\$543,827	\$543,827
Prepayments A3	\$0	\$0	\$1,220,197	\$1,220,197
Interest Income	\$50	\$33	\$47	\$14
TOTAL REVENUES	\$416,375	\$585,399	\$2,344,077	\$1,758,678
EXPENDITURES:				
2020 A1				
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	\$43,678	\$43,141	\$537
Principal Expense - 5/1	\$25,000	\$25,000	\$25,000	\$0
2020 A2	4.5.5 (0.	445 5 6 0	406 550	h44 04 0
Interest Expense - 11/1 (Properment)	\$47,569	\$47,569	\$36,550 \$375,000	\$11,019
Principal Expense - 11/1 (Prepayment) Interest Expense - 2/1	\$185,000 \$0	\$185,000 \$0	\$373,000 \$2,889	(\$190,000) (\$2,889)
Principal Expense - 2/1 (Prepayment)	\$0	\$0 \$0	\$2,007	(\$215,000)
Interest Expense - 5/1	\$47,569	\$47,569	\$20,694	\$26,875
Principal Expense - 5/1 (Prepayment)	\$25,000	\$25,000	\$645,000	(\$620,000)
2020 A3				
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	\$28,219	\$28,219	\$0
Principal Expense - 5/1 (Prepayment)	\$50,000	\$0	\$1,000,000	(\$1,000,000)
TOTAL EXPENDITURES	\$942,838	\$855,884	\$3,350,197	(\$2,494,313)
OTHER SOURCES/(USES)				
Interfund Transfer In/(Out)	\$0	\$0	(\$12,133)	(\$12,133)
TOTAL OTHER SOURCES AND USES	\$0	\$0	(\$12,133)	(\$12,133)
EXCESS REVENUES (EXPENDITURES)	(\$526,463)		(\$1,018,253)	
FUND BALANCE - Beginning	\$769,988		\$1,267,394	
FUND BALANCE - Ending	\$243,525	<u>-</u>	\$249,141	

Community Development District

Debt Service Fund Series 2021 PH 3B

	Proposed	Prorated	Actual	
	Budget	Thru 05/31/22	Thru 05/31/22	Variance
REVENUES:				
Assessments Interest Income	\$0 \$0	\$0 \$0	\$0 \$7	\$0 \$7
TOTAL REVENUES	\$0	\$0	\$7	\$7
EXPENDITURES:				
Interest Expense - 11/1 Principal Expense - 11/01 (Prepayment) Interest Expense - 5/1 Principal Expense - 5/1	\$0 \$0 \$83,772 \$0	\$0 \$0 \$83,772 \$0	\$0 \$0 \$83,772 \$0	\$0 \$0 \$0 \$0
TOTAL EXPENDITURES	\$83,772	\$83,772	\$83,772	\$0
OTHER SOURCES/(USES)				
Interfund Transfer In/(Out) Bonds Proceeds	\$0 \$0	\$0 \$0	\$0 \$311,174	\$0 \$311,174
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$311,174	\$311,174
EXCESS REVENUES (EXPENDITURES)	(\$83,772)		\$227,410	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	(\$83,772)	- =	\$227,410	

Community Development District

Debt Service Fund Series 2021 PH 4

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\$110,790
\$474,473
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Community Development District

Capital Projects Funds

	Series 2016 A1/A2	Series 2018	Series 2019	Series 2020	Series 2021-PH 3B	Series 2021 - PH 4
REVENUES:						
Interest Income	\$0	\$0	\$0	\$0	\$1	\$154
Developer Contributions	\$0	\$0	\$0	\$0	\$449,872	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0	\$449,873	\$154
EXPENDITURES:						
Capital Outlay	\$0	\$0	\$0	\$0	\$5,030,212	\$2,696,829
Cost of Issuance 2021 PH 3B	\$0	\$0	\$0	\$0	\$237,407	\$0
Cost of Issunace 2021 PH 4	\$0	\$0	\$0	\$0	\$0	\$120,343
Capital Outlay A1	\$0	\$0	\$0	\$0	\$0	\$0
Capital Outlay A3	\$0	\$0	\$0	\$0	\$0	\$0
Cost of Issuance A1	\$0	\$0	\$0	\$0	\$0	\$0
Cost of Issuance A2	\$0	\$0	\$0	\$0	\$0	\$0
Cost of Issuance A3	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0	\$5,267,618	\$2,817,172
OTHER SOURCES/(USES)						
Interfund Transfer In (Out)	\$0	\$1	\$1	\$1	\$6,239	(\$6,234)
Bonds Proceeds	\$0	\$0	\$0	\$0	\$4,828,826	\$7,251,311
TOTAL OTHER SOURCES/(USES)	\$0	\$1	\$1	\$1	\$4,835,065	\$7,245,077
EXCESS REVENUES (EXPENDITURES)	\$0	\$1	\$1	\$2	\$17,320	\$4,428,060
FUND BALANCE - Beginning	\$356	\$412	\$5,598	\$14,010	\$0	\$0
FUND BALANCE - Ending	\$356	\$414	\$5,599	\$14,012	\$17,320	\$4,428,060

Community Development District Long Term Debt Report

Series 2016 A1 Special Assessment Bonds	
Interest Rate:	4.5% -5.5%
Maturity Date:	11/1/47
Reserve Fund Definition:	30% of Max Annual Debt Service
Reserve Fund Requirement:	\$133,012.50
Reserve Balance:	\$133,757.43
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)
Less: May 1, 2022	(\$120,000)
Current Bonds Outstanding	\$6,090,000

Series 2018 A1 Special Assessment Bonds			
Interest Rate:	4.25%-5.8%		
Maturity Date:	5/1/49		
Reserve Fund Definition:	30% of MADS		
Reserve Fund Requirement:	\$183,765.00		
Reserve Balance:	\$184,343.34		
Bonds outstanding - 11/19/2018	\$8,955,000		
Less: May 1, 2020	(\$130,000)		
Less: May 1, 2021	(\$135,000)		
Less: May 1,2022	(\$140,000)		
Current Bonds Outstanding	\$8,550,000		

Series 2018 A2 Special Assessment Bonds	
Interest Rate:	5.60%-5.80%
Maturity Date:	5/1/49
Reserve Fund Definition:	30% of MADS
Reserve Fund Requirement:	\$18,402.00
Reserve Balance:	\$18,402.00
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)
Less: May 1, 2022	(\$15,000)
Less: May 1, 2022 (Prepayment)	(\$625,000)
Current Bonds Outstanding	\$195,000

Series 2019 A1 Special Assessment Bonds	
Interest Rate:	5.20%-5.70%
Maturity Date:	5/1/49
Reserve Fund Definition:	30% of MADS
Reserve Fund Requirement:	\$77,208.00
Reserve Balance:	\$77,584.41
Bonds outstanding - 2/25/2019	\$3,660,000
Less: May 1, 2020	(\$50,000)
Less: May 1, 2021	(\$50,000)
Less: May 1,2022	(\$55,000)
Current Bonds Outstanding	\$3,505,000

Community Development District Long Term Debt Report

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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:	\$34,350.59			
Bonds outstanding - 5/18/2020	\$1,685,000			
Less: November 1, 2021 (Prepayment)	(\$20,000)			
Less: May 1, 2022	(\$25,000)			
Current Bonds Outstanding	\$1,640,000			

Series 2020 A2 Special Assessment Bonds	
Interest Rate:	5.38%
Maturity Date:	5/1/31
Reserve Fund Definition:	30% of MADS
Reserve Fund Requirement:	\$16,264.69
Reserve Balance:	\$16,264.69
Bonds outstanding - 5/18/2020	\$2,480,000
Less: February 2, 2021 (Prepayment)	(\$305,000)
Less: May 1, 2021 (Prepayment)	(\$405,000)
Less: August 1, 2021 (Prepayment)	(\$410,000)
Less: November 1, 2021 (Prepayment)	(\$375,000)
Less: February 1, 2022 (Prepayment)	(\$215,000)
Less: May 1, 2022 (Prepayment)	(\$645,000)
Current Bonds Outstanding	\$125,000

Interest Rate:	5.38%
Maturity Date:	5/1/51
Reserve Fund Definition:	30% of MAD
Reserve Fund Requirement:	\$21,908.68
Reserve Balance:	\$21,908.68
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: August 1, 2021 (Prepayment)	(\$535,000
Less: November 1, 2021 (Prepayment)	(\$525,000
Less: February 1, 2022 (Prepayment)	(\$315,000
Less: May 1,2022 (Prepayment)	(\$1,000,000
Current Bonds Outstanding	\$50,000

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			



MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022 ASSESSMENT RECEIPTS

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

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

TAX ROLL RECEIPTS

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

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

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

C.

Meadow View at Twin Creeks Community Development District

Check Run Summary

5/1/22 - 5/31/22

Date	Check Numbers	Amount
General Fund		
5/5/22	1651-1656	\$9,679.90
5/11/22	1657	\$8,616.00
5/12/22	1658-1665	\$59,219.12
5/19/22	1666-1671	\$30,612.35
5/26/22	1672-1675	\$8,640.98
	Total Checks	\$116,768.35
Autopayments		
5/3/22	Wellbeats	\$249.00
5/3/22	Florida National Gas	\$54.88
5/9/22	Republic Services	\$704.98
5/24/22	Wells Fargo Credit Card	\$491.03
5/19/22	St Johns County Utility Dept	\$1,892.83
5/19/22	AT&T	\$69.55
5/23/22	Comcast	\$799.64
5/25/22	FPL	\$9,154.25
	Total Paid Electronically	\$13,416.16
To	otal General Fund	\$130,184.51

^{*} Fedex Invoices will be available upon request

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 6/08/22 PAGE 1
*** CHECK DATES 05/01/2022 - 05/31/2022 *** MEADOW VIEW @ TWIN CREEKS GF

		BANK A MEADOW VIEW-GENERA:	L		
CHECK VEND# DATE	DATE INVOICE YRMO D	SED TO VENDOR NAM: PT ACCT# SUB SUBCLASS	E STATUS	AMOUNT	CHECK AMOUNT #
5/05/22 00038	4/15/22 243216 202204 33 SECURITY MONITOR:	20-57200-45400 TNG	*	110.95	
		ATLANTIC SECURITY			110.95 001651
	3/07/22 34542 202203 33	20-57200-44200	*		
	COMP CHEM CONTROL	COMPAC FILTRATION, INC			1,985.00 001652
5/05/22 00001	5/01/22 85 202205 33 MAY MANAGEMENT F	10-51300-34000	*	4,134.42	
	5/01/22 85 202205 3: MAY WEBSITE ADMII	10-51300-35300	*	83.33	
	5/01/22 85 202205 3: MAY INFORMATION 5	10-51300-35100	*	116.67	
	5/01/22 85 202205 3: MAY DISSEM AGENT	10-51300-31600	*	1,041.67	
	5/01/22 85 202205 33	SERVICES 10-51300-51000	*	6.85	
	OFFICE SUPPLIES 5/01/22 85 202205 3: POSTAGE	10-51300-42000	*	42.21	
	5/01/22 85 202205 3: COPIES	10-51300-42500	*	12.15	
	5/01/22 85 202205 3: TELEPHONE		*	51.22	
	IELEPHONE	GOVERNMENTAL MANAGEMEN'	T SERVICES		5,488.52 001653
5/05/22 00043	4/28/22 L165103 202204 33 LAUNDRY SERVICE-	20-57200-45919	*	64.43	
	LAUNDRI SERVICE-	SIMPLY LINEN SOLUTIONS			64.43 001654
5/05/22 00048	4/13/22 17934 202204 3: LF-GX ROWER-COMP	20-57200-44207	*	930.00	
	LF-GA ROWER-COMPO	SOUTHEAST FITNESS REPA	IR		930.00 001655
5/05/22 00143	4/26/22 94947 202204 33	20-57200-44200	*	1,101.00	
	FURNITURE CLEANII	NG ZEROREZ 			1,101.00 001656
5/11/22 00005	4/20/22 CFR#33 R 202205 30	00-13100-10100	*	675.00	
	REQ#29 INV#202480 4/20/22 CFR#33 R 202205 30	00-13100-10100	*	3,137.00	
	REQ#30 INV#202490 4/20/22 CFR#33 R 202205 30	00-13100-10100	*	4,804.00	
	REQ#28 INV#202518	8	TNC		8,616.00 001657

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 6/08/22 PAGE 2
*** CHECK DATES 05/01/2022 - 05/31/2022 *** MEADOW VIEW @ TWIN CREEKS GF

CHIER DITTE	03/01/2022 - 03/31/2022 ****	BANK A MEADOW VIEW-GENERAL	•		
CHECK VEND# DATE	INVOICEEXPENSE DATE INVOICE YRMO DPT	D TO VENDOR NAME ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
5/12/22 00135	5/01/22 10636 202205 320 MAY POOL SERVICE	-57200-45505	*	1,298.00	
	MAY POOL SERVICE	ZACHARY SULLIVAN DBA BIG	Z POOL		1,298.00 001658
	5/05/22 42448 202205 320		*	165.00	
	PUMP REPAIRS	EAST COAST WELLS & PUMPS	SERVICE		165.00 001659
	4/28/22 714383 202204 320	-57200-45410	*	160.00	
	4/01-5/31 GATE MON 5/01/22 714835 202205 300	-15500-10000	*	1,256.54	
	6/1-6/30 GATE MONI	TORING HIDDEN EYES LLC DBA			1,416.54 001660
5/12/22 00045	4/30/22 72774 202204 320		*	1,769.14	
	APR LAKE MAINT	FUTURE HORIZONS, INC.			1,769.14 001661
5/12/22 00126	4/25/22 2053 202203 310	-51300-31500	*	898.00	
	MAR GENERAL SERVIC	ES KE LAW GROUP, PLLC			898.00 001662
5/12/22 00077	3/24/22 29177 202203 320	-57200-45508		410.00	
	COMPLETED EPA ON 4	UNITS THIGPEN HEATING & COOLING	G, INC.		410.00 001663
	4/28/22 17502548 202204 320	-57200-45917	*	199.50	
	APR RODENT CONTROL	TURNER PEST CONTROL LLC			199.50 001664
5/12/22 00013	4/01/22 65062 202204 320	-53800-45003	*	9,011.47	
	APR LANDSCAPE MAIN 4/01/22 65063 202204 320	-53800-45003	*	8,420.00	
		-53800-45003	*	9,100.00	
	APR LANDSCAPE MAIN 5/01/22 65078 202205 320	-53800-45003	*	8,420.00	
	MAY LNDSCP MAINT P 5/01/22 65079 202205 320	-53800-45003	*	9,011.47	
	MAY LNDSCP MAINT P 5/01/22 65080 202205 320	-53800-45003	*	9,100.00	
	MAY LNDSCP MAINT B	L 3A WEST ORANGE NURSERIES, I	NC		53,062.94 001665
 5/19/22 00036	 5/13/22 05132022 202205 320	WEST ORANGE NURSERIES, II		350.00	
	EVENT 5/13/22				350 00 001666

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 6/08/22 PAGE 3
*** CHECK DATES 05/01/2022 - 05/31/2022 *** MEADOW VIEW @ TWIN CREEKS GF

	B	ANK A MEADOW VIEW-GENERAL			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
5/19/22 00036	5/17/22 06032022 202205 300-15500- EVENT 6/3/22	10000	*	1,090.00	
		BOUNCERS, SLIDES, AND MORE INC			1,090.00 001667
5/19/22 00036	5/17/22 06102022 202205 300-15500- EVENT 6/10/22		*	350.00	
	EVENT 0/10/22	BOUNCERS, SLIDES, AND MORE INC			350.00 001668
5/19/22 00005	4/13/22 202484 202203 310-51300-	31100	*	5,416.50	
	APR PROFESSIONAL SERVICES 4/13/22 202518AP 202204 310-51300-		*	570.00	
	APR STORM WATER ANALYSIS 4/13/22 202518DE 202112 310-51300-	31100	*	1,479.00	
	DEC STORM WATER ANALYSIS 4/13/22 202518MA 202203 310-51300-	31100	*	2,755.00	
	MAR STORM WATER ANALYSIS	ENGLAND THIMS & MILLER, INC			10,220.50 001669
	4/27/22 DP82167 202204 320-57200-		*	790.00	
	DEPOSIT-MANUF & DEL FLAGS				790.00 001670
5/19/22 00040	5/01/22 JAX36602 202205 320-53800-	45003	*	17,811.85	
	MAY LANDSCAPE MAINTENANCE	YELLOWSTONE LANDSCAPE-SOUTHEAST	Γ,LLC		17,811.85 001671
5/26/22 00014	5/01/22 0618462 202205 320-57200-		*	2,307.62	
0, 11, 11	ETENTEGO EQUITO TENGE NODME		7	•	2,307.62 001672
5/26/22 00020	4/30/22 160 202204 320-57200-	49400] 	787.50	
3/20/22 00020	APR SPECIAL EVENT ASST			, 5 , . 5 5	
	4/30/22 161 202204 320-57200- APR PRIV EVENT ATTENDANT		^	525.00	
	4/30/22 162 202204 320-57200- APR LIFEGUARD SERVICES	45501	*	2,523.50	
	5/12/22 164 202204 320-53800- APR GROUNDS MAINT	45006	*	1,120.00	
	5/12/22 164 202204 320-57200- APR AMENITY FAC MAINT		*	1,189.15	
		RIVERSIDE MANAGEMENT SERVICES			6,145.15 001673
5/26/22 00043	5/19/22 L165146 202205 320-57200- AMENITY TOWEL/LINEN SRV		*	93.97	_
	AMENIII IOWEL/LINEN SRV	SIMPLY LINEN SOLUTIONS			93.97 001674
				= = 	·

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PR *** CHECK DATES 05/01/2022 - 05/31/2022 *** MEADOW VIEW @ TWIN O BANK A MEADOW VIEW-O	CREEKS GF	RUN 6/08/22 PAGE 4
CHECK VEND#INVOICEEXPENSED TO VENDO DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	OR NAME STATUS	AMOUNTCHECK
5/26/22 00002 4/30/22 10340907 202204 310-51300-48000 NOTICE OF MEETING 4/7/22 ST AUGUSTINE RECO	* DRD 	94.24 94.24 001675
	TOTAL FOR BANK A	116,768.35
	TOTAL FOR REGISTER	116,768.35



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
05/06/2022	\$110.95	04/15/2022

INVOICE NO. 243216

Site:

850 Beacon Lakes Pkwy St

Augustine

Site Address: 850 Beacon Lakes Pkwy

St Augustine FL 32092

Period: Recurring No.: 4197

05/01/2022 to 05/31/2022

Job Name:

Order No.:

Description

Meadow View @ Twin Creeks

Security Monitoring

1.320572,454 38A

The state of the s		- 6	
Item The Control of t	Quantity	Unit Price	Total
Cellular Fire Monitoring	1.00	\$79.00	\$79.00
Monitoring with Cellular Communicator	1.00	\$31.95	\$31.95
Security monitoring	S	ub-Total ex Tax	\$110.95
3(/ / / /		Tax	\$0.00
		Total	\$110.95

"Thank you-we really appreciate your business! Please send payment within 21 days of receiving this invoice.	Sub-Total ex Tax	\$110.95
	Tax	\$0.00
IMPORTANT: Please remember to test your system monthly.	Total inc Tax	\$110.95
Need automation for your home? Visit us online at www.smarthome.biz	Amount Applied	\$0.00
There will be a 1.5% interest charge per month on late invoices.	Balance Due	\$110.95

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



PLEASE PAY BY AMOUNT INVOICE DATE 05/06/2022 \$110.95 04/15/2022

INVOICE NO. 243216

How	To Pay		INVOICE NO. 243216
	Credit Card (MasterCard, Visa, Amex)		Mail
			Detach this section and mail check to:
	Credit Card No.		Atlantic Security
			1714 Cesery Blvd Jacksonville, FL 32211
	Card Holder's Name: CCV:		,
	Expiry Date: / Signature:		
NAME:	Meadow View at Twin Creeks CCD	DUE DA	ATE: 05/06/2022 AMOUNT DUE: \$110.9
① Please	Reference: 243216		



Invoice

Date	Invoice Number
3/7/2022	34542

Bill To
Meadowview at Twin Creeks
Attn: Bernadette Peregrino
475 W. Town Place
St. Augustine FI, 32092-3649

Ship To
Riverside Managment Service
9655 Florida Mining Blvd W
Jacksonville, FL 32257

							SO N	umber
							012	122-3
	Terms	PO Number	Project Name	WO Number	Quote Number	Due Date	Ship Via	Ship Date
Due	Upon Receive		Beacon Lakes		011722-8DT	3/7/2022	Kenny	2/28/2022
Qly	ly Item Description			Rate	Amount			
1	Item Service	CAT2000 Complete (Chemical Control Syste	m	- Land Control of the		1,535.00	1,535.00
1	Labor	Service & Labor					450.00	450.00
			Repairs:	7 M 51 + Replaced 57200.5	8A /3/22 newts 14/200			

Insufficent funds due to returned checks, wire transfers and/or credit cards will be subject to loss of customer discount and will incur a 1.5% finance charge compounded monthly until paid in full.

Customer discount will be revoked and charged back to the Final Invoice if

not paid within the specified terms. Please Note: 30 Days On Returns No Returns On Custom Made Items.

Subtotal	JSD 1,985.00
Sales Tax (0.0%)	USD 0.00
Additional Payments/Credits	USD 0.00
Balance Due	JSD 1,985.00

Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 85 Invoice Date: 5/1/22

Due Date: 5/1/22

Case:

P.O. Number:

Balance Due

\$5,488.52

Bill To:

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

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

	<u></u>						2			
CUSTOMER NAME:				IN	OICE NUM	IBER	1/Dat	ТҮРЕ	B .	RACT DATE
Beacon La	Ke				1651	03	1	22 606	T -	
M T W TH F	S S	U PO#					NIS PMT TERM		IX	1
	 			T				- · · · · ·	FREQ.	ROUTE
ITEM DESCRIPTION	COLOR	ADDITIONAL INFO	SEC%	DATE: QUANT.	DATE:		1	3	TOTAL	ADJ
LAUNDRY SERVICE			%	QUANT.	QUANT.	QUANT.	QUANT.	PRICE	AMOUNT	AMOUNT
Hand Towels		EA				42	1,7	172	100	
Pool 1		4				96	+ 1,4	.535	10.33	
Micro Giber						18	+ 19		7.49	
Wash clours						10		.095	1001	
1	50					 		.10	40	
								-		
		=								
								-		
Mats 2x3								4.70		
426								355		
								7,00		
WRAP/PACKAGING		Cut				1	1	2,75	5.50	
SERVICE (INCLUDES: EQUIP						1	1	14.50	29.00	
Rental linens and textiles ar Customer is responsible for rental and/or replacement or								AMOUNT	5443	
rental and/or replacement cone week are subject to add and interruption of service.								SURCHARGES	1 4 6	
Delivery Received by:	Uredits are	-			nens. Date		/21	TAX		
STRICTLY PROHIBITED:	LAUNDE	Signature of C RING OR LENI	usto	mer OF SUPPLI			100	TOTAL	Le4.43	-01
					- done-					

Southeast Fitness Repair 14476 Duval Place West #208 Jacksonville, Florida32218



JOB CARD

17934

MEADOW VIEW AT TWIN CREEKS a.k.a Beacon Lake 850 Beacon Lake Parkway

Scheduled Finish

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

Actual Duration

Description of Work

St. Augustine, Florida32259

LF ROWER S/N RGX180901396 - COMPUTER/CONSOLE - BATTERIES CORRODED THE CONTACTS INSIDE CAUSING THE UNIT NOT TO BE ABLE TO WORK PROPERLY PER FH.

LF ROWER S/N RGX180901397 - COMPUTER/CONSOLE - BATTERIES CORRODED THE CONTACTS INSIDE CAUSING THE UNIT NOT TO BE ABLE TO WORK PROPERLY PER FH.

Estimate Duration

DENISE 904-217-3052

Scheduled Start

Contact Name Contact Phone

Item	Qty	Unit Price	Amount
MINIMUM SHIPPING	1.00	66.00	66.00
FLAT RATE FEE	1.00	170.00	170.00
LF - GX ROWER - COMPUTER	2.00	465.00	930.00
		Sub Total:	\$ 1,166.00
		Тах:	\$ 0.00
		Total:	\$ 1,166.00

Actual Start

Notes:

LF ROWER S/N RGX180901396 - COMPUTER/CONSOLE - BATTERIES CORRODED THE CONTACTS INSIDE CAUSING THE UNIT NOT TO BE ABLE TO WORK PROPERLY PER FH.

LF ROWER S/N RGX180901397 - COMPUTER/CONSOLE - BATTERIES CORRODED THE CONTACTS INSIDE CAUSING THE UNIT NOT TO BE ABLE TO WORK PROPERLY PER FH.

DENISE 904-217-3052

48A

Actual Finish

4.13.22 - Denise Powers
Pay \$930 for parts - balance to be paid after service is complete
1 320 57200 44207 FITNESS CENTER REPAIRS/SUPPLY

Service Summary & Invoice

Zerorez - Jacksonville 225 Sampson Way, St. Augustine, FL 32092-1761 904-287-5727

zerorez

Service Date & Time: 04-26-2022 08:00 AM Invoice #: 94947

Technician: David B Matthew C

Beacon Lakes Amenities

Contact: Denise Powers

Phone Mobile: 904-629-9244

Email: dpowers@gmsnf.com

Billing Address:

850 Beacon Lake Parkway St. Augustine FL 32095

Service Address: 850 Beacon Lake Parkway

St. Augustine FL 32095

Service/Product Description	Price	Qty	Total
z-Commercial Chair - Tax Exempt - Clean 4 blue and white striped chairs in the lounge	\$79.00	4	\$316.00
Z-Commercial - Other Services (Tax Exempt) - Patio Furniture	\$15.00	28	\$420.00
z-Commercial Sofa Tax Exempt - Dry clean oversized blue sofa in the lounge	\$159.00	1	\$159.00
z-Commercial Oriental Rugs - Tax Exempt - Offsite cleaning for two 7x9 outdoor area rugs. Blue and white striped rugs - Priced by size and severity of contamination: \$3-\$5 per square foot	\$63.00	2	\$126.00
Z-Commercial - Other Services (Tax Exempt) - Loose Pillows	\$5.00	16	\$80.00
	Sul	ototal	\$1,101.00
		Tax	\$0.00
		otal	\$1,101.00

Unpaid \$1,101.00

Thank you for choosing Zerorez® Jacksonville!

143A

Denise Powers - Approved 5.2.22 1 320 57200 44200 REPAIRS AND REPLACEMENTS

Commi	inity Development District	Construction Fundi	ng 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 38 CEI Services (WA#24) Invoice 202490 (Mar 2022)	\$	3,137.00
Anelli Septi	Total Funding Request		8,616.00
und Leading A Series	Please make check payable to: Meadow View at Twin C		िर्माति वर् ≢ स्थिति स्थानिक स
	c/o GMS LLC 475 West To wnPlace	-i acits - r. s.	

DocuSigned by:

James Pliver

Signature:

Signature:

Sulte 11.4 St. Augustne Fl. 32092

Chairm a/Vice Chairm a

Secretary/Asst. Secretary



Big Z Pool Service, LLC 172 Stokes Landing Rd Saint Augustine, FL 32095 office@bigzpoolservice.com bigzpoolservice.com

Invoice 10636

1.320.57200.45505 Amenity-Pool Maintenance

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

card is subject to a 3.5% processing fee.

DATE 05/01/2022 PLEASE PAY \$1,298.00

DUE DATE 05/31/2022

THANK YOU.

PRODUCT/SERVICE QTY	' RATE	AMOUNT
Services May 2022 Monthly Pool Service, No Chemicals Included	1,298.00	1,298.00
2 Pools on Site: Lap and Family Pool Service Visits Schedule: October-March 2 visits per week: Mon/Fri April-September 3 visits per week: Mon/Wed/Fri		
Thank you for your business!		
For work outside of monthly cleaning services, accepted forms of payment are check, cash or a credit card however the credit	TOTAL DUE	\$1,298.00
or payment are check, cash or a credit cald nowever the credit		

1.320.572.45505

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

INVOICE

DATE	INVOICE#
5/5/2022	42448

BILL TO:

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

		P.O. NO	TERMS		REP	PERMIT#
			DUE UPON RECI	EIPT	MW	
QUANTITY	D	ESCRIPTION			RATE	AMOUNT
	SITE: BEACON LAKE - (MAIN ENTRANCE	CR 210 E @ BEACON PKWY.				
	SERVICE CALL: - BOTH PUMPS RUN, PU PRESSURIZED	LL PROPER AMPS &	WERE		85.00	85.00
0.5	LABOR PER HOUR				160.00	80.00
	Bun	p Repuirs 20,538.4				
	1.3	20,538.4	5007			
		768	i i			
18% APR will be applied Visa or Mastercard Accep	to any invoice not paid in fu	ll within 30 days.		Tot	al	\$165.00
LABOR ARE PROVIDE INSTALLATION. LABO	A ONE YEAR MANUFACT D FREE OF CHARGE FOR OR IS NOT COVERED UNI E BILLED AT THE CURRE	A 30 DAY PERIOD FO DER WARRANTY AFT	DLLOWING	Pay	ments/Cr	redits \$0.00
*ALL DISCREPANCIES	MUST BE REPORTED WI CCTION & ATTORNEY'S F	THIN 10 DAYS.	ED TO ALL	Bal	ance Du	Ie \$165.00

Envera

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

Invoice				
Invoice Number 714383	Date 04/28/2022			
Customer Number	Due Date			
300380	06/01/2022			

Page: 1

Customer Name Meadow View at Twin Creeks CDD		Customer Number	Customer Number PO Number		Invoice Date		
		300380		04/28/20	06/01/2022		
Quantity	Description			Months	Rate	Amount	
Meadow View a	at Twin Creeks CDD -	850 Beacon Lake Pkwy, Sair	nt Augustine, FL				
1.00	Add Res as of 3/ 04/01/2022 - 05/	31/2022		2.00	\$80.00	\$160.00	
	3	ate monitoring			Subtotal:	\$160.0	
	Tax					\$0.00	
	Payments/Credi	its Applied				\$0.00	
				Invoice Ba	lance Due:	\$160.00	

MyEnvera Count as of 3/31/22. 5 additional homes @ \$16.00 each

114A (Itall 5/5/22 Security/Monitoring 1,320,57200,45400

Date	Invoice #	Description	Amount	Balance Due
4/28/2022	714383	Alarm Monitoring Services	\$160.00	\$160.00

Envera

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

Invoice			
Invoice Number	Date		
714383	04/28/2022		
Customer Number	Due Date		
300380	06/01/2022		

Net Due: \$160.00 Amount Enclosed:_____

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

Envera
PO Box 2086
Hicksville, NY 11802

Envera

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

Invoice Number Date 714835 05/01/2022 Customer Number Due Date 300380 06/01/2022

Page: 1

		omer Number	PO Number	Invoice I	Date	Due Date
		300380	05/01/2022		06/01/2022	
Quantity	Description			Months	Rate	Amount
2358 - Gate Acc	cess - Meadow View at Twin Cr	eeks CDD - 850 B	eacon Lake Pkwy, Saint	Augustine, FL		
1.00	Envera Kiosk System 06/01/2022 - 06/30/2022	gate no	notori re	1.00	\$500.00	\$500.00
1.00	Data Management 06/01/2022 - 06/30/2022			1.00	\$150.00	\$150.00
1.00	Service & Maintenance 06/01/2022 - 06/30/2022			1.00	\$334.54	\$334.54
1.00	Virtual Gate Guard Monito 06/01/2022 - 06/30/2022	oring		1.00	\$272.00	\$272.00
					Subtotal:	\$1256.54
	Тах					\$0.00
	Payments/Credits Applie	ed	1.300.155.	100		\$0.00
			1149	Invoice Ba	lance Due:	\$1256.54

Date	Invoice #	Description	Amount	Balance Due
5/1/2022	714835	Alarm Monitoring Services	\$1256.54	\$1256.54

Envera

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

Invoice			
Invoice Number	Date		
714835	05/01/2022		
Customer Number	Due Date		
300380	06/01/2022		

Net Due: \$1,256.54 Amount Enclosed:

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

Envera PO Box 2086 Hicksville, NY 11802 Future Horizons, Inc. 403 North First Street P O Box 1115 Haslings, FL 32145-1115

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

Invoice Number: 72774

Invoice Date: Apr 30, 2022

Page:

4

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

CustomerID	Customer PO	Payment Terms	
Beacon02	Per Contract	Net 30	Days
Sales Rep ID	Shipping Method	Ship Date	Due Date
1	Hand Deliver		5/30/22

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in April 1 we man of the man of the control of the contr	1,769.14	1,769.14
		C. Ham 5/3/22 Lake Maint. 1,320.53800.45005 45A		
		Subtotal		1,769.14
		Sales Tax		
		Freight	Bu a salanan	
		Total Invoice Amount		1,769.14
Check/Credit Me	mo No:	Payment/Credit Applied		
		TOTAL		1,769.14

Overdue invoices are subject to finance charges.

INVOICE



Invoice # 2053 Date: 04/25/2022 Due On: 05/25/2022

KE Law Group, PLLC

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

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

MVTCDD-01

1264 mar

1.310.513.315

Meadow View at Twin Creeks CDD - General

Туре	Professional	Date	Notes	Quantity	Rate	Total
Service	МН	03/08/2022	Confer with Earlywine, Denise Powers, and Danielle Simpson regarding Bono's agreement and chef demonstration license.	0.30	\$275.00	\$82.50
Service	JE	03/17/2022	Prepare for and attend Board meeting; confer with Chairperson and Manager regarding construction related items.	0.80	\$325.00	\$260.00
Service	JE	03/21/2022	Email regarding property acquisition and landscape RFP.	0.20	\$325.00	\$65.00
Service	JE	03/23/2022	Email regarding landscape RFP.	0.10	\$325.00	\$32.50
Service	АН	03/27/2022	Prepare research regarding general election.	0.10	\$170.00	\$17.00
Service	KI	03/27/2022	Record payment and performance bonds.	0.10	\$185.00	\$18.50
Expense	SD	03/28/2022	Simplifile Recording: Performance & Payment Bonds - St. Johns County	1.00	\$149.50	\$149.50
Service	КІ	03/28/2022	Review recorded payment and performance bonds; review final executed construction agreement and direct purchase orders; research resolution instructing supervisor of elections to conduct election.	1.00	\$185.00	\$185.00
Service	JE	03/30/2022	Email regarding landscape contract.	0.10	\$325.00	\$32.50
Service	KI	03/30/2022	Prepare cost share agreement and	0.30	\$185.00	\$55.50

		exhibits.	

Total

\$898.00

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amo	ount Due	Payments Received	Balance Due
1393	03/24/2022	raid	\$6,152.75	\$0.00	\$6,152.75

Current Invoice

Invoice Number	Due On A	mount Due	Payments Received	Balance Due
2053	05/25/2022 curre	\$898.00	\$0.00	\$898.00
			Outstanding Balance	\$7,050.75
			Total Amount Outstanding	\$7,050.75

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

Please pay within 30 days.



HEATING & COOLING, INC.

Since 1962

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

Billing Address:

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

Invoice

Number: 29177 Date: 3/24/2022 Account No: 127224

Terms:

Reference: Order 29177
Service Advisor: James Green

Customer PO#:

Service Address:

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

NOTES

Completed epa's on four split systems. Check the amperage and voltage on all Motors and compressors. Check safety switches. Check capacitors. Cleaned indoor and outdoor coils. Clear drain lines. Changed all filters. Units are running well at this time.

77A 1.320.57200.45508

Item	Description	Qty	Unit	Price	Extended
CPM	Commercial Planned Maintenance	1.00		\$390.00	\$390.00
8L995G	23 5/16x21.5x1 Pleated Filter	2.00		\$0.00	\$0.00
8L155A	16x24x2 Pleated Filter	4.00		\$0.00	\$0.00
8L995F	19 7/8x21.5x1 Pleated Filter	1.00		\$0.00	\$0.00
MISC-ENVIRON-FEE	Misc. Supplies & Enviromental	1.00		\$20.00	\$20.00

STREET, STREET	AUTOS POLICE AND DESCRIPTION OF THE PERSON	THE RESIDENCE OF THE PARTY OF T			
			Equipment		
Туре	Model	Brand	Serial	Age Coverage	Exp
AIRH	CB26UH-030	-R-2LEN	6009C15692	13	
AIRH	CB26UH-030	-R-2LEN	6009A20441	13	
AIRH	4TEC3F60B1	000,TRA	9264RBE2V	13	
COND	4TWR3060A	100CTRA	92222EM2F	13	
COND	13hpd-030-23	30-1 LEN	5807c07525		
COND	13hpd-030-23	30-1 LEN	5806j21769		
COND	13hpd-030-23	30-1 LEN	5807c56474		
COND	13hpd-030-23	30-1 LEN	5806j21766		
COND	13hpd-030-23	30-1 LEN	5807c07533		
HP	14HPX-042-2	30-1LEN	1913B09257	9	
FIL	DYNAMIC			9	
HP	14HPX-036-2	30-1LEN	1913B12475	9	
AIRH	CBX27UH-03	6-23LEN	1613B12131	9	
i					

CACO56729 CACO56726 CN208226



HEATING & COOLING, INC.

Since 1962

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

Invoice

Number: 29177

Date: 3/24/2022

Account No: 127224

Terms:

Reference: Order 29177

Service Advisor: James Green

Customer PO#:

TERMS AND CONDITIONS

Net due on day of installation, or in accordance with financing agreement. The Seller retains the title to all materials and property listed herein until payments have been made in full. Accounts not paid within thirty (30) days of notice of invoice are in default and a late payment charge of 1-1/2 % per month will be added. Buyer agrees to any reasonable attorney or collection fees incurred by Seller in securing payment for this contract

Thigpen Heating and Cooling, Inc. is not responsible for any property damages unless damage has occurred while employees are still on premises.

Non-Taxable:

\$410.00

Taxable:

\$0.00

Sub Total:

\$410.00

Sales Tax:

\$0.00

Freight:

\$410.00

Total: Total Paid:

Total Due:

\$410.00

CACO56729

CACO56726

CN208226



PAYMENT ADDRESS:
Turner Pest Control LLC - P.O. Box 952503 - Atlanta, Georgia 31192-2503
904-355-5301 - Fax: 904-353-1499 - Toll Free: 800-275-5955 - turnerpest.com

Service Slip/Invoice

INVOICE: DATE:

17502548

4/28/2022

ORDER:

17502548

Bill lor

[385188]

Meadow View at Twin Creeks CDD Chris Hall 475 W Town pl Suite 114 Saint Augustine, FL 32092

Work

Lucation.

[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
4/28/2022	10:37 AM	MICE, RATS, ROA	CH, S		10:37 AM
Purcha	se Order	Terms	Last Service	Map Code	Time Out
		NET 30	4/28/2022		10:51 AM

Turner Pest Control LLC

Atlanta, GA 31192-2503

P.O. Box 952503

904-355-5300

April Redont Count

Service	Description		Price
СРСМ	Commercial Pest Control - Monthly Service		\$199.50
		SUBTOTAL	\$199.50
		TAX	\$0.00
		AMT, PAID	\$0.00
		TOTAL	\$199,50

TECHNICIAN SIGNATURE

an)

CUSTOMER SIGNATURE

AMenity Pest Control

1. 320. 57700.45917

46A



BILL TO Meadow View @ Twin Creeks C/O GMS

475 West Town Place Suite 114 St. Augustine, FL 32092 **SHIP TO**

Meadow View @ Twin Creeks PH 2 Townhome Section

INVOICE 65062

DATE 04/01/2022 TERMS Net 30

DUE DATE 05/01/2022

SHIP DATE 03/01/2019

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

TOTAL DUE \$9,011.47

13A 1.320.538.4503



BILL TO

Meadow View @ Twin Creeks C/O GMS

475 West Town Place Suite 114

St. Augustine, FL 32092

SHIP TO

Beacon Lake Phase II Part 2

(Phase 2 Parkway)

INVOICE 65063

DATE 04/01/2022 TERMS Net 30

DUE DATE 05/01/2022

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

April

TOTAL DUE

\$8,420.00

C. Hall \$15/22 Landscape Maint. 1.320.53800,45003

13A



BILL TO

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

Meadow View @ Twin Creeks Beacon Lake 3 A INVOICE 65064

DATE 04/01/2022 TERMS Net 30

DUE DATE 05/01/2022

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

TOTAL DUE \$9,100.00

13A 1.320.538.45003



BILL TO

Meadow View @ Twin Creeks

C/O GMS

475 West Town Place Suite 114

St. Augustine, FL 32092

SHIP TO

Beacon Lake

Phase II Part 2

(Phase 2 Parkway)

INVOICE 65078

DATE 05/01/2022 TERMS Net 30

DUE DATE 05/31/2022

ACTIVITY DESCRIPTION QTY

INSTALLED

AMOUNT

Maintenance Monthly Lawn Maintenance: Includes Pest Control & Fertilization to Property

1 8,420.00 8,420.00

nen

TOTAL DUE

\$8,420.00

C. Hall 5/5/22 Landscape Maint. 1.320.53800.45003



BILL TO

Meadow View @ Twin Creeks C/O GMS

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

SHIP TO

Meadow View @ Twin Creeks PH 2 Townhome Section

INVOICE 65079

DATE 05/01/2022 TERMS Net 30

DUE DATE 05/31/2022

1

SHIP DATE 03/01/2019

ACTIVITY

DESCRIPTION

Maintenance Monthly Lawn Maintenance : Includes Pest Control & Fertilization to Property

QTY INSTALLED

AMOUNT

9,011.47

9,011.47

may landscape moint

TOTAL DUE

\$9,011.47

C. Haw 5/5/22 Landscape Maint. 1.320.53800.45003



BILL TO

Meadow View @ Twin Creeks

C/O GMS

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

Meadow View @ Twin Creeks Beacon Lake 3 A **INVOICE 65080**

DATE 05/01/2022 TERMS Net 30

DUE DATE 05/31/2022

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

may landsong

TOTAL DUE

\$9,100.00

C. Haun 5/5/22 Landscape Maint.

1,320 538, 45003

					Invo	ice
	BONGEN	1 ' ' <u>1 </u>		<u>Date</u> : May 13, 2022		
	l l			invoice No.: 05132	022.27	
		Fleming Isl				
	8.	32003	·			
	MO XE	32003				
	<u>Name / Address</u>	Additiona	l Details:			
	Attn: Denise Powers					1
	Beacon Lakes					
	850 Beacon Lake Pkwy					[
	5t. Augustine, FL					
	<u>Description</u>	Quantity	<u>Rate</u>	Discount	<u>Subtotal</u>	<u>Extended</u>
1	Movie Night (Sonic)	1	\$450.00		\$350.00	\$350.00
2						
3						
4						
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16						
17						
18				***************************************		
19						
20						
Com	ments:	Subtotal				\$350.00
		Sales Tax	(0.0%)			\$0.00
		Total				\$350.00

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36A 1.320,572,494

	A MARKON A MANAGAMAN A MANAGAM					
					Invo	ice
	BO NCER	Bouncers,	Slides, and	More Inc.	<u>Date</u> : June 03, 2022	
		1915 Blue	ebonnet Wa	y	Invoice No.: 06032	2022.20
	E E	Flemingle	land, FL			
	8.	32003				
	MO XE					
	<u>Name / Address</u>	Additiona	<u>al Details</u> :			
	Attn: Denise Powers					
	Beacon Lakes					
	850 Beacon Lake Pkwy					
	St. Augustine, FL	_				
	<u>Description</u>	Quantity	<u>Rate</u>	Discount	<u>Subtotal</u>	<u>Extended</u>
1	21' Wipeout	1	\$360.00	18%	\$300.00	\$300.00
2	19' Avalanche	1	\$360.00	18%		\$300.00
3	14' Toddler Slide	1	\$260.00	20%		\$200.00
4	Generator	11	\$100.00	50%	1	\$50.00
5	Onsite Staff	3	\$240.00	n/a	\$240.00	\$240.00
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Com	ments:	Subtotal				\$1,090.00
		Sales Tax	(0.0%)			\$0.00

Total

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36A prepaid 1. 300.15500, 1000

\$1,090.00

					Invo	ice
BONCER		Bouncers, Slides, and More Inc.			<u>Date</u> : June 10, 2022	
			bonnet Way		Invoice No.: 06102022.20	
		Fleming Is				
	&	32003	,		,	
	MO XE					
	Name / Address	Additiona	<u>l Details</u> :			
	Attn: Denise Powers					
	Beacon Lakes					
	850 Beacon Lake Pkwy					
	St. Augustine, FL					
	<u>Description</u>	Quantity	<u>Rate</u>	Discount	<u>Subtotal</u>	<u>Extended</u>
1	Movie Night (TBD)	1	\$450.00		\$350.00	\$350.00
2						
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Com	ments:	Subtotal				\$350.00
		Sales Tax	(0.0%)			\$0.00
		Total				\$350.00

Derise to ser

36A prepaid 1,300.155,1800



Meadow View at Twin Creeks Community **Development District** 475 W Town Place Suite 114

April 13, 2022

Project No:

17348.00000

Invoice No:

0202484

Project

17348.00000

2020/2021 General Consulting Services (WA#8)

EMAIL COPY TO: BKOVACIC@BBXCAPITAL.COM

ALSO SEND COPIES TO BERNADETTE PEREGINO-BPEREGRINO@GMSNF.COM

Prepare monthly requisitions Go to Monthly CDD Meeting Work on CUP and Irrigation Maps for entire community Work on Direct Purchases for Phase 4 Perform field review of direct purchases

Professional Services rendered through April 2, 2022

Professional Personnel

St. Augustine, FL 32092

		Hours	Rate	Amount	
Project Manager					
Lockwood, Scott	3/12/2022	2.00	178.00	356.00	
Lockwood, Scott	3/26/2022	16.25	178.00	2,892.50	
CADD/GIS Technician					
Sims, Daniel	3/19/2022	14.00	118.00	1,652.00	
Sims, Daniel	3/26/2022	3.00	118.00	354.00	
Administrative Support					
Blair, Shelley	3/12/2022	1.00	81.00	81.00	
Blair, Shelley	3/19/2022	1.00	81.00	81.00	
Totals		37.25		5,416.50	
Total Labo	or				5,416.

.50

Invoice Total this Period

\$5,416.50

1.310.573.311 5A

England-Thims & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS 14775 Old St. Augustine Road • Jacksonyze, Florids 32258 • tel 804-842-8990 • lax 904-648-9485 CA-00002584 LC-0000016



Meadow View at Twin Creeks CDD c/o Governmental Management Services, LLC 475 W. Town Place Suite 114 April 13, 2022 Project No:

17348.02000

Invoice No:

0202518

St. Augustine, FL 32092

Project

17348.02000

Meadow View at Twin Creeks CDD-(WA#26)State Mandated Storm

Water Analysis (20 years)

Professional Services rendered through April 2, 2022

Storm Water Need Analysis Task 01 **Professional Personnel** Rate **Amount Hours** Principal - Vice President 257.00 Clem, Juanitta 12/18/2021 1.00 257.00 257.00 Wild, Scott 12/4/2021 1.00 257.00 Project Manager 190.00 760.00 Lockwood, Scott 4.00 12/4/2021 Lockwood, Scott 3/19/2022 14.50 190.00 2,755.00 190.00 570.00 3.00 Lockwood, Scott 4/2/2022 Senior Engineer 205.00 Hurst, Douglas 12/4/2021 1.00 205.00 Totals 24.50 4,804.00 4,804.00 **Total Labor** Current Prior To-Date 4,804.00 0.00 **Total Billings** 4,804.00 10,000.00 Contract Limit Remaining 5,196.00 **Total this Task** \$4,804.00

Task XP Expenses

Total this Task

0.00

Invoice Total this Period

\$4,804.00

5A 1.310.513.311

England-Thims & Miller, Inc.

ENGINEERS - PLANNERS - SURVEYORS - GIS - LANDSCAPE ARCHITECTS 14775 Old St. Augustine Road - Jacksonville, Floricts 32255 * lel 904-642-2990 * faz 904-648-9485 CA-00002584 LC-0000316



5300 SHAD RB. JACKSORVILLE, FL 32257
TF.800.772.7446 FX.904.268.4642
PH.904. 268.4681 harbingersign.com

PO NUMBER

ORDERED BY

32257 Inv .4642

DEPOSIT INVOICE Invoice #: DP82167

PAYMENT TERMS

50.0% Due Upon Receipt

PLEASE PAY THIS DEPOSIT AMOUNT:

Inv Date: Customer#:

Page:

ORDER DATE

04/20/22

04/27/22 7408 6 of 6

DUE DATE

D5/27/22

\$790.00

SOLD TO:	JOB LOCATION:
MEADOW VIEW TC CDD	BEACON LAKE
850 BEACON LAKE PARKWAY	64 BEACON LAKE PARKWAY
ST AUGUSTINE FL 32095	ST JOHNS FL 32259

SALESPERSON

MIKE LEY

		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
4	QUOTE #159529 FLAG: MANUFACTURE AND DÉLIVER 3'-0" X 5'-0" BEACON LAKE FLAGS. REFERENCE DRAWING NUMBER BCL102-00.	\$200.00	\$800.00
1D	QUOTE #159530 FLAG: MANUFACTURE AND DELIYER 38" X 16" TRIANGULAR FLAGS. REFERENCE DRAWING NUMBER BCL101-00.	\$78.00	\$780.00
1	QUOTE #159531 NOTE: ESTIMATES ARE BASED ON CUSTOMER SUPPLIED INFORMATION AND STANDARD MATERIALS. ANY SPECIAL REQUIREMENTS MAY CHANGE ESTIMATED AMOUNT. LEAD TIME IS (4) FOUR TO (6) SIX WEEKS FROM SIGNED P.O. AND DEPOSIT. IF PERMIT IS REQUIRED LEAD TIME BEGINS UPON PERMIT APPROVAL. PLEASE NOTE SPECIALTY MATERIALS OR PRODUCT CAN EXTEND LEAD TIME.	\$0.D0	\$0.00
	TOTAL PROPOSAL AMOUNT *** FINAL INVOICE AMOUNT MAY VARY UPON COMPLETION ***		\$1,580.00
	C. Hall 4/27/22 Repairs + Replacements 1.320.57200.44200 49A	·	



Bill To:

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

Property Name:

Meadow View at Twin Creeks

CDD

INVOICE

INVOIGE#	NVOICE DATE
JAX 366022	5/1/2022
L FTERMS	- PIO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: May 31, 2022 Invoice Amount: \$17,811.85

Description.

Monthly Landscape Maintenance May 2022

\$17,811.85

Invoice Total

\$17,811.85

NET COMMERCIAL LANDSCAPING

40A C. Hall 5/12/22 Landscape Maint. 1.320,53800.45003

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

Municipal Asset Management, Inc.

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

INVOICE

INVOICE NO:

0618462

DATE:

5/1/2022

To: Meadow View at Twin Creeks CDD

Jim Oliver

475West Town Place, Suite 114

St. Augustine, FL 32902

DUE DATE	RENTAL PERIOD
6/7/2022	



1.320.572.45915

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

YA

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
0618462	6/7/2022	\$2,307.62	

Meadow View at Twin Creeks CDD Jim Oliver 475West Town Place, Suite 114 St. Augustine, FL 32902 Municipal Asset Management, Inc. 25288 Foothills Drive North Suite 225 Golden, CO 80401

Riverside Management Services, Inc

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

Invoice

Invoice #: 160

Invoice Date: 4/30/2022

Due Date: 4/30/2022

Case:

P.O. Number:

BIII 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 April 2022	31.5	25.00	787.50
1.320.57200.49400			
20A			
Ø01.1			
	Total		\$787.50
	Payments	s/Credits	\$0.00
	Balance I	Due	\$787.50

MVTC CDD

SPECIAL EVENT ASSISTANT INVOICE DETAIL

Quantity Description Rate Amount

31.5 Special Event Assistant \$ 25.00 \$787.50

Covers April 2022

TOTAL DUE: \$787.50

Special Event Assistant 1.320.57200.49400

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

Date	Hours	Employee	Description
4/1/22	2	K.B.	Special Event - Food Truck Friday
4/3/22	. 6	T.W.	Special Event - Spring Event
4/3/22	5	E.W.	Special Event - Spring Event
4/7/22	3	T.W.	Special Event - Bingo
4/8/22	2,5	T.W.	Special Event - Food Truck Friday
4/15/22	4	J.S.	Special Event - Movie Night and Food Truck Friday
4/22/22	3	T.W.	Special Event - Food Truck Friday
4/29/22	3	T.W.	Special Event - Food Truck Friday
4/30/22	3	E.W.	Special Event - Breakfast Food Truck
TOTAL	31.5		

Riverside Management Services, Inc

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

Invoice

Invoice #: 161

Invoice Date: 4/30/2022

Due Date: 4/30/2022

Case:

P.O. Number:

Bill To:

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

20A

201			
Description		Rate	Amount
Private Event Attendant - through April 2022 1.320.57200.45509	21	25.00	525.00
	Total		\$525.00
	Payments/0	redits	\$0.00
	Balance Du	е	\$525.00
			Y .

5/5/22

MVTC CDD

PRIVATE EVENT ATTENDANT INVOICE DETAIL

Quantity	Description	Rate Amount
21	Private Event Attendant	\$ 25.00 \$525.00
	Covers April 2022	
	TOTAL DUE:	\$ 525.00

Private Event Attendant 1.320.57200.45509

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

Date	<u>Hours</u>	Employee	Description
4/1/22	5	T.W.	Private Event Attendant - Frank
4/9/22	4	J.W.	Private Event Attendant - Kicklighyer
4/9/22	5	T.W.	Private Event Attendant - Zrycki
4/30/22	7	T.W.	Private Event Attendant - Gottlieb
TOTAL	21		

Riverside Management Services, Inc

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

Invoice

Invoice #: 162

Invoice Date: 4/30/2022

Due Date: 4/30/2022

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 April 2022	146.29	17.25	2,523.50
1.320.57200.45501			
2019			
		ления	40 COO EO

Total \$2,523.50 \$0.00 Payments/Credits \$2,523.50 **Balance Due**

MVTC CDD

LIFEGUARD INVOICE DETAIL

LIFEGUARDS #320-572-45501

Quantity	Description	1	Rate	£	Amount
146,29	Lifeguard Services	\$	17.25	\$	2,523.50
	Covers April 2022		•		
	TOTAL DUE:		,	Š	2,523.50

Date	Hours	Employee	Description
4/2/22	4.27	J.A.	Lifeguarding
4/2/22	2.65	H.A.	Lifeguarding
4/2/22	4.05	G.V.	Lifeguarding
4/3/22	6.8	J.A.	Lifeguarding
4/3/22	6.78	H.A.	Lifeguarding
4/3/22	6.5	J.W.	Lifeguarding
4/9/22	4.82	J.A.	Lifeguarding
4/9/22	5.23	H.A.	Lifeguarding
4/9/22	5.63	M.L.	Lifeguarding
4/10/22	6.73	J.A.	Lifeguarding
4/10/22	6.73	H.A.	Lifeguarding
4/10/22	6.73	M.S.	Lifeguarding
4/16/22	6.52	J.A.	Lifeguarding
4/16/22	6.52	H.A.	Lifeguarding
4/16/22	6.33	G.V.	Lifeguarding
4/23/22	6.72	J.A.	Lifeguarding
4/23/22	6.72	H.A.	Lifeguarding
4/23/22	6.47	G.V.	Lifeguarding
4/23/22	6.45	M.L.	Lifeguarding
4/24/22	6.77	J.A.	Lifeguarding
4/24/22	6.77	H.A.	Lifeguarding
4/24/22	6.52	G.V.	Lifeguarding
4/24/22	6.42	M.L.	Lifeguarding
4/30/22	3.58	J.A.	Lifeguarding
4/30/22	3.58	H.A.	Lifeguarding
TOTAL	146,29	•	

TOTAL 146.29

APRIL 2022 1

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

Bill To:

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

Invoice

\$0.00

\$2,309.15

Payments/Credits

Balance Due

Invoice #: 164

Invoice Date: 5/12/2022 Due Date: 5/12/2022

Case:

P.O. Number:

Description	Hours/Qty	Rate	Amount
Facility Maintenance April 1 - April 30, 2022		2,309.15	2,309.15
20A			
011.			
C. Hall 5/13/22			
Ground's Marnt 4/120,00			
1.320.53800.45006			
Amenity-Facility Maint = 1189.15			
1,320.57200.45508			
Juny Landet			
5.17-22			
	Total		\$2,309.15

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

Date	Hours	Employee	Description
4/5/22	8	J.S.	Straightened and organized pool deck furniture, removed debris around roadways, all playgrounds, tennis courts, entryways, sports complex, pool area, picnic area, takes and parking lot, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, sprayed for weeds on pool deck and playground area, changed fitness center trash receptacles
4/7/22	8	J.S.	Changed out lightbulbs in outside bathroom by the pool, assisted with all the kayaks, poured bag in a half of concrete in washout by the back gate, re-zip tied windscreen 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, picnic area, tennis courts, pool area, soccer field and parking lot
4/12/22	8	J.S.	Adjusted one broken fan blade, stored Easter items in attic, re-zip tied two 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, picnic area, tennis courts, pool area, soccer field and parking lot, blew leaves and debris off sports complex and pool area artificial grass
4/14/22	8.4 5	J.S.	Changed light bulbs on croquet field, glued down thirteen loose pavers on pool deck, re-drilled and screwed locking bar in kitchen, straightened and organized pool deck furniture, emptied and restocked all dog waste receptacles, removed debris around roadways, sports complex, all playgrounds, picnic area, tennis courts, pool area, soccer field and parking lot, restocked gloves as needed, checked and changed all trash receptacles
4/19/22	8	J.S.	Raked sand in washout area on the beach, re-zip tied windscreens on tennis courts, re-zip tied four flags around pool area, straightened and organized all pool deck furniture, emptied and restocked all dog waste receptacles, checked and changed all trash receptacles, removed debris on roadways, sports complex, pool area, picnic area, playgrounds, pocket parks, lakes, event field and parking lot
4/21/22	8	J.S.	Glued down loose border pieces around gates, put ant killer down on playground area, pool area, picnic area, soccer field, event field and parking lot, took apart and cleaned one fan in breezeway area, straightened and organized all pool deck furniture, emptied and restocked all dog waste receptacles, checked and changed all trash receptacles, removed debris on roadways, sports complex, tennis courts, all playgrounds, pool area, picnic area, event field and parking lot
4/26/22	8	J.S.	Cleaned one fan in main entranceway, put ant killer in parking lot and walkways, straightened and organized all pool deck fumiture, removed debris around roadways, all playgrounds, sports complex, pool area, food court area, tennis courts, soccer field and parking lot, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
4/28/22	8	J.S.	Installed new hammock, installed new dispensers in bathrooms and cleaned bathrooms, re-zip tied flags at front entrance, fixed curtain in movie room, blew leaves and debris off playground, pool, tennis courts, dog park, sports complex, artificial grass and walkways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, removed debris around tennis courts, all playgrounds, pool area, picnic area, event field, soccer field, sports complex and parking lot
TOTAL	64.45	i	
MILES	120	·	*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

Simply Linen Solutions A Division of Star Brite Laundries, LLC

2 WKs on tak

124 Century 21 Drive, Suite 3 Jacksonville, FL 32216 (904) 855-4014 www.simplylinensolutions.com

CUSTOMER NAME:				IN	VOICE NUM	BER	Elglo	TYPE	CONT	RACT DATE
BERCON L	ake				1651	46	2 606	1	I au	
M T W TH F	T			J L				XI	1	
M I W III F	SS	PO#				1	PMT TERMS	TAX	FREQ.	ROUTE
ITEM DESCRIPTION	COLOR	ADDITIONAL INFO	യെ സ	DATE: QUANT.	DATE: QUANT.	DAT S. C.	D. 5/19	UNIT	TOTAL AMOUNT	ADJ AMOUNT
LAUNDRY SERVICE										
hand Towels						17	60	.175	15-23	
P001 L						14	50	. 535	34.74	
Mats: 2x3								4.70		
4×6								5,55		***************************************
WRAP/PACKAGING	CART			-		1		2.75	5,50	
SERVICE (INCLUDES: EQU	IPMENT / DE	LIVERY)				1	1	14.50	29,00	
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									93.97	
rental and/or replacement one week are subject to ac	iditional fee	es. Invoices not i	oaid 1	vithin 30 days	of delivery da	entories kep ite will incur	t longer than 10% late fee	SURCHARGES	10.00	
and interruption of service Delivery Received by:	1.1	e not issued for	retur	ned un-used	linens. Dat	e: 5/19	120	TAX		
STRICTLY PROHIBITED	,	Signature of CERING OR LEN			IER-OWNED	GOODS.		TOTAL	93.97	

1.320.57200.45919 Amenity Towel/ linen service



Questions on this invoice call:

(866) 470-7133 Option 2 Ghbillinginquiries@ccc.gannett.com

1.00 x 5.2500 1.00 x 5.250	START STOP	NEWSPAPER REFERENCE	12 14 DESCRIPTION	PRODUCT	SAU SIZE	BILLED	TIMES TO THE TRUN	≝ RATE	AMOUNT
04/07 04/07 103409070-04072022 NOTICE OF AUDIT COMMITTEE SA St Augustine Record 1.00 x 5.2500 5.25 1 \$8.98		REFERENCE							\$0.00
04/07 04/07 103409070-04072022 NOTICE OF AUDIT COMMITTEE SA St Aug Record Online 1.00 x 5.2500 5.25 1 \$8.97 MEETING AND REGULAR MEETING OF THE BOARD OF SUPERVISORS OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT The Board PREVIOUS AMOUNT OWED: \$0.00 NEW CHARGES THIS PERIOD: \$94.24 CASH THIS PERIOD: \$0.00 DEBIT ADJUSTMENTS THIS PERIOD: \$0.00		103409070-04072022	NOTICE OF AUDIT COMMITTEE MEETING AND REGULAR MEETING OF THE BOARD OF SUPERVISORS OF THE MEADOW VIEW AT TWIN CREEKS	· ·	1.00 x 5.2500	5.25	1	\$8.98	\$47.15
NEW CHARGES THIS PERIOD: \$94.24 CASH THIS PERIOD: \$0.00 DEBIT ADJUSTMENTS THIS PERIOD: \$0.00	04/07 04/07	103409070-04072022	NOTICE OF AUDIT COMMITTEE MEETING AND REGULAR MEETING OF THE BOARD OF SUPERVISORS OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT		1.00 x 5.2500	5.25	1	\$8.97	\$47.09
CASH THIS PERIOD: \$0.00 DEBIT ADJUSTMENTS THIS PERIOD: \$0.00			PREVIOUS AMOUN	NT OWED:	\$0.00				
DEBIT ADJUSTMENTS THIS PERIOD: \$0.00			NEW CHARGES THIS	S PERIOD:	\$94.24				
			CASH THIS	S PERIOD:	\$0.00				
CREDIT ADJUSTMENTS THIS PERIOD: \$0.00			DEBIT ADJUSTMENTS THIS	PERIOD:	\$0.00				
			CREDIT ADJUSTMENTS THIS	PERIOD:	\$0.00				
We appreciate your business.			We a	appreciate your business.					

1.310.573.480 ZA



INVOICE AND STATEMENT OF ACCOUNT

AGING OF PAST DUE ACCOUNTS

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

531™

21 CU I	RRENT NET AMOUNT	22	30 DAYS	60 DAYS		0	VER 9	0 DAYS	* UNAPPLIED AMOUNT			TOTAL AMOUNT DUE	
	\$94.24		\$0.00	\$0.0		0.00		\$0.00		\$	0.00		\$94.24
		25						ADVERTISER INFORMATION					
		1	BILLING PERIOD	6		BILLED ACCOUNT N	JMBER	7	ADVERTISER/CL	IENT NUMBER	2	ADVE	ERTISER/CLIENT NAME
		04	/01/2022 - 04/30/20	2022		15651			1565	15651		IΕV	V AT TWIN CREEKS CDD

MAKE CHECKS PAYABLE TO

The St. Augustine Record Dept 1261

PO Box 121261 The St. Augustine Record

Dallas, TX 75312-1261

Payment is due upon receipt.

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



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

ADVERTISING INVOICE and STATEMENT

	[1	BILLII	G PER	OD	2			ADVE	रा	SER/CLIENT NAME	
04/01/2022 - 04/30/2022				30/2022		MEADOW VIEW AT TWIN CREEKS CDD						
COMPANY 23 TOTAL AMOUNT			NT DUE	* UNAPPLIED AMOUNT 3 TE				TER	MS OF PAYMENT			
SA 7 \$94		4.24			\$0.0	00			NET	NET 15 DAYS		
21	CU	RREN	T NET AMOUNT	22	30 DAYS		60 DAYS				OVER 90 DAYS	
\$94.24 \$0.0			\$0.00		\$0.00				\$0.00			
4	PAGE# 5 BILLING DATE 6 BILLED AC		COUNT NUMBE	R	7	ADVERTISE	R/C	LIENT NUMBER	24 STATEMENT NUMBER			
	1 04/30/2022 15			651			15	56	51	0000110671		

BILLING ACCOUNT NAME AND ADDRESS



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

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

REMITTANCE ADDRESS

Legal Ad Invoice

The St. Augustine Record

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

Acct: 15651

Phone: 9049405850

Name: MEADOW VIEW AT TWIN CREEKS CDD

Address: 475 WEST TOWN PLACE, SUITE 114

E-Mail:

Client: MEADOW VIEW AT TWIN CREEKS (City: SAINT AUGUSTINE

FL State:

Zip: 32092

Ad Number:

0003409070-01

Caller: x

Start:

Paytype: BILL

Stop: 04/07/2022

Placement:

04/07/2022

Issues: 1

Rep: Melissa Rhinehart

SA Legals

NOTICE OF AUDIT COMMITTEE MEETING AND REGULAR MEETING OF THE BOARD OF SUPERVISORS OF THE ME Copy Line:

Lines 61 Depth 5.25 Columns

Price \$94.24 NOTICE OF AUDIT COMMITTEE
MEETING AND REGULAR
MEETING OF THE BOARD OF
SUPERVISORS OF THE MEADOW
VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT
DISTRICT

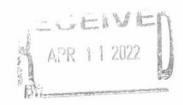
COMMUNITY DEVELOPMENT
DISTRICT

The Board of Supervisors of the Meadow View at Twin Creeks Community Development District will hold a regular neeting on Thursday, April 21, 2022 at 10:00 a.m. at the offices of Governmental Management Services, 473 West Town Place, Suite 114, St. Augustine, Florida 32092. Immediately prior to the regular meeting for the purpose of determining auditor selection evaluation criteria. The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LIC. 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling (904) 940-5850.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least 48 hours prior to the meeting, If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 71-1, or 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

James Oliver District Manager 3409070, April 7, 2022



THE ST. AUGUSTINE RECORD Affidavit of Publication

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

SAINT AUGUSTINE, FL 32092

ACCT: 15651 AD# 0003409070-01

PO#

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

STATE OF FLORIDA COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a NOTICE OF MEETING in the matter of BOS REG MTG 4/21/22 was published in said newspaper in the issue dated 04/07/2022.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

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

Tphysical presence or '] online notarization

day of APR 0 7 2022

who is personally known to

me or who has produced as identification

Publio)



NOTICE OF AUDIT COMMITTEE
MEETING AND REGULAR
MEETING OF THE BOARD OF
SUPERVISORS OF THE MEADOW
VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT
DISTRICT DISTRICT

COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Meadow View at Twin Creeks Community Development District will hold a regular meeting 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. Immediately prior to the regular meeting for the purpose of determining auditor selection evaluation criteria. The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling (904) 940-5850.

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James Oliver District Manager 3409070, April 7, 2022



Meadow View at Twin Creeks

Community Development District

Construction Funding Request #35

June 15, 2022

Req.	PAYEE	
42	ETM Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 203013 (May 2022)	\$ 3,329.50
43	ETM Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 203010 (May 2022)	\$ 1,436.25
44	ETM State Mandated Storm Water Analysis (20 years) (WA#26) Invoice 203009 (May 2022)	\$ 102.50
45	Duval Asphalt Beacon Lakes (Phase 3) Convex Lane - Invoice 23421	\$ 63,671.10
46	Basham Lucas Design services Beacon Lakefront - Invoice 8939	\$ 1,325.00
	Less: Req #31 Duplicate payment paid from General Fund	\$ (358.75)
	Total Funding Request	\$ 69,505.60

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

2021 Phase 3

2020 Phase 4

Thursday, June 16, 2022

2021 Phase 3	TO BE APPROVEL	2			
6/16/2022	42	ETM	Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 203013 (May 2022)	\$	3,329.50
6/16/2022	43	ETM	Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 203010 (May 2022)	\$	1,436.25
6/16/2022	6/16/2022 44 ETM State Mandated Storm Water Analysis (20 years) (WA#26) Invoice 203009 (May 2022)				102.50
6/16/2022	45	Duval Asphalt	Beacon Lakes (Phase 3) Convex Lane - Invoice 23421	\$	63,671.10
6/16/2022	46	Basham Lucas	Design services Beacon Lakefront - Invoice 8939	\$	1,325.00
			TOTAL 2021 REQUISITIONS TO BE APPROVED)	\$69,864.35
2021 Phase 4	TO BE RATIFIED				
5/20/2022	11	Core and Main	Utilities Direct Purchase	\$	47,019.70
5/20/2022	12	Core and Main	Drainage Direct Purchase	\$	32,799.32
			TOTAL 2021 Phase 4 REQUISITIONS TO BE RATIFIED)	\$79,819.02
2021 Phase 4	TO BE APPROVED	2			
6/16/2022	13	W. Gardner, LLC	Beacon Lake Phase 4 (Utilities) Application for Payment No. 4 (May 2022)	\$	263,534.36
6/16/2022	14	W. Gardner, LLC	Beacon Lake Phase 4 (Clearing/Earthwork) Application for Payment No. 4 (May 2022)	\$	469,217.08
6/16/2022	15	W. Gardner, LLC	Beacon Lake Phase 4 (Paving/Drainage) Application for Payment No. 4 (May 2022)	\$	180,137.53
			TOTAL 2021 Phase 4 REQUISITIONS TO BE APPROVED)	\$912,888.97
	·	<u> </u>	TOTAL REQUISITIONS TO BE APPROVED JUNE 16, 2022	2	\$1,062,572.34



Meadow View at Twin Creeks

Community Development District

Funding Request #57

June 8, 2022

Check Date Vendor Name	Invoice Date	Invoice Numbe	r Description	GEN	GENERAL FUND FY2022	
5/5/22 ATLANTIC SECURITY	4/15/22	243216	SECURITY MONITORING	\$	110.95	
5/5/22 COMPAC FILTRATION, INC.	3/7/22	34542	COMP CHEM CONTROL SYSTEM	\$	1,985.00	
5/5/22 GOVERNMENTAL MANAGEMENT SERVICES	5/1/22	85	MAY MANAGEMENT FEES	\$	5,488.52	
5/5/22 SIMPLY LINEN SOLUTIONS	4/28/22	L165103	LAUNDRY SERVICE- TOWELS	\$	64.43	
5/5/22 SOUTHEAST FITNESS REPAIR	4/13/22	17934	LF-GX ROWER-COMPUTER	\$	930.00	
5/5/22 ZEROREZ	4/26/22	94947	FURNITURE CLEANING	\$	1,101.00	
5/12/22 ZACHARY SULLIVAN DBA BIG Z POOL	5/1/22	10636	MAY POOL SERVICE	\$	1,298.00	
5/12/22 EAST COAST WELLS & PUMPS SERVICE	5/5/22	42448	PUMP REPAIRS	\$	165.00	
5/12/22 HIDDEN EYES LLC DBA	4/28/22	714383	4/01-5/31 GATE MONITORING	\$	160.00	
5/12/22 HIDDEN EYES LLC DBA	5/1/22	714835	6/1-6/30 GATE MONITORING	\$	1,256.54	
5/12/22 FUTURE HORIZONS, INC.	4/30/22	72774	APR LAKE MAINT	\$	1,769.14	
5/12/22 KE LAW GROUP, PLLC	4/25/22	2053	MAR GENERAL SERVICES	\$	898.00	
5/12/22 THIGPEN HEATING & COOLING, INC.	3/24/22	29177	COMPLETED EPA ON 4 UNITS	\$	410.00	
5/12/22 TURNER PEST CONTROL LLC	4/28/22	17502548	APR RODENT CONTROL	\$	199.50	
5/12/22 WEST ORANGE NURSERIES, INC	4/1/22	65062	APR LANDSCAPE MAINTENANCE	\$	9,011.47	
5/12/22 WEST ORANGE NURSERIES, INC	4/1/22	65063	APR LNDSCP MAINT PH2 P2	\$	8,420.00	
5/12/22 WEST ORANGE NURSERIES, INC	4/1/22	65064	APR LANDSCAPE MAINTENANCE	\$	9,100.00	
5/12/22 WEST ORANGE NURSERIES, INC	5/1/22	65078	MAY LNDSCP MAINT PH2 P2	\$	8,420.00	
5/12/22 WEST ORANGE NURSERIES, INC	5/1/22	65079	MAY LNDSCP MAINT PH2 TWNH	\$	9,011.47	
5/12/22 WEST ORANGE NURSERIES, INC	5/1/22	65080	MAY LNDSCP MAINT BL 3A	\$	9,100.00	
5/19/22 BOUNCERS, SLIDES, AND MORE INC	5/13/22	5132022	EVENT 5/13/22	\$	350.00	
5/19/22 BOUNCERS, SLIDES, AND MORE INC	5/17/22	6032022	EVENT 6/3/22	\$	1,090.00	
5/19/22 BOUNCERS, SLIDES, AND MORE INC	5/17/22	6102022	EVENT 6/10/22	\$	350.00	
5/19/22 ENGLAND THIMS & MILLER, INC	4/13/22	202484	APR PROFESSIONAL SERVICES	\$	5,416.50	
5/19/22 ENGLAND THIMS & MILLER, INC	4/13/22	202518AP	APR STORM WATER ANALYSIS	\$	570.00	
5/19/22 ENGLAND THIMS & MILLER, INC	4/13/22	202518DE	DEC STORM WATER ANALYSIS	\$	1,479.00	
5/19/22 ENGLAND THIMS & MILLER, INC	4/13/22	202518MA	MAR STORM WATER ANALYSIS	\$	2,755.00	
5/19/22 HARBINGER	4/27/22	DP82167	DEPOSIT-MANUF & DEL FLAGS	\$	790.00	
5/19/22 YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC	5/1/22	JAX36602	MAY LANDSCAPE MAINTENANCE	\$	17,811.85	
5/26/22 MUNICIPAL ASSET MANAGEMENT, INC	5/1/22	618462	FITNESS EQUIP LEASE AGRMT	\$	2,307.62	
5/26/22 RIVERSIDE MANAGEMENT SERVICES	4/30/22	160	APR SPECIAL EVENT ASST	\$	787.50	
5/26/22 RIVERSIDE MANAGEMENT SERVICES	4/30/22	161	APR PRIV EVENT ATTENDANT	\$	525.00	
5/26/22 RIVERSIDE MANAGEMENT SERVICES	4/30/22	162	APR LIFEGUARD SERVICES	\$	2,523.50	
5/26/22 RIVERSIDE MANAGEMENT SERVICES	5/12/22	164	APR GROUNDS MAINT	\$	1,120.00	
5/26/22 RIVERSIDE MANAGEMENT SERVICES	5/12/22	164	APR AMENITY FAC MAINT	\$	1,189.15	
5/26/22 SIMPLY LINEN SOLUTIONS	, ,		AMENITY TOWEL/LINEN SRV	\$	93.97	
5/26/22 ST AUGUSTINE RECORD	4/30/22	I0340907	NOTICE OF MEETING 4/7/22	\$	94.24	
Total Funding Request				\$ 1	08,152.35	

*Wells Fargo Credit Card transaction available upon reques
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Please make check payable to: **Meadow View at Twin Creeks CDD** c/o GMS LLC

475 West Town Place Suite 114 St. Augustine FL 32092

Signature:	
-	Chairman/Vice Chairman
Signature:	
Signature	Secretary/Asst. Secretary



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
05/06/2022	\$110.95	04/15/2022

INVOICE NO. 243216

Site:

850 Beacon Lakes Pkwy St

Augustine

Site Address: 850 Beacon Lakes Pkwy

St Augustine FL 32092

Period: Recurring No.: 4197

05/01/2022 to 05/31/2022

Job Name:

Order No.:

Description

Meadow View @ Twin Creeks

Security Monitoring

1.320572,454 38A

The state of the s		001		
Item The Control of t	Quantity	Unit Price	Total	
Cellular Fire Monitoring	1.00	\$79.00	\$79.00	
Monitoring with Cellular Communicator	1.00	\$31.95	\$31.95	
Security monitoring	S	ub-Total ex Tax	\$110.95	
3(/ / / /		Tax	\$0.00	
		Total	\$110.95	

"Thank you-we really appreciate your business! Please send payment within 21 days of receiving this invoice.	Sub-Total ex Tax	\$110.95
	Tax	\$0.00
IMPORTANT: Please remember to test your system monthly.	Total inc Tax	\$110.95
Need automation for your home? Visit us online at www.smarthome.biz	Amount Applied	\$0.00
There will be a 1.5% interest charge per month on late invoices.	Balance Due	\$110.95

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



PLEASE PAY BY AMOUNT INVOICE DATE 05/06/2022 \$110.95 04/15/2022

INVOICE NO. 243216

How	To Pay		INVOICE NO. 243216
	Credit Card (MasterCard, Visa, Amex)		Mail
			Detach this section and mail check to:
	Credit Card No.		Atlantic Security
			1714 Cesery Blvd Jacksonville, FL 32211
	Card Holder's Name: CCV:		,
	Expiry Date: / Signature:		
NAME:	Meadow View at Twin Creeks CCD	DUE DA	ATE: 05/06/2022 AMOUNT DUE: \$110.9
① Please	Reference: 243216		



Invoice

Date	Invoice Number
3/7/2022	34542

Bill To
Meadowview at Twin Creeks
Attn: Bernadette Peregrino
475 W. Town Place
St. Augustine FI, 32092-3649

Ship To
Riverside Managment Service
9655 Florida Mining Blvd W
Jacksonville, FL 32257

							SO N	umber
							012	122-3
	Terms	PO Number	Project Name	WO Number	Quote Number	Due Date	Ship Via	Ship Date
Due	Upon Receive		Beacon Lakes		011722-8DT	3/7/2022	Kenny	2/28/2022
Qly	Item			Description			Rate	Amount
1	Item Service	CAT2000 Complete (Chemical Control Syste	m	- Land of the second of the se		1,535.00	1,535.00
1	Labor	Service & Labor					450.00	450.00
			Repairs:	7 M 51 + Replaced 57200.5	8A /3/22 newts 14/200			

Insufficent funds due to returned checks, wire transfers and/or credit cards will be subject to loss of customer discount and will incur a 1.5% finance charge compounded monthly until paid in full.

Customer discount will be revoked and charged back to the Final Invoice if

not paid within the specified terms. Please Note: 30 Days On Returns No Returns On Custom Made Items.

Subtotal	JSD 1,985.00
Sales Tax (0.0%)	USD 0.00
Additional Payments/Credits	USD 0.00
Balance Due	JSD 1,985.00

Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 85 Invoice Date: 5/1/22

Due Date: 5/1/22

Case:

P.O. Number:

Balance Due

\$5,488.52

Bill To:

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

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

	<u></u>						2			
CUSTOMER NAME:				IN	OICE NUM	IBER	1/Dat	ТҮРЕ	B .	RACT DATE
Beacon La	Ke				1651	03	1	22 606	T -	
M T W TH F	S S	U PO#					NIS PMT TERM		IX	1
	 		-	T				- · · · · ·	FREQ.	ROUTE
ITEM DESCRIPTION	COLOR	ADDITIONAL INFO	SEC%	DATE: QUANT.	DATE:		1	3	TOTAL	ADJ
LAUNDRY SERVICE			%	QUANT.	QUANT.	QUANT.	QUANT.	PRICE	AMOUNT	AMOUNT
Hand Towels		EA				42	1,7	172	100	
Pool 1		4				96	+ 1,4	.535	10.33	
Micro Giber						18	+ 19		7.49	
Wash clours						10		.095	1001	
1	50					 		.10	40	
								-		
		=								
								-		
Mats 2x3								4.70		
426								355		
								7,00		
WRAP/PACKAGING		Cut				1	1	2,75	5.50	
SERVICE (INCLUDES: EQUIP						1	1	14.50	29.00	
Rental linens and textiles are the property of Simply Linen Solutions. Rates are based on a weekly time por Customer is responsible for lost/damaged/abused linens & textiles and will be billed for replacement. Additionally						AMOUNT	5443			
rental and/or replacement costs will be billed for all non-returned linens and textiles. Inventories kept longer one week are subject to additional fees. Invoices not paid within 30 days of delivery date will incur 10% lat and interruption of service. Credits are not issued for returned un-used linens.						SURCHARGES	1 4 6			
Delivery Received by:										
STRICTLY PROHIBITED:	LAUNDE	Signature of C RING OR LENI	usto	mer OF SUPPLI			100	TOTAL	Le4.43	-01
					- domestical					

Southeast Fitness Repair 14476 Duval Place West #208 Jacksonville, Florida32218



JOB CARD

17934

MEADOW VIEW AT TWIN CREEKS a.k.a Beacon Lake 850 Beacon Lake Parkway

Scheduled Finish

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

Actual Duration

Description of Work

St. Augustine, Florida32259

LF ROWER S/N RGX180901396 - COMPUTER/CONSOLE - BATTERIES CORRODED THE CONTACTS INSIDE CAUSING THE UNIT NOT TO BE ABLE TO WORK PROPERLY PER FH.

LF ROWER S/N RGX180901397 - COMPUTER/CONSOLE - BATTERIES CORRODED THE CONTACTS INSIDE CAUSING THE UNIT NOT TO BE ABLE TO WORK PROPERLY PER FH.

Estimate Duration

DENISE 904-217-3052

Scheduled Start

Contact Name Contact Phone

Item	Qty	Unit Price	Amount
MINIMUM SHIPPING	1.00	66.00	66.00
FLAT RATE FEE	1.00	170.00	170.00
LF - GX ROWER - COMPUTER	2.00	465.00	930.00
		Sub Total:	\$ 1,166.00
		Тах:	\$ 0.00
		Total:	\$ 1,166.00

Actual Start

Notes:

LF ROWER S/N RGX180901396 - COMPUTER/CONSOLE - BATTERIES CORRODED THE CONTACTS INSIDE CAUSING THE UNIT NOT TO BE ABLE TO WORK PROPERLY PER FH.

LF ROWER S/N RGX180901397 - COMPUTER/CONSOLE - BATTERIES CORRODED THE CONTACTS INSIDE CAUSING THE UNIT NOT TO BE ABLE TO WORK PROPERLY PER FH.

DENISE 904-217-3052

48A

Actual Finish

4.13.22 - Denise Powers
Pay \$930 for parts - balance to be paid after service is complete
1 320 57200 44207 FITNESS CENTER REPAIRS/SUPPLY

Service Summary & Invoice

Zerorez - Jacksonville 225 Sampson Way, St. Augustine, FL 32092-1761 904-287-5727

zerorez

Service Date & Time: 04-26-2022 08:00 AM Invoice #: 94947

Technician: David B Matthew C

Beacon Lakes Amenities

Contact: Denise Powers

Phone Mobile: 904-629-9244

Email: dpowers@gmsnf.com

Billing Address:

850 Beacon Lake Parkway St. Augustine FL 32095

Service Address: 850 Beacon Lake Parkway

St. Augustine FL 32095

Service/Product Description	Price	Qty	Total
z-Commercial Chair - Tax Exempt - Clean 4 blue and white striped chairs in the lounge	\$79.00	4	\$316.00
Z-Commercial - Other Services (Tax Exempt) - Patio Furniture	\$15.00	28	\$420.00
z-Commercial Sofa Tax Exempt - Dry clean oversized blue sofa in the lounge	\$159.00	1	\$159.00
z-Commercial Oriental Rugs - Tax Exempt - Offsite cleaning for two 7x9 outdoor area rugs. Blue and white striped rugs - Priced by size and severity of contamination: \$3-\$5 per square foot	\$63.00	2	\$126.00
Z-Commercial - Other Services (Tax Exempt) - Loose Pillows	\$5.00	16	\$80.00
	Sul	ototal	\$1,101.00
		Tax	\$0.00
		otal	\$1,101.00

Unpaid \$1,101.00

Thank you for choosing Zerorez® Jacksonville!

143A

Denise Powers - Approved 5.2.22 1 320 57200 44200 REPAIRS AND REPLACEMENTS



Big Z Pool Service, LLC 172 Stokes Landing Rd Saint Augustine, FL 32095 office@bigzpoolservice.com bigzpoolservice.com

Invoice 10636

1.320.57200.45505 Amenity-Pool Maintenance

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

card is subject to a 3.5% processing fee.

DATE 05/01/2022 PLEASE PAY \$1,298.00

DUE DATE 05/31/2022

THANK YOU.

PRODUCT/SERVICE QTY	' RATE	AMOUNT
Services May 2022 Monthly Pool Service, No Chemicals Included	1,298.00	1,298.00
2 Pools on Site: Lap and Family Pool Service Visits Schedule: October-March 2 visits per week: Mon/Fri April-September 3 visits per week: Mon/Wed/Fri		
Thank you for your business!		
For work outside of monthly cleaning services, accepted forms of payment are check, cash or a credit card however the credit	TOTAL DUE	\$1,298.00
or payment are check, cash or a credit cald nowever the credit		

1.320.572.45505

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

INVOICE

DATE	INVOICE#
5/5/2022	42448

BILL TO:

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

		P.O. NO	TERMS		REP	PERMIT#
			DUE UPON RECI	EIPT	MW	
QUANTITY	D	ESCRIPTION			RATE	AMOUNT
	SITE: BEACON LAKE - (MAIN ENTRANCE	CR 210 E @ BEACON PKWY.				
	SERVICE CALL: - BOTH PUMPS RUN, PULL PROPER AMPS & WERE PRESSURIZED				85.00	85.00
0.5	LABOR PER HOUR				160.00	80.00
	Bump Repairs					
	Bump Repairs 1.320,538.45007					
		768	i i			
18% APR will be applied Visa or Mastercard Accep	to any invoice not paid in fu	ll within 30 days.		Tot	al	\$165.00
*ALL PUMPS CARRY A ONE YEAR MANUFACTURER'S WARRANTY. PARTS & LABOR ARE PROVIDED FREE OF CHARGE FOR A 30 DAY PERIOD FOLLOWING INSTALLATION. LABOR IS NOT COVERED UNDER WARRANTY AFTER THE FIRST 30 DAYS AND WILL BE BILLED AT THE CURRENT BUSINESS RATE.			DLLOWING	Pay	ments/Cr	redits \$0.00
*ALL DISCREPANCIES	MUST BE REPORTED WI CCTION & ATTORNEY'S F	THIN 10 DAYS.	ED TO ALL	Bal	ance Du	Ie \$165.00

Envera

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

Invoice			
Invoice Number 714383	Date 04/28/2022		
Customer Number	Due Date		
300380	06/01/2022		

Page: 1

Customer Name		Customer Number	PO Number Invoice Date		ate	Due Date
Meadow View a	at Twin Creeks CDD	300380		04/28/2022 0		06/01/2022
Quantity	Description			Months	Rate	Amount
Meadow View a	at Twin Creeks CDD -	850 Beacon Lake Pkwy, Sair	nt Augustine, FL			
1.00	Add Res as of 3/ 04/01/2022 - 05/	31/2022		2.00	\$80.00	\$160.00
	3	ate monitoring			Subtotal:	\$160.0
	Tax					\$0.00
Payments/Credi		its Applied				\$0.00
				Invoice Ba	\$160.00	

MyEnvera Count as of 3/31/22. 5 additional homes @ \$16.00 each

114A (Itall 5/5/22 Security/Monitoring 1,320,57200,45400

Date	Invoice #	Description	Amount	Balance Due
4/28/2022	714383	Alarm Monitoring Services	\$160.00	\$160.00

Envera

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

Invoice				
Invoice Number Date				
714383	04/28/2022			
Customer Number	Due Date			
300380	06/01/2022			

Net Due: \$160.00 Amount Enclosed:_____

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

Envera
PO Box 2086
Hicksville, NY 11802

Envera

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

Invoice Number Date 714835 05/01/2022 Customer Number Due Date 300380 06/01/2022

Page: 1

Custo	mer Name Cust	omer Number	PO Number	Invoice I	Date	Due Date
Meadow View a	at Twin Creeks CDD	300380		05/01/20)22	06/01/2022
Quantity	Description			Months	Rate	Amount
2358 - Gate Acc	cess - Meadow View at Twin Cr	eeks CDD - 850 B	eacon Lake Pkwy, Saint	Augustine, FL		
1.00	Envera Kiosk System 06/01/2022 - 06/30/2022	gate no	notori re	1.00	\$500.00	\$500.00
1.00	Data Management 06/01/2022 - 06/30/2022			1.00	\$150.00	\$150.00
1.00	Service & Maintenance 06/01/2022 - 06/30/2022			1.00	\$334.54	\$334.54
1.00	Virtual Gate Guard Monito 06/01/2022 - 06/30/2022	oring		1.00	\$272.00	\$272.00
					Subtotal:	\$1256.54
	Тах					\$0.00
	Payments/Credits Applie	ed	1.300.155.	100		\$0.00
			1149	Invoice Ba	lance Due:	\$1256.54

Date	Invoice #	Description	Amount	Balance Due
5/1/2022	714835	Alarm Monitoring Services	\$1256.54	\$1256.54

Envera

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

Invoice		
Invoice Number	Date	
714835	05/01/2022	
Customer Number	Due Date	
300380	06/01/2022	

Net Due: \$1,256.54 Amount Enclosed:

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

Envera PO Box 2086 Hicksville, NY 11802 Future Horizons, Inc. 403 North First Street P O Box 1115 Haslings, FL 32145-1115

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

Invoice Number: 72774

Invoice Date: Apr 30, 2022

Page:

4

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

CustomerID	Customer PO	Payment	Terms
Beacon02	Per Contract	Net 30	Days
Sales Rep ID	Shipping Method	Ship Date	Due Date
1	Hand Deliver		5/30/22

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in April 1 we man of the man of the control of the contr	1,769.14	1,769.14
		C. Ham 5/3/22 Lake Maint. 1,320.53800.45005 45A		
		Subtotal		1,769.14
		Sales Tax		
		Freight	Bu and another the state of the	
		Total Invoice Amount	ua-en. 744	1,769.14
Check/Credit Me	mo No:	Payment/Credit Applied		
		TOTAL		1,769.14

Overdue invoices are subject to finance charges.

INVOICE



Invoice # 2053 Date: 04/25/2022 Due On: 05/25/2022

KE Law Group, PLLC

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

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

MVTCDD-01

1264 mar

1.310.513.315

Meadow View at Twin Creeks CDD - General

Туре	Professional	Date	Notes	Quantity	Rate	Total
Service	МН	03/08/2022	Confer with Earlywine, Denise Powers, and Danielle Simpson regarding Bono's agreement and chef demonstration license.	0.30	\$275.00	\$82.50
Service	JE	03/17/2022	Prepare for and attend Board meeting; confer with Chairperson and Manager regarding construction related items.	0.80	\$325.00	\$260.00
Service	JE	03/21/2022	Email regarding property acquisition and landscape RFP.	0.20	\$325.00	\$65.00
Service	JE	03/23/2022	Email regarding landscape RFP.	0.10	\$325.00	\$32.50
Service	АН	03/27/2022	Prepare research regarding general election.	0.10	\$170.00	\$17.00
Service	KI	03/27/2022	Record payment and performance bonds.	0.10	\$185.00	\$18.50
Expense	SD	03/28/2022	Simplifile Recording: Performance & Payment Bonds - St. Johns County	1.00	\$149.50	\$149.50
Service	КІ	03/28/2022	Review recorded payment and performance bonds; review final executed construction agreement and direct purchase orders; research resolution instructing supervisor of elections to conduct election.	1.00	\$185.00	\$185.00
Service	JE	03/30/2022	Email regarding landscape contract.	0.10	\$325.00	\$32.50
Service	KI	03/30/2022	Prepare cost share agreement and	0.30	\$185.00	\$55.50

		exhibits.	

Total

\$898.00

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amo	ount Due	Payments Received	Balance Due
1393	03/24/2022	raid	\$6,152.75	\$0.00	\$6,152.75

Current Invoice

Invoice Number	Due On A	mount Due	Payments Received	Balance Due
2053	05/25/2022 curre	\$898.00	\$0.00	\$898.00
			Outstanding Balance	\$7,050.75
			Total Amount Outstanding	\$7,050.75

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

Please pay within 30 days.



HEATING & COOLING, INC.

Since 1962

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

Billing Address:

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

Invoice

Number: 29177 Date: 3/24/2022 Account No: 127224

Terms:

Reference: Order 29177
Service Advisor: James Green

Customer PO#:

Service Address:

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

NOTES

Completed epa's on four split systems. Check the amperage and voltage on all Motors and compressors. Check safety switches. Check capacitors. Cleaned indoor and outdoor coils. Clear drain lines. Changed all filters. Units are running well at this time.

77A 1.320.57200.45508

Item	Description	Qty	Unit	Price	Extended
CPM	Commercial Planned Maintenance	1.00		\$390.00	\$390.00
8L995G	23 5/16x21.5x1 Pleated Filter	2.00		\$0.00	\$0.00
8L155A	16x24x2 Pleated Filter	4.00		\$0.00	\$0.00
8L995F	19 7/8x21.5x1 Pleated Filter	1.00		\$0.00	\$0.00
MISC-ENVIRON-FEE	Misc. Supplies & Enviromental	1.00		\$20.00	\$20.00

STREET, STREET	AUTOS POLICE AND DESCRIPTION OF THE PERSON	THE RESIDENCE OF THE PARTY OF T			
			Equipment		
Туре	Model	Brand	Serial	Age Coverage	Exp
AIRH	CB26UH-030	-R-2LEN	6009C15692	13	
AIRH	CB26UH-030	-R-2LEN	6009A20441	13	
AIRH	4TEC3F60B1	000,TRA	9264RBE2V	13	
COND	4TWR3060A	100CTRA	92222EM2F	13	
COND	13hpd-030-23	30-1 LEN	5807c07525		
COND	13hpd-030-23	30-1 LEN	5806j21769		
COND	13hpd-030-23	30-1 LEN	5807c56474		
COND	13hpd-030-23	30-1 LEN	5806j21766		
COND	13hpd-030-23	30-1 LEN	5807c07533		
HP	14HPX-042-2	30-1LEN	1913B09257	9	
FIL	DYNAMIC			9	
HP	14HPX-036-2	30-1LEN	1913B12475	9	
AIRH	CBX27UH-03	6-23LEN	1613B12131	9	
i					

CACO56729 CACO56726 CN208226



HEATING & COOLING, INC.

Since 1962

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

Invoice

Number: 29177

Date: 3/24/2022

Account No: 127224

Terms:

Reference: Order 29177

Service Advisor: James Green

Customer PO#:

TERMS AND CONDITIONS

Net due on day of installation, or in accordance with financing agreement. The Seller retains the title to all materials and property listed herein until payments have been made in full. Accounts not paid within thirty (30) days of notice of invoice are in default and a late payment charge of 1-1/2 % per month will be added. Buyer agrees to any reasonable attorney or collection fees incurred by Seller in securing payment for this contract

Thigpen Heating and Cooling, Inc. is not responsible for any property damages unless damage has occurred while employees are still on premises.

Non-Taxable:

\$410.00

Taxable:

\$0.00

Sub Total:

\$410.00

Sales Tax:

\$0.00

Freight:

Total:

Total Paid:

\$410.00

Total Due:

\$410.00

CACO56729

CACO56726

CN208226



PAYMENT ADDRESS:
Turner Pest Control LLC - P.O. Box 952503 - Atlanta, Georgia 31192-2503
904-355-5301 - Fax: 904-353-1499 - Toll Free: 800-275-5955 - turnerpest.com

Service Slip/Invoice

INVOICE: DATE:

17502548

4/28/2022

ORDER:

17502548

Bill lor

[385188]

Meadow View at Twin Creeks CDD Chris Hall 475 W Town pl Suite 114 Saint Augustine, FL 32092

Work

Lucation.

[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
4/28/2022	10:37 AM	MICE, RATS, ROA	CH, S		10:37 AM
Purcha	se Order	Terms	Last Service	Map Code	Time Out
		NET 30	4/28/2022		10:51 AM

Turner Pest Control LLC

Atlanta, GA 31192-2503

P.O. Box 952503

904-355-5300

April Redont Count

Service	Description		Price
СРСМ	Commercial Pest Control - Monthly Service		\$199.50
		SUBTOTAL	\$199.50
		TAX	\$0.00
		AMT, PAID	\$0.00
		TOTAL	\$199,50

TECHNICIAN SIGNATURE

an)

CUSTOMER SIGNATURE

AMenity Pest Control

1. 320. 57700.45917

46A



BILL TO Meadow View @ Twin Creeks C/O GMS

475 West Town Place Suite 114 St. Augustine, FL 32092 **SHIP TO**

Meadow View @ Twin Creeks PH 2 Townhome Section

INVOICE 65062

DATE 04/01/2022 TERMS Net 30

DUE DATE 05/01/2022

SHIP DATE 03/01/2019

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

TOTAL DUE \$9,011.47

13A 1.320.538.4503



BILL TO

Meadow View @ Twin Creeks C/O GMS

475 West Town Place Suite 114

St. Augustine, FL 32092

SHIP TO

Beacon Lake Phase II Part 2

(Phase 2 Parkway)

INVOICE 65063

DATE 04/01/2022 TERMS Net 30

DUE DATE 05/01/2022

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

April

TOTAL DUE

\$8,420.00

C. Hall \$15/22 Landscape Maint. 1.320.53800,45003

13A



BILL TO

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

Meadow View @ Twin Creeks Beacon Lake 3 A INVOICE 65064

DATE 04/01/2022 TERMS Net 30

DUE DATE 05/01/2022

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

TOTAL DUE \$9,100.00

13A 1.320.538.45003



BILL TO

Meadow View @ Twin Creeks C/O GMS

475 West Town Place Suite 114

St. Augustine, FL 32092

SHIP TO

Beacon Lake

Phase II Part 2

(Phase 2 Parkway)

INVOICE 65078

DATE 05/01/2022 TERMS Net 30

DUE DATE 05/31/2022

ACTIVITY DESCRIPTION QTY

1

INSTALLED

AMOUNT

Maintenance Monthly Lawn Maintenance: Includes Pest Control &

8,420.00

8,420.00

nen

Fertilization to Property

TOTAL DUE

\$8,420.00

C. Hall 5/5/22 Landscape Maint. 1.320.53800.45003



BILL TO

Meadow View @ Twin Creeks C/O GMS

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

SHIP TO

Meadow View @ Twin Creeks PH 2 Townhome Section

INVOICE 65079

DATE 05/01/2022 TERMS Net 30

DUE DATE 05/31/2022

1

SHIP DATE 03/01/2019

ACTIVITY

DESCRIPTION

Maintenance Monthly Lawn Maintenance: Includes Pest Control & Fertilization to Property

QTY INSTALLED

AMOUNT

9,011.47

9,011.47

may landscape moint

TOTAL DUE

\$9,011.47

C. Haw 5/5/22 Landscape Maint. 1.320.53800.45003



BILL TO

Meadow View @ Twin Creeks

C/O GMS

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

Meadow View @ Twin Creeks Beacon Lake 3 A **INVOICE 65080**

DATE 05/01/2022 TERMS Net 30

DUE DATE 05/31/2022

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

may landsong

TOTAL DUE

\$9,100.00

C. Haun 5/5/22 Landscape Maint.

1,320 538, 45003

					Invo	ice
	BONGEN	Bouncers,	Slides, and I	More Inc.	<u>Date</u> : May 13, 2022	
	l l	· · · · · · · · · · · · · · · · · · ·		<u>invoice No.</u> : 05132022.27		
		Fleming Isl				
	8.	32003	·			
	MO XE					
	<u>Name / Address</u>	Additiona	l Details:			
	Attn: Denise Powers					1
	Beacon Lakes					
	850 Beacon Lake Pkwy					ļ
	5t. Augustine, FL					
	<u>Description</u>	Quantity	<u>Rate</u>	Discount	<u>Subtotal</u>	<u>Extended</u>
1	Movie Night (Sonic)	1	\$450.00		\$350.00	\$350.00
2						
3						
4						
5						
6						
7						
8						
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10						
11						
12						
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14						
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16						
17						
18				***************************************		
19						
20						
Com	ments:	Subtotal				\$350.00
		Sales Tax	(0.0%)			\$0.00
		Total				\$350.00

Denish word

Blue on 6/3

36A 1.320,572,494

	A MARKAN AND AND AND AND AND AND AND AND AND A					
					Invo	ice
	BO NCER	1915 Bluebonnet Way Fleming Island, FL		Date: June 03, 2022 Invoice No.: 06032022.20		
	E E					
	8.	32003				
	MO XE					
	<u>Name / Address</u>	Additional Details:				
	Attn: Denise Powers					
	Beacon Lakes					
	850 Beacon Lake Pkwy					
	St. Augustine, FL	_				
	<u>Description</u>	Quantity	<u>Rate</u>	Discount	<u>Subtotal</u>	<u>Extended</u>
1	21' Wipeout	1	\$360.00	18%	\$300.00	\$300.00
2	19' Avalanche	1	\$360.00	18%		\$300.00
3	14' Toddler Slide	1	\$260.00	20%		\$200.00
4	Generator	11	\$100.00	50%	1	\$50.00
5	Onsite Staff	3	\$240.00	n/a	\$240.00	\$240.00
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Com	ments:	Subtotal				\$1,090.00
		Sales Tax	(0.0%)			\$0.00

Total

when reading to plu when reading 613

36A prepaid 1. 300.15500, 1000

\$1,090.00

					Invo	ice
	SO NCER	Bouncers,	Slides, and	More Inc.	Date: June 10, 2022	
	l :			Invoice No.: 06102022.20		
	&					
	MO XE					
	Name / Address	Additiona	<u>l Details</u> :			
	Attn: Denise Powers					
	Beacon Lakes					
	850 Beacon Lake Pkwy					
	St. Augustine, FL					
	<u>Description</u>	Quantity	<u>Rate</u>	Discount	<u>Subtotal</u>	<u>Extended</u>
1	Movie Night (TBD)	1	\$450.00		\$350.00	\$350.00
2						
3						
4						
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6						
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9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
Com	ments:	Subtotal				\$350.00
		Sales Tax	(0.0%)			\$0.00
		Total				\$350.00

Derise to ser

36A prepaid 1,300.155,1800



Meadow View at Twin Creeks Community **Development District** 475 W Town Place Suite 114

April 13, 2022

Project No:

17348.00000

Invoice No:

0202484

Project

17348.00000

2020/2021 General Consulting Services (WA#8)

EMAIL COPY TO: BKOVACIC@BBXCAPITAL.COM

ALSO SEND COPIES TO BERNADETTE PEREGINO-BPEREGRINO@GMSNF.COM

Prepare monthly requisitions Go to Monthly CDD Meeting Work on CUP and Irrigation Maps for entire community Work on Direct Purchases for Phase 4 Perform field review of direct purchases

Professional Services rendered through April 2, 2022

Professional Personnel

St. Augustine, FL 32092

		Hours	Rate	Amount	
Project Manager					
Lockwood, Scott	3/12/2022	2.00	178.00	356.00	
Lockwood, Scott	3/26/2022	16.25	178.00	2,892.50	
CADD/GIS Technician					
Sims, Daniel	3/19/2022	14.00	118.00	1,652.00	
Sims, Daniel	3/26/2022	3.00	118.00	354.00	
Administrative Support					
Blair, Shelley	3/12/2022	1.00	81.00	81.00	
Blair, Shelley	3/19/2022	1.00	81.00	81.00	
Totals		37.25		5,416.50	
Total Labo	or				5,416.

.50

Invoice Total this Period

\$5,416.50

1.310.573.311 5A

England-Thims & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS 14775 Old St. Augustine Road • Jacksonyze, Florids 32258 • tel 804-842-8990 • lax 904-648-9485 CA-00002584 LC-0000016



Meadow View at Twin Creeks CDD c/o Governmental Management Services, LLC 475 W. Town Place Suite 114 April 13, 2022 Project No:

17348.02000

Invoice No:

0202518

St. Augustine, FL 32092

Project

17348.02000

Meadow View at Twin Creeks CDD-(WA#26)State Mandated Storm

Water Analysis (20 years)

Professional Services rendered through April 2, 2022

Storm Water Need Analysis Task 01 **Professional Personnel** Rate **Amount Hours** Principal - Vice President 257.00 Clem, Juanitta 12/18/2021 1.00 257.00 257.00 Wild, Scott 12/4/2021 1.00 257.00 Project Manager 190.00 760.00 Lockwood, Scott 4.00 12/4/2021 Lockwood, Scott 3/19/2022 14.50 190.00 2,755.00 190.00 570.00 3.00 Lockwood, Scott 4/2/2022 Senior Engineer 205.00 Hurst, Douglas 12/4/2021 1.00 205.00 Totals 24.50 4,804.00 4,804.00 **Total Labor** Current Prior To-Date 4,804.00 0.00 **Total Billings** 4,804.00 10,000.00 Contract Limit Remaining 5,196.00 **Total this Task** \$4,804.00

Task XP Expenses

Total this Task

0.00

Invoice Total this Period

\$4,804.00

5A 1.310.513.311

England-Thims & Miller, Inc.

ENGINEERS - PLANNERS - SURVEYORS - GIS - LANDSCAPE ARCHITECTS 14775 Old St. Augustine Road - Jacksonville, Floricts 32255 * lel 904-642-2990 * faz 904-648-9485 CA-00002584 LC-0000316



5300 SHAD RB. JACKSORVILLE, FL 32257
TF.800.772.7446 FX.904.268.4642
PH.904. 268.4681 harbingersign.com

PO NUMBER

ORDERED BY

32257 Inv .4642

DEPOSIT INVOICE Invoice #: DP82167

PAYMENT TERMS

50.0% Due Upon Receipt

PLEASE PAY THIS DEPOSIT AMOUNT:

Inv Date: Customer#:

Page:

ORDER DATE

04/20/22

04/27/22 7408 6 of 6

DUE DATE

D5/27/22

\$790.00

SOLD TO:	JOB LOCATION:
MEADOW VIEW TC CDD	BEACON LAKE
850 BEACON LAKE PARKWAY	64 BEACON LAKE PARKWAY
ST AUGUSTINE FL 32095	ST JOHNS FL 32259

SALESPERSON

MIKE LEY

		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
4	QUOTE #159529 FLAG: MANUFACTURE AND DÉLIVER 3'-0" X 5'-0" BEACON LAKE FLAGS. REFERENCE DRAWING NUMBER BCL102-00.	\$200.00	\$800.00
1D	QUOTE #159530 FLAG: MANUFACTURE AND DELIYER 38" X 16" TRIANGULAR FLAGS. REFERENCE DRAWING NUMBER BCL101-00.	\$78.00	\$780.00
1	QUOTE #159531 NOTE: ESTIMATES ARE BASED ON CUSTOMER SUPPLIED INFORMATION AND STANDARD MATERIALS. ANY SPECIAL REQUIREMENTS MAY CHANGE ESTIMATED AMOUNT. LEAD TIME IS (4) FOUR TO (6) SIX WEEKS FROM SIGNED P.O. AND DEPOSIT. IF PERMIT IS REQUIRED LEAD TIME BEGINS UPON PERMIT APPROVAL. PLEASE NOTE SPECIALTY MATERIALS OR PRODUCT CAN EXTEND LEAD TIME.	\$0.D0	\$0.00
	TOTAL PROPOSAL AMOUNT *** FINAL INVOICE AMOUNT MAY VARY UPON COMPLETION ***		\$1,580.00
	C. Hall 4/27/22 Repairs + Replacements 1.320.57200.44200 49A	·	



Bill To:

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

Property Name:

Meadow View at Twin Creeks

CDD

INVOICE

INVOIGE#	NVOICE DATE
JAX 366022	5/1/2022
L FTERMS	- FORNUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: May 31, 2022 Invoice Amount: \$17,811.85

Description.

Monthly Landscape Maintenance May 2022

\$17,811.85

Invoice Total

\$17,811.85

NET COMMERCIAL LANDSCAPING

40A C. Hall 5/12/22 Landscape Maint. 1.320,53800.45003

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

Municipal Asset Management, Inc.

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

INVOICE

INVOICE NO:

0618462

DATE:

5/1/2022

To: Meadow View at Twin Creeks CDD

Jim Oliver

475West Town Place, Suite 114

St. Augustine, FL 32902

DUE DATE	RENTAL PERIOD
6/7/2022	



1.320.572.45915

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

YA

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
0618462	6/7/2022	\$2,307.62	

Meadow View at Twin Creeks CDD Jim Oliver 475West Town Place, Suite 114 St. Augustine, FL 32902 Municipal Asset Management, Inc. 25288 Foothills Drive North Suite 225 Golden, CO 80401

Riverside Management Services, Inc

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

Invoice

Invoice #: 160

Invoice Date: 4/30/2022

Due Date: 4/30/2022

Case:

P.O. Number:

BIII 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 April 2022	31.5	25.00	787.50
1.320.57200.49400			
20A			
20.1			
	Total		\$787.50
	Payments	s/Credits	\$0.00
	Balance I	Due	\$787.50

MVTC CDD

SPECIAL EVENT ASSISTANT INVOICE DETAIL

Quantity Description Rate Amount

31.5 Special Event Assistant \$ 25.00 \$787.50

Covers April 2022

TOTAL DUE: \$787.50

Special Event Assistant 1.320.57200.49400

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

Date	Hours	Employee	Description
4/1/22	2	K.B.	Special Event - Food Truck Friday
4/3/22	. 6	T.W.	Special Event - Spring Event
4/3/22	5	E.W.	Special Event - Spring Event
4/7/22	3	T.W.	Special Event - Bingo
4/8/22	2,5	T.W.	Special Event - Food Truck Friday
4/15/22	4	J.S.	Special Event - Movie Night and Food Truck Friday
4/22/22	3	T.W.	Special Event - Food Truck Friday
4/29/22	3	T.W.	Special Event - Food Truck Friday
4/30/22	3	E.W.	Special Event - Breakfast Food Truck
TOTAL	31.5		

Riverside Management Services, Inc

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

Invoice

Invoice #: 161

Invoice Date: 4/30/2022

Due Date: 4/30/2022

Case:

P.O. Number:

Bill To:

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

20A

201			
Description		Rate	Amount
Private Event Attendant - through April 2022 1.320.57200.45509	21	25.00	525.00
	Total		\$525.00
	Payments/0	redits	\$0.00
	Balance Du	е	\$525.00
			Y .

5/5/22

MVTC CDD

PRIVATE EVENT ATTENDANT INVOICE DETAIL

Quantity	Description	Rate Amount
21	Private Event Attendant	\$ 25.00 \$525.00
	Covers April 2022	
	TOTAL DUE:	\$ 525.00

Private Event Attendant 1.320.57200.45509

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

Date	<u>Hours</u>	Employee	Description
4/1/22	5	T.W.	Private Event Attendant - Frank
4/9/22	4	J.W.	Private Event Attendant - Kicklighyer
4/9/22	5	T.W.	Private Event Attendant - Zrycki
4/30/22	7	T.W.	Private Event Attendant - Gottlieb
TOTAL	21		

Riverside Management Services, Inc

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

Invoice

Invoice #: 162

Invoice Date: 4/30/2022

Due Date: 4/30/2022

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 April 2022	146.29	17.25	2,523.50
1.320.57200.45501			
2019			
		ления п	40 C00 C0

Total \$2,523.50 \$0.00 Payments/Credits \$2,523.50 **Balance Due**

MVTC CDD

LIFEGUARD INVOICE DETAIL

Quantity	Description	1	Rate	1	Amount
146,29	Lifeguard Services	\$	17.25	\$	2,523.50
	Covers April 2022	•	•		
	TOTAL DUE:		,	Š	2,523.50

LIFEGUARDS #320-572-45501

Date	Hours	Employee	Description
4/2/22	4.27	J.A.	Lifeguarding
4/2/22	2.65	H.A.	Lifeguarding
4/2/22	4.05	G.V.	Lifeguarding
4/3/22	6.8	J.A.	Lifeguarding
4/3/22	6.78	H.A.	Lifeguarding
4/3/22	6.5	J.W.	Lifeguarding
4/9/22	4.82	J.A.	Lifeguarding
4/9/22	5.23	H.A.	Lifeguarding
4/9/22	5.63	M.L.	Lifeguarding
4/10/22	6.73	J.A.	Lifeguarding
4/10/22	6.73	H.A.	Lifeguarding
4/10/22	6.73	M.S.	Lifeguarding
4/16/22	6.52	J.A.	Lifeguarding
4/16/22	6.52	H.A.	Lifeguarding
4/16/22	6.33	G.V.	Lifeguarding
4/23/22	6.72	J.A.	Lifeguarding
4/23/22	6.72	H.A.	Lifeguarding
4/23/22	6.47	G.V.	Lifeguarding
4/23/22	6.45	M.L.	Lifeguarding
4/24/22	6.77	J.A.	Lifeguarding
4/24/22	6.77	H.A.	Lifeguarding
4/24/22	6.52	G.V.	Lifeguarding
4/24/22	6.42	M.L.	Lifeguarding
4/30/22	3.58	J.A.	Lifeguarding
4/30/22	3.58	H.A.	Lifeguarding
TOTAL	146,29	•	

TOTAL 146.29

APRIL 2022 1

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

Invoice

Invoice #: 164 Invoice Date: 5/12/2022

Due Date: 5/12/2022

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance April 1 - April 30, 2022		2,309.15	2,309.15
20A			
C. Hall 5/13/22			
Ground's Maint 1/120,00			
1.320.53800.45006			
Amenity-Facility Maint - 1189.15			
1,320.57200.45508			
Juny Lanket			
5.17-22			
	Total		\$2,309.15

Total	\$2,309.15
Payments/Credits	\$0.00
Balance Due	\$2,309.15

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

Date	Hours	Employee	Description
4/5/22	8	J.S.	Straightened and organized pool deck furniture, removed debris around roadways, all playgrounds, tennis courts, entryways, sports complex, pool area, picnic area, takes and parking lot, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, sprayed for weeds on pool deck and playground area, changed fitness center trash receptacles
4/7/22	8	J.S.	Changed out lightbulbs in outside bathroom by the pool, assisted with all the kayaks, poured bag in a half of concrete in washout by the back gate, re-zip tied windscreen 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, picnic area, tennis courts, pool area, soccer field and parking lot
4/12/22	8	J.S.	Adjusted one broken fan blade, stored Easter items in attic, re-zip tied two 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, picnic area, tennis courts, pool area, soccer field and parking lot, blew leaves and debris off sports complex and pool area artificial grass
4/14/22	8.4 5	J.S.	Changed light bulbs on croquet field, glued down thirteen loose pavers on pool deck, re-drilled and screwed locking bar in kitchen, straightened and organized pool deck furniture, emptied and restocked all dog waste receptacles, removed debris around roadways, sports complex, all playgrounds, picnic area, tennis courts, pool area, soccer field and parking lot, restocked gloves as needed, checked and changed all trash receptacles
4/19/22	8	J.S.	Raked sand in washout area on the beach, re-zip tied windscreens on tennis courts, re-zip tied four flags around pool area, straightened and organized all pool deck furniture, emptied and restocked all dog waste receptacles, checked and changed all trash receptacles, removed debris on roadways, sports complex, pool area, picnic area, playgrounds, pocket parks, lakes, event field and parking lot
4/21/22	8	J.S.	Glued down loose border pieces around gates, put ant killer down on playground area, pool area, picnic area, soccer field, event field and parking lot, took apart and cleaned one fan in breezeway area, straightened and organized all pool deck furniture, emptied and restocked all dog waste receptacles, checked and changed all trash receptacles, removed debris on roadways, sports complex, tennis courts, all playgrounds, pool area, picnic area, event field and parking lot
4/26/22	8	J.S.	Cleaned one fan in main entranceway, put ant killer in parking lot and walkways, straightened and organized all pool deck fumiture, removed debris around roadways, all playgrounds, sports complex, pool area, food court area, tennis courts, soccer field and parking lot, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
4/28/22	8	J.S.	Installed new hammock, installed new dispensers in bathrooms and cleaned bathrooms, re-zip tied flags at front entrance, fixed curtain in movie room, blew leaves and debris off playground, pool, tennis courts, dog park, sports complex, artificial grass and walkways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, removed debris around tennis courts, all playgrounds, pool area, picnic area, event field, soccer field, sports complex and parking lot
TOTAL	64.45	i	
MILES	120	·	*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

Simply Linen Solutions A Division of Star Brite Laundries, LLC

2 WKs on tak

124 Century 21 Drive, Suite 3 Jacksonville, FL 32216 (904) 855-4014 www.simplylinensolutions.com

CUSTOMER NAME:				IN	VOICE NUM	BER	DATE E 19/2	TYPE	CONT	RACT DATE
BERLON L	ake				1651	46	1010	2 606	1	ــــــــــــــــــــــــــــــــــــــ
M T W TH F	T			J L			NIS		XI	1
M I W III F	SS	PO#				1	PMT TERMS	TAX	FREQ.	ROUTE
ITEM DESCRIPTION	COLOR	ADDITIONAL INFO	യെ സ	DATE: QUANT.	DATE: QUANT.	DAT S. C.	D. 5/19	UNIT	TOTAL AMOUNT	ADJ AMOUNT
LAUNDRY SERVICE										
hand Towels						17	60	.175	15-23	
P001 L						14	50	. 535	34.74	
Mats: 2x3								4.70		
4x6								5,55		***************************************
WRAP/PACKAGING	CARL			-		1		2.75	5,50	
SERVICE (INCLUDES: EQU	IPMENT / DE	LIVERY)				1	1	14.50	29,00	
Rental linens and textiles a Customer is responsible for	r lost/dama	aged/abused line	ns &	textiles and w	rill be billed fo	r replacemen	t. Additional	AMOUNT	93.97	
rental and/or replacement one week are subject to ac	iditional fee	es. Invoices not i	oaid 1	vithin 30 days	of delivery da	entories kep ite will incur	t longer than 10% late fee	SURCHARGES	10.00	
and interruption of service Delivery Received by:	1.1	e not issued for	retur	ned un-used	linens. Dat	e: 5/19	120	TAX		
STRICTLY PROHIBITED	,	Signature of CERING OR LEN			IER-OWNED	GOODS.		TOTAL	93.97	

1.320.57200.45919 Amenity Towel/ linen service



Questions on this invoice call:

(866) 470-7133 Option 2 Ghbillinginquiries@ccc.gannett.com

1.00 x 5.2500 1.00 x 5.250	START STOP	NEWSPAPER REFERENCE	12 14 DESCRIPTION	PRODUCT	SAU SIZE	BILLED	TIMES TO THE TRUN	≝ RATE	AMOUNT
04/07 04/07 103409070-04072022 NOTICE OF AUDIT COMMITTEE SA St Augustine Record 1.00 x 5.2500 5.25 1 \$8.98		REFERENCE							\$0.00
04/07 04/07 103409070-04072022 NOTICE OF AUDIT COMMITTEE SA St Aug Record Online MEETING AND REGULAR MEETING OF THE BOARD OF SUPERVISORS OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT The Board PREVIOUS AMOUNT OWED: \$0.00 NEW CHARGES THIS PERIOD: \$94.24 CASH THIS PERIOD: \$0.00 DEBIT ADJUSTMENTS THIS PERIOD: \$0.00		103409070-04072022	NOTICE OF AUDIT COMMITTEE MEETING AND REGULAR MEETING OF THE BOARD OF SUPERVISORS OF THE MEADOW VIEW AT TWIN CREEKS	· ·	1.00 x 5.2500	5.25	1	\$8.98	\$47.15
NEW CHARGES THIS PERIOD: \$94.24 CASH THIS PERIOD: \$0.00 DEBIT ADJUSTMENTS THIS PERIOD: \$0.00	04/07 04/07	103409070-04072022	NOTICE OF AUDIT COMMITTEE MEETING AND REGULAR MEETING OF THE BOARD OF SUPERVISORS OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT		1.00 x 5.2500	5.25	1	\$8.97	\$47.09
CASH THIS PERIOD: \$0.00 DEBIT ADJUSTMENTS THIS PERIOD: \$0.00			PREVIOUS AMOUN	NT OWED:	\$0.00				
DEBIT ADJUSTMENTS THIS PERIOD: \$0.00			NEW CHARGES THIS	S PERIOD:	\$94.24				
			CASH THIS	S PERIOD:	\$0.00				
CREDIT ADJUSTMENTS THIS PERIOD: \$0.00			DEBIT ADJUSTMENTS THIS	PERIOD:	\$0.00				
			CREDIT ADJUSTMENTS THIS	PERIOD:	\$0.00				
We appreciate your business.			We a	appreciate your business.					

1.310.573.480 ZA



INVOICE AND STATEMENT OF ACCOUNT

AGING OF PAST DUE ACCOUNTS

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

531™

21 CU I	RRENT NET AMOUNT	22 30 DAYS		60 DAYS			0	VER 9	0 DAYS	* UNAPPLIED AMOUNT			TOTAL AMOUNT DUE
	\$94.24 \$0.00		\$0.00			\$0.00			\$0.00			\$94.24	
		25		ADVERTISER INFORMATION									
			BILLING PERIOD	6		BILLED ACCOUNT N	JMBER	7	ADVERTISER/CL	IENT NUMBER	2	ADVE	RTISER/CLIENT NAME
		04	/01/2022 - 04/30/20	22	15651				1565	1	MEADOW VII		AT TWIN CREEKS CDD

MAKE CHECKS PAYABLE TO

The St. Augustine Record Dept 1261

PO Box 121261 The St. Augustine Record

Dallas, TX 75312-1261

Payment is due upon receipt.

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



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

ADVERTISING INVOICE and STATEMENT

	[1	BILLII	G PER	OD	2 ADVERTISER/CLIENT NAME								
			04/01/2022	- 04/	30/2022	MEADOW VIEW AT TWIN CREEKS CDD								
COMPANY		23	TOTAL A	* UNAPPLIED AMOUNT 3					TER	TERMS OF PAYMENT				
SA 7			\$9	4.24		\$0.00				NET 15 DAYS				
21	CU	CURRENT NET AMOUNT			30 DAYS		60 DAYS					OVER 90 DAYS		
\$94.24			94.24		\$0.00		\$0.00					\$0.00		
4	PAGE# 5 BILLING DATE			TE	6 BILLED ACCOUNT NUMB			7	ADVERTISE	R/C	LIENT NUMBER	BER 24 STATEMENT NUMBER		
1			04/30/20	22	15651			15651				0000110671		

BILLING ACCOUNT NAME AND ADDRESS



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

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

REMITTANCE ADDRESS

Legal Ad Invoice

The St. Augustine Record

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

Acct: 15651

Phone: 9049405850

Name: MEADOW VIEW AT TWIN CREEKS CDD

Address: 475 WEST TOWN PLACE, SUITE 114

E-Mail:

Client: MEADOW VIEW AT TWIN CREEKS (City: SAINT AUGUSTINE

FL State:

Zip: 32092

Ad Number:

0003409070-01

Caller: x

Start:

Paytype: BILL

Stop: 04/07/2022

Placement:

04/07/2022

Issues: 1

Rep: Melissa Rhinehart

SA Legals

NOTICE OF AUDIT COMMITTEE MEETING AND REGULAR MEETING OF THE BOARD OF SUPERVISORS OF THE ME Copy Line:

Lines 61 Depth 5.25 Columns

Price \$94.24 NOTICE OF AUDIT COMMITTEE
MEETING AND REGULAR
MEETING OF THE BOARD OF
SUPERVISORS OF THE MEADOW
VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT
DISTRICT

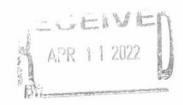
COMMUNITY DEVELOPMENT
DISTRICT

The Board of Supervisors of the Meadow View at Twin Creeks Community Development District will hold a regular neeting on Thursday, April 21, 2022 at 10:00 a.m. at the offices of Governmental Management Services, 473 West Town Place, Suite 114, St. Augustine, Florida 32092. Immediately prior to the regular meeting for the purpose of determining auditor selection evaluation criteria. The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LIC. 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling (904) 940-5850.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least 48 hours prior to the meeting, If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 71-1, or 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

James Oliver District Manager 3409070, April 7, 2022



THE ST. AUGUSTINE RECORD Affidavit of Publication

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

SAINT AUGUSTINE, FL 32092

ACCT: 15651 AD# 0003409070-01

PO#

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

STATE OF FLORIDA COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a NOTICE OF MEETING in the matter of BOS REG MTG 4/21/22 was published in said newspaper in the issue dated 04/07/2022.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

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

Tphysical presence or '] online notarization

day of APR 0 7 2022

who is personally known to

me or who has produced as identification

Publio)



NOTICE OF AUDIT COMMITTEE
MEETING AND REGULAR
MEETING OF THE BOARD OF
SUPERVISORS OF THE MEADOW
VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT
DISTRICT DISTRICT

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