

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

*JULY 21, 2022*

## *AGENDA*

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

475 West Town Place, Suite 114

St. Augustine, Florida 32092

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

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July 14, 2022

Board of Supervisors

Meadow View at Twin Creeks CDD

**Staff Call In # 1-888-757-2790 Code 380298**

Dear Board Members:

The Meadow View at Twin Creeks Community Development District Board of Supervisors Meeting is scheduled for **Thursday, July 21, 2022 at 10:00 a.m. at the offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment
- III. Minutes
  - A. Approval of the Minutes of the June 16, 2022 Board of Supervisors Meeting
  - B. Acceptance of the Minutes of the June 16, 2022 Audit Committee Meeting
- IV. Ratification of Proposal from Clary & Associates for Phase 4B Surveying and Mapping Services
- V. Ratification of Proposal from Kompan for Lakeside Park Playground Equipment
- VI. Ratification of Proposal from Nidy Sports Construction Company for Construction of Pickleball Courts
- VII. Ratification of Security Services Agreement with Central Security Agency
- VIII. Acceptance of Fiscal Year 2021 Audit Report
- IX. Discussion on the Fiscal Year 2023 Budget
- X. Acceptance of Engagement Letter from Berger, Toombs, Elam, Gaines & Frank for Audit Services for Fiscal Years 2022-2026

- XI. Staff Reports
  - A. District Counsel
  - B. District Engineer - Approval of Requisition Summary
  - C. District Manager
  - D. Amenity Manager
  - E. Operations Manager – Report
- XII. Financial Reports
  - A. Balance Sheet and Income Statement
  - B. Assessment Receipts Schedule
  - C. Check Register
  - D. Consideration of Construction Funding Request No. 36
  - E. Consideration of Funding Request No. 58
- XIII. Supervisors' Requests and Audience Comments
- XIV. Next Scheduled Meeting – August 18, 2022 at 10:00 a.m. at the World Golf Village Renaissance, 500 South Legacy Trail, St. Augustine, Florida 32092
- XV. Adjournment



## *MINUTES*

*A.*

MINUTES OF MEETING  
MEADOW VIEW AT TWIN CREEKS  
COMMUNITY DEVELOPMENT DISTRICT

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

Present and constituting a quorum were:

Bruce Parker	Chairman
Blaz Kovacic	Vice Chairman (by phone)
Aaron Lyman	Supervisor
Danielle Simpson	Supervisor
Ben Bishop	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
Robert Yerkes	Foerster, Isaac & Yerkes

The following is a summary of the discussions and actions taken at the June 16, 2022 meeting.

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Oliver called the meeting to order at approximately 10:03 a.m.

**SECOND ORDER OF BUSINESS**

**Public Comment**

There being no comments, the next item followed.

*The following items were taken out of order of the agenda.*

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes of the May 19,  
2022 Board of Supervisors**

There were no comments on the minutes.

On MOTION by Mr. Bishop seconded by Ms. Simpson with all in favor the minutes of the May 19, 2022 Board of Supervisors meeting were approved.

**FIFTH ORDER OF BUSINESS****Acceptance of the Audit Committee's Recommendation**

Mr. Oliver informed the Board the Audit Committee ranked Berger Toombs Elam Gaines & Frank #1 with 98 points and Grau & Associates #2 with 97 points.

On MOTION by Mr. Lyman seconded by Ms. Simpson with all in favor the Audit Committee's recommendation to rank Berger Toombs #1 was approved with staff authorized to obtain an engagement letter.

**SEVENTH ORDER OF BUSINESS****Acceptance of Engagement Letters from Grau & Associates for Arbitrage Rebate Services**

Mr. Oliver informed the board the District is required to ensure there are not overearnings on the investment of the construction funds received through the bonds. The arbitrage rebate calculations ensure the District remains in compliance with the guidelines regarding tax-free bonds.

On MOTION by Mr. Lyman seconded by Ms. Simpson with all in favor the engagement letters from Grau & Associates for arbitrage rebate services were accepted.

**NINTH ORDER OF BUSINESS****Ratification of Janitorial Services Agreement with Jani-King**

Mr. Oliver informed the Board there was a change in janitorial services and the monthly price is now at \$1,522.91, which equals an annual cost of \$18,273.

On MOTION by Mr. Bishop seconded by Ms. Simpson with all in favor the agreement with Jani-King for janitorial services was ratified.

**ELEVENTH ORDER OF BUSINESS****Staff Reports**

**A. District Counsel**

There being nothing to report, the next item followed.

**B. District Engineer****1. Approval of 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 Ms. Simpson with all in favor the requisition summary listing numbers 42-46 for Phase 3 and numbers 13-15 for Phase 4 for approval and numbers 11 and 12 for Phase 4 for ratification was approved.

**2. Acceptance of Annual Engineer's Report**

Mr. Lockwood provided a brief overview of the annual engineer's report, a copy of which was included in the agenda package.

On MOTION by Mr. Lyman seconded by Ms. Simpson with all in favor the annual engineer's report was accepted.

**3. Acceptance of Stormwater Needs Analysis Report**

Mr. Lockwood provided a brief overview of the stormwater needs analysis report, a copy of which was included in the agenda package.

On MOTION by Mr. Kovacic seconded by Mr. Bishop with all in favor the stormwater needs analysis report was accepted.

**C. District Manager**

There being nothing to report, the next item followed.

**THIRD ORDER OF BUSINESS****Consideration of FPL Request to Purchase Easements from CDD**

Mr. Yerkes stated FPL is getting ready to put a 150-volt line along the southside of County Road 210, so they've been contacting various owners including yourselves. They're taking the 15-foot easement along the road right of way and they had offers of \$112,00,

\$75,000, \$200 and \$1,600 for the three different parcels that they've identified, SJ123, SJ124 and S128. I know from talking with Jere that there were concerns about the program that they talked about where they want to bore these holes where they plan to put the new poles and making sure there is nothing else down there. There were concerns about liability. Mr. Earlywine prepared a liability license agreement. That covers that concern about liability. They have no legal descriptions yet in the proposals they provided and when you ask them, they say, we don't have a legal description. So, they're in the middle of their program where normally they would have construction plans of some percentage. They're still doing the borings for these areas. I know that was a big concern when I talked to you before, because you've already paid to put lines underground and so far, they've not been willing to consider doing that with some other developments we've got along 210, which are similarly situated where they've paid to put the lines underground because they didn't want to have the obstructions. The other owners have just said, you need to stay off our property until you give us the normal imminent domain documents, which is a written offer and a copy of an appraisal on which that offer is based, so we know what they're really doing, because then you have a legal description of the taking and we can see exactly what you want to do and can negotiate from there. Right now, there's not a lot of detail to where they are, so there's a couple of ways we could go. With a license agreement, if you're comfortable with that, you could allow them to come on and do those borings and they have to put it back in the condition that it was prior to their digging, with liability provisions that you've prepared. Or you could tell them you don't want to move forward with it until they do what normally happens in imminent domain, which is what I just discussed, which is pursuant to Florida law, they give you a written offer supported by an appraisal that shows how they got to their evaluation, exactly what they're doing and a legal description of what they're doing. Those are your choices. I sent over a couple of agreements to sign that allows us to converse regularly with FPL about this project under imminent domain. If you haven't been involved with imminent domain before, the Florida law provides that all costs and expenses are paid for by the proposer in addition to the compensation received by the owners, so no money comes out of your compensation. Our fees are based on our ability to work for you to obtain as much possible compensation for what they take and that difference from their initial offer, so there's no liability. You have no expense for our services. We've been doing this throughout northeast Florida for more than 40

years, so we've represented a lot of business, single property owners and developers. You can see in the documents they're talking about constructing this line before winter of 2024. That's the only timeframe we have thus far. As far as taking the property and filing imminent domain proceedings, that hasn't even been discussed yet. This is their preliminary work. If you have any questions about the representation agreements, let me know. If not, when I get them, I can then work with them to keep pushing them on detail and timelines.

Mr. Earlywine asked Mr. Yerkes to explain how the fee structure works.

Mr. Yerkes responded our fees are based on the written offers that they make to you and how we achieve a benefit over and above that for you. So, you never owe us anything. There are no retainers.

Mr. Parker stated I think we should hold back whatever we can to get them to agree to bury the lines, at least at our entry. If we paid a couple hundred thousand dollars to bury lines to FPL, for them to cover over top now, what would I have to do, pay them again to come back and bury them? I don't know how long we can delay them with imminent domain. If we allow them to move forward, if they agree to bury them, I'm probably more concerned about that than the actual fee. Once Jere says we're okay to sign them, I will sign them. If you could start the topic with, we have good guys at Beacon Lake that are willing to work with you, but bottom line is you don't charge them \$200,000 to bury wires and they want to make sure you guys are going to bury the wires at their entry. If they're not going to work with us and bury the wires, we're going to do everything we can possibly do to delay them.

Mr. Earlywine stated I think we should make the residents aware of the fact that we tried to bury the lines, that we paid money to do that, and there's some injustice going on here that they should be aware of, because voters matter. I think spreading the word would be a good thing.

Mr. Lockwood stated I had a concern with one of the maps that showed in the townhomes they were also wanting to have an easement over the wetlands that are in the middle of the project. The wetlands are in conservation, so I'm not understanding why or how they would want an easement over top of that.

Mr. Kovacic asked is any of this coordination being handled out of FPL's St. Augustine service center?

Mr. Yerkes responded no, they've got contracted right of way agents and the project director is out of Daytona. He's not been willing to disclose much of anything. He has showed up on properties though. If I can get the project engineer to meet us on the property and give more detail than they've given us, then it would be a good chance to explain and voice more vehemently our demands that they bury these lines. I'd like to get information from them on what is there and what they did. We can schedule a meeting at Meadow View with him and us.

Mr. Kovacic stated we are very sensitive to the timing and everything that the St. Augustine service center still needs to live up to specific to Phases 3B and 4 of our development. That's why I asked that question.

Mr. Parker stated that what my next point. The next thing is, we should tell them we've got houses under construction, we've had infrastructure in for probably four months at this point, and we still don't have the power going in. Without that, we can't close on the houses.

Mr. Yerkes stated if anybody has the contact information for the St. Augustine service center and something that shows where you are on that, I'll be glad to see if I can make any contacts there as well.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor the engagement letter with Foerster, Isaac & Yerkes was approved subject to District Counsel's review.

## **SIXTH ORDER OF BUSINESS**

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

Mr. Oliver stated you approved the budget at your last meeting, and you'll adopt a budget at the August meeting. The main thing is we can work with you and BBX on is determining the assessment levels. Depending on that, the mailed notice will go out in July.

## **NINTH ORDER OF BUSINESS**

### **Staff Reports (Continued)**

#### **D. Amenity Manager**

Mr. Rousseau provided the Board with an overview of the upcoming events and noted Charlie's Grill and EZ Eats by Yaya, as well as kayak rentals are doing well. He also informed



the Board there have been issues with property being destroyed at the clubhouse. Mr. Oliver noted there was an agenda item related to security services, which was taken next.

**EIGHTH ORDER OF BUSINESS****Discussion of Options for Evening Security Monitoring or Amenity Staffing**

Ms. Simpson informed the Board she has received proposals from RMS and Central Security Agency. RMS proposed \$35 per hour, which is higher than the fee last year, so she would like to do more research. Mr. Parker stated that it was important to get somebody in to protect the facility and directed staff to notify the guardians of the minors destroying property to inform them the amenity privileges will be suspended if it happens again. Mr. Earlywine informed the Board the amenity manager has the right to suspend privileges on a limited basis and then the case will come to the Board for a more permanent suspension if that is the board's desire.

**TENTH ORDER OF BUSINESS****Discussion on Common Area Damage Due to Homeowner Pool-Related Improvements**

Mr. Oliver informed the Board that during construction of a homeowner's pool, some of the District's turf and irrigation was damaged. The homeowner has signed a temporary access agreement, but still needs to provide a security deposit. There is a currently a cease and desist in place until all the required items have been provided. Mr. Lockwood also stated there is a retaining wall that has been built that will need to be dealt with.

On MOTION by Mr. Parker seconded by Ms. Simpson with all in favor the temporary access agreement with the homeowners of 50 Constance Lane was approved.

Mr. Earlywine stated it sounds like the CDD needs to send them a letter, and probably the HOA too about that issue, because I think it violates the HOA documents. The conservation easement is owned by the CDD, so we've got a problem too. I would ask for direction from the Board for staff to send a follow-up letter asking them to put a hold on their project until they can verify that they're not impacting a jurisdictional wetland and that they provide proper surveying and have staff go out there and review it with them.

On MOTION by Mr. Parker seconded by Mr. Bishop with all in favor directing staff to send a follow-up letter to the homeowners of 50 Constance Lane to ask them to stop their project until it can be confirmed they are not impacting a jurisdictional wetland was approved.

**ELEVENTH ORDER OF BUSINESS****Staff Reports (Continued)****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 pressure washing of various areas is scheduled for next week.

**TWELFTH ORDER OF BUSINESS****Financial Reports****A. Balance Sheet & Income Statement****B. Assessment Receipts Schedule**

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

**C. Check Register**

A copy of the check register totaling \$130,184.51 was included in the agenda package for the Board's review.

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

**D. Consideration of Construction Funding Request No. 35**

A copy of construction funding request number 35 totaling \$69,505.60 was included the agenda package for the Board's review.

On MOTION by Mr. Lyman seconded by Mr. Parker with all in favor construction funding request number 35 was approved.

**E. Consideration of Funding Request No. 57**

A copy of funding request number 57 totaling \$108,152.35 was included in the agenda package for the Board's review.

On MOTION by Mr. Lyman seconded by Mr. Parker with all in favor funding request number 57 was approved.
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**THIRTEENTH ORDER OF BUSINESS      Supervisors' Requests and Audience Comments**

There being none, the next item followed.

**FOURTEENTH ORDER OF BUSINESS      Next Scheduled Meeting – July 21, 2022 at 10:00 a.m. at the offices of GMS**

**FIFTEENTH ORDER OF BUSINESS      Adjournment**

On MOTION by Mr. Bishop seconded by Mr. Lyman with all in favor the meeting was adjourned.
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Secretary/Assistant Secretary

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Chairman/Vice Chairman

*B.*

MINUTES OF MEETING  
MEADOW VIEW AT TWIN CREEKS  
COMMUNITY DEVELOPMENT DISTRICT

The Audit Committee Meeting of the Meadow View at Twin Creeks Community Development District was held on Thursday, June 16, 2022 at 10:00 a.m. at the offices of Governmental Management Services, 475 West Town Place, St. Augustine, Florida 32092.

Audit Committee Members present were:

Ben Bishop  
Danielle Simpson  
Aaron Lyman

Also present were:

Jim Oliver  
Jere Earlywine

District Manager  
District Counsel (by phone)

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Oliver called the meeting to order at 10:00 a.m.

**SECOND ORDER OF BUSINESS**

**Review and Ranking of Audit Proposals**

Mr. Oliver informed the Board proposals were received from Grau & Associates and Berger, Toombs, Elam Gaines & Frank and went over proposed rankings. The scores provide Berger Toombs a total of 98 points and Grau & Associates 97 points. Berger Toombs price for five years totals \$35,230 and Grau's price for five years totals \$42,000. For that reason, Berger Toombs was scored 20 points for price and Grau was scored 17 points for price. For proposer's experience, understanding scope of work, and ability to furnish the requires services, both firms were scored at 20 points each. For ability of personnel, Berger Toombs was scored 18 points and Grau was scored 20 points due to issues with workload in the past year.

On MOTION by Mr. Bishop seconded by Mr. Lyman with all in favor accepting the proposed scores and ranking Berger, Toombs Elam, Gaines & Frank the #1 proposer and Grau & Associates #2 was approved.
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**THIRD ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**FOURTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Lyman seconded by Ms. Simpson with all in favor the meeting was adjourned.
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## *FOURTH ORDER OF BUSINESS*



**bkovacic@bbxcapital.com**

July 1, 2022

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

Attn: Blaz Kovacic

Re: Beacon Lakes Phase 4B  
St. Johns, Florida

Dear Mr. Kovacic:

Pursuant to the request of Scott Lockwood, we are pleased to submit to you our proposal for the surveying and mapping services on the above referenced property. The scope of our services to be provided is outlined as follows:

**Stake 85 Points** at locations shown on the attached sketch.

Our fees to perform the above outlined scope of services will be a lump sum of \$3,700.00 (Three Thousand Seven Hundred Dollars).

Whether this proposal is executed or not, the ordering of, acceptance of, or reliance on services performed by Clary & Associates, Inc. constitutes acceptance of the price and terms contained in the proposal.

**Any additional work or additional certifications requested outside of the above outlined scope of work can be quoted at that time on a lump sum basis or will be billed to you at our current hourly rates.** In addition to the lump sum fees in this contract, any out-of-pocket expenses will be billed to you at our cost.

Initial



July 1, 2022  
Page 2  
Meadow View at Twin Creeks

TERMS:

The CLIENT will be billed on a progress-completed basis, and the **BILL WILL BE DUE UPON RECEIPT**. Balances outstanding more than thirty (30) days from the date of billing shall bear interest at the rate of one and one-half percent (1-1/2%) per month. All collection costs, including reasonable attorney's fees, shall be paid by the CLIENT. This agreement may be terminated without cause by either party upon fifteen (15) days written notice. In the event of termination, Clary & Associates, Inc. shall be compensated, as provided herein, for services performed to termination date and for all termination expenses.

We certainly appreciate the opportunity of submitting this proposal to you and if the above meets with your approval, please execute one copy of this agreement by initialing the preceding pages, signing below, and returning this to our office for our files. If you have any questions, please do not hesitate to call.

This proposal consists of 3 pages. Any additions or exclusions to this document are not considered a part hereof.

Sincerely,  
Clary & Associates, Inc.  
Professional Surveyors & Mappers

  
Jeff Stehle  
President

JS/GT

Company Meadow View at Twin Creeks Community Development District  
(CLIENT) Name: c/o Governmental Management Services, LLC

Address: 475 West Town Place, Suite 114

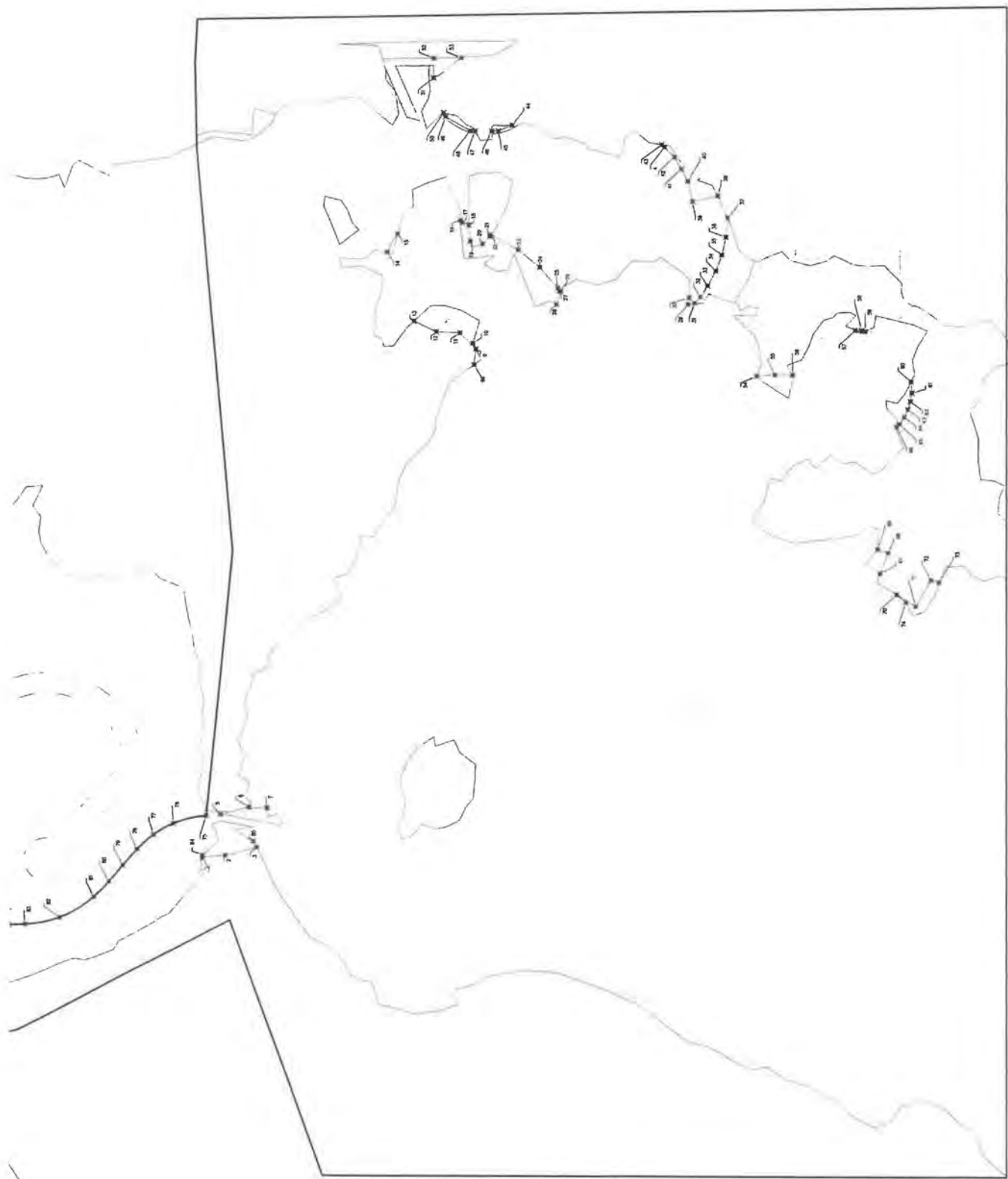
City: St. Augustine State: Florida Zip: 32092

Phone No: 904-940-5850 Fax No:

E-Mail Address: JOliver@gmsnf.com; bkovic@bbxcapital.com; mmcbride@bbxcapital.com

Name/Signature: Blaz Kovacic / 

Title: Vice-chairman Date: July, 1, 2022



## *FIFTH ORDER OF BUSINESS*



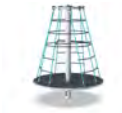



## Sales Proposal

Meadow View at Twin Creeks  
Community Development District  
Attn: Danielle Simpson  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

Quote No. SP113661-2  
Customer No. C024326  
Document Date 06/27/2022  
Expiration Date 08/26/2022

Sales Representative Stacy Moseley  
E-Mail StaMos@Kompan.com  
Phone No. 904-716-7605 / 800-426-9788

Project Name US247922 Lakeside Park

No.	Description	Qty Unit	Unit Price	Discount %	Net Price
<b>EQUIPMENT</b>					
<a href="#"><u>KSW926-CUSTOM</u></a>	2 Bay swing, 2 infant, 2 belt, 1 basket In-ground 20168937	1 Pieces	9,210.00	20.00	7,368.00
					
<a href="#"><u>KPL201-0601</u></a>	Pine Bench In-ground 60cm	1 Pieces	790.00	20.00	632.00
					
<a href="#"><u>COR203301-1112</u></a>	CONE TWISTER INCLUSIVE LIGHT BLUE - IN-GROUND	1 Pieces	20,270.00	20.00	16,216.00
					
<a href="#"><u>NRO543-1031</u></a>	Explorer Ship, Medium - Brown + Color In-ground 100cm	1 Pieces	116,200.00	20.00	92,960.00
					
<a href="#"><u>NRO820-0603</u></a>	Waterlilies Balance Posts - 5 pcs - Untreated In-ground 60cm	1 Pieces	1,360.00	20.00	1,088.00
					
<a href="#"><u>M17501-12P</u></a>	Water Lilies In-ground 60cm	1 Pieces	1,490.00	20.00	1,192.00
					


## Sales Proposal

BBX  
Danielle Simpson  
840 Beacon Lake Parkway  
Saint Augustine, FL 32095

Quote No. SP113661-2  
Customer No. C024326  
Document Date 06/27/2022  
Expiration Date 08/26/2022

Sales Representative Stacy Moseley  
E-Mail StaMos@Kompan.com  
Phone No. 904-716-7605 / 800-426-9788

Project Name US247922 Lakeside Park

No.	Description	Qty Unit	Unit Price	Discount %	Net Price
<u>NRO418-1021</u>	Little Fox' Shop - Colored Finish In-ground 100cm	1 Pieces	20,950.00	20.00	16,760.00
					
US ROBINIA SERVICE	Robinia Service Program included in sales price				
INSTALL SPECIAL	Installation of Kompan Equipment, filter fabric	1 Pieces	68,131.67		68,131.67
FREIGHT	Freight	1 Pieces	16,652.50		16,652.50
	<b>SURFACING</b>				
US-CUSTOM-SURFACING	Provide and Install blow in 12" EWF by CY, 4819 sf	241 Sq. Feet	90.76923		21,875.38
US-TFG-FF	Filter Fabric for EWF per roll to cover 4819 sf 4' x 300'	5 Pieces	264.00		1,320.00
EXTRA SALES FREIGHT	Extra freight costs Filter Fabric	1 Pieces	149.00		149.00

Please read attached General Assumptions and Exclusion document for information on Install/Sitework.

Please allow 22-24 weeks for product delivery upon order placement  
Equipment is as per Site Plan version L2.0 dated 6/20/22

Excavation, removal of 2 fence sections, concrete work and site prep by others

An area will be reinforced so a bobcat

## Sales Proposal

BBX  
Danielle Simpson  
840 Beacon Lake Parkway  
Saint Augustine, FL 32095

Quote No. SP113661-2  
Customer No. C024326  
Document Date 06/27/2022  
Expiration Date 08/26/2022

Sales Representative Stacy Moseley  
E-Mail StaMos@Kompan.com  
Phone No. 904-716-7605 / 800-426-9788

Project Name US247922 Lakeside Park

No.	Description	Qty	Unit	Unit Price	Discount %	Net Price
	can drive over the concrete					

Description	Qty	Retail Price	Discount	Net Price
No. of Products	7			
Subtotal - Products		170,270.00	34,054.00	136,216.00
Subtotal - Surfacing		21,875.38		21,875.38
Subtotal - Installation		69,451.67		69,451.67
Subtotal - Freight		16,652.50		16,652.50
<b>Total USD</b>				<b>244,344.55</b>

### Alternative Items

No.	Description	Qty	Unit	Unit Price	Discount %	Net Price
<a href="#">PCM113331-0901</a>	MAN-O-WAR WITH STAIRS IN-GROUND	1	Pieces	96,360.00	20.00	77,088.00



**Payment Terms** 50% Prepayment, 50% Net 30 days



## Sales Proposal

BBX  
Danielle Simpson  
840 Beacon Lake Parkway  
Saint Augustine, FL 32095

Quote No. SP113661-2  
Customer No. C024326  
Document Date 06/27/2022  
Expiration Date 08/26/2022

Sales Representative Stacy Moseley  
E-Mail StaMos@Kompan.com  
Phone No. 904-716-7605 / 800-426-9788

Project Name US247922 Lakeside Park

### Installation Site Address

Lakeside Park  
77 Loosestife Way  
Saint Johns, FL 32259

Note that the color and texture of products and surfacing made with recycled content are subjected by the differences from the used recycled raw materials. Therefore, minor differences in the appearance and texture can occur.

Applicable sales tax will be added unless a valid tax exemption certificate is provided. This amount is only an estimate of your tax liability.

Your acceptance of this proposal constitutes a valid order request and includes acceptance of terms and conditions contained within the Master Agreement, which is hereby acknowledged.

Acceptance of this proposal from KOMPAN is acknowledged by issuance of an order confirmation by an authorized KOMPAN representative.

Prices in this quotation are good until expiration date, shown in the top of this document. After that date, this proposal may be withdrawn.

KOMPAN Products are "Buy American" qualified, and compliant with the Buy American Act of 1933 and the "Buy American" provision of ARRA of 2009.

Prevailing Wage and Payment & Performance Bonds are not included unless stated in body of Sales Proposal. If Payment & Performance Bonds are needed, add 2.2% of the entire sales proposal.

KOMPAN Authorized Signature:

Accepted By (signature): 

Accepted By (please print): Danielle Simpson

Date: 07/01/22

## *SIXTH ORDER OF BUSINESS*





PROPOSAL SUBMITTED TO:

Meadow View at Twin Creeks CDD  
850 Beacon Lake Parkway  
St. Augustine, FL 32092

LOCATION:

BEACON LAKES

July 1, 2022

PHONE:

Is job located within the city limits? ☐ no ☐ yes

**PAYMENT TERMS:** Monthly Progress Payment based on Schedule of Values - 1½% per month (18% APR) finance charge on all balances over 30 days. We propose to furnish material and labor according to the specifications below, for the sum of:

**\$144,900 4 courts**

Material is guaranteed to be as specified and work will be according to standard practices. Changes from specifications involving additional costs will only be done upon a written order and will become an extra above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Note: This proposal may be withdrawn by us if not accepted within 30 days.

ESTIMATOR: Jonathan Papp

#### **4 PICKLEBALL COURT CONSTRUCTION**

- 1) Mobilization & Layout **Approx. 72' x 136'** (includes paved area between tennis & pickleball courts)
- 2) Strip grass & haul off-site. (confirmed flat site, no import fill included)
- 3) Laser grade and compact subgrade of 4 courts.
- 4) Furnish and Install **6"** of Limerock on courts; Laser Grade and Compact.
- 5) Pave **1 ½"** of SP9.5 **VIRGIN** Asphalt on courts.
- 6) Furnish & Install **10'** black vinyl perimeter court fence w/ top, mid & bottom rail.
  - a. Furnish & install **9'** windscreen around perimeter of courts.
  - b. Furnish & install **4'** tall interior divider fence to divide courts into 2 banks of 2.
  - c. No logos on windscreen.
- 7) Furnish and Install **4 set** of posts and nets; complete with concrete footers w/sleeves.
- 8) Assemble & Install (1) owner provided cabana with concrete footers w/ sleeves.
- 9) Flood courts with water, repair any defects per ASBA and USTA guidelines.
- 10) Install **(2)** coat of Acrylic Resurfacer.
- 11) Install **(2)** coats of Finish Color. (standard colors only)
- 12) Paint **2"** regulation markings on pickleball courts. (white paint)

**Pricing is subject to change, please call to confirm pricing after 30 days.**

**CONTRACTOR MUST PROVIDE SUITABLE ACCESS TO OFFLOAD EQUIP. & MATERIALS CLOSE TO COURT**

**\*\*EXCLUSIONS: SUBGRADE PREPARATION AND MASS EXCAVATION OR INFILL, PERMITS, AS-BUILTS, EROSION CONTROL, MATERIAL TESTING, SODDING, SIDEWALKS, CURBS, FRENCH DRAINS, TRENCH DRAINS, IRRIGATION, RELOCATION OF UTILITIES, or CONDUIT, LANDSCAPING, COURT LIGHTING, BENCHES OR SHADE STRUCTURES \*\***

ACCEPTANCE: The above specifications, conditions, and price(s) are acceptable. I authorize Nidy to do the work as specified.

07/01/22  
DATE OF ACCEPTANCE

[Signature]  
AUTHORIZED SIGNATURE

751 General Hutchison Pkwy Longwood, FL 32750

• (407) 330-9466 • fax (407) 330-9343 • [www.NIDYSPORTS.com](http://www.NIDYSPORTS.com)

## *SEVENTH ORDER OF BUSINESS*

## SECURITY SERVICES AGREEMENT

**THIS AGREEMENT** ("**Agreement**") is made and entered into this 28th day of June, 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 having offices at c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("**District**"); and

**Central Security Agency, LLC**, whose address is 2131a State Road 16, St. Augustine, Florida 32084 ("**Contractor**" and, together with the District, "**Parties**," or individually, "**Party**").

### RECITALS

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

**WHEREAS**, the District has a need to retain an independent contractor to provide security services for District facilities; and

**WHEREAS**, Contractor desires to provide such services, and represents that it is qualified to do so in accordance with its proposal submitted to the District;

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

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

2. **SCOPE OF SERVICES.** The Contractor shall provide the security services described in the scope of services attached hereto as **EXHIBIT A** (together, "**Work**") in accordance with the amenity rules attached hereto as **EXHIBIT B** and the parking rules attached hereto as **EXHIBIT C**. The Contractor shall perform the Work consistent with industry standards, and shall assign such staff as may be required for coordinating, expediting, and controlling all aspects of the Work.

The 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. Notwithstanding any other provision of this Agreement, the District reserves the right in its discretion to remove from this Agreement any portion of the Work and to separately contract for such services.

3. **MANNER OF CONTRACTOR'S PERFORMANCE.** The Contractor agrees, as an independent contractor, to undertake the Work as specified in this Agreement or any work authorization (see Section 7.c. herein) issued in connection with this Agreement. 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 all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

Contractor in conducting the Work shall use all due care to protect against any harm to persons or property. If the Contractor's acts or omissions result in any damage to property within the District, the Contractor shall immediately notify the District and repair all damage – and/or replace damaged property – to the satisfaction of the District.

4. **MONITORING OF SERVICES.** The District shall designate in writing one or more persons to act as the District's representatives with respect to the services to be performed under this Agreement ("**District Representatives**"). The District Representatives 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. The District hereby designates Jim Oliver and other representatives of Governmental Management Services, LLC, to serve as the District Representatives. The District shall have the right to change the District Representatives at any time by written notice to the Contractor.

At the District's request, the Contractor shall provide to management a written report of work performed for each month with notification of any problem issues. Further, the Contractor agrees to meet the District Representatives no less than one (1) time per month to inspect the property to discuss conditions, schedules, and items of concern regarding this Agreement.

5. **SUBCONTRACTORS.** The Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as the Contractor is for the acts and omissions of persons directly employed by the Contractor. Nothing contained herein shall create contractual relations between any subcontractor and the District.

6. **EFFECTIVE DATE.** This Agreement shall be binding and effective as of the date that the Agreement is signed by the last of the Parties hereto, and shall remain in effect as set forth in Section 7, unless terminated in accordance with the provisions of this Agreement.

7. **COMPENSATION; TERM.**

- a. Work under this Agreement shall begin July 1, 2022 and end September 30, 2022, unless terminated earlier pursuant to the terms of this Agreement. This Agreement shall automatically renew on the same terms for one year periods, unless terminated pursuant to the terms of this Agreement.
- b. As compensation for the Work, the District agrees to pay Contractor on a monthly basis for services rendered, and in the amount set forth in Option 1 as described in **EXHIBIT A**. All additional work or services, and related compensation, shall be governed by Section 7.c. of this Agreement.
- c. **Additional Work.** Should the District desire that the Contractor provide additional work and/or services, such additional work and/or services shall be fully performed by the Contractor after prior written approval of a work authorization. The Contractor agrees that the District shall not be liable for the payment of any additional work and/or services unless the District first authorizes the Contractor to perform such additional work and/or services through an authorized and fully executed written work authorization. Nothing herein shall

be construed to require the District to use the Contractor for any such additional work and/or services, and the District reserves the right to retain a different contractor to perform any additional work and/or services.

- d. **Payments by District.** The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et al. of the *Florida Statutes*, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.
- e. **Payments by Contractor.** Subject to the terms herein, Contractor will promptly pay in cash for all costs of labor, materials, services and equipment used in the performance of the Work, and upon the request of the District, Contractor will provide proof of such payment. Contractor agrees that it shall comply with Section 218.735(6), *Florida Statutes*, requiring payments to subcontractors and suppliers be made within ten (10) days of receipt of payment from the District. Unless prohibited by law, District may at any time make payments due to Contractor directly or by joint check, to any person or entity for obligations incurred by Contractor in connection with the performance of Work, unless Contractor has first delivered written notice to District of a dispute with any such person or entity and has furnished security satisfactory to District insuring against claims therefrom. Any payment so made will be credited against sums due Contractor in the same manner as if such payment had been made directly to Contractor. The provisions of this Section are intended solely for the benefit of District and will not extend to the benefit of any third persons, or obligate District or its sureties in any way to any third party. Subject to the terms of this Section, Contractor shall, at all times keep the District's property, and each part thereof, free from any attachment, lien, claim of lien, or other encumbrance arising out of the Work. The District may demand, from time to time in its sole discretion, that Contractor provide a detailed listing of any and all potential lien claimants (at all tiers) involved in the performance of the Work including, with respect to each such potential lien claimant, the name, scope of Work, sums paid to date, sums owed, and sums remaining to be paid.

## 8. **INSURANCE.**

- a. The Contractor shall maintain throughout the term of this Agreement insurance of the types and in the amounts set forth in **EXHIBIT D**.
- b. With the exception of the Worker's Compensation insurance, the District, its managers, lawyers, engineers, supervisors and representatives shall be named additional insureds. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that (i) such insurance shall be considered primary and non-contributory with respect to the additional insureds,

and (ii) 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, and such carrier shall have a Best's Insurance Reports rating of A-VII or better.

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

**9. INDEMNIFICATION.**

- a. The Contractor shall indemnify, defend and hold harmless the District and the District's managers, lawyers, engineers, Supervisors, staff and representatives, from liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, to the extent caused by the negligence, recklessness, or intentional wrongful misconduct of the Contractor and persons employed or utilized by the Contractor in the performance of this Agreement. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay, awards, court costs, mediation costs, litigation expenses, attorney fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), or other amounts of any kind.
- b. The Contractor agrees that nothing in this Agreement shall serve as or be construed as a waiver of any limitations on liability contained in section 768.28, *Florida Statutes* or other law. Any subcontractor retained by the Contractor shall acknowledge the same in writing, and it shall be Contractor's responsibility to secure such acknowledgments. Further, nothing herein shall be construed to limit or restrict the District's rights against the Contractor under applicable law.

**10. COMPLIANCE WITH GOVERNMENTAL REGULATION.** The Contractor shall keep, observe, and perform all requirements of applicable local, State and Federal laws, rules, regulations, ordinances, permits, licenses, or other requirements or approvals. Further, the Contractor shall notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any act or omission of the Contractor or any of its agents, servants, employees, or material men, or appliances, or any other requirements applicable to provision of services. Additionally, the Contractor shall promptly comply with any requirement of such governmental entity after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation.

**11. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity for breach of this Agreement, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement

against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

12. **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.

13. **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.

14. **TERMINATION.** The District agrees that the Contractor may terminate this Agreement with cause by providing ninety (90) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that, notwithstanding any other provision of this Agreement, and regardless of whether any of the procedural steps set forth in Section 4 of this Agreement are taken, the District may terminate this Agreement immediately with cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days written notice of termination without cause. Any termination by the District shall not result in liability to the District for consequential damages, lost profits, or any other damages or liability. However, upon any termination of this Agreement by the District, the Contractor shall be entitled to payment for all Work and/or services rendered up until the effective termination of this Agreement, but subject to whatever claims or off-sets the District may have against the Contractor.

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

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

17. **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.

18. **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.

19. **AGREEMENT.** This instrument, together with its attachments which are hereby incorporated herein, shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement. To the extent of any inconsistency / conflict between this document, and the exhibits attached hereto, this document and the exhibits shall be read in harmony to fulfill the intent of this Agreement, provided however that in the event of an irreconcilable inconsistency / conflict, this document shall control.

20. **APPROPRIATION.** The District's performance and obligation to pay under this Agreement is contingent upon an annual appropriation by the District's Board of Supervisors.

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

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

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

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

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

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

**B. If to Contractor:** Central Security Agency, LLC  
2131a State Road 16  
St. Augustine, Florida 32084

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be



extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notice on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

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

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

27. **PUBLIC RECORDS.** The Contractor agrees and understands that Chapter 119, *Florida Statutes*, may be applicable to documents prepared in connection with the services provided hereunder and agrees to cooperate with public record requests made thereunder. In connection with this Agreement, Contractor agrees to comply with all applicable provisions of Florida's public records laws, which may include Section 119.0701, *Florida Statutes*, the terms of which are incorporated herein. Among other requirements, Contractor must:

- a. Keep and maintain public records required by the District to perform the service.
- b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes* or as otherwise provided by law.
- c. Ensure that public records that 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 completion of the Agreement if the Contractor does not transfer the records to the District.
- d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service. If the Contractor transfers all public records to the District upon completion of this Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

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

28. **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.

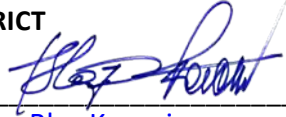
29. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. The District and the Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a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

30. **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.


[THIS SPACE INTENTIONALLY LEFT BLANK]

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

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

  
By: Blaz Kovacic  
☐ Chairperson  
☒ Vice Chairperson  
Date: July 7, 2022

**CENTRAL SECURITY AGENCY, LLC**

  
By: \_\_\_\_\_  
Its: Chief Executive Officer  
Date: 28 June 2022

**EXHIBIT A:** Proposal / Scope of Services  
**EXHIBIT B:** Amenity Rules  
**EXHIBIT C:** Parking Rules  
**EXHIBIT D:** Insurance Certificate & Endorsements

**EXHIBIT A:  
Proposal / Scope of Services**

## Price Quote

Competitive pricing is based upon our ability to be provide unmatched professional oversight with an emphasis on customer service.

**13 June 2022**

OPTION 1	HOURS	RATE	HOLIDAY OVERTIME	WEEKLY
On-Site Security Officer	40	\$28	\$48	\$ 1,120
Sales Tax	SJC	6.5%	6.5%	\$ 72.80
<b>ESTIMATED WEEKLY COST</b>				<b>\$ 1,193.00</b>

OPTION 2	HOURS	RATE	HOLIDAY OVERTIME	WEEKLY
On-Site Security Officer	56	\$26	\$48	\$ 1,456
Sales Tax	SJC	6.5%	6.5%	\$ 94.64
<b>ESTIMATED WEEKLY COST</b>				<b>\$ 1,551.00</b>

Pricing is inclusive of licensure, insurance and professional oversight. Assigned and supervisory officers may be armed in accordance with Chapter 493 Florida Statutes. Invoice sent via email on the 1<sup>st</sup> of each month for the preceding month's services provided. Payment in full is due within 15 days. Surcharge of 3% late fee

### ONSITE SECURITY OFFICER

- Creates a visible security presence.
- Responds to calls for service (Noise, trespassing, parking, etc.)
- Conducts foot patrols of pools, common areas and parking lots.
- Enforces community rules/regulations on behalf of property manager

Sanguon Creek Community Development District  
219 St. Johns Golf Drive  
St. Augustine, Florida 32082

May 30, 2022

To Whom It May Concern:

At Citizens of the Sanguon Creek Community Development District (St. Johns Golf & County Club community in St. Augustine, Florida) Board of Supervisors, it is my pleasure to highly recommend the security services provided by Central Security Agency (CSA).

While we utilized the usual contracted security services, you (you with central security) we have achieved immediate and significant and noticeable improvement in our security with Central Security Agency within this year. As explained to our Board of Supervisors by Chief Jason Hargrett, CSA is a professional firm, which differentiated itself from its competitors by hiring high quality personnel with law enforcement or military service experience. These highly trained security officers are well equipped, proactive in their decision-making, and very responsive in recognizing and resolving safety and security issues while remaining composed in pressure situations. I have found them to be excellent communicators with our Board, residents and with the St. Johns County Sheriff's Office. Their law enforcement/military background aids in its coordination with other agencies and results in CSA's better understanding of lines of communication, assigned responsibilities, and scope of authority. This allows them to execute their duties with confidence, and gives our great confidence that they will meet appropriately and professionally in these situations. I am very pleased to have CSA provide patrol, security and surveillance services for the community of which we are lucky and I would strongly recommend CSA be considered to serve in our area and in providing a higher level of security and safety for its residents and their property.

Please contact me if you wish to discuss further.

Sincerely,

  
Terry Hargrett  
Chairman, Board of Supervisors

Information contained herein is confidential & proprietary. Disclosure or use without written consent of Chief of Central Security Agency is strictly prohibited.

**EXHIBIT B:**  
**Amenity Rules**

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

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## **AMENITIES RULES & POLICIES**

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Beacon Lake Amenity Center  
850 Beacon Lake Parkway  
St. Augustine, Florida 32095  
P: (904) 217-3052  
E-mail: [beaconmanager@rmsnf.com](mailto:beaconmanager@rmsnf.com)

Adopted April 18, 2019

## **PART 1: Meadow View at Twin Creeks Community Development District**

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**In accordance with Chapter 190 of the Florida Statutes, and on February 21, 2019 at a duly noticed public meeting, the Board of Supervisors of the Meadow View at Twin Creeks Community Development District adopted the following policies to govern the operation of the District's Amenities. All prior policies of the District are hereby superseded on a going forward basis.**

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### **DEFINITIONS**

The following definitions shall apply to these policies in their entirety:

**“Access Card”** – shall mean the identification card issued to Patrons.

**“Amenities”** – shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, the District's clubhouse, fitness center, swimming pool, multi-purpose field, tennis courts, playground, picnic area, and walking trails, together with their appurtenant areas, facilities, equipment, and any other appurtenances.

**“Amenities Policies” or “Policies”** – shall mean all Amenities Policies of the District, as amended from time to time.

**“Amenity Manager”** – shall mean the management company, including Community Manager, Lifestyles Director and its employees, staff and agents, contracted by the District to manage the Amenities.

**“Annual User Fee”** – shall mean the base fee established by the District for the non-exclusive right to use the Amenities. The amount of the Annual User Fee is set forth in the District's rules.

**“Board of Supervisors” or “Board”** – shall mean the Board of Supervisors of the District.

**“District”** – shall mean the Meadow View at Twin Creeks Community Development District.

**“District Manager”** – shall mean the professional management company with which the District has contracted to provide management services to the District.

**“Family”** – shall mean a group of individuals living under one roof or head of household. This can consist of individuals who have not yet attained the legal age of majority (i.e., 18 or as otherwise provided by law), together with their parents or legal

guardians. This does not include visiting relatives, or extended family not residing in the home.

**“Guest”** – shall mean any person or persons, other than a Patron, who are expressly authorized by the District to use the Amenities, or invited and accompanied at all times by a Patron to use the Amenities.

**“Guest Access Card”** – A type of Access Card purchased at the request of a Patron and for use by a Guest on a temporary basis.

**“Non-Resident”** – shall mean any person that does not own property within the District.

**“Non-Resident Patron”** – shall mean any person or Family not owning property in the District who is paying the Annual User Fee to the District.

**“Patron” or “Patrons”** – shall mean Residents, Non-Resident Patrons, and Renters.

**“Person”** – shall mean an individual, or legal entity recognized under Florida law.

**“Renter”** – shall mean any tenant residing in a Resident’s home pursuant to a valid rental or lease agreement.

**“Resident”** – shall mean any person or Family owning property within the District.

**“Weekly Guest”** – shall mean a Guest who is visiting a Patron for a limited amount of time and who purchases a weekly Guest Access Card.

## **AUTHORIZED USERS**

***Generally.*** Only Patrons and Guests, as set forth herein, have the right to use the Amenities.

***Residents.*** A Resident must pay the Annual User Fee applicable to Residents in order to have the right to use the Amenities. Such payment must be made in accordance with the District’s annual assessment collection resolution and typically will be included on the Resident’s property tax bill. Payment of the Annual User Fee entitles the Resident to use the Amenities for one full fiscal year of the District, which year begins October 1 and ends September 30.

***Non-Residents.*** A Non-Resident Patron must pay the Annual User Fee applicable to Non-Residents in order to have the right to use the Amenities for one full year, which year begins from the date of receipt of payment by the District. This fee must be paid in



full before the Non-Resident may use the Amenities. Each subsequent Annual User Fee shall be paid in full on the anniversary date of application.

***Renter's Privileges.*** Residents who rent or lease residential unit(s) in the District shall have the right to designate the Renter of the residential unit(s) as the beneficial users of the Resident's privileges to use the Amenities.

1. A Renter who is designated as the beneficial user of the Resident's rights to use the Amenities shall be entitled to the same rights and privileges to use the Amenities as the Resident.
2. During the period when a Renter is designated as the beneficial user, the Resident shall not be entitled to use the Amenities.
3. Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Resident owners are responsible for the deportment of their respective Renter.
4. Renters shall be subject to all rules and policies as the Board may adopt from time to time.

***Guests.*** Except as otherwise provided for herein, each Patron household may bring a maximum of six Guests to the Amenities, provided however that Guests must be accompanied by the Patron when using the Amenities and provided however that the Patron will be responsible for any harm caused by the Patron's Guests while using the Amenities. For clarification purposes, the preceding sentence shall be construed to place an eight Guest limitation on the total number of Guests that a Patron may bring on behalf of that Patron's particular residence or household – e.g., a Patron Family consisting of four people cannot bring up to six Guests each for a total of 24 Guests, but instead can only bring a total of six Guests on behalf of the entire household. The District may also in its discretion invite Guests as part of any community programming activities. Applicable fees may apply. Guests shall be subject to all rules and policies as the Board may adopt from time to time.

Weekly Guests who have purchased a Guest Access Card are not required to be accompanied by a Patron; however, they are not entitled to bring additional Guests. The Patron by which the Guest Access Card was purchased is responsible for any harm caused by the Patron's Weekly Guest while using the Amenities.

***Registration / Disclaimer.*** In order to use the Amenities, each Patron, all members of a Patron's Family, and all Guests shall register with the District by executing a Registration Form, and by executing the Consent and Waiver Agreement, a copy of which is attached hereto as **Exhibit A**. **All persons using the Amenities do so at their own risk and agree to abide by the rules and policies for the use of the Amenities. As set forth more fully later herein, the District shall assume no responsibility and shall not be liable for any accidents, personal injury, or damage to, or loss of property arising from the use of the Amenities or from the acts, omissions or**

**negligence of other persons using the Amenities. Patrons are responsible for their actions and those of their Guests.**

## **ACCESS CARDS**

***Use of Access Cards.*** Patrons and Guests can use their Access Cards to gain access to the Amenities. Upon arrival at the clubhouse or other amenity facility, Patrons and Guests will scan their Access Cards in the card reader located outside of the main entrance doors in order to unlock the doors. Under no circumstance should a Patron or Guest provide an Access Card to another person to allow him or her to use the Amenities.

***Issuance of Access Cards.*** Each Patron family will receive two Access Cards per household upon registration with the District.

***Non-Transferrable.*** Access Cards are the property of the District and are non-transferable except in accordance with the District's rules and policies.

- ***Lost or Stolen Cards.*** All lost or stolen cards need to be reported immediately to the District. Fees may apply to replace any lost or stolen cards. [Patron will be financially responsible for damages resulting from unreported loss or theft of the access card.](#)

## **COMMUNITY PROGRAMMING**

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

Amenity Manager  
The Clubhouse at Beacon Lake  
850 Beacon Lake Parkway  
St. Augustine, Florida 32095

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

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

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

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

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

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

## **GENERAL PROVISIONS**

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

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

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

or other purposes. Any programs or activities of the District may have priority over other users of the Amenities.

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

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

1. **Registration and Access Cards.** All Patrons must have their assigned Access Card upon entering the clubhouse. Cards are only to be used by the Patron to whom they are issued. Patrons must present their Access Cards upon request by the Amenity Manager.
2. **Guests.** Guests must be accompanied by a Patron while using the Amenities, unless the Guest has purchased a Guest Access Card.
3. **Minors.** Adult Patrons are responsible for all minor Patrons from their household or visiting the Amenities as Guests of the Patron, and, to better protect the health, welfare and safety of such minors, a parent/guardian (guardian 18 years of age or older) must accompany all such minors who are under the age of 14 or who are otherwise unable to govern and look after themselves in an appropriate manner.
4. **Attire.** With the exception of the pool and wet areas where bathing suits are permitted, Patrons and Guests must be properly attired with shirts and shoes to use the Amenities. Bathing suits and wet feet are not allowed indoors with the exception of the locker room areas.
5. **Food and Drink.** Food and drink will be limited to designated areas only.
6. **Alcohol.** Alcoholic beverages shall not be served or sold, nor permitted to be consumed on the premises of the Amenities, except at pre-approved special events. Patrons will be required to hire a licensed and insured vendor of alcoholic beverages, and they must provide proof of this to the Amenity Manager prior to the event. Anyone that appears to be under the influence of drugs or alcohol will be asked to leave the Amenities.
7. **No Smoking** Smoking (including e-cigarettes) is not permitted in any building, or enclosed or fenced area to the maximum extent of the prohibitions set forth in the Florida Clean Indoor Air Act or other subsequent legislation. All waste must be disposed of in the appropriate receptacles. No employee or contractor of the District shall smoke in any building, or enclosed or fenced area of the Amenities. Any violation of this policy shall be reported to the Amenity Manager.

8. ***Pets.*** With the exception of service animals, pets are only permitted in designated areas, and they are not permitted indoors. Where service animals are permitted on the grounds, they must be leashed. Patrons are responsible for picking up after all pets as a courtesy to others and in accordance with the law.
9. ***Vehicles.*** Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, or in any way which blocks the normal flow of traffic. Golf carts, off-road bikes/vehicles (including ATV's), and motorized scooters are prohibited on all property owned, maintained, and operated by the District or at any of the Amenities within District unless they are owned by the District.
10. ***Skateboards, Etc.*** Bicycles, skateboards, rollerblades, scooters, hover boards and other similar uses are limited to designated outdoor areas only.
11. ***Fireworks.*** Fireworks of any kind are not permitted anywhere on the Amenities or adjacent areas.
12. ***Service Areas.*** Only District employees and staff are allowed in the service areas of the Amenities.
13. ***Courtesy.*** Patrons and their Guests shall treat all staff members and other Patrons and Guests with courtesy and respect.
14. ***Profanity.*** Loud, profane or abusive language is prohibited.
15. ***Horseplay.*** Disorderly conduct and horseplay are prohibited.
16. ***Equipment.*** All equipment and supplies provided for use of the Amenities must be returned in good condition after use. Patrons are encouraged to let the staff know if an area of the Amenities or a piece of equipment is in need of cleaning or maintenance.
17. ***Littering.*** Patrons are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.
18. ***Solicitation and Advertising.*** Commercial advertisements shall not be posted or circulated in the Amenities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenities property unless approved in writing by the District.
19. ***Firearms.*** Firearms are not permitted in any of the Amenities or on any District property in each case to the extent such prohibitions are permitted under Florida law. Among other prohibitions, no firearms may be carried to any meeting of the District's Board of Supervisors.
20. ***Trespassing / Loitering.*** There is no trespassing or loitering allowed at the Amenities. Any individual violating this policy may be reported to the local authorities.
21. ***Compliance with Laws.*** All Patrons and Guests shall abide by and comply with any and all federal, state and local laws and ordinances, as well as any District rules and policies, while present at or utilizing the Amenities, and shall ensure that any minor for whom they are responsible also complies with the same.
22. ***Surveillance.*** Various areas of all Amenities are under twenty-four (24) hour video surveillance.
23. ***Grills.*** Grills are permitted only outdoors and at the discretion of, and in areas designated by, the District.

24. **Bounce Houses.** Bounce houses and similar apparatus are permitted only outdoors and at the discretion of, and in areas designated by, the District. Proof of liability insurance acceptable to the District shall also be required.
25. **Cellular Phones.** To prevent disturbance to others, use of cellular telephones is limited while in the clubhouse. Patrons and guests are asked to keep their ringers turned off or on vibrate while in the clubhouse.
26. **Lost Property.** The District is not responsible for lost or stolen items. Staff members are not permitted to hold valuables or bags for Patrons or Guests. All found items should be turned in to the Amenity Manager for storage in the lost and found. Items will be stored in the lost and found for up to one month.

## **FITNESS CENTER**

The following policies apply to the District's fitness center:

1. **Exercise at Your Own Risk.** The fitness center is not supervised during operating hours. All Patrons are encouraged to consult their physician before beginning an exercise program.
2. **Operating Hours.** The fitness room hours will be from 6:00 a.m. to 10:00 p.m. daily.
3. **Usage Restrictions.** For safety purposes, only patrons and Guests ages 15 and older may use the fitness center. Due to space limitations, Patrons may only bring a maximum of two Guests to the fitness room.
4. **Attire.** Appropriate attire including shorts, shirts, and closed toed athletic footwear must be worn at all times in the fitness center. To maintain clean and sweat-free equipment, clothing must cover any part of the body exposed to direct contact with the equipment.
5. **Courtesy.** If a Patron/guest is waiting, cardiovascular equipment utilization is limited to 30 minutes. If a Patron or Guest is waiting for the weight equipment, individuals should allow others to "work in" between sets. All equipment must be wiped down after use with the wipes and/or spray provided.
6. **Food and Drink.** No food or chewing gum is permitted in the fitness center. Water or other sport drinks must be contained in non-breakable spill-proof containers.
7. **Noise.** Personal music devices are permitted if used with headphones and played at a volume that does not disturb others.
8. **Equipment.** Weights or other fitness equipment may not be removed from the fitness center. Please replace weights to their proper location after use. Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.
9. **Hand Chalk.** Hand chalk is not permitted.
10. **Personal Training.** Except as expressly authorized by the District, personal training for fees, or solicitation of personal training services for fees, is prohibited.

## SWIMMING POOLS

The following policies apply to the District's pools:

1. ***Swim at Your Own Risk.*** The pool areas are not supervised, and so all Patrons use the pools at their own risk.
2. ***Operating Hours.*** The pool areas are open from dawn to dusk only. No one is permitted in the pools at any other time unless a specific event is scheduled.
3. ***Slides.*** The slides are open only at designated times, and only when lifeguards are present. No one is permitted to use the slides when they are closed. When the slides are closed, staff will put in place a panel barrier and/or close-off netting (as applicable) to restrict access.
4. ***Skateboards, Etc.*** No bicycles, scooters, roller skates, roller blades, hover boards, skate boards or other similar items are permitted on the pool deck.
5. ***Food and Drink; Alcohol & Smoking.*** Patrons are permitted to bring their own snacks and water to the pools; however, no food or beverages are permitted in the pools or the pool wet deck area, as defined by Florida law. Glass containers or breakable objects of any kind are not permitted within the fenced area surrounding the pool. Additionally, all General Provisions previously set forth herein apply, including but not limited to the prohibitions on alcohol and smoking set forth as paragraphs 6 and 7 of the General Provisions. – Is there a limit to how close they can be to the pools edge with food and drink?
6. ***Unsafe Behavior.*** No pushing, running, horseplay or other similarly unsafe behavior is allowed in the pool or on the pool deck area.
7. ***Diving.*** Diving is strictly prohibited at the pools, with the exception of swim team competitions pre-approved by the District.
8. ***Noise.*** Radios, tape players, CD players, MP3 players and televisions, and the like are not permitted unless they are personal units equipped with headphones.
9. ***Aquatic Toys and Recreational Equipment.*** Prohibited items include, but are not limited to, rafts, inner tubes, scuba gear, squirt guns, swim fins, hard balls, frisbees, inflatable objects, or other similar water play items. Exceptions are small personal floatation devices for swimming assistance, kickboards, masks, goggles, pool noodles, dive sticks, snorkels and water wings. Amenities staff has the final say regarding the use of any and all recreational floatation devices, and the District reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pools, or if the equipment provides a safety concern.
10. ***Entrances.*** Pool entrances, including stairs and ladders, must be kept clear at all times.
11. ***Railings.*** No swinging on ladders, fences, or railings is allowed.
12. ***Pool Furniture.*** Pool furniture is not to be removed from the pool area or placed in the pools.
13. ***Chemicals.*** Chemicals used in the pools may affect certain hair or fabric colors. The District is not responsible for these effects.

14. ***Pets.*** Pets, (with the exception of service animals), are not permitted on the pool deck area inside the pool gates at any time.
15. ***Attire.*** Appropriate swimming attire (swimsuits) must be worn at all times.
16. ***Parties.*** Parties at the pool are prohibited, and participants may be asked to leave by the Amenity Manager.
17. ***Prevention of Disease.*** All swimmers must shower before initially entering the pools. Persons with open cuts, wounds, sores or blisters may not use the pools. No person should use the pools with or suspected of having a communicable disease which could be transmitted through the use of the pool.
18. ***Swim Diapers.*** All persons who are not reliably toilet trained must wear swim diapers and a swimsuit over the swim diaper. If contamination occurs, the pool will be closed for twenty-four (24) hours and the water will be shocked with chlorine to kill the bacteria. Any individual responsible for contamination of the pools may be held responsible for any clean-up or decontamination expenses incurred by the District.
19. ***Pollution.*** No one shall pollute the pools. Anyone who does pollute the pools is liable for any costs incurred in treating and reopening the pool.
20. ***Lap Lanes.*** Lap lanes are to be used only by persons swimming laps or water walking or jogging.
21. ***Reservation of Tables or Chairs.*** Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them, except for up to thirty minutes.
22. ***Pool Closure.*** The pools may close due to weather warnings, fecal accidents, chemical balancing, or general maintenance and repairs.
23. ***Weather.*** The pools and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pools or pool bottom clearly. The pools will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty 30 minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning, or when instructed to do so by the staff.
24. ***Swim Instruction.*** Except as expressly authorized by the District, swim instruction for fees, or solicitation of swim instruction for fees, is prohibited.
25. ***ADA Compliant Chair Lift.*** The two chair lifts in the pool area are provided pursuant to the Americans with Disabilities Act. They are to be used only to facilitate usage of the pools by disabled individuals. Any use of the chair lift for other than its intended purpose is strictly prohibited.

**BATHING LOAD/MAXIMUM CAPACITY:** Pursuant to the Florida Department of Health's operating permit for the District's swimming pool, the maximum bathing load for the pools is **210 individuals (54 individuals** for the water activity pool, and **156 individuals** for the lap pool), and the maximum capacity for the swimming pool is **525 individuals** in the enclosed deck area and pools (together, "**Capacity Limits**"). The Amenity Manager will post the Capacity Limits at the pools, and will ensure that the Capacity Limits are not exceeded by periodically monitoring the area. On peak days where there is a potential that the Capacity Limits may be exceeded, the Amenity Manager shall close and lock three of the four gated entrances and require Patrons to



access the swimming pools only via the main entrance, where Patrons shall be counted manually by the Amenity Manager. Additionally, the Amenity Manager may issue colored wrist bands to Patrons to ensure that only authorized Patrons are accessing the pools. Further, in the event that the Capacity Limits are exceeded, the Amenity Manager shall request that Patrons leave the pool area until the Capacity Limits are met.

## TENNIS COURTS

The following policies apply to the tennis courts:

1. **First Come Basis.** Courts are available for use by Patrons and Guests only on a first come first serve basis, unless reserved. When other players are waiting tennis court use should be limited to 1 hour.
2. **Attire.** All players shall be dressed in appropriate attire, which includes: shirts, tennis shoes, shorts or warm up suits. These items must be worn at all times. Hard and/or black soled shoes are restricted from the tennis courts.
3. **Use.** Tennis courts are for tennis only.
4. **Pets.** Pets, with the exception of service animals, are not permitted on the tennis courts at any time.
5. **Food and Drinks.** Food and gum are not permitted on the courts. Drinks must be in a non-breakable spill-proof container.
6. **Glass Containers.** No glass containers or breakable objects of any kind are permitted on the tennis courts.
7. **Operating Hours.** The tennis courts are open from 6 a.m. to 10 p.m. or as otherwise posted. No one is permitted on the tennis courts at any other time unless a specific event is scheduled.
8. **Skateboards, Etc.** No bicycles, scooters, roller skates, roller blades or skateboards, hover boards or similar items are permitted on the tennis courts.
9. **Furniture.** No furniture, other than benches already provided, will be allowed on the playing surfaces.
10. **Equipment.** Patrons are responsible for bringing their own equipment.
11. **Tennis Instruction.** Except as expressly authorized by the District, tennis instruction for fees, or solicitation of tennis instruction for fees, is prohibited.

## MULTI-PURPOSE FIELD

Our community offers a multi-purpose field. The following policies apply:

1. **First Come Basis.** The field is available for use by Patrons and Guests only on a first come first serve basis, unless reserved.
2. **Vehicles.** No bicycles, scooters, skateboards, hover boards or other equipment or vehicles with wheels are permitted.
3. **Chalking.** Chalking or marking the field must be approved in advance and proper marking materials must be used.
4. **Glass Containers.** No glass containers or breakable objects of any kind are permitted on the field.

5. ***Pets.*** Pets must be kept on leash, and Patrons and Guests must pick up and dispose of pet waste in appropriate receptacles.
6. ***Equipment.*** Patrons are responsible for bringing their own equipment.
7. ***Golfing.*** Golfing is not permitted on the field.
8. ***Sports Instruction.*** Except as expressly authorized by the District, sports instruction for fees, or solicitation of sports instruction for fees, is prohibited.

## **EVENT LAWN, PATIO, PICNIC AREAS, AND OUTDOOR AREAS**

The following policies apply to the event lawn, patio, and other outdoor areas:

1. ***First Come Basis.*** The picnic areas, and patio grill, are available for use by Patrons and Guests only on a first come first serve basis. The event lawn and patio areas may only be reserved for a program or event approved by the District.
2. ***Vehicles.*** No bicycles, scooters, skateboards, hover boards or other equipment or vehicles with wheels are permitted.
3. ***Grill.*** Patrons are responsible for cleaning District-owned grills after use. Personal grills are not permitted.
4. ***Skateboards, Etc.*** Bikes, rollerblades, skateboards, scooters, hover boards and equipment with wheels are prohibited.
5. ***Glass Containers.*** No glass containers or breakable objects of any kind are permitted.
6. ***Chalking.*** Chalking or marking the outdoor areas must be approved in advance and proper marking materials must be used.
7. ***Pets.*** Pets must be kept on leash and Patrons must pick up and dispose of pet waste in appropriate receptacles.
8. ***Equipment.*** Patrons and Guests are responsible for bringing their own equipment. The staff may have some equipment available for sign out on a first come first serve basis. Removal of tables and grills from the picnic area is prohibited.
9. ***Noise.*** Amplified sound systems and DJs are prohibited unless it is an approved program, event or rental.
10. ***Clean-Up.*** Patrons and Guests must clean up after themselves and dispose of trash in the appropriate receptacles.

## **OFF LEASH DOG PARK FACILITY**

- (1) All Patrons and guests using the Off-Leash Dog Park (the “Bark Park”) are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all District policies governing amenity facilities. Any disregard or violation of these policies or misuse or destruction of Bark Park facilities or equipment may result in the suspension or termination of Bark Park or Amenity Center privileges. Guests may use the Bark Park if accompanied by an adult Patron.

- (2) Please note that the Bark Park is an unattended facility and persons using the Bark Park do so at their own risk. Voluntary use of the Bark Park evidences waiver of any claims against the District resulting from activities occurring at the Bark Park. The District is not responsible for any injury or harm caused from the use of the Bark Park.
- (3) General Policies applicable to those owners and handlers bringing dogs to the Dog Park:
  - a. The only pets permitted to use the Bark Park are dogs; no other pets permitted.
  - b. Dogs shall be leashed at all times except when in designated “off-leash” areas within the fenced Bark Park.
  - c. Dogs shall be supervised and in view at all times and never left unattended.
  - d. Children must be supervised at all times. Children under 12 must be accompanied by an adult.
  - e. Dogs must be leashed quickly and removed from the dog from the Bark Park in the event of any problems. Any dogs displaying aggressive behavior shall immediately be leashed by the owner and removed from the Bark Park.
  - f. Be polite and “Scoop the Poop!” Pet waste stations and trash cans are located at the Bark Park.
  - g. No prong, pinch or spiked collars are permitted within the fenced area of the Bark Park.
  - h. Dogs shall be kept from digging or damaging any equipment or Bark Park lands or facilities. Any holes made by a person’s dog shall be filled by that person.
  - i. Dogs under four months old, in heat, with fleas, skin conditions, or are otherwise ill are not permitted in the Bark Park.
  - j. Dogs shall be up-to-date on vaccinations prior to entering the Bark Park, and shall have current rabies and applicable license tags clipped to their collars at all times.
  - k. No food is permitted at the Bark Park, except food/treats for dogs.

### **KAYAK LAUNCH**

- (1) The Kayak Launch shall be used for the sole purpose of launching non-motorized watercraft.
- (2) No diving or swimming
- (3) No roughhousing or horseplay
- (4) Unattended watercraft are private property and are not to be disturbed
- (5) Do not feed the wildlife.
- (6) No Fishing

Use of Equipment:

- 1) Non-motorized watercraft vessels including kayaks and canoes will be made available to Patrons and their Guests for a maximum two - hour period per vessel. This will allow availability for other Patrons and Guests.
- 2) Patrons and Guests using watercraft must wear lifeguard approved life jackets for the duration of the rental.
- 3) Children under the age of 18 years old operating a non-motorized watercraft vessel must be accompanied by an adult.
- 4) Patrons and Guests must be able to enter and exit the non-motorized watercraft from the launch.
- 5) Patrons and Guests are responsible for lost or damaged equipment.
- 6) Amenity staff has the right to refuse service based on safety concerns.
- 7) Amenity staff will close all rentals for inclement weather or conditions deemed unsafe.
- 8) All rentals are due in 30 minutes prior to close.
- 9) Hours of operation are subject to change without notice.
- 10) Operating any non-motorized equipment under the influence of alcohol or drugs is strictly prohibited.

## **LAKE OR POND AREAS**

The lakes and ponds throughout the community are not designed for swimming or boating. However, Patrons and their Guests may use the ponds for fishing as set forth herein. (NOTE: Only Patrons and their Guests are authorized to use the ponds for fishing, and any access by non-Patrons is prohibited.) We ask that you respect your fellow landowners and access the ponds through the proper access points. The District has a catch and release policy for all fish caught in the ponds. The ponds are not intended for anything but catch and release, as they are mostly retention ponds and man-made lakes. The purpose of the ponds is to help facilitate the District's natural water system for run off and overflow. The ponds are not to State code for keeping your catch so please protect yourself and the fish population and return them to the water.

The following additional guidelines apply:

1. Please be respectful of the privacy of the residents living near the ponds.
2. Pets must be accompanied and in their owners control at all times around ponds.
3. Parking along the county right of way or on any grassed area near the ponds is prohibited. It is recommended that Patrons wishing to fish walk or ride bicycles to the ponds.
4. Do not leave fishing poles, lines, equipment or bait unattended.
5. Do not leave any litter. Fishing line is hazardous to wildlife.
6. Do not feed the wildlife anything, ever.
7. Fish caught from the lakes may not be edible since the lakes are designed to detain pollutants. Catch and release is required.
8. Swimming is prohibited in all ponds on District property.
9. No watercrafts of any kind are allowed in any of the ponds on District property.

10. Licensing requirements from other governmental agencies may apply. Check the regulations.
11. Fishing is permitted by poles only. No cast nets are permitted.

## **PLAYGROUND AND TOT LOTS**

The community provides several tot lots and playground areas for Patrons and Guests to enjoy with their children. The following guidelines apply:

1. Patrons and Guests may use the playgrounds and tot lots at their own risk.
2. Proper footwear is required and no loose clothing especially with strings should be worn.
3. The mulch material is necessary for reducing fall impact and for good drainage. It is not to be picked up, thrown, or kicked for any reason.
4. No food, drinks or gum are permitted at the playground.
5. No pets of any kind are permitted at the playground, with the exception of service animals.
6. No glass containers are permitted at the playground.
7. No jumping off from any climbing bar or platform.
8. Profanity, rough-housing, and disruptive behavior are prohibited.
9. If anything is wrong with the equipment or someone gets hurt, notify the District immediately.

## **FACILITY RENTAL POLICIES**

The following policies apply to the rental of the Amenities:

1. ***Patrons Only.*** Unless otherwise directed by the District, only Patrons may reserve designated Amenities for parties and events. Please contact the Amenity Manager in order to determine availability of the Amenities for any particular reservation. Rental reservations should be made no later than 14 days in advance in order to schedule staffing.
2. ***Amenities Available for Rental:*** The following Amenities are available for rental: clubhouse (excluding kitchen), veranda, and multi-purpose field.
3. ***Payment & Registration.*** *At the* time the reservation is made, a check or money order (no cash) for the rental fee and a separate check for the security & cleaning deposit (both payable to the District) must be delivered to the ***Facility Manager*** along with completed paperwork and insurances, if necessary. Each Patron renting the Amenities must sign and execute a Rental Agreement acceptable to the District, must schedule a time to complete a rental check list with Facility Manager one week in advance. Regardless of whether the Rental Agreement is executed, the Patron is bound by the Rental Agreement, which is incorporated herein by this reference.
4. ***Rates and Deposits.*** The rental rates and deposits for use of the Amenities are as set forth in the District's rules. The deposit will secure the rental time, location

and date. To receive the full refund of the deposit within 10 days after the party, the renter must:

- i. Remove all garbage, place in dumpster and replace garbage liners;
- ii. Take down all decorations or event displays; and
- iii. Otherwise clean the rented Amenities and restore them to their pre-rented condition, and to the satisfaction of the District.

The District may retain all or part of any deposit if the District determines, in its sole discretion, that it is necessary to repair any damages (including any clean-up costs) arising from the rental.

5. ***Computation of Rental Time.*** The rental time period is inclusive of set-up and clean-up time.
6. ***Duration of Rentals.*** Unless otherwise authorized by the District, each rental shall be for a minimum of two hours but no more than six hours. Additional fees may be charged for rentals that extend beyond the reserved hours. See exhibit B, rental form.
7. ***Available Hours.*** The Amenities may be rented for parties and events during normal operating hours. Additionally, the clubhouse may be rented after hours until 10:00 pm. Private events held after normal operating hours may require a staff attendant, to be paid by the patron renting the facility.
8. ***Capacity.*** The clubhouse capacity limit shall not be exceeded at any time for a party or event.
9. ***Noise.*** The volume of live or recorded music must not violate applicable Manatee County noise ordinances, or unreasonably interfere with residents' enjoyment of their homes and staff offices
10. ***Insurance.*** Additional liability insurance coverage may be required for all events that are approved to serve alcoholic beverages, or for other events that the District determines in its sole discretion should require additional liability insurance. The District, its staff and consultants are to be named on these policies as an additional insured party.
11. ***Cancellation.*** If the renter wishes to cancel a reservation, the cancellation must be communicated to the Facility Manager no later than two weeks prior to the scheduled event to receive 100% of the rental fee and deposit. If the event is cancelled less than 3 days prior to the event 0% of the security deposit and 100% of the rental fee will be returned, unless is cancelled due to inclement weather.

## **PROPERTY DAMAGE**

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

Each Patron and Guest, as a condition of invitation to the premises of the Amenities, assumes sole responsibility for his or her property. The District shall not be

responsible for the loss or damage to any private property used or stored on the premises of the Amenities, whether in lockers or elsewhere.

### **USE AT OWN RISK; INDEMNIFICATION**

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

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

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

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

### **SOVEREIGN IMMUNITY**

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

### **SEVERABILITY**

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

## **AMENDMENTS / WAIVERS**

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

**ATTACHMENT A:            Consent and Waiver Agreement**



**ATTACHMENT A**  
**Consent and Waiver Agreement**

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

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

Participant Name: \_\_\_\_\_

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

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

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

Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Phone Number (home): \_\_\_\_\_

Phone Number (alternate): \_\_\_\_\_

Emergency Contact: \_\_\_\_\_

Phone Number: \_\_\_\_\_

<b>NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE DISTRICT MANAGER.</b>
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<b>PRIVACY NOTICE:</b> Under Florida’s Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you
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believe that your records may qualify for an exemption under Chapter 119, Florida Statutes, please notify the District Manager.

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

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

---

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

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

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

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

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

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

5. **Miscellaneous Fees.**

Item	Fee
Weekly guest access card (intended for out of town visitors)	\$25.00/guest
Replacement of Damaged, Lost, or Stolen Access Card	\$25.00
Insufficient Funds Fee (for submitting an insufficient funds check)	\$35.00

6. **Special Provisions.**

- a. **Homeowner's Association Meetings.** Unless otherwise provided in the District's official policies, as may be amended from time to time, each homeowner's association located within the boundaries of the District is permitted one free meeting per month, subject to availability.
  - b. **Additional Costs.** The District may in its sole discretion require additional staffing, insurance, cleaning, or other service for any given event, and, if so, may charge an additional fee for the event equal to the cost of such staffing, insurance, cleaning, or service.
7. **Adjustment of Rates.** Not more than once per year, the Board may adjust by resolution adopted at a duly noticed public meeting any of the fees set forth in paragraphs 4, 5, and 6 by not more than five percent per year to reflect actual costs of operation of the Amenities, to promote use of the Amenities, or for any other purpose as determined by the Board to be in the best interests of the District. The Board may also in its discretion authorize discounts for certain services.
8. **Prior Rules; Policies.** The District's prior rules setting amenities rates are hereby rescinded. The District's Amenities Policies, as may be amended from time to time, govern all use of the Amenities.
9. **Severability.** The invalidity or unenforceability of any one or more provisions of this rule shall not affect the validity or enforceability of the remaining portions of this rule, or any part of this rule not held to be invalid or unenforceable.

Law Implemented: ss. 190.011, 190.035, Fla. Stat. (2018)

Effective Date:

**PART 3: Meadow View at Twin Creeks**  
**Community Development District**  
*Disciplinary & Enforcement Rule*

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In accordance with Chapters 190 and 120 of the Florida Statutes, and on April 18, 2019 at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Meadow View at Twin Creeks Community Development District adopted the following rules / policies to govern disciplinary and enforcement matters. All prior rules / policies of the District governing this subject matter are hereby superseded on a going forward basis.

---

1. **Introduction.** This rule addresses disciplinary and enforcement matters relating to the use of the amenities and other properties owned and managed by the District. All capitalized terms not otherwise defined herein have the definitions ascribed to them in the District's Amenities Operating Rules.

2. **General Rule.** All persons using the Amenities and entering District properties are responsible for compliance with, and shall comply with, the Amenities Rules established for the safe operations of the District's Amenities.

3. **Suspension of Rights.** The District, through its Board, District Manager, Amenities Manager, shall have the right to restrict, suspend, or terminate the Amenities privileges of any person to use the Amenities for any of the following behavior:

- a. Submits false information on any application for use of the Amenities;
- b. Permits the unauthorized use of an Access Card;
- c. Exhibits unsatisfactory behavior, deportment or appearance;
- d. Fails to pay amounts owed to the District in a proper and timely manner;
- e. Fails to abide by any District rules or policies (e.g., Amenity Rules and Policies);
- f. Treats the District's supervisors, staff, amenities management, contractors, or other representatives, or other residents or guests, in an unreasonable or abusive manner;
- g. Damages or destroys District property; or
- h. Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, staff, amenities management, contractors, or other representatives, or other residents or Guests.

4. **Authority of Amenities Manager.** The Amenities Manager or his or her designee has the ability to remove any person from one or all Amenities if any of the above-referenced behaviors are exhibited or actions committed. The Amenities Manager or their designee may at any time restrict or suspend for cause or causes, including but

not limited to those described above, any person's (and his/her family's) privileges to use any or all of the Amenities for a period not to exceed thirty days.

5. **Authority of District Manager.** The District Manager may at any time restrict, suspend or terminate for cause or causes, including but not limited to those described above, any person's (and his/her family's) privileges to use any or all of the District Amenities for a period greater than thirty days. Any such person will have the right to appeal the imposition of the restriction, suspension or termination before the Board of Supervisors.

6. **Enforcement of Penalties/Fines.** For any of the reasons set forth in Section 3 above, the District shall additionally have the right to impose a fine of up to the amount of \$1,000 – in addition to any amounts for damages – and collect such fine, damages and attorney's fees as a contractual lien or as otherwise provided pursuant to Florida law.

7. **Legal Action; Criminal Prosecution.** If any person is found to have committed any of the infractions noted in Section 3 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.

8. **Severability.** If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2018)  
Effective Date: February 21, 2019

**EXHIBIT C:**  
**Parking Rules**



## **EXHIBIT A**

### **MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT RULE RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT**

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**In accordance with Chapter 190, Florida Statutes, and on September 19, 2019 at a duly noticed public meeting, the Board of Supervisors of the Meadow View at Twin Creeks Community Development District (the “District”) adopted the following policy to govern overnight parking and parking enforcement on certain District property.**

---

**SECTION 1. INTRODUCTION.** The District finds that parked Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles (hereinafter defined) on certain of its property Overnight (hereinafter defined) cause hazards and danger to the health, safety and welfare of District residents and the public. This policy is intended to provide the District with the ability to remove such Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles from District designated Tow-Away Zones consistent with this Policy and as indicated on **Exhibit A** attached hereto. This Policy authorizes parking in any areas outside of the Tow-Away Zone depicted on **Exhibit A**.

#### **SECTION 2. PARKING RULES.**

- A.**        *Commercial Vehicle.* Any mobile item which normally uses wheels, whether motorized or not, that (i) is titled, registered or leased to a company and not an individual person, or (ii) is used for business purposes even if titled, registered or leased to an individual person.
- B.**        *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not.
- C.**        *Vessel.* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- D.**        *Recreational Vehicle.* A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.
- E.**        *Parked.* A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.
- F.**        *Tow-Away Zone.* District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action.
- G.**        *Overnight.* Between the hours of 6:00 p.m. and 6:00 a.m. daily.

**SECTION 3. TOW-AWAY ZONES.** All roadways owned by the District and within the District's boundaries are hereby established as "Tow-Away Zones" during Overnight hours for all Commercial Vehicles, Vessels, Recreational Vehicles and Vehicles ("**Tow Away Zone**").

**SECTION 4. TOWING/REMOVAL PROCEDURES.**

- A. SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be approved by the District's Board of Supervisors and shall be posted on District property in the manner set forth in section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with section 715.07, *Florida Statutes*.
- B. TOWING/REMOVAL AUTHORITY.** To effect towing/removal of a Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle, the District Manager or his/her designee must verify that the subject Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle was not authorized to park under this rule. Upon such verification, the District Manager or his/her designee shall place a written warning on the windshield of the Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle. Such written warning shall include the time of issuance of the warning. If the Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle remains parked in the Tow Away Zone for 24 hours following the issuance of a written warning, the District Manager or his/her designee then must contact a firm authorized by Florida law to tow/remove Commercial Vehicle, Vehicles, Vessels and Recreational Vehicles for the removal of such unauthorized vehicle at the owner's expense. The Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in section 715.07, *Florida Statutes*.
- C. AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles in accordance with Florida law and with the policies set forth herein.

**SECTION 5. PARKING AT YOUR OWN RISK.** Commercial Vehicles, Vehicles, Vessels or Recreational Vehicles may be parked on District property pursuant to this rule, provided however that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.

Effective date: \_\_\_\_\_, 2019

**EXHIBIT D:**  
**Certificate of Insurance**

*EIGHTH ORDER OF BUSINESS*

**MEADOW VIEW AT TWIN CREEKS  
COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2021**

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA**

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
Meadow View at Twin Creeks Community Development District  
St. Johns County, Florida

### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Meadow View at Twin Creeks Community Development District, St. Johns County, Florida ("District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2021, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

## **Other Matters**

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### *Other Information*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) is not a required part of the basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

### **Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated June 29, 2022, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 29, 2022



## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

Our discussion and analysis of Meadow View at Twin Creeks Community Development District, St. Johns County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2021. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### **FINANCIAL HIGHLIGHTS**

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$25,342,397.
- The change in the District's total net position in comparison with the prior fiscal year was \$14,386,870, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2021, the District's governmental funds reported combined ending fund balances of \$6,780,221, an increase of \$2,964,088 in comparison with the prior fiscal year. A portion of fund balance is non-spendable for prepaid items and deposits, restricted for debt service and capital projects, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

### **OVERVIEW OF FINANCIAL STATEMENTS**

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### **Government-Wide Financial Statements**

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management), recreation and maintenance functions.

#### **Fund Financial Statements**

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund which are considered major funds.

The District adopts an annual appropriated budget for its general and debt service funds. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

### GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2021	2020
Assets, excluding capital assets	\$ 6,992,962	\$ 5,362,151
Capital assets, net of depreciation	55,735,549	53,601,968
Total assets	62,728,511	58,964,119
Liabilities, excluding long-term liabilities	945,998	2,462,171
Long-term liabilities	36,440,116	45,546,421
Total liabilities	37,386,114	48,008,592
Net Position		
Net investment in capital assets	19,319,281	8,055,547
Restricted	5,599,249	3,024,940
Unrestricted	423,867	(124,960)
Total net position	\$ 25,342,397	\$ 10,955,527

## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used.

The District's net position increased during the most recent fiscal year. The majority of the increase was due to prepayment revenues collected during the current fiscal year.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2021	2020
Revenues:		
Program revenues		
Charges for services	\$ 14,539,820	\$ 6,629,726
Operating grants and contributions	722,129	854,931
Capital grants and contributions	2,435,777	775
General revenues		
Miscellaneous	30,167	1,250
Unrestricted investment earnings	11	35
Total revenues	17,727,904	7,486,717
Expenses:		
General government	161,805	175,392
Maintenance and operations	678,314	443,286
Amenity center	479,459	371,682
Interest on long-term debt	2,021,456	2,083,350
Bond issue costs	-	347,900
Total expenses	3,341,034	3,421,610
Change in net position	14,386,870	4,065,107
Net position - beginning	10,955,527	6,890,420
Net position - ending	\$ 25,342,397	\$ 10,955,527

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2021 was \$3,341,034. The majority of the costs of the District's activities were paid by program revenues. Program revenues are comprised primarily of assessments and Developer contributions. The remainder of the current fiscal year revenue includes interest revenue and miscellaneous income. Program revenues increased during the current fiscal year as a result of an increase in prepaid assessments. In total, expenses decreased in the current fiscal year as a result of a decrease in interest expense and bond issue costs.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2021 was amended to increase revenues by \$70,029 and increase appropriations by \$137,528. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2021.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2021, the District had \$55,762,845 invested in capital assets. In the government-wide financial statements depreciation of \$27,296 has been taken, which resulted in a net book value of \$55,735,549. More detailed information about the District's capital assets is presented in the notes of the financial statements.

### Capital Debt

At September 30, 2021, the District had \$31,825,000 in Bonds outstanding, \$4,580,339 in Developer advances and \$34,777 in capital leases outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS

Subsequent to fiscal year end, the District issued \$12,755,000 of Series 2021 Bonds, consisting of multiple term bonds with due dates ranging from May 1, 2026 – May 1, 2052 and fixed interest rates ranging from 2.42% to 3.8%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Meadow View at Twin Creeks Community Development District's Finance Department at 475 West Town Place, Suite 114, St. Augustine, Florida, 32092.

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2021**

	Governmental Activities
<b>ASSETS</b>	
Cash	\$ 231,700
Investments	6,937
Assessments receivable	324,163
Accounts receivable	12
Due from Developer	341,223
Deposits and prepaids	53,838
Restricted assets:	
Investments	6,035,089
Capital assets:	
Nondepreciable	55,626,370
Depreciable, net	109,179
Total assets	<u>62,728,511</u>
<b>LIABILITIES</b>	
Accounts payable	39,485
Contracts and retainage payable	167,122
Accrued interest payable	733,257
Unearned revenue	6,134
Non-current liabilities:	
Due within one year	498,605
Due in more than one year	35,941,511
Total liabilities	<u>37,386,114</u>
<b>NET POSITION</b>	
Net investment in capital assets	19,319,281
Restricted for debt service	5,599,249
Unrestricted	423,867
Total net position	<u>\$ 25,342,397</u>

See notes to the financial statements

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Primary government:					
Governmental activities:					
General government	\$ 161,805	\$ 161,805	\$ -	\$ -	\$ -
Maintenance and operations	678,314	314,333	721,927	2,435,777	2,793,723
Amenity center	479,459	222,183	-	-	(257,276)
Interest on long-term debt	2,021,456	13,841,499	202	-	11,820,245
Total governmental activities	3,341,034	14,539,820	722,129	2,435,777	14,356,692
General revenues:					
Miscellaneous					30,167
Unrestricted investment earnings					11
Total general revenues					30,178
Change in net position					14,386,870
Net position - beginning					10,955,527
Net position - ending					\$ 25,342,397

See notes to the financial statements

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2021**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
<b>ASSETS</b>				
Cash	\$ 231,700	\$ -	\$ -	\$ 231,700
Investments	6,937	6,011,241	23,848	6,042,026
Assessments receivable	2,898	321,265	-	324,163
Accounts receivable	12	-	-	12
Due from Developer	174,101	-	167,122	341,223
Deposits and prepaids	53,838	-	-	53,838
Total assets	<u>\$ 469,486</u>	<u>\$ 6,332,506</u>	<u>\$ 190,970</u>	<u>\$ 6,992,962</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable	\$ 39,485	\$ -	\$ -	\$ 39,485
Contracts and retainage payable	-	-	167,122	167,122
Unearned revenue	6,134	-	-	6,134
Total liabilities	<u>45,619</u>	<u>-</u>	<u>167,122</u>	<u>212,741</u>
Fund balances:				
Nonspendable:				
Prepaids and deposits	53,838	-	-	53,838
Restricted for:				
Debt service	-	6,332,506	-	6,332,506
Capital projects	-	-	23,848	23,848
Unassigned	370,029	-	-	370,029
Total fund balances	<u>423,867</u>	<u>6,332,506</u>	<u>23,848</u>	<u>6,780,221</u>
Total liabilities and fund balances	<u>\$ 469,486</u>	<u>\$ 6,332,506</u>	<u>\$ 190,970</u>	<u>\$ 6,992,962</u>

See notes to the financial statements

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2021**

Fund balance - governmental funds \$ 6,780,221

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	55,762,845	
Accumulated depreciation	<u>(27,296)</u>	55,735,549

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(733,257)	
Capital lease	(34,777)	
Developer advance	(4,580,339)	
Bonds payable	<u>(31,825,000)</u>	<u>(37,173,373)</u>
Net position of governmental activities		<u><u>\$ 25,342,397</u></u>

See notes to the financial statements



**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
<b>REVENUES</b>				
Assessments	\$ 698,321	\$ 13,841,499	\$ -	\$ 14,539,820
Developer contributions	721,927	-	2,435,776	3,157,703
Interest	11	202	1	214
Miscellaneous revenues	30,167	-	-	30,167
Total revenues	1,450,426	13,841,701	2,435,777	17,727,904
<b>EXPENDITURES</b>				
Current:				
General government	161,805	-	-	161,805
Maintenance and operations	678,314	-	-	678,314
Amenity center	465,811	-	-	465,811
Debt Service:				
Principal	23,604	9,250,000	-	9,273,604
Interest	4,087	2,200,265	-	2,204,352
Capital outlay	-	-	2,147,229	2,147,229
Total expenditures	1,333,621	11,450,265	2,147,229	14,931,115
Excess (deficiency) of revenues over (under) expenditures	116,805	2,391,436	288,548	2,796,789
<b>OTHER FINANCING SOURCES (USES)</b>				
Interfund transfer in	-	-	23	23
Interfund transfer (out)	-	(23)	-	(23)
Developer advance	-	-	167,299	167,299
Total other financing sources (uses)	-	(23)	167,322	167,299
Net change in fund balances	116,805	2,391,413	455,870	2,964,088
Fund balances - beginning	307,062	3,941,093	(432,022)	3,816,133
Fund balances - ending	\$ 423,867	\$ 6,332,506	\$ 23,848	\$ 6,780,221

See notes to the financial statements

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

Net change in fund balances - total governmental funds	\$ 2,964,088
Amounts reported for governmental activities in the statement of activities are different because:	
Depreciation on capital assets is not recognized in the governmental fund statement but is reported as an expense in the statement of activities.	(13,648)
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.	2,147,229
Governmental funds report Developer advances as financial resources when cash is received, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	(167,299)
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	9,273,604
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	182,896
Change in net position of governmental activities	<u>\$ 14,386,870</u>

See notes to the financial statements

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

Meadow View at Twin Creeks Community Development District ("District") was established by Ordinance 2016-11 of the Board of County Commissioners of St. Johns County, pursuant to the Uniform Community Development District Act of 1980, and otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue Bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the landowners within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2021, four of the Board members are affiliated with Heartwood 23, LLC ("Developer").

The Board has the responsibility for, among other things:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. (Operating-type special assessments for maintenance and debt service are treated as charges for services.); and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

### **Assessments**

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the “Uniform Method of Collection” under Florida Statutes. Direct collected assessments are due as set forth in the annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the Uniform Method are noticed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

### **General Fund**

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

### **Debt Service Fund**

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

### **Capital Projects Fund**

The capital projects fund is used to account for the costs of major infrastructure acquired by the District and also to accumulate capital reserves for future maintenance costs and capital projects.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity

#### Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

#### Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Inter-local Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

#### Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

#### Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Equipment	10

#### Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### **Long-Term Obligations**

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

#### **Deferred Outflows/Inflows of Resources**

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

#### **Fund Equity/Net Position**

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Other Disclosures

#### Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

## NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the upcoming October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board, subject to the terms of the District's annual appropriation resolution.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

## NOTE 4 – DEPOSITS AND INVESTMENTS

### Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

### Investments

The District's investments were held as follows at September 30, 2021:

	Amortized cost	Credit Risk	Maturities
US Bank Money Market	\$ 6,042,026	N/A	N/A
	<u>\$ 6,042,026</u>		

*Credit risk* – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

*Concentration risk* – The District places no limit on the amount the District may invest in any one issuer.

*Interest rate risk* – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

## NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

### Investments (Continued)

*Fair Value Measurement* – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

## NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2021 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Construction in progress	\$ 53,479,141	\$ 2,147,229	\$ -	\$ 55,626,370
Total capital assets, not being depreciated	53,479,141	2,147,229	-	55,626,370
Capital assets, being depreciated				
Equipment	136,475	-	-	136,475
Total capital assets, being depreciated	136,475	-	-	136,475
Less accumulated depreciation for:				
Equipment	13,648	13,648	-	27,296
Total accumulated depreciation	13,648	13,648	-	27,296
Total capital assets, being depreciated, net	122,827	(13,648)	-	109,179
Governmental activities capital assets, net	\$ 53,601,968	\$ 2,133,581	\$ -	\$ 55,735,549

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$94,000,000. The infrastructure will include earthwork, stormwater management, roadways and transportation improvements, sewer and wastewater utilities, water supply, landscaping, irrigations, hardscaping, and recreation improvements. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District or other governmental entities. Upon completion, the water, sewer, and reclaim utilities systems are to be conveyed to others for ownership and maintenance responsibilities.



## **NOTE 6 – LONG TERM LIABILITIES**

### **Series 2016A**

On October 27, 2016 the District issued \$12,030,000 of Special Assessment Bonds, Series 2016A consisting of multiple term bonds with due dates ranging from May 1, 2027 to May 1, 2047 and fixed interest rates ranging from 4.5% to 5.8%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2017.

The Bonds are subject to optional redemption prior to maturity as outlined in the Bond Indenture. The Bonds are also subject to extraordinary mandatory redemption prior to their selected maturity in the manner outlined in the Bond Indenture.

### **Series 2016B**

On October 27, 2016 the District issued \$9,405,000 of Special Assessment Bonds, Series 2016B. The Bonds are due May 1, 2026 with a fixed interest rate of 6%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid on May 1, 2026.

The Bonds are subject to optional redemption prior to maturity as outlined in the Bond Indenture. The Bonds are also subject to extraordinary mandatory redemption prior to their selected maturity in the manner outlined in the Bond Indenture. See Note 11 - Subsequent Events for call amounts subsequent to the fiscal year end.

### **Series 2018**

On October 10, 2018 the District issued \$16,490,000 of Special Assessment Bonds, Series 2018 consisting of multiple term bonds with due dates ranging from May 1, 2024 to May 1, 2049 and fixed interest rates ranging from 4.25% to 5.6%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2020.

The Bonds are subject to optional redemption prior to maturity as outlined in the Bond Indenture. The Bonds are also subject to extraordinary mandatory redemption prior to their selected maturity in the manner outlined in the Bond Indenture. This occurred during the current fiscal year as the District collected assessments from lot closings and prepaid \$3,390,000 of the Series 2018 Bonds. See Note 11 - Subsequent Events for additional call amounts subsequent to the fiscal year end.

### **Series 2019**

On February 25, 2019 the District issued \$8,110,000 of Special Assessment Bonds, Series 2019 consisting of multiple term bonds with due dates ranging from May 1, 2030 to May 1, 2049 and fixed interest rates ranging from 5.2% to 5.8%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2020.

The Bonds are subject to optional redemption prior to maturity as outlined in the Bond Indenture. The Bonds are also subject to extraordinary mandatory redemption prior to their selected maturity in the manner outlined in the Bond Indenture. This occurred during the current fiscal year as the District collected assessments from lot closings and prepaid \$1,905,000 of the Series 2019 Bonds. See Note 11 - Subsequent Events for additional call amounts subsequent to the fiscal year end.

## NOTE 6 – LONG TERM LIABILITIES (Continued)

### Series 2020

In May 2020, the District issued \$8,575,000 of Special Assessment Bonds, Series 2020 consisting of multiple term bonds with due dates ranging from May 1, 2026 to May 1, 2051 and fixed interest rates ranging from 4.25% to 5.375%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2022.

The Bonds are subject to optional redemption prior to maturity as outlined in the Bond Indenture. The Bonds are also subject to extraordinary mandatory redemption prior to their selected maturity in the manner outlined in the Bond Indenture. This occurred during the current fiscal year as the District collected assessments from lot closings and prepaid \$3,535,000 of the Series 2020 Bonds. See Note 11 - Subsequent Events for additional call amounts subsequent to the fiscal year end.

The Bond Indenture for each Bond Series established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2021 for each Bond Series.

### Capital Lease

In October 2018 the District entered into a capital lease agreement for the acquisition of fitness equipment. The total acquisition cost of the property was \$134,895, of which the Developer advance funded a down payment in the amount of \$41,383 which was repaid to the Developer during the fiscal year ended September 30, 2019. The remaining principal balance of \$93,512 was recognized as a capital lease obligation during the fiscal year ended September 30, 2019. The term of the lease is from February 7, 2019 to January 7, 2023 and is payable in monthly installments of \$2,308.

### Developer Advance

The Developer has agreed to provide advance funding for the infrastructure project. During the current fiscal year the Developer advanced \$167,299 to the District. See Note 12 – Subsequent Events for reimbursements made to the Developer subsequent to fiscal year end.

### Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2021 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2016	\$ 10,120,000	\$ -	\$ 115,000	\$ 10,005,000	\$ 120,000
Series 2018	14,515,000	-	3,585,000	10,930,000	175,000
Series 2019	7,970,000	-	2,015,000	5,955,000	110,000
Series 2020	8,470,000	-	3,535,000	4,935,000	70,000
Capital lease	58,381	-	23,604	34,777	23,605
Developer advance	4,413,040	167,299	-	4,580,339	-
Total	\$ 45,546,421	\$ 167,299	\$ 9,273,604	\$ 36,440,116	\$ 498,605

## NOTE 6 – LONG TERM LIABILITIES (Continued)

### Long-term Debt Activity (Continued)

At September 30, 2021, the future minimum lease payments on the capital lease obligations were as follows:

Fiscal year	Amount
2022	\$ 27,691
2023	9,230
Total minimum lease payments	36,921
Less: amounts representing interest	(2,144)
Present value of minimum lease payments	<u>\$ 34,777</u>

At September 30, 2021, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2022	\$ 475,000	\$ 1,750,862	\$ 2,225,862
2023	500,000	1,728,021	2,228,021
2024	520,000	1,704,000	2,224,000
2025	545,000	1,678,973	2,223,973
2026	575,000	1,651,610	2,226,610
2027-2031	7,115,000	6,765,737	13,880,737
2032-2036	4,285,000	5,670,554	9,955,554
2037-2041	5,545,000	4,374,019	9,919,019
2042-2046	7,215,000	2,658,060	9,873,060
2047-2051	5,050,000	632,320	5,682,320
Total	<u>\$ 31,825,000</u>	<u>\$ 28,614,156</u>	<u>\$ 60,439,156</u>

## NOTE 7 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

## NOTE 8 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

## NOTE 9 – DEVELOPER TRANSACTIONS

### Governmental Funds

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$721,927, which includes a receivable of \$174,101 at September 30, 2021. In addition, the Developer is funding the construction project. In connection with that agreement, Developer contributions to the capital projects fund were \$2,435,776, which includes a receivable of \$167,122 at September 30, 2021.

## NOTE 10 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

## **NOTE 11 – SUBSEQUENT EVENTS**

### **Series 2021 Bonds Issued**

Subsequent to fiscal year end, the District issued \$12,755,000 of Series 2021 Bonds, consisting of multiple term bonds with due dates ranging from May 1, 2026 – May 1, 2052 and fixed interest rates ranging from 2.42% to 3.8% The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District.

### **Developer Construction Funding**

Subsequent to fiscal year end, the Developer has provided additional advance funding for the costs of the construction project.

### **Commitments & Contingencies**

Subsequent to fiscal year end, the District has entered into various construction contracts for a total of \$12,181,779.

### **Bond Payments**

Subsequent to fiscal year end, the District prepaid a total of \$3,795,000, \$2,030,000, \$2,395,000 and \$3,070,000 of the Series 2016, Series 2018, Series 2019, and Series 2020 Bonds, respectively. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indenture.

### **Developer Advances**

Subsequent to fiscal year end the District reimbursed the Developer for all outstanding advanced amounts of \$4,580,339 with proceeds from the issuance of Series 2021 Bonds.

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

	Budgeted Amounts		Actual	Variance with Final Budget - Positive (Negative)
	Original	Final	Amounts	
<b>REVENUES</b>				
Assessments	\$ 694,613	\$ 695,423	\$ 698,321	\$ 2,898
Developer contributions	508,785	547,826	721,927	174,101
Interest	-	5,389	11	(5,378)
Miscellaneous income	-	24,789	30,167	5,378
Total revenues	1,203,398	1,273,427	1,450,426	176,999
<b>EXPENDITURES</b>				
Current:				
General government	162,750	167,663	161,805	5,858
Maintenance and operations	587,019	670,202	678,314	(8,112)
Amenity center	453,629	503,061	465,811	37,250
Debt Service:				
Principal	-	-	23,604	(23,604)
Interest	-	-	4,087	(4,087)
Total expenditures	1,203,398	1,340,926	1,333,621	7,305
Excess (deficiency) of revenues over (under) expenditures	-	(67,499)	116,805	184,304
<b>OTHER FINANCING SOURCES</b>				
Carryforward surplus	-	67,499	-	(67,499)
Total other financing sources	-	67,499	-	(67,499)
Net change in fund balance	\$ -	\$ -	116,805	\$ 116,805
Fund balance - beginning			307,062	
Fund balance - ending			\$ 423,867	

See notes to required supplementary information

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2021 was amended to increase revenues by \$70,029 and increase appropriations by \$137,528. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2021.

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA  
OTHER INFORMATION – DATA ELEMENTS  
REQUIRED BY FL STATUTE 218.39(3)(C)  
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of district employees compensated at 9/30/2021	-
Number of independent contractors compensated in September 2021	25
Employee compensation for FYE 9/30/2021 (paid/accrued)	-
Independent contractor compensation for FYE 9/30/2021	\$ 4,436,097
Construction projects to begin on or after October 1; (>\$65K)	
Series 2016A-1 and A-2	no construction project
Series 2016B	no construction project
Series 2018	no construction project
Series 2019	See Construction Schedule - Developer funding
Series 2020	no construction project
Budget variance report	See page 23 of annual financial report
Ad Valorem taxes;	Not applicable
Millage rate FYE 9/30/2021	Not applicable
Ad valorem taxes collected FYE 9/30/2021	Not applicable
Outstanding Bonds:	Not applicable
Series 2016A-1 due November 1, 2047, see Note 6 for details	\$ 6,210,000
Series 2016B due November 1, 2026, see Note 6 for details	\$ 3,795,000
Series 2018A-1 due May 1, 2049, see Note 6 for details	\$ 8,690,000
Series 2018A-2 due May 1, 2049, see Note 6 for details	\$ 2,860,000
Series 2019A-1 due May 1, 2049, see Note 6 for details	\$ 3,560,000
Series 2019A-2 due May 1, 2049, see Note 6 for details	\$ 2,665,000
Series 2020A-1 due May 1, 2026, see Note 6 for details	\$ 1,685,000
Series 2020A-2 due May 1, 2031, see Note 6 for details	\$ 1,770,000
Series 2020A-3 due May 1, 2051, see Note 6 for details	\$ 2,425,000
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2021	
Operation and Maintenance	\$564.00-\$810.75
Series 2016A1	\$1,387.70-\$1,773.17
Series 2018A1	\$1,233.86-\$1,667.30
Series 2018A2	\$1,049.37-\$1,418.00
Series 2019A1	\$1,596.98-\$2,018.00
Series 2019A2	\$1,958.55-\$2,474.90
Special assessments collected FYE 9/30/2021	
O&M	
Series 2016A-1	\$ 698,321
Debt Service Series 2015B1-2	\$ 448,740
Debt Service Series 2016B	\$ 79,992
Series 2018A-1	\$ 187,573
Series 2018A-2	\$ 615,300
Series 2019A-1	\$ 327,150
Series 2019A-2	\$ 257,360
	\$ 313,155



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**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL  
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT  
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH  
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Meadow View at Twin Creeks Community Development District  
St. Johns County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Meadow View at Twin Creeks Community Development District, St. Johns County, Florida ("District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 29, 2022.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

**Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.



**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 29, 2022



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
Meadow View at Twin Creeks Community Development District  
St. Johns County, Florida

We have examined Meadow View at Twin Creeks Community Development District, St. Johns County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2021. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2021.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Meadow View at Twin Creeks Community Development District, St. Johns County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 29, 2022



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## **MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors  
Meadow View at Twin Creeks Community Development District  
St. Johns County, Florida

### **Report on the Financial Statements**

We have audited the accompanying basic financial statements of Meadow View at Twin Creeks Community Development District, St. Johns County, Florida ("District") as of and for the fiscal year ended September 30, 2021, and have issued our report thereon dated June 29, 2022.

### **Auditor's Responsibility**

We conducted our audit 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 Chapter 10.550, Rules of the Florida Auditor General.

### **Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 29, 2022, should be considered in conjunction with this management letter.

### **Purpose of this Letter**

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Meadow View at Twin Creeks Community Development District, St. Johns County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Meadow View at Twin Creeks Community Development District, St. Johns County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 29, 2022

## **REPORT TO MANAGEMENT**

### **I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS**

None

### **II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS**

None

### **III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2020.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2021.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2021.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2021. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statement on page 25.

## *NINTH ORDER OF BUSINESS*

# *Meadow View at Twin Creeks Community Development District*

## *Approved Budget*

*FY 2023  
July 21, 2022*



# *Meadow View at Twin Creeks Community Development District*

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# Meadow View at Twin Creeks

## Community Development District

## General Fund

<i>Description</i>	<i>Adopted Budget FY 2022</i>	<i>Actual Thru 6/30/22</i>	<i>Projected Next 3 Months</i>	<i>Total Projected 9/30/22</i>	<i>Approved Budget FY 2023</i>	<i>% Changes Increase (Decrease)</i>
<b><u>Revenues</u></b>						
Assessments	\$1,551,775	\$821,350	\$692,463	\$1,513,813	\$1,796,861	15.8%
Special Assessments - Gate Monitoring	\$0	\$0	\$0	\$0	\$16,235	N/A
Interest/Miscellaneous Income	\$0	\$7,870	\$2	\$7,872	\$5,000	N/A
Restricted - Easement Fence Fund	\$0	\$12,000	\$0	\$12,000	\$0	N/A
Facility Revenue	\$10,000	\$12,912	\$500	\$13,412	\$10,000	0.0%
<b>Total Revenues</b>	<b>\$1,561,775</b>	<b>\$854,131</b>	<b>\$692,965</b>	<b>\$1,547,097</b>	<b>\$1,828,096</b>	<b>15%</b>
<b><u>Expenditures</u></b>						
<b><u>Administrative</u></b>						
Engineering	\$20,000	\$19,864	\$16,226	\$36,089	\$36,000	80.0%
Attorney	\$30,000	\$20,456	\$19,868	\$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	\$13,850	\$4,625	\$18,475	\$20,000	0.0%
Trustee Fee	\$21,000	\$12,813	\$2,478	\$15,291	\$21,000	0.0%
Management Fees	\$49,613	\$37,210	\$12,403	\$49,613	\$52,094	5.0%
Information Technology	\$1,400	\$1,050	\$350	\$1,400	\$1,550	10.7%
Website Compliance	\$1,000	\$750	\$250	\$1,000	\$1,100	10.0%
Telephone	\$500	\$538	\$161	\$700	\$700	40.0%
Postage	\$800	\$739	\$261	\$1,000	\$1,000	25.0%
Insurance	\$7,796	\$7,335	\$0	\$7,335	\$8,802	12.9%
Printing & Binding	\$4,000	\$1,192	\$350	\$1,542	\$2,000	-50.0%
Legal Advertising	\$3,000	\$471	\$500	\$971	\$1,500	-50.0%
Other Current Charges	\$1,600	\$657	\$225	\$882	\$1,600	0.0%
Office Supplies	\$300	\$58	\$15	\$73	\$300	0.0%
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175	0.0%
<b>Administrative Expenditures</b>	<b>\$181,084</b>	<b>\$128,958</b>	<b>\$65,812</b>	<b>\$194,771</b>	<b>\$198,921</b>	<b>9%</b>
<b><u>AMENITY CENTER</u></b>						
<b><u>Utilities</u></b>						
Telephone/Cable/Internet	\$10,752	\$8,088	\$2,607	\$10,695	\$10,900	1.4%
Electric	\$38,000	\$30,131	\$11,235	\$41,366	\$45,800	20.5%
Water/Irrigation	\$20,000	\$12,260	\$6,000	\$18,260	\$20,000	0.0%
Gas	\$1,500	\$1,451	\$385	\$1,836	\$2,136	42.4%
Trash Removal	\$3,528	\$3,789	\$1,206	\$4,995	\$4,860	37.8%
<b><u>Security</u></b>						
Security Monitoring	\$17,675	\$1,110	\$333	\$1,442	\$1,440	-91.9%
Gate Monitoring	\$0	\$10,817	\$3,770	\$14,587	\$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%
<b><u>Management Contracts</u></b>						
Facility Management	\$125,000	\$47,741	\$15,914	\$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	\$7,763	\$7,763	\$31,050	0.0%
Snack Bar Attendant	\$17,940	\$0	\$0	\$0	\$17,940	0.0%
Field Management / Admin	\$25,000	\$30,000	\$10,000	\$40,000	\$43,200	72.8%
Pool Maintenance	\$20,000	\$12,846	\$3,894	\$16,740	\$20,000	0.0%
Pool Chemicals	\$15,000	\$6,651	\$4,800	\$11,451	\$14,798	-1.3%



# Meadow View at Twin Creeks

## Community Development District

### General Fund

<i>Description</i>	<i>Adopted Budget FY 2022</i>	<i>Actual Thru 6/30/22</i>	<i>Projected Next 3 Months</i>	<i>Total Projected 9/30/22</i>	<i>Approved Budget FY 2023</i>	<i>% Changes Increase (Decrease)</i>
<b><u>AMENITY CENTER CONT'</u></b>						
Janitorial	\$20,000	\$13,625	\$4,569	\$18,194	\$22,275	11.4%
Facility Maintenance	\$30,000	\$13,403	\$6,000	\$19,403	\$30,000	0.0%
Private Event Attendant	\$5,000	\$2,404	\$2,000	\$4,404	\$5,000	0.0%
Repairs & Maintenance	\$36,000	\$18,197	\$7,500	\$25,697	\$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	\$0	\$0	\$1,000	0.0%
Food Service License	\$610	\$392	\$250	\$642	\$650	6.6%
Rental and Leases	\$27,691	\$23,076	\$4,615	\$27,691	\$27,691	0.0%
Subscriptions	\$12,000	\$2,834	\$2,786	\$5,620	\$12,000	0.0%
Pest Control	\$2,280	\$1,767	\$599	\$2,366	\$2,400	5.3%
Supplies	\$2,000	\$2,752	\$200	\$2,952	\$2,500	25.0%
Towel/Linen Service	\$2,000	\$1,261	\$345	\$1,606	\$2,000	0.0%
Furniture, Fixtures & Equipment	\$5,000	\$3,539	\$0	\$3,539	\$5,000	0.0%
Special Events	\$30,000	\$27,871	\$8,129	\$36,000	\$35,000	16.7%
Holiday Decorations	\$9,000	\$10,870	\$9,202	\$20,072	\$20,000	122.2%
Fitness Center Repairs/Supplies	\$2,000	\$2,957	\$143	\$3,100	\$3,100	55.0%
Office Supplies	\$1,500	\$859	\$641	\$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	\$575	\$0	\$575	\$575	0.0%
Performance Guaranty Bonds	\$0	\$16,659	\$0	\$16,659	\$0	N/A
<b><u>Amenity Center Expenditures</u></b>	<b>\$640,034</b>	<b>\$361,528</b>	<b>\$160,356</b>	<b>\$521,884</b>	<b>\$703,749</b>	<b>9%</b>
<b><u>Grounds Maintenance</u></b>						
Hydrology Quality/Mitigation	\$6,400	\$0	\$0	\$0	\$6,400	0.0%
Electric	\$30,000	\$16,839	\$7,500	\$24,339	\$30,000	0.0%
Landscape Maintenance	\$532,120	\$444,090	\$133,030	\$577,120	\$646,800	21.6%
Landscape Contingency	\$30,000	\$40,659	\$44,341	\$85,000	\$85,000	183.3%
Lake Maintenance	\$27,000	\$17,177	\$5,307	\$22,485	\$27,000	0.0%
Grounds Maintenance	\$12,000	\$8,703	\$3,297	\$12,000	\$12,000	0.0%
Pump Repairs	\$5,000	\$3,530	\$0	\$3,530	\$5,000	0.0%
Streetlighting	\$42,000	\$34,715	\$11,766	\$46,481	\$49,890	18.8%
Streetlight Repairs	\$5,000	\$0	\$0	\$0	\$5,000	0.0%
Irrigation Repairs	\$15,000	\$31,311	\$3,000	\$34,311	\$22,200	48.0%
Miscellaneous	\$5,000	\$0	\$1,000	\$1,000	\$5,000	0.0%
Contingency	\$31,136	\$24,178	\$0	\$24,178	\$31,136	0.0%
<b><u>Grounds Maintenance Expenditures</u></b>	<b>\$740,656</b>	<b>\$621,201</b>	<b>\$209,242</b>	<b>\$830,443</b>	<b>\$925,426</b>	<b>25%</b>
<b><u>TOTAL EXPENDITURES</u></b>	<b>\$1,561,774</b>	<b>\$1,111,687</b>	<b>\$435,410</b>	<b>\$1,547,097</b>	<b>\$1,828,095.97</b>	<b>17%</b>
<b><u>Excess Revenues/ Expenditures</u></b>	<b>\$0</b>	<b>(\$257,555)</b>	<b>\$257,555</b>	<b>\$0</b>	<b>\$0</b>	

# *Meadow View at Twin Creek*

## *Community Development District*

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.

#### *Assessments*

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.

#### *Special Assessments – Gate Monitoring*

The District will levy a non ad-valorem special assessment to owners of 73' Premium lots for the cost incurred for gate monitoring used 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.

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### **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.

##### *Attorney*

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.

*Meadow View at Twin Creek*  
*Community Development District*  
GENERAL FUND BUDGET  
FISCAL YEAR 2023

Arbitrage

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>	<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.

*Meadow View at Twin Creek*  
*Community Development District*  
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>Monthly</u>	<u>Annual</u>
Comcast	\$ 801	\$ 9,609
AT&T	\$ 70	\$ 840
	\$ 38	\$ 451
	\$ 871	\$ 10,900

Electric

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

*Meadow View at Twin Creek*  
*Community Development District*  
 GENERAL FUND BUDGET  
 FISCAL YEAR 2023

<u>Account #</u>	<u>Address</u>	<u>Monthly</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.

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

Access Cards

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

*Meadow View at Twin Creek*  
*Community Development District*  
 GENERAL FUND BUDGET  
 FISCAL YEAR 2023

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>Monthly</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>	<u>Monthly</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.

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

# Meadow View at Twin Creek Community Development District

GENERAL FUND BUDGET  
FISCAL YEAR 2023

## 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.

Contract	Monthly	Annual
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

## 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 subscriptions etc.

*Meadow View at Twin Creek*  
*Community Development District*  
GENERAL FUND BUDGET  
FISCAL YEAR 2023

*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.

*Permit and License*

Cost of pool permit renewals with Florida Department of Health.



*Meadow View at Twin Creek*  
*Community Development District*  
 GENERAL FUND BUDGET  
 FISCAL YEAR 2023

**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.

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

# *Meadow View at Twin Creek*

## *Community Development District*

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>	<u>Monthly</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.

<u>Account #</u>	<u>Address</u>	<u>Monthly</u>	<u>Annual</u>
<b>11082-69190</b>	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.

**O&M ALLOCATION - ALL LOTS AT PLATTED RATE**

LAND USE	TOTAL UNITS	ERU	TOTAL UNITS	TOTAL ERUS	TOTAL O&M	NET O&M PER UNIT	PLATTED GROSS O&M PER UNIT	FY22 O&M	\$ INCREASE GROSS PER UNIT	TOTAL O&M PROCEEDS NET	% INCREASE
TH	196	0.80	196	156.80	194,866.55	994.22	1,057.65	530.18	527.47	194,866.55	99%
43'	472	0.90	472	424.80	527,929.27	1,118.49	1,189.85	596.45	593.41	527,929.27	99%
53'	330	1.00	330	330.00	410,114.55	1,242.77	1,322.06	662.72	659.34	410,114.55	99%
63'	309	1.10	309	339.90	422,417.98	1,367.05	1,454.27	728.99	725.27	422,417.98	99%
73'	66	1.15	66	75.90	94,326.35	1,429.19	1,520.37	762.13	758.24	94,326.35	99%
73'P	103	1.15	103	118.45	147,206.27	1,429.19	1,520.37	795.26	725.11	147,206.27	91%
<b>TOTAL</b>	<b>1,476</b>		<b>1,476</b>	1,445.85	1,796,860.96					<b>1,796,860.96</b>	

**O&M Special Assessment - Gate Monitoring**

73'P	103	1.39	103	143.17	16,235.00	157.62	167.68	-	167.68	16,235.00	n/a
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**Meadow View at Twin Creeks**  
**Community Development District**

**Debt Service Fund**  
**Series 2016 A1**

<i>Description</i>	<i>Adopted Budget FY 2022</i>	<i>Actual Thru 6/30/22</i>	<i>Projected Next 3 Months</i>	<i>Total Projected 9/30/22</i>	<i>Approved Budget FY 2023</i>
<b>Revenues</b>					
Assessments - Tax Roll	\$443,364	\$443,545	\$0	\$443,545	\$443,364
Interest Income	\$20	\$15	\$3	\$18	\$20
Carry Forward Surplus	\$206,338	209,783	\$0	\$209,783	\$209,946
<b>TOTAL REVENUES</b>	<b>\$649,722</b>	<b>\$653,344</b>	<b>\$3</b>	<b>\$653,346</b>	<b>\$653,330</b>
<b>Expenditures</b>					
Interest - 11/01	\$161,700	\$161,700	\$0	\$161,700	\$159,000
Interest - 05/01	\$161,700	\$161,700	\$0	\$161,700	\$159,000
Principal - 05/01	\$120,000	\$120,000	\$0	\$120,000	\$125,000
<b>TOTAL EXPENDITURES</b>	<b>\$443,400</b>	<b>\$443,400</b>	<b>\$0</b>	<b>\$443,400</b>	<b>\$443,000</b>
<b>EXCESS REVENUES</b>	<b>\$206,322</b>	<b>\$209,944</b>	<b>\$3</b>	<b>\$209,946</b>	<b>\$210,330</b>

November 1, 2023 - Series 2016A-1 \$156,188

***Meadow View at Twin Creeks  
Community Development District  
Series 2016A-1 Special Assessment Bonds***

DATE	BALANCE	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	

***Meadow View at Twin Creeks  
Community Development District  
Series 2016A-1 Special Assessment Bonds***

DATE	BALANCE	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
		<b>\$ 6,090,000.00</b>	<b>\$ 4,556,300.00</b>	<b>\$ 10,928,000.00</b>

# Meadow View at Twin Creeks

## Community Development District

## Debt Service Fund

### Series 2018 A1 and A2

<i>Description</i>	<i>Adopted Budget FY 2022</i>	<i>Actual Thru 6/30/22</i>	<i>Projected Next 3 Months</i>	<i>Total Projected 9/30/22</i>	<i>Approved Budget FY 2023</i>
<b>Revenues</b>					
Assessments - A1	\$612,550	\$612,783	\$0	\$612,783	\$612,550
Assessments - A2	\$304,937	\$77,328	\$10,420	\$87,748	\$0
Prepayments - A2	\$0	\$1,153,676	\$0	\$1,153,676	\$0
Interest Income	\$50	\$42	\$6	\$48	\$50
Carry Forward Surplus	\$797,498	1,312,091	\$0	\$1,312,091	\$232,669
<b>TOTAL REVENUES</b>	<b>\$1,715,035</b>	<b>\$3,155,921</b>	<b>\$10,426</b>	<b>\$3,166,347</b>	<b>\$845,269</b>
<b>Expenditures</b>					
<i>Debt Service 2018 A1</i>					
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
<i>Debt Service 2018 A2</i>					
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
<b>TOTAL EXPENDITURES</b>	<b>\$1,386,108</b>	<b>\$2,748,988</b>	<b>\$196,820</b>	<b>\$2,945,808</b>	<b>\$615,638</b>
<b>Other Sources/(Uses)</b>					
Interfund Transfer In/(Out)	\$0	\$12,130	\$0	\$12,130	\$0
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>\$12,130</b>	<b>\$0</b>	<b>\$12,130</b>	<b>\$0</b>
<b>EXCESS REVENUES</b>	<b>\$328,927</b>	<b>\$419,063</b>	<b>(\$186,394)</b>	<b>\$232,669</b>	<b>\$229,632</b>

November 1, 2023 - Series 2018A-1

\$229,631

***Meadow View at Twin Creeks  
Community Development District  
Series 2018A-1 Special Assessment Bonds***

<i><b>DATE</b></i>	<i><b>BALANCE</b></i>	<i><b>RATE</b></i>	<i><b>PRINCIPAL</b></i>	<i><b>INTEREST</b></i>	<i><b>TOTAL</b></i>
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	
11/1/23	\$ 8,400,000.00			\$ 229,631.25	\$ 612,450.00
5/1/24	\$ 8,400,000.00		\$ 155,000.00	\$ 229,631.25	
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	



*Meadow View at Twin Creeks  
Community Development District  
Series 2018A-1 Special Assessment Bonds*

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
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
			<b>\$ 8,550,000.00</b>	<b>\$ 8,157,350.00</b>	<b>\$ 17,083,143.75</b>

# Meadow View at Twin Creeks

## Community Development District

## Debt Service Fund

Series 2019 A1 - A2

<i>Description</i>	<i>Adopted Budget FY 2022</i>	<i>Actual Thru 6/30/22</i>	<i>Projected Next 3 Months</i>	<i>Total Projected 9/30/22</i>	<i>Approved Budget FY 2023</i>
<b>Revenues</b>					
Assessments - A1	\$257,360	\$257,458	\$0	\$257,458	\$257,360
Assessments - A2	\$194,530	\$11,751	\$0	\$11,751	\$0
Prepayments	\$0	\$1,851,343	\$0	\$1,851,343	\$0
Interest Income	\$20	\$22	\$2	\$24	\$20
Cary Forward Surplus	\$468,896	\$727,725	\$0	\$727,725	\$105,857
<b>TOTAL REVENUES</b>	<b>\$920,806</b>	<b>\$2,848,299</b>	<b>\$2</b>	<b>\$2,848,301</b>	<b>\$363,237</b>
<b>Expenditures</b>					
<u>Series 2019 A1</u>					
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>Series 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
<b>TOTAL EXPENDITURES</b>	<b>\$731,350</b>	<b>\$2,742,434</b>	<b>\$0</b>	<b>\$2,742,434</b>	<b>\$258,920</b>
<b>Other Sources/(Uses)</b>					
Interfund Transfer In/(Out)	\$0	(\$10)	\$0	(\$10)	\$0
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>(\$10)</b>	<b>\$0</b>	<b>(\$10)</b>	<b>\$0</b>
<b>EXCESS REVENUES</b>	<b>\$189,456</b>	<b>\$105,855</b>	<b>\$2</b>	<b>\$105,857</b>	<b>\$104,317</b>

November 1, 2023 - Series 2019A-1	\$97,900
Total	<u>\$97,900</u>

***Meadow View at Twin Creeks  
Community Development District  
Series 2019A-1 Special Assessment Bonds***

<i><b>DATE</b></i>	<i><b>BALANCE</b></i>	<i><b>RATE</b></i>	<i><b>PRINCIPAL</b></i>	<i><b>INTEREST</b></i>	<i><b>TOTAL</b></i>
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

*Meadowview at Twin Creeks  
Community Development District  
Series 2019A-1 Special Assessment Bonds*

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
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
			<b>\$ 3,505,000.00</b>	<b>\$ 3,488,445.00</b>	<b>\$ 6,993,445.00</b>

# Meadow View at Twin Creeks

## Community Development District

## Debt Service Fund

Series 2020 A1 A2 A3

<i>Description</i>	<i>Adopted Budget FY 2022</i>	<i>Actual Thru 6/30/22</i>	<i>Projected Next 3 Months</i>	<i>Total Projected 9/30/22</i>	<i>Approved Budget FY 2023</i>
<b>Revenues</b>					
Assessments A1	\$114,494	\$113,087	\$0	\$113,087	\$114,494
Assessments A2	\$121,431	\$59,448	\$23,712	\$83,160	\$0
Assessments A3	\$180,400	\$87,792	\$28,091	\$115,883	\$0
Prepayments A2	\$0	\$892,039	\$0	\$892,039	\$0
Prepayments A3	\$0	\$1,220,197	\$0	\$1,220,197	\$0
Interest Income	\$50	\$48	\$3	\$51	\$50
Cary Forward Surplus	\$769,988	1,194,870	\$0	\$1,194,870	\$61,858
<b>TOTAL REVENUES</b>	<b>\$1,186,363</b>	<b>\$3,567,481</b>	<b>\$51,806</b>	<b>\$3,619,287</b>	<b>\$176,401</b>
<b>Expenditures</b>					
<u>Series 2020 A1</u>					
Interest - 11/1	\$43,678	\$43,678	\$0	\$43,678	\$43,566
Principal - 11/01 (Prepayment)	\$20,000	\$20,000	\$0	\$0	\$20,000
Interest - 5/1	\$43,678	\$43,141	\$0	\$43,141	\$43,141
Principal - 5/1	\$25,000	\$25,000	\$0	\$25,000	\$25,000
<u>Series 2020 A2</u>					
Interest - 11/1	\$47,569	\$36,550	\$0	\$36,550	\$0
Principal - 11/1 (Prepayment)	\$185,000	\$375,000	\$0	\$375,000	\$0
Interest Expense - 2/1	\$0	\$2,889	\$0	\$2,889	\$0
Principal - 2/1 (Prepayment)	\$0	\$215,000	\$0	\$215,000	\$0
Interest - 5/1	\$47,569	\$20,694	\$0	\$20,694	\$0
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
<u>Series 2020 A3</u>					
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	\$0
Interest - 5/01	\$65,172	\$28,219	\$0	\$28,219	\$0
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
<b>TOTAL EXPENDITURES</b>	<b>\$942,838</b>	<b>\$3,350,197</b>	<b>\$227,232</b>	<b>\$3,557,429</b>	<b>\$131,706</b>
<b>Other Sources/(Uses)</b>					
Interfund Transfer In/(Out)	\$0	(\$12,133)	\$0	(\$0)	\$0
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>(\$12,133)</b>	<b>\$0</b>	<b>(\$0)</b>	<b>\$0</b>
<b>EXCESS REVENUES</b>	<b>\$243,525</b>	<b>\$205,151</b>	<b>(\$175,426)</b>	<b>\$61,858</b>	<b>\$44,695</b>

November 1, 2023 - Series 2020A-1

\$42,078

*Meadow View at Twin Creeks  
Community Development District  
Series 2020 A-1 Special Assessment Bonds*

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
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	

*Meadow View at Twin Creeks  
Community Development District  
Series 2020 A-1 Special Assessment Bonds*

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
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
			<b>\$ 1,640,000.00</b>	<b>\$ 1,611,175.00</b>	<b>\$ 3,251,175.00</b>

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

**Debt Service Fund**  
Series 2021 Phase 3B

<i>Description</i>	<i>Approved Budget FY 2022</i>	<i>Actual Thru 6/30/22</i>	<i>Projected Next 3 Months</i>	<i>Total Projected 9/30/22</i>	<i>Approved Budget FY 2023</i>
<b>Revenues</b>					
Assessments	\$0	\$0	\$0	\$0	\$280,483
Interest Income	\$0	\$8	\$5	\$13	\$0
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$87,172
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$8</b>	<b>\$5</b>	<b>\$13</b>	<b>\$367,654</b>
<b>Expenditures</b>					
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
<b>TOTAL EXPENDITURES</b>	<b>\$83,772</b>	<b>\$83,772</b>	<b>\$0</b>	<b>\$83,772</b>	<b>\$279,323</b>
<b>Other Sources/(Uses)</b>					
Bonds Proceeds	\$311,174	\$311,174	\$0	\$311,174	\$0
<b>OTHER SOURCES AND USES</b>	<b>\$311,174</b>	<b>\$311,174</b>	<b>\$0</b>	<b>\$311,174</b>	<b>\$0</b>
<b>EXCESS REVENUES</b>	<b>\$227,403</b>	<b>\$227,411</b>	<b>\$5</b>	<b>\$227,416</b>	<b>\$88,332</b>

November 1, 2023 - Series 2021 Phase 3B \$85,901



*Meadow View at Twin Creeks  
Community Development District  
Special Assessment Bonds Series 2021 Phase 3B*

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
11/1/22	\$ 5,140,000.00			\$ 87,161.25	\$ 170,932.90
5/1/23	\$ 5,140,000.00		\$ 105,000.00	\$ 87,161.25	
11/1/23	\$ 5,035,000.00			\$ 85,901.25	\$ 278,062.50
5/1/24	\$ 5,035,000.00		\$ 110,000.00	\$ 85,901.25	
11/1/24	\$ 4,925,000.00			\$ 84,581.25	\$ 280,482.50
5/1/25	\$ 4,925,000.00		\$ 110,000.00	\$ 84,581.25	
11/1/25	\$ 4,815,000.00			\$ 83,261.25	\$ 277,842.50
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	
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	
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	
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	
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	
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	
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			\$ 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
5/1/42	\$ 2,510,000.00		\$ 185,000.00	\$ 47,062.50	

*Meadow View at Twin Creeks  
Community Development District  
Special Assessment Bonds Series 2021 Phase 3B*

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
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
			<b>\$ 5,140,000.00</b>	<b>\$ 3,386,231.65</b>	<b>\$ 8,526,231.65</b>

# Meadow View at Twin Creeks

## Community Development District

## Debt Service Fund

Series 2021 Phase 4

<i>Description</i>	<i>Approved Budget FY 2022</i>	<i>Actual Thru 6/30/22</i>	<i>Projected Next 3 Months</i>	<i>Total Projected 9/30/22</i>	<i>Approved Budget FY 2023</i>
<b>Revenues</b>					
Assessments	\$0	\$0	\$0	\$0	\$423,738
Interest Income	\$0	\$13	\$4	\$17	\$0
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$133,920
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$13</b>	<b>\$4</b>	<b>\$17</b>	<b>\$557,657</b>
<b>Expenditures</b>					
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
<b>TOTAL EXPENDITURES</b>	<b>\$128,701</b>	<b>\$128,701</b>	<b>\$0</b>	<b>\$128,701</b>	<b>\$422,818</b>
<b>Other Sources/(Uses)</b>					
Interfund Transfer In/(Out)	\$0	(\$7)	\$0	(\$7)	\$0
Bonds Proceeds	\$363,689	\$363,689	\$0	\$363,689	\$0
Net Premium on Bond	\$110,790	\$110,790	\$0	\$110,790	\$0
<b>OTHER SOURCES AND USES</b>	<b>\$474,479</b>	<b>\$474,472</b>	<b>\$0</b>	<b>\$474,472</b>	<b>\$0</b>
<b>EXCESS REVENUES</b>	<b>\$345,778</b>	<b>\$345,784</b>	<b>\$4</b>	<b>\$345,788</b>	<b>\$134,840</b>

November 1, 2023 - Series 2021 Phase 4

\$132,049

*Meadow View at Twin Creeks  
Community Development District  
Special Assessment Bonds Series 2021 Phase 4*

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
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	

*Meadow View at Twin Creeks  
Community Development District  
Special Assessment Bonds Series 2021 Phase 4*

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
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
			<b>\$ 7,615,000.00</b>	<b>\$ 5,276,358.69</b>	<b>\$ 12,891,358.69</b>

## *TENTH ORDER OF BUSINESS*



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

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

June 21, 2022

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

## **The Objective and Scope of the Audit of the Financial Statements**

You have requested that we audit the financial statements of Meadow View at Twin Creeks Community Development District, (the "District"), which comprise governmental activities and each major fund as of and for the years ended September 30, 2022, 2023, 2024, 2025, and 2026 which collectively comprise the basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the year ending September 30, 2022, with optional renewals for the years ending September 30, 2023, 2024, 2025, and 2026.

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America (GAAS) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users made on the basis of these financial statements. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

## **The Responsibilities of the Auditor**

We will conduct our audit in accordance with (GAAS). Those standards require that we comply with applicable ethical requirements. As part of an audit in accordance with GAAS, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

Fort Pierce / Stuart



Meadow View at Twin Creeks Community Development District

June 21, 2022

Page 2

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for the reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS.

We will maintain our independence in accordance with the standards of the American Institute of Certified public Accountants.





Meadow View at Twin Creeks Community Development District  
June 21, 2022  
Page 3

## **The Responsibilities of Management and Identification of the Applicable Financial Reporting Framework**

Management is responsible for:

1. Identifying and ensuring that the District complies with the laws and regulations applicable to its activities, and for informing us about all known violations of such laws or regulations, other than those that are clearly inconsequential;
2. The design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the District involving management, employees who have significant roles in internal control, and others where the fraud could have a material effect on the financial statements; and
3. Informing us of its knowledge of any allegations of fraud or suspected fraud affecting the District received in communications from employees, former employees, analysts, regulators, short sellers, vendors, customers or others.

The Board is responsible for informing us of its views about the risks of fraud within the entity, and its knowledge of any fraud or suspected fraud affecting the entity.

Our audit will be conducted on the basis that management acknowledges and understands that it has responsibility:

1. To evaluate subsequent events through the date the financial statements are issued or available to be issued, and to disclose the date through which subsequent events were evaluated in the financial statements. Management also agrees that it will not conclude on subsequent events earlier than the date of the management representation letter referred to below;
2. For the design, implementation and maintenance of internal control relevant to the preparations of fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; and
3. To provide us with:
  - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements including information relevant to disclosures;
  - b. Draft financial statements, including information relevant to their preparation and fair presentation, when needed to allowed for the completion of the audit in accordance with the proposed timeline;



Meadow View at Twin Creeks Community Development District  
June 21, 2022  
Page 4

- c. Additional information that we may request from management for the purpose of the audit; and
- d. Unrestricted access to persons within the District from whom we determine it necessary to obtain audit evidence.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit, including among other items:

- 1. That management has fulfilled its responsibilities as set out in the terms of this arrangement letter; and
- 2. That it believes the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

## **Reporting**

We will issue a written report upon completion of our audit of Meadow View at Twin Creeks Community Development District's financial statements. Our report will be addressed to the Board of Meadow View at Twin Creeks Community Development District. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

## **Records and Assistance**

During the course of our engagement, we may accumulate records containing data that should be reflected in the of Meadow View at Twin Creeks Community Development District books and records. The District will determine that all such data, if necessary, will be so reflected. Accordingly, the District will not expect us to maintain copies of such records in our possession.

The assistance to be supplied, including the preparation of schedules and analyses of accounts, has been discussed and coordinated with James Oliver. The timely and accurate completion of this work is an essential condition to our completion of the audit and issuance of our audit report.

## **Other Relevant Information**

In accordance with Government Auditing Standards, a copy of our most recent peer review report has been provided to you, for your information.

Either party may unilaterally terminate this agreement, with or without cause, upon sixty (60) days written notice subject to the condition that the District will pay all invoices for services rendered prior to the date of termination.



Meadow View at Twin Creeks Community Development District  
June 21, 2022  
Page 5

### **Fees, Costs and Access to Workpapers**

Our fees for the services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Invoices for fees will be submitted in sufficient detail to demonstrate compliance with the terms of this engagement. Billings are due upon submission. Our fee for the services described in this letter for the year ending September 30, 2022 will not exceed \$6,750, unless the scope of the engagement is changed, the assistance which of Meadow View at Twin Creeks Community Development District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding. All other provisions of this letter will survive any fee adjustment. The fee for the year ending September 30, 2023 will not exceed \$6,750, the fee for the year ending September 30, 2024 will not exceed \$7,080, and the fee for the years ending September 30, 2025 and 2026 will not exceed \$7,325.

In the event we are requested or authorized by of Meadow View at Twin Creeks Community Development District or are required by government regulation, subpoena, or other legal process to produce our documents or our personnel as witnesses with respect to our engagement for of Meadow View at Twin Creeks Community Development District, of Meadow View at Twin Creeks Community Development District will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, incurred in responding to such requests.

The audit documentation for this engagement is the property of Berger, Toombs, Elam, Gaines, & Frank and constitutes confidential information. However, you acknowledge and grant your assent that representatives of the cognizant or oversight agency or their designee, other government audit staffs, and the U.S. Government Accountability Office shall have access to the audit documentation upon their request and that we shall maintain the audit documentation for a period of at least three years after the date of the report, or for a longer period if we are requested to do so by the cognizant or oversight agency.

Access to requested documentation will be provided under the supervision of Berger, Toombs, Elam, Gaines, & Frank audit personnel and at a location designated by our Firm.



Meadow View at Twin Creeks Community Development District  
June 21, 2022  
Page 6

### **Information Security – Miscellaneous Terms**

Berger, Toombs, Elam, Gaines & Frank is committed to the safe and confidential treatment of Meadow View at Twin Creeks Community Development District's proprietary information. Berger, Toombs, Elam, Gaines & Frank is required to maintain the confidential treatment of client information in accordance with relevant industry professional standards which govern the provision of services described herein. of Meadow View at Twin Creeks Community Development District agrees that it will not provide Berger, Toombs, Elam, Gaines & Frank with any unencrypted electronic confidential or proprietary information, and the parties agree to utilize commercially reasonable measures to maintain the confidentiality of Meadow View at Twin Creeks Community Development District's information, including the use of collaborate sites to ensure the safe transfer of data between the parties.

If any term or provision of this arrangement letter is determined to be invalid or unenforceable, such term or provision will be deemed stricken and all other terms and provisions will remain in full force and effect.

Because Berger, Toombs, Elam, Gaines & Frank will rely on of Meadow View at Twin Creeks Community Development District and its management and Board of Supervisors to discharge the foregoing responsibilities, of Meadow View at Twin Creeks Community Development District holds harmless and releases Berger, Toombs, Elam, Gaines & Frank, its partners, and employees from all claims, liabilities, losses and costs arising in circumstances where there has been a known misrepresentation by a member of Meadow View at Twin Creeks Community Development District's management, which has caused, in any respect, Berger, Toombs, Elam, Gaines & Frank's breach of contract or negligence. This provision shall survive the termination of this arrangement for services.

This letter constitutes the complete and exclusive statement of agreement between Berger, Toombs, Elam, Gaines, & Frank and of Meadow View at Twin Creeks Community Development District, superseding all proposals, oral or written, and all other communications, with respect to the terms of the engagement between the parties.



Berger, Toombs, Elam,  
Gaines & Frank  
Certified Public Accountants PL

Meadow View at Twin Creeks Community Development District  
June 21, 2022  
Page 7

Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the financial statements including our respective responsibilities.

Sincerely,

*Berger Toombs Elam  
Gaines & Frank*

BERGER, TOOMBS, ELAM, GAINES & FRANK  
J. W. Gaines, CPA

Confirmed on behalf of the addressee:

\_\_\_\_\_  
\_\_\_\_\_, \_\_\_\_\_



Judson B. Baggett  
MBA, CPA, CVA, Partner  
Marci Reutimann  
CPA, Partner

6815 Dairy Road  
Zephyrhills, FL 33542  
(813) 788-2155  
(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](http://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, Reutimann & Associates, CPAs, PA*  
BAGGETT, REUTIMANN & ASSOCIATES, CPAs, PA  
Signed Electronically by Baggett, Reutimann & Associates, CPAs, PA. E-mail: [jbaggett@brap.com](mailto:jbaggett@brap.com)

**ADDENDUM TO ENGAGEMENT LETTER BETWEEN BERGER, TOOMBS,  
ELAM, GAINES AND FRANK AND MEADOW VIEW AT TWIN CREEKS  
COMMUNITY DEVELOPMENT DISTRICT  
(DATED JUNE 21, 2022)**

**Public Records.** Auditor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

- a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
- b. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
- c. Ensure that public records that 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 completion of the Agreement if the Auditor does not transfer the records to the District; and
- d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Auditor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Auditor transfers all public records to the District upon completion of the Agreement, the Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Auditor keeps and maintains public records upon completion of the Agreement, the Auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Auditor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Auditor, the Auditor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Auditor acknowledges that should Auditor fail to provide the public records to the District within a reasonable time, Auditor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

**IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE AUDITOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:**

**GMS-NF, LLC  
475 WEST TOWN PLACE, SUITE 114  
ST. AUGUSTINE, FL 32092  
TELEPHONE: 904-940-5850**

**Auditor: J.W. Gaines**

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

**By: \_\_\_\_\_**



**By: \_\_\_\_\_**

**Title: Director**

**Title: \_\_\_\_\_**

**Date: June 21, 2022**

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



## *ELEVENTH ORDER OF BUSINESS*

*B.*

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

**REQUISITION SUMMARY**

**2021 Phase 3**

**2020 Phase 4**

**Thursday, July 21, 2022**

<b>2021 Phase 3</b>		<b><u>TO BE APPROVED</u></b>		
7/21/2022	46	ETM	Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 203523 (June 2022)	\$ 2,621.25
7/21/2022	47	ETM	Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 203524 (June 2022)	\$ 6,263.00
7/21/2022	48	Fastsigns	Kayak Launch signage - Invoice 299-76916	\$ 9,810.00
<b>TOTAL 2021 REQUISITIONS TO BE APPROVED</b>				<b>\$18,694.25</b>
<b>2021 Phase 4</b>		<b><u>TO BE APPROVED</u></b>		
6/16/2022	16	W. Gardner, LLC	Beacon Lake Phase 4 (Clearing/Earthwork) Application for Payment No. 5 (June 2022)	\$ 330,386.64
6/16/2022	17	W. Gardner, LLC	Beacon Lake Phase 4 (Paving/Drainage) Application for Payment No. 5 (June 2022)	\$ 299,847.86
6/16/2022	18	W. Gardner, LLC	Beacon Lake Phase 4 (Utilities) Application for Payment No. 5 (June 2022)	\$ 187,868.19
7/21/2022	19	SJCUD	Beacon Lake Phase 4 Lift Station	\$ 16,250.00
<b>TOTAL 2021 Phase 4 REQUISITIONS TO BE APPROVED</b>				<b>\$834,352.69</b>
<b>TOTAL REQUISITIONS TO BE APPROVED JULY 21, 2022</b>				<b>\$853,046.94</b>

*E.*

7/21/2022

# Meadow View at Twin Creeks

Community Development District

Field Operations & Amenity Management Report



**Chris Hall**

FIELD OPERATIONS MANAGER  
RIVERSIDE MANAGEMENT SERVICES, INC.

**Marc Rousseau**

AMENITY MANAGER  
RIVERSIDE MANAGEMENT SERVICES, INC.

Meadow View at Twin Creeks  
Community Development District

Field Operations & Amenity Management Report  
July 21, 2022

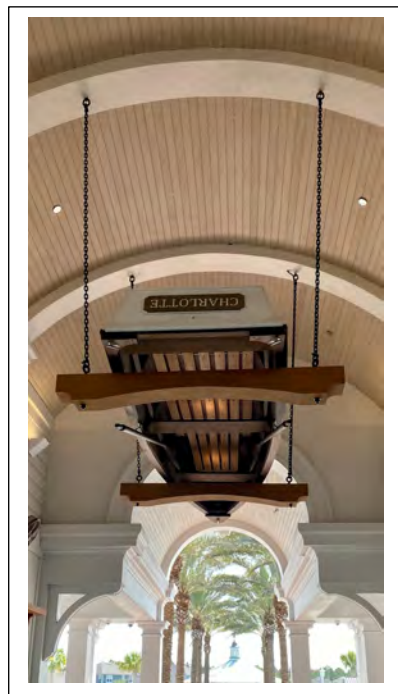
To: Board of Supervisors

From: Chris Hall  
Field Operations Manager

Marc Rousseau  
Amenity Manager

RE: Beacon Lake Field Operations & Amenity Management Report – July 21,  
2022

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



## Events

- Food truck schedules have been planned through July 2022.
  - We have 3 food trucks at Food Truck Alley every Friday night from 5-8pm
  - ROUX Louisiana Food Truck was onsite Wednesday, July 6<sup>th</sup> and did very well with his Cajun food
- Pilates Yoga Fusion classes are offered every Tuesday morning by a certified fitness instructor.
- Fitness Class “Upward Spiral” on the courts MWF
- Beacon Lake Bunco Babes – 2<sup>nd</sup> Tuesday Monthly
  - This event takes place on the 2nd Tuesday of the month in the Social Hall.
- Beacon Lake Bingo – 1<sup>st</sup> 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 August
- Pre-school story time on Tuesdays starting April 19<sup>th</sup> from 10:30-11:30am
- Monthly Family “Movies Under the Stars” will continue to take place monthly through August or September
  - July 8<sup>th</sup> – Over the Hedge
- 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
  - Successful 3 day Fourth of July Weekend with sales. With every purchase residents were entered into a raffle to win Bacon Lake merchandise
    - Resident feedback was successfully implanted after the survey
  - EZ Eats by Yaya will be onsite every Saturday and Sunday from Memorial Day Weekend to Labor Day Weekend
- July 4<sup>th</sup> Independence Day Event
  - 10am-4pm
  - Approximately 300-350 residents attended
  - Resident golf cart parade starting at Hutchinson Lane and ending at Lake House
- STEM Robotics Summer Camp will be held July 25<sup>th</sup> & July 29<sup>th</sup>
  - Ages 5-12
  - Students will build robots, solve challenges and battle their friends
  - Event sold out in one day
- Back to School Event scheduled for Saturday, August 20<sup>th</sup>
  - Music, water slides, bounce houses, food & fun
- Kayak Rentals - Friday-Sunday 10am-4pm
  - April – 37 Rentals
  - May – 15 Rentals
  - June – 9 Rentals

# 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.



# Beacon Lake June Newsletter

## News, Events and Programs

Looking for more information  
about Beacon Lake?

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

(Universal Password: BeaconLake210!)

[View More](#)



The background of the poster is a dark blue field with several white five-pointed stars of varying sizes in the upper left corner. The bottom right corner features a diagonal pattern of red and white stripes, reminiscent of the American flag.

# BEACON LAKE 4TH OF JULY INDEPENDENCE DAY

Friday 7/1: Food Trucks and  
Music Poolside 5pm-8pm

Saturday 7/2:  
Community Parade 10am

Giant Yard Games setup  
poolside after the parade,  
beach balls, sunglasses  
and Charlie's Grille!

SLIDE HOURS: DAILY  
11AM-6PM

CHARLIE'S GRILLE:  
SATURDAY, SUNDAY &  
MONDAY 11AM-3PM

**Independence Day Parade Information & Map**





## Team Trivia Night - July 15th

Join in on the fun!  
Friday Night Trivia Night  
7pm-9pm  
Prizes for the winning teams!

[Click Here to RSVP](#)

## 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](#)



## Bingo - July 7th

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

[Click Here to RSVP](#)



## Bunco - July 12th

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

[Click Here to RSVP](#)





## Dominoes - July 27th

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](#)

**GET  
YOUR  
FREE  
CLASS  
HERE**

**EMAIL  
FOR  
MORE  
CLASS  
INFO**

## Outdoor Strength & Conditioning Class Starts Aug 1st MWF 6-7a



**TAG**  
TAKING ACTION + MAKING



## **The King's Chair Mobile Barbershop**

Food Truck Alley 10am-6pm  
Tuesday, July 12 & 26

***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**



## **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: 9:00am-Lake House**



**DEBBYCFITNESS**

**Click Here to RSVP**

**Facebook Page**



## **Story Time**

**Beacon Lake Story Time**

Tuesdays | 10:30am Clubhouse

Join us for story time! For birth to VPK. 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 in July

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

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

### July Pool Hours

Family Movie Night

Over the Hedge

Friday July 8th

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](#)

## Charlie's Grille Now Open!

Summer Grille  
EZ EatZ by Yaya

Hours: Saturday & Sunday  
11am-3pm

[Click Here to View the Menu](#)



# FOOD TRUCK FRIDAYS

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

[July Lineup](#)

[Click Here For Your Beacon Lake - Community Contact Information](#)



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

904-217-3052

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



# Independence Day Celebration





## Completed Projects

- All pressure washing was completed this month
  - Buildings
  - Entry monuments
  - Signs
  - Sign posts
  - White fencing
  - Cedar shingles

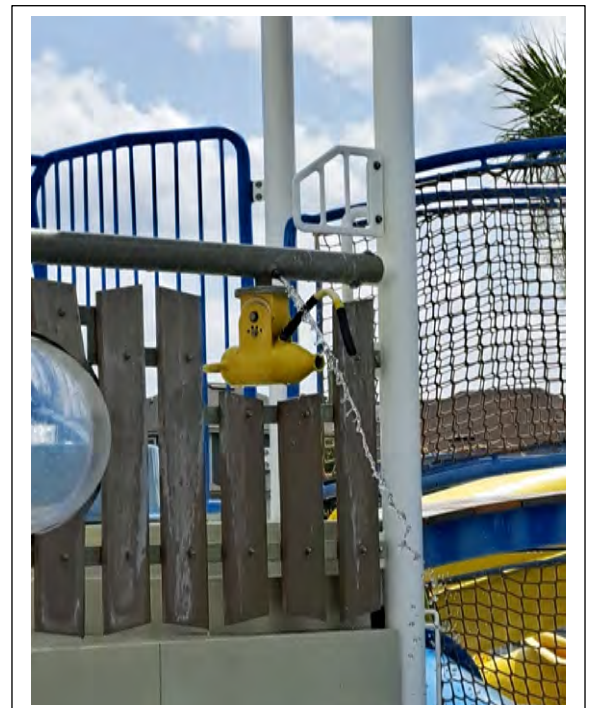


## Completed Projects



- 4 ceiling fans were replaced under the gazebo on the pool deck
- Beacon Lake flags were ordered and replaced where missing
- All air conditioners have been serviced and air conditioning in the pool side bathrooms was repaired

- Water cannons on the splash pad have been repaired





## Completed Projects



- Cedar shingles on the kayak house were pressure washed and are currently being sealed with a transparent water sealer

- A kayaking 101 sign has been added to the kayak house area

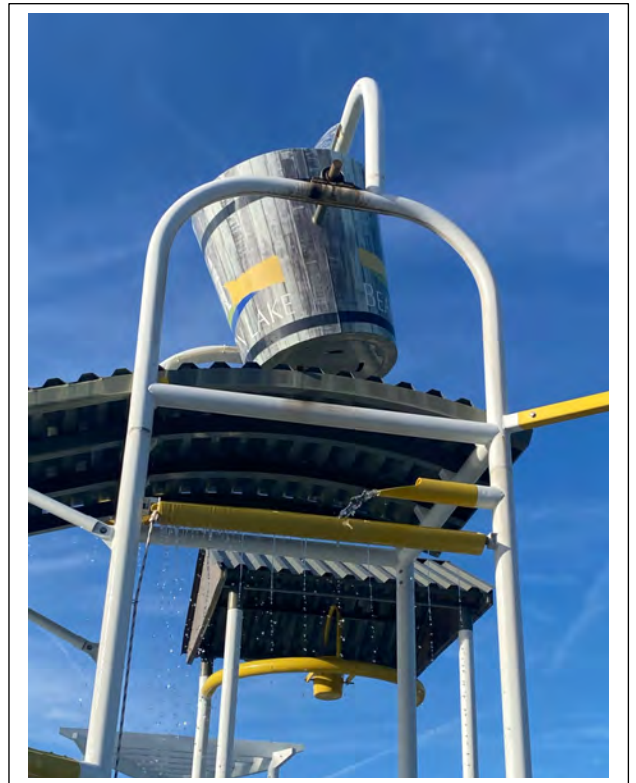


## In Progress Projects



- Proposals to replace all 7 outdoor speakers are being considered
  - Current speakers did not hold up well in the outdoor weather

- 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](mailto:chall@rmsnf.com) and Marc Rousseau, Amenity Manager, at [beaconmanager@rmsnf.com](mailto:beaconmanager@rmsnf.com) .

Respectfully,

Chris Hall

Marc Rousseau



*TWELFTH ORDER OF BUSINESS*

*A.*

*Meadow View at Twin Creeks*  
*Community Development District*  
*Unaudited Financial Statements*  
*as of*  
*June 30, 2022*



# Meadow View at Twin Creeks

## Community Development District

### Combined Balance Sheet

June 30, 2022

	General	Debt Service	Capital Project	Totals
<b><u>Assets:</u></b>				
Cash	\$146,980	---	---	\$146,980
Investments:				
Custody - US Bank	\$26,113	---	---	\$26,113
<b><u>Series 2016 A1</u></b>				
Reserve	---	\$133,758	---	\$133,758
Revenue	---	\$180,755	---	\$180,755
<b><u>Series 2016 A2</u></b>				
Revenue	---	\$28,985	---	\$28,985
Prepayment	---	\$204	---	\$204
Construction	---	---	\$356	\$356
<b><u>Series 2018 A1</u></b>				
Reserve	---	\$184,344	---	\$184,344
Revenue	---	\$236,999	---	\$236,999
Construction	---	---	\$414	\$414
<b><u>Series 2018 A2</u></b>				
Reserve	---	\$18,402	---	\$18,402
Revenue	---	\$10,448	---	\$10,448
Prepayment	---	\$171,615	---	\$171,615
<b><u>Series 2019 A1</u></b>				
Reserve	---	\$77,585	---	\$77,585
Revenue	---	\$105,855	---	\$105,855
Construction	---	---	\$5,599	\$5,599
<b><u>Series 2020 A1</u></b>				
Reserve	---	\$34,351	---	\$34,351
Revenue	---	\$44,955	---	\$44,955
Prepayment	---	\$895	---	\$895
Construction	---	---	\$14,007	\$14,007
<b><u>Series 2020 A2</u></b>				
Reserve	---	\$16,265	---	\$16,265
Revenue	---	\$5,696	---	\$5,696
Interest	---	\$5,116	---	\$5,116
Prepayment	---	\$101,288	---	\$101,288
<b><u>Series 2020 A3</u></b>				
Reserve	---	\$21,909	---	\$21,909
Revenue	---	\$0	---	\$0
Interest	---	\$47,116	---	\$47,116
Prepayment	---	\$85	---	\$85
Construction	---	---	\$6	\$6
<b><u>Series 2021-PH3B</u></b>				
Reserve	---	\$140,245	---	\$140,245
Interest	---	\$87,166	---	\$87,166
Construction	---	---	\$17,320	\$17,320
<b><u>Series 2021-PH4</u></b>				
Reserve	---	\$211,869	---	\$211,869
Interest	---	\$133,916	---	\$133,916
Construction	---	---	\$3,362,891	\$3,362,891
COI	---	---	\$152,300	\$152,300
Due From Developer	\$108,152	---	---	\$108,152
Electric Deposits	\$3,360	---	---	\$3,360
Prepaid Expenses	\$2,398	---	---	\$2,398
<b>Total Assets</b>	<b>\$287,003</b>	<b>\$1,999,822</b>	<b>\$3,552,893</b>	<b>\$5,839,717</b>
<b><u>Liabilities:</u></b>				
Accounts Payable	\$113,626	---	---	\$113,626
Accrued Expenses	\$1,769	---	---	\$1,769
Due to Developer	\$4,804	---	---	\$4,804
<b><u>Fund Balances:</u></b>				
Nonspendable	\$5,758	\$0	\$0	\$5,758
Restricted for Capital Projects	---	---	\$3,552,893	\$3,552,893
Restricted for Debt Service	---	\$1,999,822	---	\$1,999,822
Restricted for Fence Agreement	\$12,000	---	---	\$12,000
Unassigned	\$149,047	---	---	\$149,047
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$287,003</b>	<b>\$1,999,822</b>	<b>\$3,552,893</b>	<b>\$5,839,717</b>

# Meadow View at Twin Creeks

## Community Development District

### GENERAL FUND

#### Statement of Revenues & Expenditures

For the Period ending June 30, 2022

Adopted Budget	Prorated Thru 06/30/22	Actual Thru 06/30/22	Variance
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#### **REVENUES:**

Developer Contributions	\$850,983	\$153,943	\$153,943	\$0
Assessments - Tax Roll	\$639,572	\$639,572	\$639,833	\$261
Assessments - Direct	\$61,220	\$61,220	\$27,574	(\$33,647)
Interest/Miscellaneous Income	\$0	\$0	\$7,870	\$7,870
Restricted - Easement Fence Fund	\$0	\$0	\$12,000	\$12,000
Facility Revenue	\$10,000	\$7,500	\$12,912	\$5,412
Transfer In - Closeout of 2016B	\$0	\$0	\$493	\$493

#### **TOTAL REVENUES**

\$1,561,775	\$862,235	\$854,625	(\$7,610)
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#### **EXPENDITURES:**

##### **ADMINISTRATIVE:**

Engineering	\$20,000	\$15,000	\$19,864	(\$4,864)
Attorney Fees	\$30,000	\$20,000	\$20,456	(\$456)
Annual Audit	\$7,500	\$0	\$0	\$0
Arbitrage	\$2,400	\$1,800	\$1,800	\$0
Assessment Roll	\$10,000	\$10,000	\$10,000	\$0
Dissemination	\$20,000	\$15,000	\$13,850	\$1,150
Trustee Fees	\$21,000	\$12,813	\$12,813	\$0
Management Fees	\$49,613	\$37,210	\$37,210	\$0
Information Technology	\$1,400	\$1,050	\$1,050	\$0
Website Compliance	\$1,000	\$750	\$750	\$0
Telephone	\$500	\$375	\$538	(\$163)
Postage	\$800	\$600	\$739	(\$139)
Insurance	\$7,796	\$7,796	\$7,335	\$461
Printing and Binding	\$4,000	\$3,000	\$1,192	\$1,808
Legal Advertising	\$3,000	\$2,250	\$471	\$1,779
Other Current Charges	\$1,600	\$1,200	\$657	\$543
Office Supplies	\$300	\$225	\$58	\$167
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0

#### **ADMINISTRATIVE EXPENDITURES**

\$181,084	\$129,244	\$128,958	\$285
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##### **AMENITY CENTER:**

Utilities				
Telephone/Cable/Internet	\$10,752	\$8,064	\$8,088	(\$24)
Electric	\$38,000	\$28,500	\$30,131	(\$1,631)
Water/Irrigation	\$20,000	\$15,000	\$12,260	\$2,740
Gas	\$1,500	\$1,125	\$1,451	(\$326)
Trash Removal	\$3,528	\$2,646	\$3,789	(\$1,143)
Security				
Security Monitoring	\$17,675	\$13,256	\$1,110	\$12,147
Gate Monitoring	\$0	\$0	\$10,817	(\$10,817)
Access Cards	\$3,000	\$2,009	\$2,009	\$0
Contracted Security	\$20,000	\$15,000	\$0	\$15,000
Management Contracts				
Facility Management	\$125,000	\$93,750	\$47,741	\$46,010
Pool Attendants	\$51,750	\$8,218	\$8,218	\$0
Canoe Launch Attendant	\$31,050	\$23,288	\$0	\$23,288
Snack Bar Attendant	\$17,940	\$13,455	\$0	\$13,455
Field Mgmt / Admin	\$25,000	\$18,750	\$30,000	(\$11,250)
Pool Maintenance	\$20,000	\$15,000	\$12,846	\$2,154
Pool Chemicals	\$15,000	\$11,250	\$6,651	\$4,599

# Meadow View at Twin Creeks

## Community Development District

### GENERAL FUND

#### Statement of Revenues & Expenditures

For the Period ending June 30, 2022

	Adopted Budget	Prorated Thru 06/30/22	Actual Thru 06/30/22	Variance
<b>AMENITY CENTER CONTINUED</b>				
Janitorial	\$20,000	\$15,000	\$13,625	\$1,375
Facility Maintenance	\$30,000	\$22,500	\$13,403	\$9,097
Private event Attendant	\$5,000	\$2,404	\$2,404	\$0
Repairs & Maintenance	\$36,000	\$27,000	\$18,197	\$8,803
Capital Projects	\$12,000	\$9,000	\$4,919	\$4,081
Snack Bar Inventory- CGS	\$1,000	\$750	\$0	\$750
Food Service License	\$610	\$458	\$392	\$66
Rental and Leases	\$27,691	\$20,769	\$23,076	(\$2,308)
Subscriptions	\$12,000	\$9,000	\$2,834	\$6,166
Pest Control	\$2,280	\$1,710	\$1,767	(\$57)
Supplies	\$2,000	\$1,500	\$2,752	(\$1,252)
Towel/Linen Service	\$2,000	\$1,500	\$1,261	\$239
Furniture, Fixtures & Equipment	\$5,000	\$3,539	\$3,539	\$0
Special Events	\$30,000	\$27,871	\$27,871	\$0
Holiday Decorations	\$9,000	\$9,000	\$10,870	(\$1,870)
Fitness Center Repairs/Supplies	\$2,000	\$1,500	\$2,957	(\$1,457)
Office Supplies	\$1,500	\$1,125	\$859	\$266
ASCAP/BMI Licenses	\$1,000	\$750	\$0	\$750
Property Insurance	\$40,183	\$40,183	\$38,456	\$1,727
Permit and License	\$575	\$575	\$575	\$0
Performance Guaranty Bonds	\$0	\$0	\$16,659	(\$16,659)
<b>AMENITY CENTER EXPENDITURES</b>	<b>\$640,034</b>	<b>\$465,445</b>	<b>\$361,528</b>	<b>\$103,917</b>
<b>GROUND MAINTENANCE EXPENDITURES</b>				
Hydrology Quality/Mitigation	\$6,400	\$4,800	\$0	\$4,800
Electric	\$30,000	\$22,500	\$16,839	\$5,661
Landscape Maintenance	\$532,120	\$399,090	\$444,090	(\$45,000)
Landscape Contingency	\$30,000	\$22,500	\$40,659	(\$18,159)
Lake Maintenance	\$27,000	\$20,250	\$17,177	\$3,073
Grounds Maintenance	\$12,000	\$9,000	\$8,703	\$297
Pump Repairs	\$5,000	\$3,530	\$3,530	\$0
Streetlighting	\$42,000	\$31,500	\$34,715	(\$3,215)
Streetlight Repairs	\$5,000	\$3,750	\$0	\$3,750
Irrigation Repairs	\$15,000	\$15,000	\$31,311	(\$16,311)
Miscellaneous	\$5,000	\$3,750	\$0	\$3,750
Contingency	\$31,136	\$23,352	\$24,178	(\$826)
<b>GROUNDS MAINTENACE EXPENDITURES</b>	<b>\$740,656</b>	<b>\$559,022</b>	<b>\$621,201</b>	<b>(\$62,179)</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,561,774</b>	<b>\$1,153,710</b>	<b>\$1,111,687</b>	<b>\$42,023</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>(\$257,062)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$423,866</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$166,804</b>	

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

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<b>Revenues:</b>													
Developer Contributions	\$45,791	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$108,152	\$0	\$0	\$0	\$153,943
Assessments - Tax Roll	\$0	\$54,067	\$225,565	\$233,399	\$41,840	\$15,955	\$46,636	\$0	\$22,371	\$0	\$0	\$0	\$639,833
Assessments - Direct	\$6,134	\$0	\$6,134	\$0	\$0	\$15,305	\$0	\$0	\$0	\$0	\$0	\$0	\$27,574
Interest/Miscellaneous Income	\$0	\$0	\$0	\$1	\$2	\$7,115	\$751	\$1	\$0	\$0	\$0	\$0	\$7,870
Restricted - Easement Fence Fund	\$1,200	\$600	\$2,400	\$1,200	\$1,800	\$600	\$600	\$0	\$3,600	\$0	\$0	\$0	\$12,000
Facility Revenue	\$1,800	\$2,407	\$830	\$25	\$650	\$1,175	\$1,175	\$0	\$4,850	\$0	\$0	\$0	\$12,912
Interfund Transfer In - 2016B Closing	\$0	\$0	\$0	\$0	\$493	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$493
<b>Total Revenues</b>	<b>\$54,925</b>	<b>\$57,074</b>	<b>\$234,929</b>	<b>\$234,624</b>	<b>\$44,785</b>	<b>\$40,150</b>	<b>\$49,162</b>	<b>\$1</b>	<b>\$138,974</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$854,625</b>
<b>Expenditures:</b>													
<b>Administrative</b>													
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	\$1,028	\$163	\$0	\$0	\$0	\$0	\$0	\$20,456
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbitrage	\$0	\$0	\$1,200	\$0	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$1,800
Assesment Roll	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000
Dissemination	\$2,933	\$833	\$2,333	\$1,042	\$1,042	\$1,042	\$2,542	\$1,042	\$1,042	\$0	\$0	\$0	\$13,850
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	\$4,134	\$0	\$0	\$0	\$37,210
Information Technology	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$0	\$0	\$0	\$1,050
Website Admin	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$750
Telephone	\$183	\$25	\$65	\$25	\$25	\$58	\$25	\$51	\$81	\$0	\$0	\$0	\$538
Postage	\$70	\$53	\$232	\$27	\$87	\$63	\$53	\$42	\$112	\$0	\$0	\$0	\$739
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	\$51	\$0	\$0	\$0	\$1,192
Legal Advertising	\$188	\$94	\$0	\$0	\$0	\$0	\$94	\$94	\$0	\$0	\$0	\$0	\$471
Other Current Charges	\$48	\$42	\$27	\$31	\$93	\$44	\$102	\$75	\$196	\$0	\$0	\$0	\$657
Office Supplies	\$1	\$1	\$25	\$1	\$17	\$7	\$1	\$7	\$1	\$0	\$0	\$0	\$58
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<b>Total Administrative Expenditures</b>	<b>\$33,340</b>	<b>\$14,613</b>	<b>\$21,404</b>	<b>\$13,589</b>	<b>\$11,226</b>	<b>\$15,368</b>	<b>\$7,946</b>	<b>\$5,657</b>	<b>\$5,816</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$128,958</b>
<b>Amenity Center</b>													
Telephone	\$892	\$892	\$892	\$901	\$1,038	\$864	\$870	\$869	\$868	\$0	\$0	\$0	\$8,088
Electric	\$2,721	\$2,923	\$2,954	\$3,516	\$3,641	\$3,795	\$3,672	\$3,164	\$3,745	\$0	\$0	\$0	\$30,131
Water/Irrigation	\$627	\$756	\$1,273	\$1,246	\$1,281	\$1,753	\$928	\$1,893	\$2,502	\$0	\$0	\$0	\$12,260
Gas	\$0	\$232	\$62	\$187	\$193	\$245	\$151	\$55	\$327	\$0	\$0	\$0	\$1,451
Trash Removal	\$294	\$298	\$300	\$641	\$359	\$387	\$403	\$705	\$402	\$0	\$0	\$0	\$3,789
Security Monitoring	\$111	\$111	\$222	\$0	\$111	\$222	\$111	\$111	\$111	\$0	\$0	\$0	\$1,110
Gate Monitoring	\$1,033	\$1,097	\$1,090	\$1,129	\$1,193	\$1,145	\$1,337	\$1,539	\$1,257	\$0	\$0	\$0	\$10,817
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	\$5,305	\$0	\$0	\$0	\$47,741
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	\$3,333	\$0	\$0	\$0	\$30,000
Pool Maintenance	\$1,768	\$1,431	\$1,406	\$1,298	\$1,298	\$1,401	\$1,298	\$1,648	\$1,298	\$0	\$0	\$0	\$12,846
Pool Chemicals	\$960	\$750	\$0	\$0	\$180	\$491	\$2,577	\$25	\$1,668	\$0	\$0	\$0	\$6,651
Janitorial	\$1,401	\$1,447	\$1,999	\$1,335	\$1,295	\$1,295	\$1,381	\$1,910	\$1,562	\$0	\$0	\$0	\$13,625
Facility Maintenance	\$2,152	\$716	\$398	\$2,160	\$1,396	\$3,077	\$1,189	\$2,011	\$304	\$0	\$0	\$0	\$13,403

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

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<b>Amenity Center Continued</b>													
Repairs & Maintenance	\$918	\$838	\$542	\$583	\$3,358	\$6,184	\$3,765	\$350	\$1,659	\$0	\$0	\$0	\$18,197
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	\$4,615	\$0	\$0	\$0	\$23,076
Subscriptions	\$275	\$262	\$262	\$262	\$262	\$262	\$721	\$249	\$279	\$0	\$0	\$0	\$2,834
Pest Control	\$190	\$190	\$190	\$200	\$200	\$200	\$200	\$200	\$200	\$0	\$0	\$0	\$1,767
Supplies	\$0	\$0	\$558	\$0	\$0	\$378	\$1,241	\$116	\$459	\$0	\$0	\$0	\$2,752
Towel/Linen Service	\$152	\$443	\$0	\$0	\$0	\$0	\$457	\$94	\$115	\$0	\$0	\$0	\$1,261
Furniture, Fixtures & Equipment	\$0	\$0	\$0	\$0	\$3,539	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,539
Special Events	\$2,016	\$5,752	\$5,745	\$2,436	\$2,262	\$2,418	\$4,905	\$798	\$1,539	\$0	\$0	\$0	\$27,871
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	\$230	\$61	\$0	\$0	\$0	\$2,957
Office Supplies	\$147	\$154	\$0	\$2	\$348	\$0	\$181	\$0	\$27	\$0	\$0	\$0	\$859
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	\$575	\$0	\$0	\$0	\$575
Performance Guaranty Bonds	\$0	\$8,070	\$0	\$1,969	\$6,620	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,659
<b>Total Amenity Center Expenditures</b>	<b>\$70,851</b>	<b>\$38,026</b>	<b>\$38,520</b>	<b>\$29,072</b>	<b>\$42,061</b>	<b>\$37,732</b>	<b>\$42,482</b>	<b>\$30,574</b>	<b>\$32,210</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$361,528</b>
<b>Ground Maintenance Expenditures</b>													
Hydrology Quality/Mitigation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electric	\$1,346	\$1,608	\$1,939	\$1,819	\$1,763	\$1,697	\$1,921	\$2,068	\$2,678	\$0	\$0	\$0	\$16,839
Landscape Maintenance	\$44,343	\$44,343	\$44,343	\$44,343	\$44,343	\$44,343	\$44,343	\$44,343	\$89,343	\$0	\$0	\$0	\$444,090
Landscape Contingency	\$0	\$18,799	\$3,738	\$0	\$1,681	\$15,066	\$650	\$725	\$0	\$0	\$0	\$0	\$40,659
Lake Maintenance	\$2,627	\$2,167	\$1,769	\$1,769	\$1,769	\$1,769	\$1,769	\$1,769	\$1,769	\$0	\$0	\$0	\$17,177
Grounds Maintenance	\$910	\$1,601	\$0	\$881	\$1,904	\$1,507	\$1,120	\$780	\$0	\$0	\$0	\$0	\$8,703
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	\$3,922	\$0	\$0	\$0	\$34,715
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	\$13,200	\$922	\$0	\$0	\$0	\$31,311
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0	\$20,278	\$0	\$0	\$3,900	\$0	\$0	\$0	\$24,178
<b>Total Ground Maintenance Expenditures</b>	<b>\$57,739</b>	<b>\$79,308</b>	<b>\$57,697</b>	<b>\$56,218</b>	<b>\$56,654</b>	<b>\$89,275</b>	<b>\$54,803</b>	<b>\$66,972</b>	<b>\$102,535</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$621,201</b>
<b>Total Expenses</b>	<b>\$161,930</b>	<b>\$131,947</b>	<b>\$117,620</b>	<b>\$98,878</b>	<b>\$109,941</b>	<b>\$142,376</b>	<b>\$105,230</b>	<b>\$103,204</b>	<b>\$140,561</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,111,687</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$107,005)</b>	<b>(\$74,873)</b>	<b>\$117,310</b>	<b>\$135,746</b>	<b>(\$65,156)</b>	<b>(\$102,225)</b>	<b>(\$56,069)</b>	<b>(\$103,203)</b>	<b>(\$1,587)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$257,062)</b>

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

<b>Funding Request #</b>	<b>Date of Request</b>	<b>Check Date Received Developer Heartwood 23</b>	<b>Check Date Received Developer Dreamfinders</b>	<b>Check Amount Developer Heartwood 23</b>	<b>Check Amount Developer Dreamfinders</b>	<b>Requested Funding Amount FY 2021</b>	<b>Requested Funding Amount FY 2022</b>	<b>Balance Due From Developer</b>
50	10/8/20	11/4/20		\$146,384.99		\$52,037.00		\$0.00
51	11/12/20	12/2/20		\$81,158.23		\$58,214.41		\$0.00
52	12/9/21	12/31/20		\$59,850.54		\$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	\$0.00	\$174,100.73	\$45,791.00	(\$8,471.34)
57	6/20/22	7/6/22		\$88,144.17	\$0.00	\$0.00	\$108,152.35	(\$20,008.18)
TOTAL				\$986,322.20	\$0.00	\$721,926.90	\$153,943.35	(\$28,479.52)

# Meadow View at Twin Creeks

## Community Development District

### Debt Service Fund Series 2016 A1

#### Statement of Revenues & Expenditures

For the Period ending June 30, 2022

	Adopted Budget	Prorated Thru 06/30/22	Actual Thru 06/30/22	Variance
<b><u>REVENUES:</u></b>				
Special Assessments - 2016 A1	\$443,364	\$443,364	\$443,545	\$181
Interest Income	\$20	\$15	\$15	\$0
<b>TOTAL REVENUES</b>	<b>\$443,384</b>	<b>\$443,379</b>	<b>\$443,560</b>	<b>\$181</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Series 2016 A1</u></b>				
Interest Expense - 11/1	\$161,700	\$161,700	\$161,700	\$0
Interest Expense - 5/1	\$161,700	\$161,700	\$161,700	\$0
Principal Expense - 5/1	\$120,000	\$120,000	\$120,000	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$443,400</b>	<b>\$443,400</b>	<b>\$443,400</b>	<b>\$0</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$16)</b>		<b>\$160</b>	
FUND BALANCE - Beginning	\$206,338		\$343,541	
FUND BALANCE - Ending	<u>\$206,322</u>		<u>\$343,702</u>	

# Meadow View at Twin Creeks

## Community Development District

### Debt Service Fund Series 2018 A1 and A2

#### Statement of Revenues & Expenditures

For the Period ending June 30, 2022

	Adopted Budget	Prorated Thru 06/30/22	Actual Thru 06/30/22	Variance
<b><u>REVENUES:</u></b>				
Assessments - A1	\$612,550	\$612,550	\$612,783	\$233
Assessments - A2	\$304,937	\$152,468	\$77,328	(\$75,140)
Prepayments - A2	\$0	\$0	\$1,153,676	\$1,153,676
Interest Income	\$50	\$38	\$42	\$4
<b>TOTAL REVENUES</b>	<b>\$917,537</b>	<b>\$765,056</b>	<b>\$1,843,830</b>	<b>\$1,078,774</b>
<b><u>EXPENDITURES:</u></b>				
<b>Series 2018 A1</b>				
Interest Expense - 11/1	\$235,794	\$235,794	\$235,794	\$0
Interest Expense - 5/1	\$235,794	\$235,794	\$235,794	\$0
Principal Expense - 5/1	\$140,000	\$140,000	\$140,000	\$0
<b>Series 2018 A2</b>				
Interest Expense - 11/1	\$74,760	\$74,760	\$62,720	\$12,040
Principal Expense - 11/1 (Prepayment)	\$570,000	\$570,000	\$955,000	(\$385,000)
Interest Expense - 2/1	\$0	\$0	\$6,300	(\$6,300)
Principal Expense - 2/1 (Prepayment)	\$0	\$0	\$450,000	(\$450,000)
Interest Expense - 5/1	\$74,760	\$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
<b>TOTAL EXPENDITURES</b>	<b>\$1,386,108</b>	<b>\$1,386,108</b>	<b>\$2,748,988</b>	<b>(\$1,362,880)</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
Interfund Transfer In/(Out)	\$0	\$0	\$12,130	\$12,130
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$12,130</b>	<b>\$12,130</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$468,571)</b>		<b>(\$893,028)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$797,498</b>		<b>\$1,514,837</b>	
<b>FUND BALANCE - Ending</b>	<b>\$328,927</b>		<b>\$621,809</b>	



# Meadow View at Twin Creeks

## Community Development District

### Debt Service Fund Series 2019 A1/A2

#### Statement of Revenues & Expenditures

For the Period ending June 30, 2022

	Adopted Budget	Prorated Thru 06/30/22	Actual Thru 06/30/22	Variance
<b><u>REVENUES:</u></b>				
Assessments - A1	\$257,360	\$257,360	\$257,458	\$98
Assessments - A2	\$194,530	\$97,265	\$11,751	(\$85,514)
Interest Income	\$20	\$15	\$22	\$7
Prepayments A2	\$0	\$0	\$1,851,343	\$1,851,343
<b>TOTAL REVENUES</b>	<b>\$451,910</b>	<b>\$354,640</b>	<b>\$2,120,574.11</b>	<b>\$1,765,934</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>2019 A1</u></b>				
Interest Expense - 11/1	\$100,890	\$100,890	\$100,890	\$0
Interest Expense - 5/1	\$100,890	\$100,890	\$100,890	\$0
Principal Expense - 5/1	\$55,000	\$55,000	\$55,000	\$0
<b><u>2019A2</u></b>				
Interest Expense - 11/1	\$77,285	\$77,285	\$69,455	\$7,830
Principal Expense - 11/1 (Prepayment)	\$0	\$0	\$460,000	(\$460,000)
Interest Expense - 1/1	\$0	\$0	\$21,199	(\$21,199)
Principal Expense - 1/1 (Prepayment)	\$0	\$0	\$1,935,000	(\$1,935,000)
Interest Expense - 2/1	\$280,000	\$0	\$0	\$0
Principal Expense - 2/1 (Prepayment)	\$0	\$0	\$0	\$0
Interest Expense - 5/1	\$0	\$0	\$0	\$0
Principal Expense - 5/1	\$77,285	\$0	\$0	\$0
Principal Expense - 5/1 (Prepayment)	\$40,000	\$0	\$0	\$0
Interest Expense - 8/3	\$0	\$0	\$0	\$0
Principal Expense - 8/3 (Prepayment)	\$0	\$0	\$0	\$0
	\$0			
<b>TOTAL EXPENDITURES</b>	<b>\$731,350</b>	<b>\$334,065</b>	<b>\$2,742,434</b>	<b>(\$2,408,369)</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
Interfund Transfer In/(Out)	\$0	\$0	(\$10)	(\$10)
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$10)</b>	<b>(\$10)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$279,440)</b>		<b>(\$621,870)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$468,896</b>		<b>\$805,309</b>	
<b>FUND BALANCE - Ending</b>	<b>\$189,456</b>		<b>\$183,440</b>	

# Meadow View at Twin Creeks

## Community Development District

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

#### Statement of Revenues & Expenditures

For the Period ending June 30, 2022

	Adopted Budget	Prorated Thru 06/30/22	Actual Thru 06/30/22	Variance
<b><u>REVENUES:</u></b>				
Assessments A1	\$114,494	\$114,494	\$113,087	(\$1,407)
Assessments A2	\$121,431	\$60,716	\$59,448	(\$1,267)
Assessments A3	\$180,400	\$90,200	\$87,792	(\$2,408)
Prepayments A2	\$0	\$0	\$892,039	\$892,039
Prepayments A3	\$0	\$0	\$1,220,197	\$1,220,197
Interest Income	\$50	\$38	\$48	\$11
<b>TOTAL REVENUES</b>	<b>\$416,375</b>	<b>\$265,447</b>	<b>\$2,372,612</b>	<b>\$2,107,165</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>2020 A1</u></b>				
Interest Expense - 11/1	\$43,678	\$43,678	\$43,678	\$0
Principal Expense - 11/01 (Prepayment)	\$20,000	\$20,000	\$20,000	\$0
Interest Expense - 5/1	\$43,678	\$43,678	\$43,141	\$537
Principal Expense - 5/1	\$25,000	\$25,000	\$25,000	\$0
<b><u>2020 A2</u></b>				
Interest Expense - 11/1	\$47,569	\$47,569	\$36,550	\$11,019
Principal Expense - 11/1 (Prepayment)	\$185,000	\$185,000	\$375,000	(\$190,000)
Interest Expense - 2/1	\$0	\$0	\$2,889	(\$2,889)
Principal Expense - 2/1 (Prepayment)	\$0	\$0	\$215,000	(\$215,000)
Interest Expense - 5/1	\$47,569	\$47,569	\$20,694	\$26,875
Principal Expense - 5/1 (Prepayment)	\$25,000	\$25,000	\$645,000	(\$620,000)
<b><u>2020 A3</u></b>				
Interest Expense - 11/1	\$65,172	\$65,172	\$50,794	\$14,378
Principal Expense - 11/01 (Prepayment)	\$325,000	\$325,000	\$525,000	(\$200,000)
Interest Expense - 2/1	\$0	\$0	\$4,233	(\$4,233)
Principal Expense - 2/1 (Prepayment)	\$0	\$0	\$315,000	(\$315,000)
Interest Expense - 5/1	\$65,172	\$28,219	\$28,219	\$0
Principal Expense - 5/1 (Prepayment)	\$50,000	\$0	\$1,000,000	(\$1,000,000)
<b>TOTAL EXPENDITURES</b>	<b>\$942,838</b>	<b>\$855,884</b>	<b>\$3,350,197</b>	<b>(\$2,494,313)</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
Interfund Transfer In/(Out)	\$0	\$0	(\$12,133)	(\$12,133)
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$12,133)</b>	<b>(\$12,133)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$526,463)</b>		<b>(\$989,718)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$769,988</b>		<b>\$1,267,394</b>	
<b>FUND BALANCE - Ending</b>	<b>\$243,525</b>		<b>\$277,676</b>	

# Meadow View at Twin Creeks

## Community Development District

### Debt Service Fund Series 2021 PH 3B

#### Statement of Revenues & Expenditures

For the Period ending June 30, 2022

	Proposed Budget	Prorated Thru 06/30/22	Actual Thru 06/30/22	Variance
<b><u>REVENUES:</u></b>				
Assessments	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$8	\$8
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$8</b>	<b>\$8</b>
<b><u>EXPENDITURES:</u></b>				
Interest Expense - 11/1	\$0	\$0	\$0	\$0
Principal Expense - 11/01 (Prepayment)	\$0	\$0	\$0	\$0
Interest Expense - 5/1	\$83,772	\$83,772	\$83,772	\$0
Principal Expense - 5/1	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$83,772</b>	<b>\$83,772</b>	<b>\$83,772</b>	<b>\$0</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
Bonds Proceeds	\$0	\$0	\$311,174	\$311,174
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$311,174</b>	<b>\$311,174</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$83,772)</b>		<b>\$227,411</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$0</b>	
<b>FUND BALANCE - Ending</b>	<b>(\$83,772)</b>		<b>\$227,411</b>	

# Meadow View at Twin Creeks

## Community Development District

### Debt Service Fund Series 2021 PH 4

#### Statement of Revenues & Expenditures

For the Period ending June 30, 2022

	Proposed Budget	Prorated Thru 06/30/22	Actual Thru 06/30/22	Variance
<b><u>REVENUES:</u></b>				
Assessments	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$13	\$13
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$13</b>	<b>\$13</b>
<b><u>EXPENDITURES:</u></b>				
Interest Expense - 11/1	\$0	\$0	\$0	\$0
Principal Expense - 11/01 (Prepayment)	\$0	\$0	\$0	\$0
Interest Expense - 5/1	\$128,701	\$128,701	\$128,701	\$0
Principal Expense - 5/1	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$128,701</b>	<b>\$128,701</b>	<b>\$128,701</b>	<b>\$0</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
Interfund Transfer In/(Out)	\$0	\$0	(\$7)	(\$7)
Bonds Proceeds	\$0	\$0	\$363,689	\$363,689
Net Premium on Bond	\$0	\$0	\$110,790	\$110,790
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$474,472</b>	<b>\$474,472</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$128,701)</b>		<b>\$345,784</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$0</b>	
<b>FUND BALANCE - Ending</b>	<b>(\$128,701)</b>		<b>\$345,784</b>	

# Meadow View at Twin Creeks

## Community Development District

### Capital Projects Funds

Statement of Revenues & Expenditures

For the Period ending June 30, 2022

	Series 2016 A1/A2	Series 2018	Series 2019	Series 2020	Series 2021-PH 3B	Series 2021 - PH 4
<b><u>REVENUES:</u></b>						
Interest Income	\$0	\$0	\$0	\$1	\$1	\$174
Developer Contributions	\$0	\$0	\$0	\$0	\$703,520	\$0
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1</b>	<b>\$703,521</b>	<b>\$174</b>
<b><u>EXPENDITURES:</u></b>						
Capital Outlay	\$0	\$0	\$0	\$0	\$5,283,859	\$3,609,718
Cost of Issuance 2021 PH 3B	\$0	\$0	\$0	\$0	\$237,407	\$0
Cost of Issuance 2021 PH 4	\$0	\$0	\$0	\$0	\$0	\$120,343
Capital Outlay A1	\$0	\$0	\$0	\$0	\$0	\$0
Capital Outlay A3	\$0	\$0	\$0	\$0	\$0	\$0
Cost of Issuance A1	\$0	\$0	\$0	\$0	\$0	\$0
Cost of Issuance A2	\$0	\$0	\$0	\$0	\$0	\$0
Cost of Issuance A3	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,521,266</b>	<b>\$3,730,061</b>
<b><u>OTHER SOURCES/(USES)</u></b>						
Interfund Transfer In (Out)	\$0	\$2	\$1	\$2	\$6,239	(\$6,233)
Bonds Proceeds	\$0	\$0	\$0	\$0	\$4,828,826	\$7,251,311
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$0</b>	<b>\$2</b>	<b>\$1</b>	<b>\$2</b>	<b>\$4,835,065</b>	<b>\$7,245,078</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>	<b>\$2</b>	<b>\$1</b>	<b>\$2</b>	<b>\$17,320</b>	<b>\$3,515,191</b>
<b>FUND BALANCE - Beginning</b>	<b>\$356</b>	<b>\$412</b>	<b>\$5,598</b>	<b>\$14,010</b>	<b>\$0</b>	<b>\$0</b>
<b>FUND BALANCE - Ending</b>	<b>\$356</b>	<b>\$414</b>	<b>\$5,599</b>	<b>\$14,012</b>	<b>\$17,320</b>	<b>\$3,515,191</b>

# Meadow View at Twin Creeks

## Community Development District

### Long Term Debt Report

Series 2016 A1 Special Assessment Bonds	
Interest Rate:	4.5% -5.5%
Maturity Date:	11/1/47
Reserve Fund Definition:	30% of Max Annual Debt Service
Reserve Fund Requirement:	\$133,012.50
Reserve Balance:	\$133,758.00
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:	\$184,344.12
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:	\$77,584.74
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

## Meadow View at Twin Creeks

### Community Development District

#### Long Term Debt Report

Series 2020 A1 Special Assessment Bonds	
Interest Rate:	4.25%
Maturity Date:	5/1/26
Reserve Fund Definition:	30% of MADS
Reserve Fund Requirement:	\$34,348.13
Reserve Balance:	\$34,350.74
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

Series 2020 A3 Special Assessment Bonds	
Interest Rate:	5.38%
Maturity Date:	5/1/51
Reserve Fund Definition:	30% of MADS
Reserve Fund Requirement:	\$21,908.77
Reserve Balance:	\$21,908.77
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

*B.*



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

ASSESSED	#UNITS	SERIES 2016A-1 DEBT SERVICE NET	SERIES 2018A-1 DEBT SERVICE NET	SERIES 2019A-1 DEBT SERVICE NET	SERIES 2020A-1 DEBT ASMT NET (2)	SERIES 2021 DEBT ASMT NET (2)	FY22 O&M NET	TOTAL ASSESSED
HEARTWOOD 23 LLC	200	-	-	-			24,537.13	24,537.13
DREAM FINDERS	299	-	-	-			36,683.01	36,683.01
TOTAL DIRECT INVOICE	499	-	-	-			61,220.14	61,220.14
TAX ROLL ASSESSED	977	443,364.15	612,533.25	257,353.12	113,041.11	-	639,571.77	2,065,863.40
TOTAL ASSESSED	1476	443,364.15	612,533.25	257,353.12	113,041.11	-	700,791.91	2,127,083.54

DUE/RECEIVED	BALANCE DUE	SERIES 2016A-1 DEBT SERVICE RECEIVED	SERIES 2018A-1 DEBT SERVICE RECEIVED	SERIES 2019A-1 DEBT SERVICE RECEIVED	SERIES 2020A-1 DEBT SERVICE RECEIVED	SERIES 2021 DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL ASSESSED
HEARTWOOD 23 LLC	6,134.29	-	-	-	-	-	18,402.84	18,402.84
DREAM FINDERS	27,512.26						9,170.75	9,170.75
TOTAL DIRECT INVOICE	33,646.55	-	-	-	-	-	27,573.59	27,573.59
TAX ROLL RECEIPTS	(842.34)	443,544.93	612,783.01	257,458.04	113,087.20	-	639,832.56	2,066,705.74
TOTAL RECEIPTS	32,804.21	443,544.93	612,783.01	257,458.04	113,087.20	-	667,406.15	2,094,279.33

TAX ROLL RECEIPTS

DISTRIBUTION	DATE	SERIES 2016A-1 SERVICE RECEIVED	SERIES 2018A-1 SERVICE RECEIVED	SERIES 2019A-1 SERVICE RECEIVED	SERIES 2020A-1 DEBT ASMT RECEIVED	SERIES 2021 DEBT ASMT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
1	11/4/2021	329.62	455.39	191.33	84.04	-	475.49	1,535.86
2	11/17/2021	7,032.17	9,715.35	4,081.86	1,792.94	-	10,144.21	32,766.54
3	11/22/2021	30,118.79	41,610.85	17,482.61	7,679.15	-	43,447.64	140,339.05
4	12/8/2022	100,690.43	139,109.66	58,446.30	25,672.26	-	145,250.25	469,168.89
5	12/20/2022	55,675.89	76,919.47	32,317.37	14,195.25	-	80,314.86	259,422.85
6	1/14/2022	161,791.02	223,523.66	93,912.47	41,250.60	-	233,390.47	753,868.21
INTEREST	1/21/2022	5.62	7.77	3.26	1.43	-	8.11	26.20
7	2/16/2022	29,004.06	40,070.79	16,835.57	7,394.94	-	41,839.60	135,144.97
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
10	6/21/2022	14,291.03	19,743.89	8,295.31	3,643.67	-	20,615.43	66,589.33
TAX CERTS	6/16/2022	1,217.02	1,681.38	706.43	310.29	-	1,755.60	5,670.73
		-	-	-	-	-	-	-
		-	-	-	-	-	-	-
		-	-	-	-	-	-	-
TOTAL TAX ROLL RECEIPTS		443,544.93	612,783.01	257,458.04	113,087.20	-	639,832.56	2,066,705.75

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%	45%
PERCENT COLLECTED TAX ROLL	100%	100%	100%	100%	0%	100%	100%
PERCENT COLLECTED TOTAL	100%	100%	100%	100%	0%	95%	98%

*C.*

# Meadow View at Twin Creeks Community Development District

## Check Run Summary

6/1/22 - 6/30/22

Date	Check Numbers	Amount
General Fund		
6/6/22	1676-1682	\$253,647.28
6/9/22	1683-1690	\$32,126.32
6/23/22	1691-1701	\$8,289.15
6/30/22	1702-1706	\$4,404.01
<b>Total Checks</b>		<b>\$298,466.76</b>
Autopayments		
6/1/22	TECO	\$127.11
6/2/22	Wellbeats	\$249.00
6/3/22	Florida National Gas	\$125.32
6/7/22	Republic Services	\$401.50
5/24/22	Wells Fargo Credit Card	\$2,434.73
6/21/22	St Johns County Utility Dept	\$2,502.45
6/21/22	AT&T	\$69.55
6/21/22	Comcast	\$7,981.71
6/28/22	FPL	\$10,345.77
6/29/22	FL Health Dept Pool Permit	\$575.35
6/30/22	TECO	\$74.23
<b>Total Paid Electronically</b>		<b>\$24,886.72</b>
<b>Total General Fund</b>		<b>\$323,353.48</b>

\* Fedex Invoices will be available upon request

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/06/22	00069	5/18/22	CFR#34 R 202206 300-13100-10100 REQ#39 INV#8889	BASHAM & LUCAS DESIGN GROUP INC	*	1,050.00	1,050.00 001676
6/06/22	00019	5/18/22	CFR#34 R 202206 300-13100-10100 REQ#35 INV#2020-166-3		*	1,500.00	
		5/18/22	CFR#34 R 202206 300-13100-10100 REQ#36 INV#2020-571-2		*	3,250.00	
		5/18/22	CFR#34 R 202206 300-13100-10100 REQ#37 INV#2020-571-3		*	1,500.00	
		5/18/22	CFR#34 R 202206 300-13100-10100 REQ#34 INV#2020-166-2		*	10,600.00	
			CLARY & ASSOCIATES, INC.				16,850.00 001677
6/06/22	00005	5/18/22	CFR#34 R 202206 300-13100-10100 REQ#31 INV#202848		*	358.75	
		5/18/22	CFR#34 R 202206 300-13100-10100 REQ#32 INV#202486		*	270.00	
		5/18/22	CFR#34 R 202206 300-13100-10100 REQ#33 INV#202821		*	5,926.73	
			ENGLAND THIMS & MILLER, INC				6,555.48 001678
6/06/22	00144	5/18/22	CFR#34 R 202206 300-13100-10100 REQ#40 INV#1200		*	14,256.80	
			GREENSEED COMPANY LLC				14,256.80 001679
6/06/22	00068	5/18/22	CFR#34 R 202206 300-13100-10100 REQ#41 INV#BEACONP3B		*	210,655.00	
			QUANTUM ELECTRICAL CONTRACTORS, INC				210,655.00 001680
6/06/22	00041	5/18/22	CFR#34 R 202206 300-13100-10100 REQ#38 REQ#13256		*	4,280.00	
			STERLING SPECIALTIES, INC.				4,280.00 001681
6/09/22	00038	5/18/22	247384 202205 320-57200-45400 SECURITY MONITORING		*	110.95	
			ATLANTIC SECURITY				110.95 001682
6/09/22	00135	5/26/22	10602 202205 320-57200-45505 INSTALL CONTROLLER		*	350.00	
		6/01/22	10809 202206 320-57200-45505 JUN AMENITY POOL MAINT		*	1,298.00	
			ZACHARY SULLIVAN DBA BIG Z POOL				1,648.00 001683
6/09/22	00001	6/01/22	86 202206 310-51300-34000 JUN MANAGEMENT FEES		*	4,134.42	

MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		6/01/22 86	202206 310-51300-35300	JUN WEBSITE ADMIN	*	83.33	
		6/01/22 86	202206 310-51300-35100	JUN INFORMATION TECH	*	116.67	
		6/01/22 86	202206 310-51300-31600	JUN DISSEM AGENT SERVICES	*	1,041.67	
		6/01/22 86	202206 310-51300-51000	OFFICE SUPPLIES	*	.54	
		6/01/22 86	202206 310-51300-42000	POSTAGE	*	111.57	
		6/01/22 86	202206 310-51300-42500	COPIES	*	51.15	
		6/01/22 86	202206 310-51300-41000	TELEPHONE	*	80.79	
				GOVERNMENTAL MANAGEMENT SERVICES			5,620.14 001684
6/09/22 00126		5/17/22 2245APR	202204 310-51300-31500	APR GENERAL SERVICES	*	162.50	
		5/17/22 2245MAR	202203 310-51300-31500	MAR GENERAL SERVICES	*	130.00	
				KE LAW GROUP, PLLC			292.50 001685
6/09/22 00116		4/28/22 06032022	202206 320-57200-49400	6/3/22 EVENT	*	375.00	
				KENNETH BAXLEY			375.00 001686
6/09/22 00020		5/01/22 158	202205 320-57200-45507	MAY JANITORIAL SERVICES	*	1,295.00	
		5/01/22 158	202205 320-57200-45504	MAY CONTRACT ADMIN	*	3,333.33	
		5/01/22 158	202205 320-57200-45500	MAY FAC MANAGEMENT	*	5,304.50	
				RIVERSIDE MANAGEMENT SERVICES			9,932.83 001688
6/09/22 00020		5/31/22 165	202205 320-57200-49400	SPEC EVENT ASST THRU MAY	*	448.25	
		5/31/22 166	202205 320-57200-45509	PRIV EVENT ATTDI THRU MAY	*	203.75	
		5/31/22 167	202205 320-57200-45501	LIFEGUARD SRV THRU MAY	*	3,457.07	
		6/01/22 163	202206 320-57200-45507	JUN JANITORIAL SERVICES	*	1,295.00	
		6/01/22 163	202206 320-57200-45504	JUN CONTRACT ADMIN	*	3,333.33	
		6/01/22 163	202206 320-57200-45500	JUN FAC MANAGEMENT	*	5,304.50	
				RIVERSIDE MANAGEMENT SERVICES			14,041.90 001689
				MVTP MEADOW VIEW TP BPEREGRINO			

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER						RUN 7/12/22		PAGE 3	
*** CHECK DATES 06/01/2022 - 06/30/2022 ***		MEADOW VIEW @ TWIN CREEKS GF									
		BANK A MEADOW VIEW-GENERAL									
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME		STATUS	AMOUNT	.....CHECK..... AMOUNT	#		
6/09/22	00087	11/23/21 926897	202111 320-57200-45922	ANNL FIRE&DOMST BKFLW CER		*	105.00				
				WAYNE AUTOMATIC FIRE SPRINKLERS INC				105.00	001690		
6/23/22	00120	6/09/22 20220715	202206 300-15500-10000			*	200.00				
				EVENT 7/15/22							
				BRANDON TOMASELLO DBA				200.00	001691		
6/23/22	00120	6/09/22 20220819	202206 300-15500-10000			*	200.00				
				EVENT 8/19/22							
				BRANDON TOMASELLO DBA				200.00	001692		
6/23/22	00114	5/31/22 715357	202204 320-57200-45410			*	32.00				
				ADD RES AS OF 4/30/22							
		6/01/22 715847	202206 300-15500-10000			*	1,272.54				
				JUL GATE MONITORING							
		6/20/22 716551	202205 320-57200-45410			*	160.00				
				ADD RES AS OF 5/31/22							
				HIDDEN EYES LLC DBA				1,464.54	001693		
6/23/22	00045	5/31/22 73172	202205 320-53800-45005			*	1,769.14				
				MAY LAKE MAINTENANCE							
				FUTURE HORIZONS, INC.				1,769.14	001694		
6/23/22	00146	5/12/22 JAK05220	202205 320-57200-45507			*	615.00				
				DEEP CLEAN ENTIRE KITCHEN							
				JANI-KING OF JACKSONVILLE				615.00	001695		
6/23/22	00138	6/14/22 8502	202206 300-15500-10000			*	350.00				
				7/4/22 EVENT							
				MICHAEL A. GILBERT DBA				350.00	001696		
6/23/22	00147	6/17/22 10002	202206 300-15500-10000			*	375.00				
				MEADOWVIEW TWN CK-8/18/22							
				RENAISSANCE				375.00	001697		
6/23/22	00020	6/16/22 169	202205 320-57200-45508			*	2,011.45				
				MAY FAC MAINTENANCE							
		6/16/22 169	202205 320-53800-45006			*	780.08				
				MAY GROUNDS MAINTENANCE							
				RIVERSIDE MANAGEMENT SERVICES				2,791.53	001698		
6/23/22	00002	5/31/22 I0341380	202205 310-51300-48000			*	94.24				
				ANNUAL AUDIT SRVS 5/18/22							
				ST AUGUSTINE RECORD				94.24	001699		
				MVTP MEADOW VIEW TP BPEREGRINO							

MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
6/23/22	00046	5/27/22 17634168	202205 320-57200-45917	MAY PEST CONTROL	*	199.50	
				TURNER PEST CONTROL LLC			199.50 001700
6/23/22	00142	5/31/22 11218	202205 320-57200-44207	WIPES.COM	*	230.20	
				WIPES LLC			230.20 001701
6/30/22	00038	6/15/22 250999	202206 320-57200-45400	SECURITY MONITORING	*	110.95	
				ATLANTIC SECURITY			110.95 001702
6/30/22	00014	6/01/22 0618486	202206 320-57200-45915	JUN FITNESS EQUIP LEASE	*	2,307.62	
				MUNICIPAL ASSET MANAGEMENT, INC			2,307.62 001703
6/30/22	00022	6/21/22 13129560	202206 320-57200-45506	JUNE POOL CHEMICALS	*	438.90	
		6/21/22 13129560	202206 320-57200-45506	JUN POOL CHEMICALS	*	1,228.75	
				POOLSURE			1,667.65 001704
6/30/22	00043	6/23/22 L165187	202206 320-57200-45919	AMENITY TOWE/LINEN SRVC	*	115.29	
				SIMPLY LINEN SOLUTIONS			115.29 001705
6/30/22	00148	5/10/22 19589	202205 320-57200-45410	GATE MONITORING	*	202.50	
				THE GATE STORE, INC.			202.50 001706
						TOTAL FOR BANK A	298,466.76
						TOTAL FOR REGISTER	298,466.76

MVTP MEADOW VIEW TP BPEREGRINO

**Meadow View at Twin Creeks**

Community Development District

Construction Funding Request #34

May 18, 2022

Req.	PAYEE		
31	<b>ETM</b> State Mandated Storm Water Analysis (20 years) (WA#26) Invoice 202848 (Apr 2022)	\$	358.75
32	<b>ETM</b> Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 202486 (Mar 2022)	\$	270.00
33	<b>ETM</b> Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 202821 (Apr 2022)	\$	5,926.73
34	<b>Clary &amp; Associates Inc</b> Beacon Lake Phase 3B Boundary Survey, Permanent Reference Monuments-Invoice 2020-166-2	\$	10,600.00
35	<b>Clary &amp; Associates Inc</b> Beacon Lake Phase 3B Plat Administration - Invoice 2020-166-3	\$	1,500.00
36	<b>Clary &amp; Associates Inc</b> Beacon Lake Parkway - Boundary Survey, Permanent Markers - Invoice 2020-571-2	\$	3,250.00
37	<b>Clary &amp; Associates Inc</b> Beacon Lake Parkway - Plat Administration - Invoice 2020-571-3	\$	1,500.00
38	<b>Sterling Specialties, Inc.</b> Beacon Lake park fence - Invoice 13256	\$	4,280.00
39	<b>Basham Lucas</b> Design services D95Beacon Lakefront - Invoice 8889	\$	1,050.00
40	<b>Greenseed Company, LLC</b> Beacon Lake Phase 3A Community Park Sod and Seeding - Invoice 1200	\$	14,256.80
41	<b>Quantum Electric Contractors Inc</b> Electrical Conduit installation - Phase 3B - Invoice BeaconP3B	\$	210,655.00
<b>Total Funding Request</b>		<b>\$</b>	<b>253,647.28</b>

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





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

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

PLEASE PAY BY	AMOUNT	INVOICE DATE
06/08/2022	\$110.95	05/18/2022

## INVOICE NO. 247384

**Site:** 850 Beacon Lakes Pkwy St  
 Augustine  
**Site Address:** 850 Beacon Lakes Pkwy  
 St Augustine FL 32092  
**Period:** 06/01/2022 to 06/30/2022  
**Recurring No.:** 4197  
**Job Name:**  
**Order No.:**

### Description

Meadow View @ Twin Creeks

1.320.57200.45400  
 Security Monitoring

### Security Monitoring

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

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

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

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

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

<b>Sub-Total ex Tax</b>	\$110.95
<b>Tax</b>	\$0.00
<b>Total inc Tax</b>	\$110.95
<b>Amount Applied</b>	\$0.00
<b>Balance Due</b>	\$110.95

3819



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
06/08/2022	\$110.95	05/18/2022

**INVOICE NO. 247384**

## How To Pay

INVOICE NO. 247384



**Credit Card (MasterCard, Visa, Amex )**



**Mail**

*Detach this section and mail check to:*

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

Credit Card No.

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

Card Holder's Name: \_\_\_\_\_ CCV: \_\_\_\_\_

Expiry Date:  /  Signature: \_\_\_\_\_

**NAME:** Meadow View at Twin Creeks CCD

**DUE DATE:** 06/08/2022 **AMOUNT DUE:** \$110.95

**Please Reference: 247384**



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

Invoice 10602

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

DATE  
05/26/2022

PLEASE PAY  
\$350.00

DUE DATE  
06/25/2022

PRODUCT/SERVICE	QTY	RATE	AMOUNT
Re: Controller Installation Installed 1: 5/12/2022 Installed 1: 5/26/2022 <b>Labor Rates:Commercial Labor</b> Labor, to do a one-time installation of the controller.	2	175.00	350.00

Thank you for your business!

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

**TOTAL DUE \$350.00**

THANK YOU.

1.320.572.45505  
1351A

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

Zach Sullivan

Big Z Pool Service, LLC

Licensed & Insured CPC#1459355



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

Invoice 10809

**BILL TO**

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

DATE  
06/01/2022

PLEASE PAY  
\$1,298.00

DUE DATE  
07/01/2022

PRODUCT/SERVICE	QTY	RATE	AMOUNT
<b>Services</b> June Monthly Pool Service, No Chemicals Included	1	1,298.00	1,298.00
2 Pools on Site: Lap and Family Pool Service Visits Schedule: October-March 2 visits per week: Mon/Fri April-September 3 visits per week: Mon/Wed/Fri			
Cleaning Services Include the Following: -Skimming of the pool surface, keeping the gutters free from debris. -Vacuum -Brushing of the walls/stairs -Waterline Tile Cleaning -Backwashing of the filters -Filtration Maintenance i.e., pump baskets, Orings -Water Chemistry, to check and balance chemicals -DOH Documentation Logging			
Note: we will keep the feature pump trap free of debris.			

135A  
1.320.57200.45505  
Amenity pool maintenance

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

Zach Sullivan  
Big Z Pool Service, LLC  
Licensed & Insured CPC#1459355

PRODUCT/SERVICE	QTY	RATE	AMOUNT
<p>RE: Pool Cleaning Service without Chemicals</p> <p>*District will obtain chemicals through 3rd party Vendor*</p> <p>Update: chemical controller lease program will also be billed by 3rd party vendor Pool sure.</p> <p>Terms: invoices are emailed on the 1st if the estimate is accepted, and payments are due on the 30th of the current month of service. If the estimate is accepted we will provide a full service contract for signing outlining the same pricing as listed below along with additional details.</p> <p>Any work outside of the work described below such as additional visits, or service work to equipment, emergency calls, algae treatments are billed at the rate of \$125/ hour, 2 hours minimum. Emergency Calls, after hours: Monday through Friday after 6 and weekends. A 1-year agreement is required.</p> <p>Late payments are subject to a \$70 late fee if greater than 7 days past the due date. After 15 days of no payment, services are suspended until the account is brought current.</p> <p>Average cleaning time: 1-1/2 hours per pool cleaning plus backhouse.</p>			

Thank you for your business!

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

TOTAL DUE	\$1,298.00
-----------	------------

THANK YOU.

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

Zach Sullivan

Big Z Pool Service, LLC

Licensed & Insured CPC#1459355

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice****Invoice #:** 86**Invoice Date:** 6/1/22**Due Date:** 6/1/22**Case:****P.O. Number:****Bill To:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - June 2022 1. 310.573.340		4,134.42	4,134.42
Website Administration - June 2022 353		83.33	83.33
Information Technology - June 2022 351		116.67	116.67
Dissemination Agent Services - June 2022 316		1,041.67	1,041.67
Office Supplies 510		0.54	0.54
Postage 425		111.57	111.57
Copies 425		51.15	51.15
Telephone 1. 310.513.410		80.79	80.79
<b>Total</b>			<b>\$5,620.14</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$5,620.14</b>



# INVOICE

Invoice # 2245  
Date: 05/17/2022  
Due On: 06/16/2022

## 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

### Meadow View at Twin Creeks CDD - General

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	JE	03/08/2022	Email regarding P&P bonds; conference call regarding amenity agreements.	0.40	\$325.00	\$130.00
Service	JE	04/21/2022	Prepare for and attend Board meeting; follow-up regarding the same.	0.50	\$325.00	\$162.50
Total						\$292.50

126A

1,310.513, 315

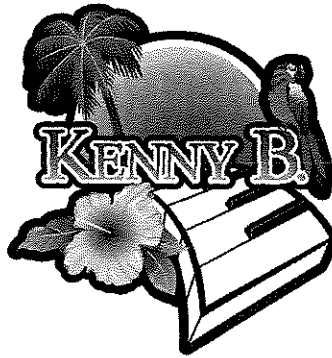
### Detailed Statement of Account

#### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
2245	06/16/2022	\$292.50	\$0.00	\$292.50
Outstanding Balance				\$292.50
Total Amount Outstanding				\$292.50

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

Please pay within 30 days.



April 28, 2022

**Invoice #06032022**

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

Contact: Denise Powers  
[dpowers@gmsnf.com](mailto:dpowers@gmsnf.com)

Date of Service: June 3<sup>rd</sup>, 2022 (Friday)

Location: Beacon Lake Club House (Gazebo Poolside Summer Kickoff)  
850 Beacon Lake Pkwy  
St. Augustine, FL 32095

4 pm – 7 pm

Amount Due: \$375.00  
(Net 7 from Date of Service)

Payable To: Kenneth Baxley  
Mailing: 118 Minwill Cir  
Georgetown, FL 32139

116A  
1.320.572.494



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

# Invoice

Invoice #: 158  
Invoice Date: 5/1/2022  
Due Date: 5/1/2022  
Case:  
P.O. Number:

**Bill To:**

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

20A

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

5/3/22  
Cor

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

## Invoice

Invoice #: 165  
Invoice Date: 5/31/2022  
Due Date: 5/31/2022  
Case:  
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Special Event Assistant through May 2022 1.320.57500.49400 20A	17.93	25.00	448.25
<b>Total</b>			<b>\$448.25</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$448.25</b>

6-1-22  
G

**MVTC CDD**

**SPECIAL EVENT ASSISTANT INVOICE DETAIL**

<b>Quantity</b>	<b>Description</b>	<b>Rate</b>	<b>Amount</b>
17.93	Special Event Assistant Covers May 2022	\$ 25.00	\$ 448.25
	<b>TOTAL DUE:</b>		<u><b>\$ 448.25</b></u>

Special Event Assistant 1.320,57200.49400

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/5/22	3	T.W.	Special Event - Bingo
5/6/22	3.60	M.S.	Special Event - Food Truck Friday
5/13/22	5.25	T.W.	Special Event - Food Truck Friday & Movie Night
6/20/22	3	T.W.	Special Event - Food Truck Friday
6/27/22	3	T.W.	Special Event - Food Truck Friday
<b>TOTAL</b>	<u>17.93</u>		

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

## Invoice

Invoice #: 166  
Invoice Date: 5/31/2022  
Due Date: 5/31/2022  
Case:  
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Private Event Attendant through May 2022 1.320.57300.45509 20A	8.15	25.00	203.75
<b>Total</b>			<b>\$203.75</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$203.75</b>

6-7-22  
65

**MVTC CDD**

**PRIVATE EVENT ATTENDANT INVOICE DETAIL**

<b>Quantity</b>	<b>Description</b>	<b>Rate</b>	<b>Amount</b>
8.15	Private Event Attendant Covers May 2022	\$ 25.00	\$ 203.75
TOTAL DUE:			<u>\$ 203.75</u>

Private Event Attendant 1.320.57200.45509

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/7/22	4.23	M.S.	Private Event Attendant - Metzkes
5/14/22	3.92	M.S.	Private Event Attendant - Burke
<b>TOTAL</b>	<u><u>8.15</u></u>		

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

## Invoice

Invoice #: 167  
Invoice Date: 5/31/2022  
Due Date: 5/31/2022  
Case:  
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Lifeguard Services through May 2022  1,320.57 (300.45501)  20A	200.41	17.25	3,457.07
Total			\$3,457.07
Payments/Credits			\$0.00
Balance Due			\$3,457.07

6-7-22  
Q



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

<b>Quantity</b>	<b>Description</b>	<b>Rate</b>	<b>Amount</b>
200.41	Lifeguard Services	\$ 17.25	\$ 3,457.07
	Covers May 2022		
	TOTAL DUE:		<u>\$ 3,457.07</u>
LIFEGUARDS #1.320.57200.45501			

MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT  
LIFEGUARD BILLABLE HOURS MAY 2022

Date	Hours	Employee	Description
5/1/22	6.72	J.A.	Lifeguarding
5/1/22	6.72	H.A.	Lifeguarding
5/1/22	5.5	M.L.	Lifeguarding
5/7/22	6.78	J.A.	Lifeguarding
5/7/22	6.78	H.A.	Lifeguarding
5/7/22	6.53	G.V.	Lifeguarding
5/8/22	6.67	J.A.	Lifeguarding
5/8/22	6.65	M.S.	Lifeguarding
5/14/22	6.82	J.A.	Lifeguarding
5/14/22	6.8	H.A.	Lifeguarding
5/14/22	5.43	M.L.	Lifeguarding
5/14/22	6.58	G.V.	Lifeguarding
5/15/22	5.1	J.A.	Lifeguarding
5/15/22	5.1	H.A.	Lifeguarding
5/15/22	4.82	S.T.	Lifeguarding
5/21/22	5.13	J.A.	Lifeguarding
5/21/22	5.13	H.A.	Lifeguarding
5/21/22	6.15	G.V.	Lifeguarding
5/21/22	2.4	E.W.	Lifeguarding
5/22/22	6.67	J.A.	Lifeguarding
5/22/22	6.67	H.A.	Lifeguarding
5/22/22	6.55	M.L.	Lifeguarding
5/22/22	4.08	S.T.	Lifeguarding
5/28/22	4.25	J.A.	Lifeguarding
5/28/22	6.75	H.A.	Lifeguarding
5/28/22	6.6	G.V.	Lifeguarding
5/28/22	6.62	C.V.	Lifeguarding
5/29/22	6.75	J.A.	Lifeguarding
5/29/22	6.73	H.A.	Lifeguarding
5/29/22	6.68	S.T.	Lifeguarding
5/30/22	6.75	J.A.	Lifeguarding
5/30/22	6.73	H.A.	Lifeguarding
5/30/22	6.77	M.S.	Lifeguarding
<b>TOTAL</b>	<u>200.41</u>		


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

# Invoice

Invoice #: 163  
Invoice Date: 6/1/2022  
Due Date: 6/1/2022  
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
20A 1.320.57200.45507 - Janitorial Services - June 2022 1.320.57200.45504 - Contract Administration - June 2022 1.320.57200.45500 - Facility Management - Meadow View - June 2022		1,295.00 3,333.33 5,304.50	1,295.00 3,333.33 5,304.50
 6-3-22			
			<b>Total</b> \$9,932.83
			<b>Payments/Credits</b> \$0.00
			<b>Balance Due</b> \$9,932.83



INVOICE  
926897  
INVOICE DATE  
11/23/2021

MINUTES  
MATTER®

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

Saint Augustine, FL 32095

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

Saint Augustine, FL 32095

CONTRACT NO.	CUSTOMER NO.	P.O. NUMBER	TERMS	BRANCH
974465	MVA002		NET 30	11326 Distribution Ave W Jacksonville, FL 32256-2745
COMMENTS				

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE (BEFORE TAXES)
2	Annual Fire Backflow Certification 11/19/2021	\$35.00	\$70.00
1	Annual Domestic Backflow Certification 11/19/2021	\$35.00	\$35.00

**Please reference invoice number on payment. Thank You!**

**VISA & MASTERCARD ACCEPTED**

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

**Questions Regarding this invoice please contact:**

Name: Holly B Bartle

Phone: 9042683030

Email: hbbartle@waynefire.com

SUBTOTAL:	\$105.00
SALES TAX:	\$0.00
TOTAL:	\$105.00

**Remit To:**

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

87A

1.320.522.45922

Amenity - Misc



## Trivia Night Live

# INVOICE

8343 Princeton Square Blvd. E.

Apt 408

Jacksonville, FL 32256

(813) 843-7883

[brandon@trivianightlive.net](mailto:brandon@trivianightlive.net)

INVOICE NO. 20220715

DATE June 9, 2022

TO Meadow view @ Twin Creeks (AKA Beacon Lake)  
850 Beacon Lake Pkwy  
St. Augustine, FL 32095  
(904) 217-3052

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
Brandon Tomasello	Trivia Show	2 hours	7/15/22

DATE	DESCRIPTION	UNIT PRICE	LINE TOTAL
7/15/22	Friday Evening event		\$ 200.00

SUBTOTAL \$ 200.00

SALES TAX

TOTAL \$ 200.00

Make all checks payable to Trivia Night Live

120A  
1,300.155.100

Note:  
pickup @ WGR on 7/8-7/13.



## Trivia Night Live

# INVOICE

8343 Princeton Square Blvd. E.

Apt 408

Jacksonville, FL 32256

(813) 843-7883

[brandon@trivianightlive.net](mailto:brandon@trivianightlive.net)

INVOICE NO. 20220819

DATE June 9, 2022

TO Meadow view @ Twin Creeks (AKA Beacon Lake)  
850 Beacon Lake Pkwy  
St. Augustine, FL 32095  
(904) 217-3052

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
Brandon Tomasello	Trivia Show	2 hours	8/19/22

DATE	DESCRIPTION	UNIT PRICE	LINE TOTAL
8/19/22	Friday Evening event		\$ 200.00

SUBTOTAL \$ 200.00

SALES TAX

TOTAL \$ 200.00

Make all checks payable to Trivia Night Live

120A

1.300.155.100

Note:  
To p/v pmt @ WGV  
on 7/8 or 7/13.

**Envera**

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

114A  
1.320.57200.45410  
Gate Monitoring

**Invoice**

Invoice Number <b>715357</b>	Date <b>05/31/2022</b>
Customer Number <b>300380</b>	Due Date <b>07/01/2022</b>

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Meadow View at Twin Creeks CDD	300380		05/31/2022	07/01/2022

Quantity	Description	Months	Rate	Amount
<i>Meadow View at Twin Creeks CDD - 850 Beacon Lake Pkwy, Saint Augustine, FL</i>				
1.00	Add Res as of 4/30/22 05/01/2022 - 06/30/2022	2.00	\$16.00	\$32.00
<b>Subtotal:</b>				<b>\$32.00</b>
<b>Tax</b>				<b>\$0.00</b>
<b>Payments/Credits Applied</b>				<b>\$0.00</b>
<b>Invoice Balance Due:</b>				<b>\$32.00</b>

MyEnvera Count as of 4/30/22. 1 additional homes @ \$16.00 each

Date	Invoice #	Description	Amount	Balance Due
5/31/2022	715357	Alarm Monitoring Services	\$32.00	\$32.00

**Envera**

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

**Invoice**

Invoice Number <b>715357</b>	Date <b>05/31/2022</b>
Customer Number <b>300380</b>	Due Date <b>07/01/2022</b>

Net Due: \$32.00

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

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

REMIT TO:

Envera  
PO Box 2086  
Hicksville, NY 11802

**Envera**

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

114A  
1.330.572.45410  
Gate monitoring

**Invoice**

Invoice Number  
**715847**

Date  
**06/01/2022**

Customer Number  
**300380**

Due Date  
**07/01/2022**

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Meadow View at Twin Creeks CDD	300380		06/01/2022	07/01/2022

Quantity	Description	Months	Rate	Amount
2358 - Gate Access - Meadow View at Twin Creeks CDD - 850 Beacon Lake Pkwy, Saint Augustine, FL				
1.00	Envera Kiosk System 07/01/2022 - 07/31/2022	1.00	\$500.00	\$500.00
1.00	Data Management 07/01/2022 - 07/31/2022	1.00	\$150.00	\$150.00
1.00	Service & Maintenance 07/01/2022 - 07/31/2022	1.00	\$334.54	\$334.54
1.00	Virtual Gate Guard Monitoring 07/01/2022 - 07/31/2022	1.00	\$288.00	\$288.00
Subtotal:				<b>\$1272.54</b>
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				<b>\$1272.54</b>

Date	Invoice #	Description	Amount	Balance Due
6/1/2022	715847	Alarm Monitoring Services	\$1272.54	<b>\$1272.54</b>

**Envera**

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

**Invoice**

Invoice Number  
**715847**

Date  
**06/01/2022**

Customer Number  
**300380**

Due Date  
**07/01/2022**

Net Due: \$1,272.54

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

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

REMIT TO:

Envera  
PO Box 2086  
Hicksville, NY 11802



**Envera**

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

114A  
1.320.572.45410  
Gate Monitoring

**Invoice**

Invoice Number <b>716551</b>	Date <b>06/20/2022</b>
Customer Number <b>300380</b>	Due Date <b>08/01/2022</b>

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Meadow View at Twin Creeks CDD	300380		06/20/2022	08/01/2022

Quantity	Description	Months	Rate	Amount
	<i>Meadow View at Twin Creeks CDD - 850 Beacon Lake Pkwy, Saint Augustine, FL</i>			
1.00	Add Res as of 5/31/22 06/01/2022 - 07/31/2022	2.00	\$80.00	\$160.00
			<b>Subtotal:</b>	<b>\$160.00</b>
	<b>Tax</b>			\$0.00
	<b>Payments/Credits Applied</b>			\$0.00
			<b>Invoice Balance Due:</b>	<b>\$160.00</b>

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

Date	Invoice #	Description	Amount	Balance Due
6/20/2022	716551	Alarm Monitoring Services	\$160.00	\$160.00

**Envera**

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

**Invoice**

Invoice Number <b>716551</b>	Date <b>06/20/2022</b>
Customer Number <b>300380</b>	Due Date <b>08/01/2022</b>

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

REMIT TO:

Envera  
PO Box 2086  
Hicksville, NY 11802

**Future Horizons, Inc.**  
 403 North First Street  
 P O Box 1115  
 Hastings, FL 32145-1115

# INVOICE

Invoice Number: 73172  
 Invoice Date: May 31, 2022  
 Page: 1

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

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

<b>Ship to:</b>
Meadow View at Twin Creeks CDD c/o GMS 475 West Town Place, Ste 114 St. Augustine, FL 32092

Customer ID	Customer PO	Payment Terms	
Beacon02	Per Contract	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver		6/30/22

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in May	1,769.14	1,769.14
<div style="text-align: center;"> <p>45A            C. Ham 6/8/22            Lake Maint.            1. 320.53800.45005</p> </div>				

Subtotal	1,769.14
Sales Tax	
Freight	
Total Invoice Amount	1,769.14
Payment/Credit Applied	
<b>TOTAL</b>	<b>1,769.14</b>

Check/Credit Memo No:

Overdue invoices are subject to finance charges.



REMIT TO:  
JANI-KING OF JACKSONVILLE  
5700 ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32207  
(904)346-3000

Invoice	
Date	Number
5/12/2022	JAK05220482
Due Date	Cust #
Upon Receipt	505049
Invoice Amount	Amount Remitted
\$615.00	

**Sold To:**  
MEADOW VIEW AT TWIN CREEKS CDD  
850 BEACON LAKE PKWY  
ST AUGUSTINE, FL 32095

**For:**  
SAME AS SOLD TO

Make All Checks Payable to: JANI-KING OF JACKSONVILLE  
RETURN THIS PORTION WITH YOUR PAYMENT

**JANI-KING OF JACKSONVILLE**  
**Commercial Cleaning Services**  
(904) 346-3000

**Sold To:**  
MEADOW VIEW AT TWIN CREEKS CDD  
850 BEACON LAKE PKWY  
ST AUGUSTINE, FL 32095

**For:**



Invoice No	Date	Cust No	Sismn No	PO Number	Franchisee	Due Date
JAK05220482	5/12/2022	505049			YES MADAM CREEKSIDE SOLUTIONS, LLC	Upon Receipt
Quantity	Description				Unit Price	Extended Price
1	ONE-TIME CLEAN - DEEP CLEAN OF ENTIRE KITCHEN				\$615.00	\$615.00
				CLIENT IS TAX EXEMPT		
				Make All Checks Payable to: JANI-KING OF JACKSONVILLE	Amount of Sale	\$615.00
					Sales Tax	\$0.00
					Total	\$615.00

1.320.572.45507

Amenity - Sanitorial

146A



# INVOICE

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

INVOICE # 8502  
DATE: JUNE 14, 2022

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

**FOR:**  
MC/DJ Beacon Lake 4<sup>th</sup> of July Event

Note:

Denise to p.u. check @ WGV  
by 6/30 Thursday

MVTC

DESCRIPTION	HOURS	RATE	AMOUNT
07/01/22 MC/DJ Member 4 <sup>th</sup> of July Event  1.300.155*100 138A	5pm-8pm		\$350.00
TOTAL			\$350.00

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

Thank you for your business!

**R**  
**RENAISSANCE®**  
WORLD GOLF VILLAGE RESORT  
ST AUGUSTINE  
500 S Legacy Trail  
St Augustine, FL 32092  
(904) 940-8604 fax (904) 940-8008

Invoice 10002

**INVOICE**

**Customer**

Event Meadow View at Twin Creeks CDD Meeting  
Attn Courtney Hogge  
Phone (865) 238-2622

Date 6/17/2022

Qty	Description	Valued At	Charged
1	Room Rental 8.18.2022 25% Taxable Service Charge  147A 1.300.155.100  Tax Exempt 85-801712617C-7	\$300.00 \$75.00	\$300.00 \$75.00
		<b>SUB-TOTAL</b>	\$375.00
		<b>Amount Due</b>	\$375.00

**Payment Details**

- ☐ Direct Bill  
☒ Check  
☐ Credit Card

Name \_\_\_\_\_  
CC # \_\_\_\_\_  
Expires \_\_\_\_\_

Memo line: District name MVTC and  
room rental date 8.18.22

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

## Invoice

Invoice #: 169  
Invoice Date: 6/16/2022  
Due Date: 6/16/2022  
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 May 1 - May 31, 2022		2,580.08	2,580.08
Maintenance Supplies		211.45	211.45
<div>20A C. Hall 6/21/22 Facility Maint. \$2011.45 1.320.57200.45508  Grounds Maint. \$780.08 1.320.53800.45006</div>			
Total			\$2,791.53
Payments/Credits			\$0.00
Balance Due			\$2,791.53

6/22/22  
Q

RMS

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/3/22	8	J.S.	Re-secured dog pot lid in dog park, cleaned ceiling fan in breeze way, blew leaves and debris off sports complex, tennis courts, walkways and playground area, re-stocked supplies, checked and change waste receptacles, emptied and restocked all dog waste receptacles, removed debris around sports complex, tennis courts, picnic area, all playgrounds, pocket parks, pool area and parking lot
5/5/22	8	J.S.	Pressure washed back patio, all upper pool deck pool furniture, put spider killer down on back patio, blew leaves and debris off walkways, tennis courts, sports complex, pool area and artificial grass, checked and changed all waste receptacles, straightened and organized all pool deck furniture, emptied and restocked all dog waste receptacles, removed debris around roadways, sports complex, tennis courts, pool area, all playgrounds, parking lot and picnic area
5/10/22	8	J.S.	Re-zip tied windscreens at tennis courts, straightened and organized all pool deck furniture, blew leaves and debris tennis courts, artificial grass, walkways, playground and picnic area, checked and change waste receptacles, emptied and restocked all dog waste receptacles, removed all fence from new playground, changed all gym waste receptacles, removed debris from around playgrounds, pool area, roadways, sports complex, picnic area, event field, tennis courts and parking lot
5/12/22	8	J.S.	Pressure washed upper left side pool deck, furniture and ceiling, sprayed spider spray, assisted with new locks on slide covers and kayak locks, removed three posts out of ground, straightened and organized pool deck furniture, checked and changed all waste receptacles, emptied and restocked all dog waste receptacles, remove debris around tennis courts, sports complex, pool area, food court, all playgrounds, soccer field, roadways and parking lot
5/17/22	8	J.S.	Pressure washed right side of entryway and sprayed spider deterrent all over, straightened and organized pool deck furniture, blew leaves and debris off sports complex, checked and changed all waste receptacles, emptied and restocked all dog waste receptacles, changed all gym waste receptacles, removed debris around roadways, all playgrounds, pool area, tennis courts, picnic area, event field and parking lot
5/19/22	8	J.S.	Painted eight bike racks, installed sixteen locks on waste receptacles, put ant killer down on pool deck, changed all gym waste receptacles, straightened and organized all pool deck furniture, checked and changed all waste receptacles, emptied and restocked all dog waste receptacles, removed debris around all playgrounds, picnic area, pool area, roadways, lakes, sports complex, tennis courts and parking lot
5/24/22	8	J.S.	Re-zip tied windscreens at tennis courts, straightened and organized all pool deck furniture, installed new parts in seesaw by pool, put ant killer on pool deck, changed all gym waste receptacles, emptied and restocked all dog waste receptacles, checked and changed all waste receptacles, removed debris around tennis courts, roadways, sports complex, all playground areas, picnic area, pool area and parking lot
5/26/22	8	J.S.	Changed out soap dispenser in men's restroom, re-zip tied windscreens on tennis courts, sprayed for weeds on pool deck, spot cleaned both pool bathrooms, straightened and organized pool deck furniture, changed all gym waste receptacles removed debris around neighborhood, roadways, sports complex, all playgrounds, tennis courts, pool area, food court and parking lot, checked and changed all waste receptacles, emptied and restocked all dog waste receptacles
5/31/22	8	J.S.	Put back up manilla someone pulled down, painted two bike racks, straightened and organized all pool deck furniture, emptied and restocked all dog waste receptacles, removed debris around roadways, sports complex, tennis courts, pool area, all playgrounds, parking lot and picnic area, checked and changed all trash receptacles, changed all gym waste receptacles
<b>TOTAL</b>	<u><u>72</u></u>		
<b>MILES</b>	<u><u>135</u></u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

### MAINTENANCE BILLABLE PURCHASES

Period Ending 06/05/22

DISTRICT  
MEADOWVIEW

AT TWIN CREEKS CDD  
(MVTG)

DATE	<u>SUPPLIES</u>
11/1/78	1000
11/2/78	1000
11/3/78	1000
11/4/78	1000
11/5/78	1000
11/6/78	1000
11/7/78	1000
11/8/78	1000
11/9/78	1000
11/10/78	1000
11/11/78	1000
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12/27/78	1000
12/28/78	1000
12/29/78	1000
12/30/78	1000
12/31/78	1000

[illegible]

5/4/22	Package of Flat Washers (4)	6.89	C.H.
5/4/22	Ferrule & Stop Sets (7)	17.83	C.H.
5/4/22	Clevis Pins (12)	19.41	C.H.
5/4/22	50' 3/32 Wire	29.88	C.H.
5/4/22	Padlocks (3)	113.78	C.H.
5/5/22	25lb Rapid Set Cement	18.94	C.H.
5/5/22	2 Gallon Plastic Bucket	5.73	C.H.

TOTAL	\$211.45
-------	----------





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

10	11	12	13	14	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT	
04/30		Balance Forward						\$94.24	
05/17 05/17	I03416265-05172022	Affidavit						\$10.00	
05/17 05/17	I03416265-05172022	QUALIFYING PERIOD FOR CANDIDATES	SA St Augustine Record	1.00 x 4.2500	4.25	1	\$8.98	\$38.17	
05/17 05/17	I03416265-05172022	QUALIFYING PERIOD FOR CANDIDATES	SA St Aug Record Online	1.00 x 4.2500	4.25	1	\$8.97	\$38.12	
05/18 05/18	I03413802-05182022	ANNUAL AUDIT SERVICES	SA St Augustine Record	1.00 x 5.2500	5.25	1	\$8.98	\$47.15	
05/18 05/18	I03413802-05182022	ANNUAL AUDIT SERVICES	SA St Aug Record Online	1.00 x 5.2500	5.25	1	\$8.97	\$47.09	

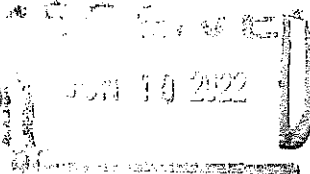
PREVIOUS AMOUNT OWED: \$94.24  
NEW CHARGES THIS PERIOD: \$180.53  
CASH THIS PERIOD: \$0.00  
DEBIT ADJUSTMENTS THIS PERIOD: \$0.00  
CREDIT ADJUSTMENTS THIS PERIOD: \$0.00

We appreciate your business.

So that we may serve you better, please remit the amount due. New business is dependent on prompt payments. Please include the remittance stub and input your account number on your check. Thank you.

2A

1.310.513.480



## INVOICE AND STATEMENT OF ACCOUNT

AGING OF PAST DUE ACCOUNTS

\* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

SATM

21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS	* UNAPPLIED AMOUNT	23	TOTAL AMOUNT DUE
	<del>\$180.53</del>		\$94.24	\$0.00	\$0.00	\$0.00		<del>\$274.77</del>
ADVERTISER INFORMATION								
1	BILLING PERIOD	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	2	ADVERTISER/CLIENT NAME	
	05/01/2022 - 05/31/2022		15651		15651		MEADOW VIEW AT TWIN CREEKS CDD	

\$94.24

MAKE CHECKS PAYABLE TO

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

Payment is due upon receipt.

The St. Augustine Record

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



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

## ADVERTISING INVOICE and STATEMENT

1	BILLING PERIOD	2	ADVERTISER/CLIENT NAME
	05/01/2022 - 05/31/2022		MEADOW VIEW AT TWIN CREEKS CDD
COMPANY	23	TOTAL AMOUNT DUE	* UNAPPLIED AMOUNT
SA 7		<del>\$274.77</del> \$94.24	\$0.00
24	TERMS OF PAYMENT	NET 15 DAYS	
21	CURRENT NET AMOUNT	22	30 DAYS
	<del>\$180.53</del> \$94.24		\$0.00
25	60 DAYS	26	OVER 90 DAYS
	\$0.00		\$0.00
4	PAGE #	5	BILLING DATE
	1		05/31/2022
6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER
	15651		15651
24	STATEMENT NUMBER	0000112412	

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS



8 - 2236

MEADOW VIEW AT TWIN CREEKS CDD  
475 W TOWN PL STE 114  
SAINT AUGUSTINE FL 32092-3649



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

Wed, May 18, 2022  
8:48:41AM

## Legal Ad Invoice

# The St. Augustine Record

Send Payments to:  
The St. Augustine Record Dept 1261  
PO BOX 121261  
Dallas, TX 75312-1261

**Acct:** 15651  
**Phone:** 9049405850  
**E-Mail:**  
**Client:** MEADOW VIEW AT TWIN CREEKS C

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

**City:** SAINT AUGUSTINE **State:** FL **Zip:** 32092

**Ad Number:** 0003413802-01 **Caller:** Courtney Hogge **Paytype:** BILL  
**Start:** 05/18/2022 **Issues:** 1 **Stop:** 05/18/2022  
**Placement:** SA Legals **Rep:** Derek ISC-Lindberg  
**Copy Line:** MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUA

Lines	61
Depth	5.25
Columns	1
Price	\$94.24

**MEADOW VIEW AT TWIN CREEKS  
COMMUNITY DEVELOPMENT  
DISTRICT REQUEST FOR  
PROPOSALS FOR ANNUAL AUDIT  
SERVICES**

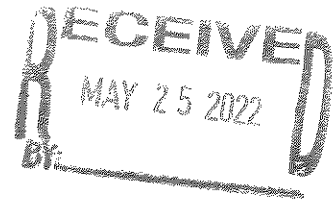
The Meadow View at Twin Creeks Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2022, with an option for four additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in St. Johns County and has a general fund and debt service funds.

The Auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at 475 West Town Place, Suite 114 St. Augustine, Florida 32092, via e-mail at [chogge@gmsnf.com](mailto:chogge@gmsnf.com), and by telephone at (904) 940-5850.

Proposers must provide an electronic copy of their proposal to the District's Recording Secretary, Courtney Hogge, at [chogge@gmsnf.com](mailto:chogge@gmsnf.com). Proposals must be received by 2:00 p.m. on Wednesday, June 8, 2022. The District reserves the right to reject any and all proposals, make modifications to the scope of the work, and waive any minor informalities or irregularities in proposals as it deems appropriate. Please direct all questions regarding this Notice to the District's Recording Secretary.

Meadow View at Twin Creeks Community Development District  
James Oliver, District Manager  
0003412802 May 18, 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# 0003413802-01

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 **REQUISITION OF PROPOSALS** in the matter of **ANNUAL AUDIT SERVICES** was published in said newspaper in the issue dated 05/18/2022.

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.

MEADOW VIEW AT TWIN CREEKS  
COMMUNITY DEVELOPMENT  
DISTRICT REQUEST FOR  
PROPOSALS FOR ANNUAL AUDIT  
SERVICES

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Meadow View at Twin Creeks Community Development District  
James Oliver, District Manager  
0003412802 May 18, 2022

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

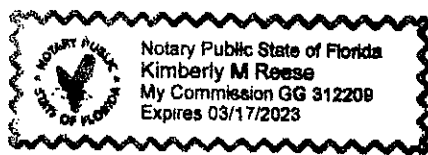
☒ physical presence or  
☐ online notarization

MAY 18 2022

this \_\_\_\_ day of \_\_\_\_

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

*Kimberly M. Reese*  
(Signature of Notary Public)





PAYMENT ADDRESS:  
Turner Pest Control LLC - P.O. Box 952503 • Atlanta, Georgia 31192-2503  
904-355-5100 • Fax: 904-353-4499 • Toll Free: 800-225-5305 • turnerpest.com

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

## Service Slip/Invoice

INVOICE: 17634168  
DATE: 5/27/2022  
ORDER: 17634168

Bill To: [385188]

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

Work Location: [385188] 904-627-9271

Beacon Lake Amenity Center  
Brian Stephens  
850 Beacon lake pkwy  
Saint Augustine, FL 32095

Work Date	Time	Target Pest	Technician	Time In
5/27/2022	01:26 PM	MICE, RATS, ROACH, S		01:26 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	5/27/2022		02:00 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$199.50
SUBTOTAL		\$199.50
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$199.50
AMOUNT DUE		\$199.50

46A  
C. Hall 6/8/22  
Pest Control  
1.320.57200.45917

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

By signing this invoice, the customer agrees to the completion of all services rendered and agrees to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

**Wipes LLC**

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

**INVOICE**

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

INVOICE 11218  
DATE 05/31/2022  
TERMS Net 30  
DUE DATE 06/30/2022

	DESCRIPTION	QTY	RATE	AMOUNT
Wipes.com Disinfectant Wipes Case	One (1) Case - Four (4) - 800 count rolls of EPA registered disinfecting wipes	2	98.96	197.92T
Shipping	Freight Cost	2	16.14	32.28
Sales Tax	Sales Tax calculated by AvaTax on Wed Jun 1 10:48:33 UTC 2022	1	0.00	0.00T

SUBTOTAL 230.20

TAX 0.00

TOTAL 230.20

BALANCE DUE **\$230.20**

1,320.57 2.44207  
142A



**SMARTHOME.BIZ**  
SMART HOME SPECIALISTS

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

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

PLEASE PAY BY

**07/06/2022**

AMOUNT

**\$110.95**

INVOICE DATE

**06/15/2022**

**INVOICE NO. 250999**

**Site:** 850 Beacon Lakes Pkwy St  
Augustine  
**Site Address:** 850 Beacon Lakes Pkwy  
St Augustine FL 32092  
**Period:** 07/01/2022 to 07/31/2022  
**Recurring No.:** 4197  
**Job Name:**  
**Order No.:**

**Description**

Meadow View @ Twin Creeks

1.320.572.45400  
Security Monitoring

381A

**Security Monitoring**

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

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

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

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

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

<b>Sub-Total ex Tax</b>	\$110.95
<b>Tax</b>	\$0.00
<b>Total inc Tax</b>	\$110.95
<b>Amount Applied</b>	\$0.00
<b>Balance Due</b>	\$110.95



**SMARTHOME.BIZ**  
SMART HOME SPECIALISTS

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

PLEASE PAY BY	AMOUNT	INVOICE DATE
07/06/2022	\$110.95	06/15/2022

**INVOICE NO. 250999**

## How To Pay

INVOICE NO. 250999



**Credit Card (MasterCard, Visa, Amex )**



**Mail**

*Detach this section and mail check to:*

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

Credit Card No.

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

Card Holder's Name: \_\_\_\_\_ CCV: \_\_\_\_\_

Expiry Date:  /  Signature: \_\_\_\_\_

**NAME:** Meadow View at Twin Creeks CCD **DUE DATE:** 07/06/2022 **AMOUNT DUE:** \$110.95

Please Reference: 250999

# Municipal Asset Management, Inc.

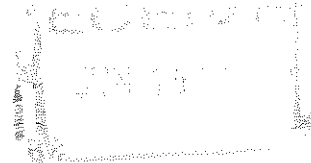
25288 Foothills Drive North  
Suite 225  
Golden, CO 80401  
(303) 273-9494

# INVOICE

**INVOICE NO:** 0618486  
**DATE:** 6/1/2022

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

DUE DATE	RENTAL PERIOD
7/7/2022	



14A 1.320.572.45915

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

**TOTAL DUE**

**\$2,307.62**

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

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

THANK YOU FOR YOUR BUSINESS!

Invoice #	Due Date	Total Due	Amount Enclosed
0618486	7/7/2022	\$2,307.62	

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

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





## Invoice

Date  
Invoice #6/21/2022  
131295607925

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

<b>Terms</b>	Net 20
<b>Due Date</b>	7/11/2022
<b>PO #</b>	
<b>Delivery Ticket #</b>	Sales Order #1339725
<b>Delivery Date</b>	6/17/2022
<b>Delivery Location</b>	Meadow View at Twin Creeks CDD Activity Po...
<b>Customer #</b>	13BEA030
<b>AZ License #</b>	#331721

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

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

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

Item ID	Item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	150	gal	1.65	247.50
160-050	Pool Acid bulk by Gallon	60	gal	3.19	191.40
<p>22A 1.320.57200.45506 Amenity-Pool Chemicals</p>					

Subtotal 438.90  
Shipping Cost (FEDEX GROUND) 0.00  
Tax 28.53  
Total 467.43  
Amount Due \$467.43

## Remittance Slip

Customer  
13BEA030  
Invoice #  
131295607925

Amount Due \$467.43

Amount Paid

Make Checks Payable To

Poolsure  
PO Box 55372  
Houston, TX 77255-5372



131295607925



## Invoice

Date  
Invoice #6/21/2022  
131295607926

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

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

Terms	Net 20
Due Date	7/1/2022
PO #	
Delivery Ticket #	Sales Order #1339724
Delivery Date	6/17/2022
Delivery Location	Meadow View at Twin Creeks CDD Pool (Beac...
Customer #	13BEA030
AZ License #	#331721
Ship To	Meadow View at Twin Creeks CDD 755 Cr-210 W St Johns FL 32259

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

Item ID	Item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	500	gal	1.65	825.00
115-300	Bleach Minibulk Delivered	5	gal	1.65	8.25
160-050	Pool Acid bulk by Gallon	30	gal	3.19	95.70
135-010	Sodium Bicarbonate 50# bag	10		29.98	299.80
	1.320.57200.45506 Amenity - Pool Chemicals				
	22A				

Subtotal 1,228.75  
Shipping Cost (FEDEX GROUND) 0.00  
Tax 79.87  
Total 1,308.62  
Amount Due \$1,308.62

pay this

## Remittance Slip

Customer  
13BEA030  
Invoice #  
131295607926

Amount Due \$1,308.62

Amount Paid

Make Checks Payable To

Poolsure  
PO Box 55372  
Houston, TX 77255-5372



131295607926

# Simply Linen Solutions

A Division of Star Brite Laundries, LLC

124 Century 21 Drive, Suite 3  
Jacksonville, FL 32216  
(904) 855-4014  
www.simplylinensolutions.com

CUSTOMER NAME: MEADOWVIEW @ TWIN LAKES BEACON LAKE				INVOICE NUMBER L 165187				DATE 6/23/22		TYPE LOG		CONTRACT DATE	
M T W <u>TH</u> F S SU				PO#				PMT TERMS N15		TAX —		EDW FREQ.	
												ROUTE 1	

ITEM DESCRIPTION	COLOR	ADDITIONAL INFO	SEC %	DATE: QUANT.	DATE: QUANT.	DATE: QUANT.	DATE: QUANT.	UNIT PRICE	TOTAL AMOUNT	ADJ AMOUNT
LAUNDRY SERVICE										
HAND TOWELS						34	90	175	21.70	
POOL ↓						4	67	.535	37.49	
MATS 2X3								4.70		
4X6		2 Laco/BLUE				2		5.55	11.10	
WRAP/PACKAGING		CART				1	1	2.75	5.50	
SERVICE (INCLUDES: EQUIPMENT / DELIVERY)						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 rental and/or replacement costs will be billed for all non-returned linens and textiles. Inventories kept longer than one week are subject to additional fees. Invoices not paid within 30 days of delivery date will incur 10% late fee and interruption of service. Credits are not issued for returned un-used linens.									AMOUNT	105.29
Delivery Received by: <u>[Signature]</u> Date: <u>6/23/22</u>									SURCHARGES	10.00
Signature of Customer									TAX	—
STRICTLY PROHIBITED: LAUNDERING OR LENDING OF SUPPLIER-OWNED GOODS.									TOTAL	115.29

43A

1.320.57200.45919  
Amenity Towel/ linen service

**TGS**

The Gate Store, Inc.  
1230 N US Highway 1, Unit 11  
Ormond Beach, FL 32174  
thegatestoreinc@gmail.com  
386-437-4487  
www.tgsgates.com

# Invoice

DATE	INVOICE NO.
5/10/2022	19589

**PAST DUE**

<b>BILL TO</b>
Meadow View at Twin Creeks CDD C/O Beacon Lake Amenity Manager 850 Beacon Lake Parkway St. Augustine, Florida 32095

<b>SHIP TO</b>

P.O. NO.	TERMS	DUE DATE	REP	SHIP DATE	SHIP VIA	FOB	PROJECT
	net-15	5/25/2022	ML	5/10/2022			
ITEM		DESCRIPTION			QTY	RATE	AMOUNT
Labor		To check all gates reported not working. Found missing power breakers in the main power panel. Possible vandalism. Incident was reported to management for further repairs. This includes all travel time on 27 APR 2022.  gate monitoring 1.320.572.45410 148A			2.25	90.00	202.50
Thank You For Being Our Customer					Subtotal \$202.50		

*D.*

*E.*

# Meadow View at Twin Creeks

Community Development District

Funding Request #58

July 13, 2022

					GENERAL FUND	
Check Date	Vendor Name	Invoice Date	Invoice Number	Description	FY2022	
6/9/22	ATLANTIC SECURITY	5/18/22	247384	SECURITY MONITORING	\$	110.95
6/9/22	ZACHARY SULLIVAN DBA BIG Z POOL	5/26/22	10602	INSTALL CONTROLLER	\$	350.00
6/9/22	ZACHARY SULLIVAN DBA BIG Z POOL	6/1/22	10809	JUN AMENITY POOL MAINT	\$	1,298.00
6/9/22	GOVERNMENTAL MANAGEMENT SERVICES	6/1/22	86	JUN MANAGEMENT FEES	\$	5,620.14
6/9/22	KE LAW GROUP, PLLC	5/17/22	2245APR	APR GENERAL SERVICES	\$	162.50
6/9/22	KE LAW GROUP, PLLC	5/17/22	2245MAR	MAR GENERAL SERVICES	\$	130.00
6/9/22	KENNETH BAXLEY	4/28/22	6032022	6/3/22 EVENT	\$	375.00
6/9/22	RIVERSIDE MANAGEMENT SERVICES	5/1/22	158	MAY JANITORIAL SERVICES	\$	1,295.00
6/9/22	RIVERSIDE MANAGEMENT SERVICES	5/1/22	158	MAY CONTRACT ADMIN	\$	3,333.33
6/9/22	RIVERSIDE MANAGEMENT SERVICES	5/1/22	158	MAY FAC MANAGEMENT	\$	5,304.50
6/9/22	RIVERSIDE MANAGEMENT SERVICES	5/31/22	165	SPEC EVENT ASST THRU MAY	\$	448.25
6/9/22	RIVERSIDE MANAGEMENT SERVICES	5/31/22	166	PRIV EVENT ATTD T THRU MAY	\$	203.75
6/9/22	RIVERSIDE MANAGEMENT SERVICES	5/31/22	167	LIFEGUARD SRV THRU MAY	\$	3,457.07
6/9/22	RIVERSIDE MANAGEMENT SERVICES	6/1/22	163	JUN JANITORIAL SERVICES	\$	1,295.00
6/9/22	RIVERSIDE MANAGEMENT SERVICES	6/1/22	163	JUN CONTRACT ADMIN	\$	3,333.33
6/9/22	RIVERSIDE MANAGEMENT SERVICES	6/1/22	163	JUN FAC MANAGEMENT	\$	5,304.50
6/9/22	WAYNE AUTOMATIC FIRE SPRINKLERS INC	11/23/21	926897	ANNL FIRE&DOMST BKFLW CER	\$	105.00
6/23/22	BRANDON TOMASELLO DBA	6/9/22	20220715	EVENT 7/15/22	\$	200.00
6/23/22	BRANDON TOMASELLO DBA	6/9/22	20220819	EVENT 8/19/22	\$	200.00
6/23/22	HIDDEN EYES LLC DBA	5/31/22	715357	ADD RES AS OF 4/30/22	\$	32.00
6/23/22	HIDDEN EYES LLC DBA	6/1/22	715847	JUL GATE MONITORING	\$	1,272.54
6/23/22	HIDDEN EYES LLC DBA	6/20/22	716551	ADD RES AS OF 5/31/22	\$	160.00
6/23/22	FUTURE HORIZONS, INC.	5/31/22	73172	MAY LAKE MAINTENANCE	\$	1,769.14
6/23/22	JANI-KING OF JACKSONVILLE	5/12/22	JAK05220	DEEP CLEAN ENTIRE KITCHEN	\$	615.00
6/23/22	MICHAEL A. GILBERT DBA	6/14/22	8502	7/4/22 EVENT	\$	350.00
6/23/22	RENAISSANCE	6/17/22	10002	MEADOWVIEW TWN CK-8/18/22	\$	375.00
6/23/22	RIVERSIDE MANAGEMENT SERVICES	6/16/22	169	MAY FAC MAINTENANCE	\$	2,011.45
6/23/22	RIVERSIDE MANAGEMENT SERVICES	6/16/22	169	MAY GROUNDS MAINTENANCE	\$	780.08
6/23/22	ST AUGUSTINE RECORD	5/31/22	10341380	ANNUAL AUDIT SRVS 5/18/22	\$	94.24
6/23/22	TURNER PEST CONTROL LLC	5/27/22	17634168	MAY PEST CONTROL	\$	199.50
6/23/22	WIPES LLC	5/31/22	11218	WIPES.COM	\$	230.20
6/30/22	ATLANTIC SECURITY	6/15/22	250999	SECURITY MONITORING	\$	110.95
6/30/22	MUNICIPAL ASSET MANAGEMENT, INC	6/1/22	618486	JUN FITNESS EQUIP LEASE	\$	2,307.62
6/30/22	POOLSURE	6/21/22	13129560	JUNE POOL CHEMICALS	\$	438.90
6/30/22	POOLSURE	6/21/22	13129560	JUN POOL CHEMICALS	\$	1,228.75
6/30/22	SIMPLY LINEN SOLUTIONS	6/23/22	L165187	AMENITY TOWE/LINEN SRVC	\$	115.29
6/30/22	THE GATE STORE, INC.	5/10/22	19589	GATE MONITORING	\$	202.50
7/8/22	DENISE POWERS	7/5/22	7052022	REIMBURS FOR EVENT PRIZES	\$	48.05
7/8/22	FIRST COAST FIRE & SAFETY	6/27/22	59910627	HOOD SYSTEM SERVICE	\$	304.00
7/8/22	GOVERNMENTAL MANAGEMENT SERVICES	7/1/22	87	JUL MANAGEMENT FEES	\$	5,632.33
7/8/22	GRAU AND ASSOCIATES	7/1/22	22893	AUDIT FYE 9/30/2021	\$	7,500.00
7/8/22	JANI-KING OF JACKSONVILLE	7/1/22	JAK07220	JUL JANITORIAL MAINT	\$	1,522.91
7/8/22	JOSEPH PIKE	7/7/22	7072022	RENTAL DEPOSIT REFUND	\$	250.00
7/8/22	MY CLEAN ROOF	6/22/22	106	PRESS WASHED/CLEANED	\$	3,900.00
7/8/22	THIGPEN HEATING & COOLING, INC.	6/9/22	31809	RPLCD PVC TRAPS-A/C VENTS	\$	446.00
7/8/22	TURNER PEST CONTROL LLC	6/16/22	18104381	JUN PEST CONTROL	\$	199.50
7/8/22	WEST ORANGE NURSERIES, INC	5/13/22	65091	RPR MAINLINE BRK BEACON3A	\$	4,571.13
7/8/22	WEST ORANGE NURSERIES, INC	5/18/22	65088	IRRIG MAINLINE BREAK	\$	490.31
7/8/22	WEST ORANGE NURSERIES, INC	5/18/22	65089	INSTALL IRRIGATION SYSTEM	\$	3,262.50
7/8/22	WEST ORANGE NURSERIES, INC	5/24/22	65098	IRRIG RPR MAINLINE BREAK	\$	190.29
7/8/22	WEST ORANGE NURSERIES, INC	6/1/22	65093	PH2 PKWY JUN LNDSCP MAINT	\$	8,420.00
7/8/22	WEST ORANGE NURSERIES, INC	6/1/22	65094	LAKE 3A JUN LNDSCP MAINT	\$	9,100.00
7/8/22	WEST ORANGE NURSERIES, INC	6/1/22	65095	PH2 TWNHS JUN LNDSCP MNTC	\$	9,011.47
7/8/22	YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC	5/30/22	JAX37466	IRRIG RPLCD CONTROLLER	\$	3,751.02
7/8/22	YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC	5/30/22	JAX37466	RPLC PODOCARPUS	\$	725.00
7/8/22	YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC	6/1/22	JAX37236	JUN LANDSCAPE MAINTENANCE	\$	17,811.85
7/8/22	YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC	6/2/22	JAX37581	MULCH APPLICATION 2022	\$	45,000.00
7/8/22	YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC	6/29/22	JAX39097	MAY IRRIG REPAIRS	\$	934.65
7/8/22	YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC	6/29/22	JAX39097	IRRIG RPR 2 WIRES	\$	922.00

**Total Funding Request \$ 168,812.49**

\*Wells Fargo Credit Card transaction available upon request

<b>Dreamfinder Homes Portion (18.50%)</b>	<b>\$31,230.31</b>	<b>\$39,701.65</b>
<b>Dreamfiinder Homes FY23 Insurance \$45,791 FR #56 Split Cost (18.50%)</b>	<b>\$8,471.34</b>	
<b>Heartwood 23 (81.50%)</b>	<b>\$137,582.18</b>	<b>\$129,110.84</b>
<b>Heartwood 23 FY23 Insurance \$45,791 FR #56 credit (81.50%)</b>	<b>(\$8,471.34)</b>	
		<b><u>\$168,812.49</u></b>

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



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

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

PLEASE PAY BY	AMOUNT	INVOICE DATE
06/08/2022	\$110.95	05/18/2022

## INVOICE NO. 247384

**Site:** 850 Beacon Lakes Pkwy St  
 Augustine  
**Site Address:** 850 Beacon Lakes Pkwy  
 St Augustine FL 32092  
**Period:** 06/01/2022 to 06/30/2022  
**Recurring No.:** 4197  
**Job Name:**  
**Order No.:**

### Description

Meadow View @ Twin Creeks

1.320.57200.45400  
 Security Monitoring

### Security Monitoring

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

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

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

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

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

<b>Sub-Total ex Tax</b>	\$110.95
<b>Tax</b>	\$0.00
<b>Total inc Tax</b>	\$110.95
<b>Amount Applied</b>	\$0.00
<b>Balance Due</b>	\$110.95

3819





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

PLEASE PAY BY	AMOUNT	INVOICE DATE
06/08/2022	\$110.95	05/18/2022

**INVOICE NO. 247384**

## How To Pay

INVOICE NO. 247384



**Credit Card (MasterCard, Visa, Amex )**



**Mail**

*Detach this section and mail check to:*

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

Credit Card No.

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

Card Holder's Name: \_\_\_\_\_ CCV: \_\_\_\_\_

Expiry Date:  /  Signature: \_\_\_\_\_

**NAME:** Meadow View at Twin Creeks CCD

**DUE DATE:** 06/08/2022 **AMOUNT DUE:** \$110.95

**Please Reference: 247384**



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

Invoice 10602

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

DATE  
05/26/2022

PLEASE PAY  
\$350.00

DUE DATE  
06/25/2022

PRODUCT/SERVICE	QTY	RATE	AMOUNT
Re: Controller Installation Installed 1: 5/12/2022 Installed 1: 5/26/2022 <b>Labor Rates:Commercial Labor</b> Labor, to do a one-time installation of the controller.	2	175.00	350.00

Thank you for your business!

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

**TOTAL DUE \$350.00**

THANK YOU.

1.320.572.45505  
1351A

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

Zach Sullivan

Big Z Pool Service, LLC

Licensed & Insured CPC#1459355



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

Invoice 10809

**BILL TO**

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

DATE  
06/01/2022

PLEASE PAY  
\$1,298.00

DUE DATE  
07/01/2022

PRODUCT/SERVICE	QTY	RATE	AMOUNT
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**Services**

June Monthly Pool Service, No Chemicals  
Included

1

1,298.00

1,298.00

2 Pools on Site: Lap and Family Pool  
Service Visits Schedule:

October-March 2 visits per week: Mon/Fri

April-September 3 visits per week:

Mon/Wed/Fri

Cleaning Services Include the Following:

-Skimming of the pool surface, keeping the  
gutters free from debris.

-Vacuum

-Brushing of the walls/stairs

-Waterline Tile Cleaning

-Backwashing of the filters

-Filtration Maintenance i.e., pump baskets,  
Orings

-Water Chemistry, to check and balance  
chemicals

-DOH Documentation Logging

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

135A  
1.320.57200.45505  
Amenity pool maintenance

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

Zach Sullivan

Big Z Pool Service, LLC

Licensed & Insured CPC#1459355

PRODUCT/SERVICE	QTY	RATE	AMOUNT
<p>RE: Pool Cleaning Service without Chemicals</p> <p>*District will obtain chemicals through 3rd party Vendor*</p> <p>Update: chemical controller lease program will also be billed by 3rd party vendor Pool sure.</p> <p>Terms: invoices are emailed on the 1st if the estimate is accepted, and payments are due on the 30th of the current month of service. If the estimate is accepted we will provide a full service contract for signing outlining the same pricing as listed below along with additional details.</p> <p>Any work outside of the work described below such as additional visits, or service work to equipment, emergency calls, algae treatments are billed at the rate of \$125/ hour, 2 hours minimum. Emergency Calls, after hours: Monday through Friday after 6 and weekends. A 1-year agreement is required.</p> <p>Late payments are subject to a \$70 late fee if greater than 7 days past the due date. After 15 days of no payment, services are suspended until the account is brought current.</p> <p>Average cleaning time: 1-1/2 hours per pool cleaning plus backhouse.</p>			

Thank you for your business!

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

TOTAL DUE	\$1,298.00
-----------	------------

THANK YOU.

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

Zach Sullivan

Big Z Pool Service, LLC

Licensed & Insured CPC#1459355

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice****Invoice #:** 86**Invoice Date:** 6/1/22**Due Date:** 6/1/22**Case:****P.O. Number:****Bill To:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - June 2022	1.310.573.340	4,134.42	4,134.42
Website Administration - June 2022	353	83.33	83.33
Information Technology - June 2022	351	116.67	116.67
Dissemination Agent Services - June 2022	316	1,041.67	1,041.67
Office Supplies	510	0.54	0.54
Postage	425	111.57	111.57
Copies	425	51.15	51.15
Telephone	1.310.513.410	80.79	80.79
<b>Total</b>			<b>\$5,620.14</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$5,620.14</b>



# INVOICE

Invoice # 2245  
Date: 05/17/2022  
Due On: 06/16/2022

## 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

### Meadow View at Twin Creeks CDD - General

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	JE	03/08/2022	Email regarding P&P bonds; conference call regarding amenity agreements.	0.40	\$325.00	\$130.00
Service	JE	04/21/2022	Prepare for and attend Board meeting; follow-up regarding the same.	0.50	\$325.00	\$162.50
Total						\$292.50

126A  
1,310.513, 315

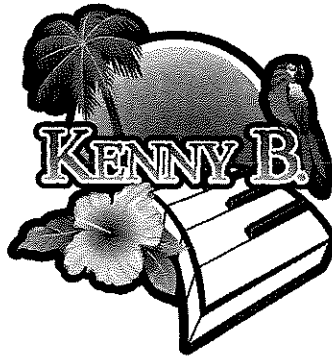
### Detailed Statement of Account

#### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
2245	06/16/2022	\$292.50	\$0.00	\$292.50
Outstanding Balance				\$292.50
Total Amount Outstanding				\$292.50

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

Please pay within 30 days.



April 28, 2022

**Invoice #06032022**

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

Contact: Denise Powers  
[dpowers@gmsnf.com](mailto:dpowers@gmsnf.com)

Date of Service: June 3<sup>rd</sup>, 2022 (Friday)

Location: Beacon Lake Club House (Gazebo Poolside Summer Kickoff)  
850 Beacon Lake Pkwy  
St. Augustine, FL 32095

4 pm – 7 pm

Amount Due: \$375.00  
(Net 7 from Date of Service)

Payable To: Kenneth Baxley  
Mailing: 118 Minwill Cir  
Georgetown, FL 32139

116A  
1.320.572.494

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

# Invoice

Invoice #: 158  
Invoice Date: 5/1/2022  
Due Date: 5/1/2022  
Case:  
P.O. Number:

**Bill To:**

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

20A

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

5/3/22  
Cor



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

## Invoice

Invoice #: 165  
Invoice Date: 5/31/2022  
Due Date: 5/31/2022  
Case:  
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Special Event Assistant through May 2022 1.320.57500.49400 20A	17.93	25.00	448.25
<b>Total</b>			<b>\$448.25</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$448.25</b>

6-1-22  
G

**MVTC CDD**

**SPECIAL EVENT ASSISTANT INVOICE DETAIL**

<b>Quantity</b>	<b>Description</b>	<b>Rate</b>	<b>Amount</b>
17.93	Special Event Assistant Covers May 2022	\$ 25.00	\$ 448.25
TOTAL DUE:			<u>\$ 448.25</u>

Special Event Assistant 1.320,57200.49400

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/5/22	3	T.W.	Special Event - Bingo
5/6/22	3.60	M.S.	Special Event - Food Truck Friday
5/13/22	5.25	T.W.	Special Event - Food Truck Friday & Movie Night
6/20/22	3	T.W.	Special Event - Food Truck Friday
6/27/22	3	T.W.	Special Event - Food Truck Friday
<b>TOTAL</b>	<u>17.93</u>		

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

## Invoice

Invoice #: 166  
Invoice Date: 5/31/2022  
Due Date: 5/31/2022  
Case:  
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Private Event Attendant through May 2022 1.320.57300.45509 20A	8.15	25.00	203.75
<b>Total</b>			<b>\$203.75</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$203.75</b>

6-7-22  
65

**MVTC CDD**

**PRIVATE EVENT ATTENDANT INVOICE DETAIL**

<b>Quantity</b>	<b>Description</b>	<b>Rate</b>	<b>Amount</b>
8.15	Private Event Attendant Covers May 2022	\$ 25.00	\$ 203.75
TOTAL DUE:			<u>\$ 203.75</u>

Private Event Attendant 1.320.57200.45509

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/7/22	4.23	M.S.	Private Event Attendant - Metzkes
5/14/22	3.92	M.S.	Private Event Attendant - Burke
TOTAL	<u>8.15</u>		

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

## Invoice

Invoice #: 167  
Invoice Date: 5/31/2022  
Due Date: 5/31/2022  
Case:  
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Lifeguard Services through May 2022  1,320.57 (300.45501)  20A	200.41	17.25	3,457.07
Total			\$3,457.07
Payments/Credits			\$0.00
Balance Due			\$3,457.07

6-7-22  
Q

MVTC CDD  
LIFEGUARD INVOICE DETAIL

Quantity	Description	Rate	Amount
200.41	Lifeguard Services	\$ 17.25	\$ 3,457.07
	Covers May 2022		
	TOTAL DUE:		<u>\$ 3,457.07</u>
LIFEGUARDS #1.320.57200.45501			



MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT  
LIFEGUARD BILLABLE HOURS MAY 2022

Date	Hours	Employee	Description
5/1/22	6.72	J.A.	Lifeguarding
5/1/22	6.72	H.A.	Lifeguarding
5/1/22	5.5	M.L.	Lifeguarding
5/7/22	6.78	J.A.	Lifeguarding
5/7/22	6.78	H.A.	Lifeguarding
5/7/22	6.53	G.V.	Lifeguarding
5/8/22	6.67	J.A.	Lifeguarding
5/8/22	6.65	M.S.	Lifeguarding
5/14/22	6.82	J.A.	Lifeguarding
5/14/22	6.8	H.A.	Lifeguarding
5/14/22	5.43	M.L.	Lifeguarding
5/14/22	6.58	G.V.	Lifeguarding
5/15/22	5.1	J.A.	Lifeguarding
5/15/22	5.1	H.A.	Lifeguarding
5/15/22	4.82	S.T.	Lifeguarding
5/21/22	5.13	J.A.	Lifeguarding
5/21/22	5.13	H.A.	Lifeguarding
5/21/22	6.15	G.V.	Lifeguarding
5/21/22	2.4	E.W.	Lifeguarding
5/22/22	6.67	J.A.	Lifeguarding
5/22/22	6.67	H.A.	Lifeguarding
5/22/22	6.55	M.L.	Lifeguarding
5/22/22	4.08	S.T.	Lifeguarding
5/28/22	4.25	J.A.	Lifeguarding
5/28/22	6.75	H.A.	Lifeguarding
5/28/22	6.6	G.V.	Lifeguarding
5/28/22	6.62	C.V.	Lifeguarding
5/29/22	6.75	J.A.	Lifeguarding
5/29/22	6.73	H.A.	Lifeguarding
5/29/22	6.68	S.T.	Lifeguarding
5/30/22	6.75	J.A.	Lifeguarding
5/30/22	6.73	H.A.	Lifeguarding
5/30/22	6.77	M.S.	Lifeguarding
<b>TOTAL</b>	<u>200.41</u>		


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

# Invoice

Invoice #: 163  
Invoice Date: 6/1/2022  
Due Date: 6/1/2022  
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
20A 1.320.57200.45507 - Janitorial Services - June 2022 1.320.57200.45504 - Contract Administration - June 2022 1.320.57200.45500 - Facility Management - Meadow View - June 2022		1,295.00 3,333.33 5,304.50	1,295.00 3,333.33 5,304.50
 6-3-22			
Total			\$9,932.83
Payments/Credits			\$0.00
Balance Due			\$9,932.83



INVOICE  
926897  
INVOICE DATE  
11/23/2021

MINUTES  
MATTER®

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

Saint Augustine, FL 32095

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

Saint Augustine, FL 32095

CONTRACT NO.	CUSTOMER NO.	P.O. NUMBER	TERMS	BRANCH
974465	MVA002		NET 30	11326 Distribution Ave W Jacksonville, FL 32256-2745
COMMENTS				

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE (BEFORE TAXES)
2	Annual Fire Backflow Certification 11/19/2021	\$35.00	\$70.00
1	Annual Domestic Backflow Certification 11/19/2021	\$35.00	\$35.00

**Please reference invoice number on payment. Thank You!**

**VISA & MASTERCARD ACCEPTED**

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

**Questions Regarding this invoice please contact:**

Name: Holly B Bartle

Phone: 9042683030

Email: hbbartle@waynefire.com

SUBTOTAL:	\$105.00
SALES TAX:	\$0.00
TOTAL:	\$105.00

**Remit To:**

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

87A

1.320.522.45922

Amenity - Misc



## Trivia Night Live

# INVOICE

8343 Princeton Square Blvd. E.

Apt 408

Jacksonville, FL 32256

(813) 843-7883

[brandon@trivianightlive.net](mailto:brandon@trivianightlive.net)

INVOICE NO. 20220715

DATE June 9, 2022

TO Meadow view @ Twin Creeks (AKA Beacon Lake)  
850 Beacon Lake Pkwy  
St. Augustine, FL 32095  
(904) 217-3052

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
Brandon Tomasello	Trivia Show	2 hours	7/15/22

DATE	DESCRIPTION	UNIT PRICE	LINE TOTAL
7/15/22	Friday Evening event		\$ 200.00

SUBTOTAL \$ 200.00

SALES TAX

TOTAL \$ 200.00

Make all checks payable to Trivia Night Live

120A  
1,300.155.100

Note:  
pickup @ WGR on 7/8-7/13.



## Trivia Night Live

# INVOICE

8343 Princeton Square Blvd. E.

Apt 408

Jacksonville, FL 32256

(813) 843-7883

[brandon@trivianightlive.net](mailto:brandon@trivianightlive.net)

INVOICE NO. 20220819

DATE June 9, 2022

TO Meadow view @ Twin Creeks (AKA Beacon Lake)  
850 Beacon Lake Pkwy  
St. Augustine, FL 32095  
(904) 217-3052

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
Brandon Tomasello	Trivia Show	2 hours	8/19/22

DATE	DESCRIPTION	UNIT PRICE	LINE TOTAL
8/19/22	Friday Evening event		\$ 200.00

SUBTOTAL \$ 200.00

SALES TAX

TOTAL \$ 200.00

Make all checks payable to Trivia Night Live

120A

1.300.155.100

Note:  
To p/v pmt @ WGV  
on 7/8 or 7/13.

**Envera**

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

114A  
1.320.57200.45410  
Gate Monitoring

**Invoice**

Invoice Number <b>715357</b>	Date <b>05/31/2022</b>
Customer Number <b>300380</b>	Due Date <b>07/01/2022</b>

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Meadow View at Twin Creeks CDD	300380		05/31/2022	07/01/2022

Quantity	Description	Months	Rate	Amount
<i>Meadow View at Twin Creeks CDD - 850 Beacon Lake Pkwy, Saint Augustine, FL</i>				
1.00	Add Res as of 4/30/22 05/01/2022 - 06/30/2022	2.00	\$16.00	\$32.00
<b>Subtotal:</b>				<b>\$32.00</b>
<b>Tax</b>				<b>\$0.00</b>
<b>Payments/Credits Applied</b>				<b>\$0.00</b>
<b>Invoice Balance Due:</b>				<b>\$32.00</b>

MyEnvera Count as of 4/30/22. 1 additional homes @ \$16.00 each

Date	Invoice #	Description	Amount	Balance Due
5/31/2022	715357	Alarm Monitoring Services	\$32.00	\$32.00

**Envera**

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

**Invoice**

Invoice Number <b>715357</b>	Date <b>05/31/2022</b>
Customer Number <b>300380</b>	Due Date <b>07/01/2022</b>

Net Due: \$32.00

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

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

REMIT TO:

Envera  
PO Box 2086  
Hicksville, NY 11802

**Envera**

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

114A  
1.330.572.45410  
Gate monitoring

**Invoice**

Invoice Number <b>715847</b>	Date <b>06/01/2022</b>
Customer Number <b>300380</b>	Due Date <b>07/01/2022</b>

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Meadow View at Twin Creeks CDD	300380		06/01/2022	07/01/2022

Quantity	Description	Months	Rate	Amount
2358 - Gate Access - Meadow View at Twin Creeks CDD - 850 Beacon Lake Pkwy, Saint Augustine, FL				
1.00	Envera Kiosk System 07/01/2022 - 07/31/2022	1.00	\$500.00	\$500.00
1.00	Data Management 07/01/2022 - 07/31/2022	1.00	\$150.00	\$150.00
1.00	Service & Maintenance 07/01/2022 - 07/31/2022	1.00	\$334.54	\$334.54
1.00	Virtual Gate Guard Monitoring 07/01/2022 - 07/31/2022	1.00	\$288.00	\$288.00
Subtotal:				<b>\$1272.54</b>
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				<b>\$1272.54</b>

Date	Invoice #	Description	Amount	Balance Due
6/1/2022	715847	Alarm Monitoring Services	\$1272.54	<b>\$1272.54</b>

**Envera**

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

**Invoice**

Invoice Number <b>715847</b>	Date <b>06/01/2022</b>
Customer Number <b>300380</b>	Due Date <b>07/01/2022</b>

Net Due: \$1,272.54

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

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

REMIT TO:

Envera  
PO Box 2086  
Hicksville, NY 11802

**Envera**

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

114A  
1.320.572.45410  
Gate Monitoring

**Invoice**

Invoice Number <b>716551</b>	Date <b>06/20/2022</b>
Customer Number <b>300380</b>	Due Date <b>08/01/2022</b>

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Meadow View at Twin Creeks CDD	300380		06/20/2022	08/01/2022

Quantity	Description	Months	Rate	Amount
	<i>Meadow View at Twin Creeks CDD - 850 Beacon Lake Pkwy, Saint Augustine, FL</i>			
1.00	Add Res as of 5/31/22 06/01/2022 - 07/31/2022	2.00	\$80.00	\$160.00
			<b>Subtotal:</b>	<b>\$160.00</b>
	<b>Tax</b>			\$0.00
	<b>Payments/Credits Applied</b>			\$0.00
			<b>Invoice Balance Due:</b>	<b>\$160.00</b>

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

Date	Invoice #	Description	Amount	Balance Due
6/20/2022	716551	Alarm Monitoring Services	\$160.00	\$160.00

**Envera**

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

**Invoice**

Invoice Number <b>716551</b>	Date <b>06/20/2022</b>
Customer Number <b>300380</b>	Due Date <b>08/01/2022</b>

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

REMIT TO:

Envera  
PO Box 2086  
Hicksville, NY 11802



**Future Horizons, Inc.**  
 403 North First Street  
 P O Box 1115  
 Hastings, FL 32145-1115

# INVOICE

Invoice Number: 73172  
 Invoice Date: May 31, 2022  
 Page: 1

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

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

<b>Ship to:</b>
Meadow View at Twin Creeks CDD c/o GMS 475 West Town Place, Ste 114 St. Augustine, FL 32092

Customer ID	Customer PO	Payment Terms	
Beacon02	Per Contract	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver		6/30/22

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in May	1,769.14	1,769.14
<p style="text-align: center;">45A            C. Ham 6/8/22            Lake Maint.            1. 320.53800.45005</p>				

Subtotal	1,769.14
Sales Tax	
Freight	
Total Invoice Amount	1,769.14
Payment/Credit Applied	
<b>TOTAL</b>	<b>1,769.14</b>

Check/Credit Memo No:

Overdue invoices are subject to finance charges.



REMIT TO:  
 JANI-KING OF JACKSONVILLE  
 5700 ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32207  
 (904)346-3000

Invoice	
<b>Date</b> 5/12/2022	<b>Number</b> JAK05220482
<b>Due Date</b> Upon Receipt	<b>Cust #</b> 505049
<b>Invoice Amount</b> \$615.00	<b>Amount Remitted</b>

**Sold To:**  
 MEADOW VIEW AT TWIN CREEKS CDD  
 850 BEACON LAKE PKWY  
 ST AUGUSTINE, FL 32095

**For:**  
 SAME AS SOLD TO

Make All Checks Payable to: JANI-KING OF JACKSONVILLE  
 RETURN THIS PORTION WITH YOUR PAYMENT

**JANI-KING OF JACKSONVILLE**  
**Commercial Cleaning Services**  
 (904) 346-3000

**Sold To:**  
 MEADOW VIEW AT TWIN CREEKS CDD  
 850 BEACON LAKE PKWY  
 ST AUGUSTINE, FL 32095

**For:**



Invoice No	Date	Cust No	Sismn No	PO Number	Franchisee	Due Date
JAK05220482	5/12/2022	505049			YES MADAM CREEKSIDE SOLUTIONS, LLC	Upon Receipt
Quantity	Description				Unit Price	Extended Price
1	ONE-TIME CLEAN - DEEP CLEAN OF ENTIRE KITCHEN				\$615.00	\$615.00
	CLIENT IS TAX EXEMPT					
	Make All Checks Payable to: JANI-KING OF JACKSONVILLE				Amount of Sale	\$615.00
					Sales Tax	\$0.00
					Total	\$615.00

1.320.572.45507

Amenity - Sanitorial

146A



# INVOICE

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

INVOICE # 8502  
 DATE: JUNE 14, 2022

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

**FOR:**  
 MC/DJ Beacon Lake 4<sup>th</sup> of July Event

**Note:**

Denise to p.u. check @ WGV  
 by 6/30 Thursday

MVTC

DESCRIPTION	HOURS	RATE	AMOUNT
07/01/22 MC/DJ Member 4 <sup>th</sup> of July Event  1.300.155*100 138A	5pm-8pm		\$350.00
TOTAL			\$350.00

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

**Thank you for your business!**

**R**  
**RENAISSANCE®**  
WORLD GOLF VILLAGE RESORT  
ST AUGUSTINE

500 S Legacy Trail  
St Augustine, FL 32092  
(904) 940-8604 fax (904) 940-8008

Invoice 10002

**INVOICE**

**Customer**

Event Meadow View at Twin Creeks CDD Meeting  
Attn Courtney Hogge  
Phone (865) 238-2622

Date 6/17/2022

Qty	Description	Valued At	Charged
1	Room Rental 8.18.2022 25% Taxable Service Charge  147A 1.300.155.100  Tax Exempt 85-801712617C-7	\$300.00 \$75.00	\$300.00 \$75.00
		<b>SUB-TOTAL</b>	\$375.00
		<b>Amount Due</b>	\$375.00

**Payment Details**

- ☐ Direct Bill  
☒ Check  
☐ Credit Card

Name \_\_\_\_\_  
CC # \_\_\_\_\_  
Expires \_\_\_\_\_

Memo line: District name MVTC and  
room rental date 8.18.22

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

## Invoice

Invoice #: 169  
Invoice Date: 6/16/2022  
Due Date: 6/16/2022  
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 May 1 - May 31, 2022		2,580.08	2,580.08
Maintenance Supplies		211.45	211.45
<div>20A C. Hall 6/21/22 Facility Maint. \$2011.45 1.320.57200.45508  Grounds Maint. \$780.08 1.320.53800.45006</div>			
Total			\$2,791.53
Payments/Credits			\$0.00
Balance Due			\$2,791.53

6/22/22  
Q

RMS

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/3/22	8	J.S.	Re-secured dog pot lid in dog park, cleaned ceiling fan in breeze way, blew leaves and debris off sports complex, tennis courts, walkways and playground area, re-stocked supplies, checked and change waste receptacles, emptied and restocked all dog waste receptacles, removed debris around sports complex, tennis courts, picnic area, all playgrounds, pocket parks, pool area and parking lot
5/5/22	8	J.S.	Pressure washed back patio, all upper pool deck pool furniture, put spider killer down on back patio, blew leaves and debris off walkways, tennis courts, sports complex, pool area and artificial grass, checked and changed all waste receptacles, straightened and organized all pool deck furniture, emptied and restocked all dog waste receptacles, removed debris around roadways, sports complex, tennis courts, pool area, all playgrounds, parking lot and picnic area
5/10/22	8	J.S.	Re-zip tied windscreens at tennis courts, straightened and organized all pool deck furniture, blew leaves and debris tennis courts, artificial grass, walkways, playground and picnic area, checked and change waste receptacles, emptied and restocked all dog waste receptacles, removed all fence from new playground, changed all gym waste receptacles, removed debris from around playgrounds, pool area, roadways, sports complex, picnic area, event field, tennis courts and parking lot
5/12/22	8	J.S.	Pressure washed upper left side pool deck, furniture and ceiling, sprayed spider spray, assisted with new locks on slide covers and kayak locks, removed three posts out of ground, straightened and organized pool deck furniture, checked and changed all waste receptacles, emptied and restocked all dog waste receptacles, remove debris around tennis courts, sports complex, pool area, food court, all playgrounds, soccer field, roadways and parking lot
5/17/22	8	J.S.	Pressure washed right side of entryway and sprayed spider deterrent all over, straightened and organized pool deck furniture, blew leaves and debris off sports complex, checked and changed all waste receptacles, emptied and restocked all dog waste receptacles, changed all gym waste receptacles, removed debris around roadways, all playgrounds, pool area, tennis courts, picnic area, event field and parking lot
5/19/22	8	J.S.	Painted eight bike racks, installed sixteen locks on waste receptacles, put ant killer down on pool deck, changed all gym waste receptacles, straightened and organized all pool deck furniture, checked and changed all waste receptacles, emptied and restocked all dog waste receptacles, removed debris around all playgrounds, picnic area, pool area, roadways, lakes, sports complex, tennis courts and parking lot
5/24/22	8	J.S.	Re-zip tied windscreens at tennis courts, straightened and organized all pool deck furniture, installed new parts in seesaw by pool, put ant killer on pool deck, changed all gym waste receptacles, emptied and restocked all dog waste receptacles, checked and changed all waste receptacles, removed debris around tennis courts, roadways, sports complex, all playground areas, picnic area, pool area and parking lot
5/26/22	8	J.S.	Changed out soap dispenser in men's restroom, re-zip tied windscreens on tennis courts, sprayed for weeds on pool deck, spot cleaned both pool bathrooms, straightened and organized pool deck furniture, changed all gym waste receptacles removed debris around neighborhood, roadways, sports complex, all playgrounds, tennis courts, pool area, food court and parking lot, checked and changed all waste receptacles, emptied and restocked all dog waste receptacles
5/31/22	8	J.S.	Put back up manilla someone pulled down, painted two bike racks, straightened and organized all pool deck furniture, emptied and restocked all dog waste receptacles, removed debris around roadways, sports complex, tennis courts, pool area, all playgrounds, parking lot and picnic area, checked and changed all trash receptacles, changed all gym waste receptacles
<b>TOTAL</b>	<u><u>72</u></u>		
<b>MILES</b>	<u><u>135</u></u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

### MAINTENANCE BILLABLE PURCHASES

Period Ending 06/05/22

DISTRICT  
MEADOWVIEW

AT TWIN CREEKS CDD  
(MVTG)

DATE	<u>SUPPLIES</u>
12-1-58	1000
12-2-58	1000
12-3-58	1000
12-4-58	1000
12-5-58	1000
12-6-58	1000
12-7-58	1000
12-8-58	1000
12-9-58	1000
12-10-58	1000
12-11-58	1000
12-12-58	1000
12-13-58	1000
12-14-58	1000
12-15-58	1000
12-16-58	1000
12-17-58	1000
12-18-58	1000
12-19-58	1000
12-20-58	1000
12-21-58	1000
12-22-58	1000
12-23-58	1000
12-24-58	1000
12-25-58	1000
12-26-58	1000
12-27-58	1000
12-28-58	1000
12-29-58	1000
12-30-58	1000
12-31-58	1000

<u>PRICE</u>	<u>EMPLOYEE</u>
100	100
90	90
80	80
70	70
60	60
50	50
40	40
30	30
20	20
10	10
0	0

5/4/22	Package of Flat Washers (4)	6.89	C.H.
5/4/22	Ferrule & Stop Sets (7)	17.83	C.H.
5/4/22	Clevis Pins (12)	19.41	C.H.
5/4/22	50' 3/32 Wire	29.88	C.H.
5/4/22	Padlocks (3)	113.78	C.H.
6/5/22	25lb Rapid Set Cement	18.94	C.H.
6/5/22	2 Gallon Plastic Bucket	5.73	C.H.

TOTAL	\$211.45
-------	----------



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

10	11	12	13	14	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT	
04/30		Balance Forward						\$94.24	
05/17 05/17	103416265-05172022	Affidavit						\$10.00	
05/17 05/17	103416265-05172022	QUALIFYING PERIOD FOR CANDIDATES	SA St Augustine Record	1.00 x 4.2500	4.25	1	\$8.98	\$38.17	
05/17 05/17	103416265-05172022	QUALIFYING PERIOD FOR CANDIDATES	SA St Aug Record Online	1.00 x 4.2500	4.25	1	\$8.97	\$38.12	
05/18 05/18	103413802-05182022	ANNUAL AUDIT SERVICES	SA St Augustine Record	1.00 x 5.2500	5.25	1	\$8.98	\$47.15	
05/18 05/18	103413802-05182022	ANNUAL AUDIT SERVICES	SA St Aug Record Online	1.00 x 5.2500	5.25	1	\$8.97	\$47.09	

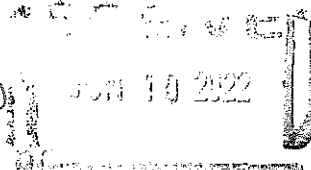
PREVIOUS AMOUNT OWED: \$94.24  
NEW CHARGES THIS PERIOD: \$180.53  
CASH THIS PERIOD: \$0.00  
DEBIT ADJUSTMENTS THIS PERIOD: \$0.00  
CREDIT ADJUSTMENTS THIS PERIOD: \$0.00

We appreciate your business.

So that we may serve you better, please remit the amount due. New business is dependent on prompt payments. Please include the remittance stub and input your account number on your check. Thank you.

2A

1.310.513.480



### INVOICE AND STATEMENT OF ACCOUNT

AGING OF PAST DUE ACCOUNTS

\* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE



21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS	* UNAPPLIED AMOUNT	23	TOTAL AMOUNT DUE
	<del>\$180.53</del>		\$94.24	\$0.00	\$0.00	\$0.00		<del>\$274.77</del>
ADVERTISER INFORMATION								
1	BILLING PERIOD	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	2	ADVERTISER/CLIENT NAME	
	05/01/2022 - 05/31/2022		15651		15651		MEADOW VIEW AT TWIN CREEKS CDD	

\$94.24

MAKE CHECKS PAYABLE TO

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

Payment is due upon receipt.

The St. Augustine Record

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



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

### ADVERTISING INVOICE and STATEMENT

1	BILLING PERIOD	2	ADVERTISER/CLIENT NAME
	05/01/2022 - 05/31/2022		MEADOW VIEW AT TWIN CREEKS CDD
COMPANY	23	TOTAL AMOUNT DUE	* UNAPPLIED AMOUNT
SA 7		<del>\$274.77</del> \$94.24	\$0.00
24	TERMS OF PAYMENT	NET 15 DAYS	
21	CURRENT NET AMOUNT	22	30 DAYS
	<del>\$180.53</del> \$94.24		\$0.00
		60 DAYS	OVER 90 DAYS
		\$0.00	\$0.00
4	PAGE #	5	BILLING DATE
	1		05/31/2022
6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER
	15651		15651
24	STATEMENT NUMBER	0000112412	

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS



8 - 2236

MEADOW VIEW AT TWIN CREEKS CDD  
475 W TOWN PL STE 114  
SAINT AUGUSTINE FL 32092-3649



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



Wed, May 18, 2022  
8:48:41AM

## Legal Ad Invoice

# The St. Augustine Record

Send Payments to:  
The St. Augustine Record Dept 1261  
PO BOX 121261  
Dallas, TX 75312-1261

**Acct:** 15651  
**Phone:** 9049405850  
**E-Mail:**  
**Client:** MEADOW VIEW AT TWIN CREEKS C

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

**City:** SAINT AUGUSTINE **State:** FL **Zip:** 32092

**Ad Number:** 0003413802-01 **Caller:** Courtney Hogge **Paytype:** BILL  
**Start:** 05/18/2022 **Issues:** 1 **Stop:** 05/18/2022  
**Placement:** SA Legals **Rep:** Derek ISC-Lindberg  
**Copy Line:** MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUA

Lines	61
Depth	5.25
Columns	1
Price	\$94.24

**MEADOW VIEW AT TWIN CREEKS  
COMMUNITY DEVELOPMENT  
DISTRICT REQUEST FOR  
PROPOSALS FOR ANNUAL AUDIT  
SERVICES**

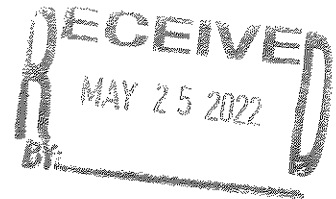
The Meadow View at Twin Creeks Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2022, with an option for four additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in St. Johns County and has a general fund and debt service funds.

The Auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at 475 West Town Place, Suite 114 St. Augustine, Florida 32092, via e-mail at [chogge@gmsnf.com](mailto:chogge@gmsnf.com), and by telephone at (904) 940-5850.

Proposers must provide an electronic copy of their proposal to the District's Recording Secretary, Courtney Hogge, at [chogge@gmsnf.com](mailto:chogge@gmsnf.com). Proposals must be received by 2:00 p.m. on Wednesday, June 8, 2022. The District reserves the right to reject any and all proposals, make modifications to the scope of the work, and waive any minor informalities or irregularities in proposals as it deems appropriate. Please direct all questions regarding this Notice to the District's Recording Secretary.

Meadow View at Twin Creeks Community Development District  
James Oliver, District Manager  
0003412802 May 18, 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# 0003413802-01

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 **REQUISITION OF PROPOSALS** in the matter of **ANNUAL AUDIT SERVICES** was published in said newspaper in the issue dated 05/18/2022.

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.

MEADOW VIEW AT TWIN CREEKS  
COMMUNITY DEVELOPMENT  
DISTRICT REQUEST FOR  
PROPOSALS FOR ANNUAL AUDIT  
SERVICES

The Meadow View at Twin Creeks Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2022, with an option for four additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in St. Johns County and has a general fund and debt service funds.

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Meadow View at Twin Creeks Community Development District  
James Oliver, District Manager  
0003412802 May 18, 2022

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

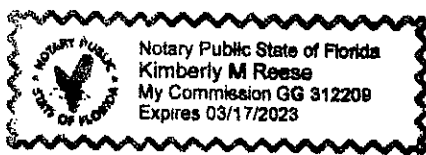
☒ physical presence or  
☐ online notarization

MAY 18 2022

this \_\_\_\_ day of \_\_\_\_

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

*Kimberly M. Reese*  
(Signature of Notary Public)





PAYMENT ADDRESS:  
Turner Pest Control LLC - P.O. Box 952503 • Atlanta, Georgia 31192-2503  
904-355-5100 • Fax: 904-353-4499 • Toll Free: 800-225-5305 • turnerpest.com

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

## Service Slip/Invoice

INVOICE: 17634168  
DATE: 5/27/2022  
ORDER: 17634168

Bill To: [385188]

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

Work

Location:

[385188] 904-627-9271

Beacon Lake Amenity Center  
Brian Stephens  
850 Beacon lake pkwy  
Saint Augustine, FL 32095

Work Date	Time	Target Pest	Technician	Time In
5/27/2022	01:26 PM	MICE, RATS, ROACH, S		01:26 PM

Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	5/27/2022		02:00 PM

Service	Description	Price
---------	-------------	-------

CPCM

Commercial Pest Control - Monthly Service

\$199.50

SUBTOTAL	\$199.50
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$199.50

AMOUNT DUE \$199.50

46A  
C. Hall 6/8/22  
Pest Control  
1.320.57200.45917

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

I hereby acknowledge the services were completed and all services rendered and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

**Wipes LLC**

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

**INVOICE**

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

INVOICE 11218  
DATE 05/31/2022  
TERMS Net 30  
DUE DATE 06/30/2022

	DESCRIPTION	QTY	RATE	AMOUNT
Wipes.com Disinfectant Wipes Case	One (1) Case - Four (4) - 800 count rolls of EPA registered disinfecting wipes	2	98.96	197.92T
Shipping	Freight Cost	2	16.14	32.28
Sales Tax	Sales Tax calculated by AvaTax on Wed Jun 1 10:48:33 UTC 2022	1	0.00	0.00T

SUBTOTAL 230.20

TAX 0.00

TOTAL 230.20

BALANCE DUE **\$230.20**

1,320.572.44207  
142A



**SMARTHOMES.BIZ**  
SMART HOME SPECIALISTS

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

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

PLEASE PAY BY

**07/06/2022**

AMOUNT

**\$110.95**

INVOICE DATE

**06/15/2022**

**INVOICE NO. 250999**

**Site:** 850 Beacon Lakes Pkwy St  
Augustine  
**Site Address:** 850 Beacon Lakes Pkwy  
St Augustine FL 32092  
**Period:** 07/01/2022 to 07/31/2022  
**Recurring No.:** 4197  
**Job Name:**  
**Order No.:**

**Description**

Meadow View @ Twin Creeks

1.320.572.45400  
Security Monitoring

381A

**Security Monitoring**

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

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

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

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

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

<b>Sub-Total ex Tax</b>	\$110.95
<b>Tax</b>	\$0.00
<b>Total inc Tax</b>	\$110.95
<b>Amount Applied</b>	\$0.00
<b>Balance Due</b>	\$110.95



**SMARTHOME.BIZ**  
SMART HOME SPECIALISTS

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

PLEASE PAY BY	AMOUNT	INVOICE DATE
07/06/2022	\$110.95	06/15/2022

**INVOICE NO. 250999**

## How To Pay

INVOICE NO. 250999



**Credit Card (MasterCard, Visa, Amex )**



**Mail**

*Detach this section and mail check to:*

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

Credit Card No.

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

Card Holder's Name: \_\_\_\_\_ CCV: \_\_\_\_\_

Expiry Date:  /  Signature: \_\_\_\_\_

**NAME:** Meadow View at Twin Creeks CCD **DUE DATE:** 07/06/2022 **AMOUNT DUE:** \$110.95

Please Reference: 250999

# Municipal Asset Management, Inc.

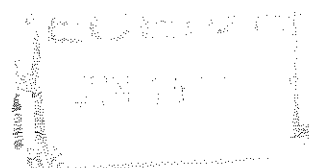
25288 Foothills Drive North  
Suite 225  
Golden, CO 80401  
(303) 273-9494

# INVOICE

**INVOICE NO:** 0618486  
**DATE:** 6/1/2022

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

DUE DATE	RENTAL PERIOD
7/7/2022	



14A 1.320.572.45915

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

**TOTAL DUE**

**\$2,307.62**

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

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

THANK YOU FOR YOUR BUSINESS!

Invoice #	Due Date	Total Due	Amount Enclosed
0618486	7/7/2022	\$2,307.62	

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

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



## Invoice

Date  
Invoice #6/21/2022  
131295607925

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

<b>Terms</b>	Net 20
<b>Due Date</b>	7/11/2022
<b>PO #</b>	
<b>Delivery Ticket #</b>	Sales Order #1339725
<b>Delivery Date</b>	6/17/2022
<b>Delivery Location</b>	Meadow View at Twin Creeks CDD Activity Po...
<b>Customer #</b>	13BEA030
<b>AZ License #</b>	#331721

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

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

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

Item ID	Item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	150	gal	1.65	247.50
160-050	Pool Acid bulk by Gallon	60	gal	3.19	191.40
<p>22A 1.320.57200.45506 Amenity-Pool Chemicals</p>					

Subtotal 438.90  
Shipping Cost (FEDEX GROUND) 0.00  
Tax 28.53  
Total 467.43  
Amount Due \$467.43

## Remittance Slip

Customer  
13BEA030  
Invoice #  
131295607925

Amount Due \$467.43

Amount Paid

Make Checks Payable To

Poolsure  
PO Box 55372  
Houston, TX 77255-5372



131295607925





## Invoice

Date  
Invoice #6/21/2022  
131295607926

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

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

Terms	Net 20
Due Date	7/1/2022
PO #	
Delivery Ticket #	Sales Order #1339724
Delivery Date	6/17/2022
Delivery Location	Meadow View at Twin Creeks CDD Pool (Beac...
Customer #	13BEA030
AZ License #	#331721
Ship To	Meadow View at Twin Creeks CDD 755 Cr-210 W St Johns FL 32259

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

Item ID	Item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	500	gal	1.65	825.00
115-300	Bleach Minibulk Delivered	5	gal	1.65	8.25
160-050	Pool Acid bulk by Gallon	30	gal	3.19	95.70
135-010	Sodium Bicarbonate 50# bag	10		29.98	299.80
	1.320.57200.45506 Amenity - Pool Chemicals				
	22A				

Subtotal 1,228.75  
Shipping Cost (FEDEX GROUND) 0.00  
Tax 79.87  
Total 1,308.62  
Amount Due \$1,308.62

pay this

## Remittance Slip

Customer  
13BEA030  
Invoice #  
131295607926

Amount Due \$1,308.62

Amount Paid

Make Checks Payable To  
Poolsure  
PO Box 55372  
Houston, TX 77255-5372



131295607926

# Simply Linen Solutions

A Division of Star Brite Laundries, LLC

124 Century 21 Drive, Suite 3  
Jacksonville, FL 32216  
(904) 855-4014  
www.simplylinensolutions.com

CUSTOMER NAME: MEADOWVIEW @ TWIN LAKES BEACON LAKE				INVOICE NUMBER L 165187				DATE 6/23/22		TYPE LOG		CONTRACT DATE	
M T W <u>TH</u> F S SU				PO#				PMT TERMS N15		TAX —		EDW FREQ.	
												ROUTE 1	

ITEM DESCRIPTION	COLOR	ADDITIONAL INFO	SEC %	DATE: QUANT.	DATE: QUANT.	DATE: QUANT.	DATE: QUANT.	UNIT PRICE	TOTAL AMOUNT	ADJ AMOUNT
LAUNDRY SERVICE										
HAND TOWELS						34	90	175	21.70	
POOL ↓						4	67	.535	37.49	
MATS 2X3								4.70		
4X6		2 Laco/BLUE				2		5.55	11.10	
WRAP/PACKAGING		CRMT				1	1	2.75	5.50	
SERVICE (INCLUDES: EQUIPMENT / DELIVERY)						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 rental and/or replacement costs will be billed for all non-returned linens and textiles. Inventories kept longer than one week are subject to additional fees. Invoices not paid within 30 days of delivery date will incur 10% late fee and interruption of service. Credits are not issued for returned un-used linens.									AMOUNT	105.29
Delivery Received by: <u>[Signature]</u> Date: 6/23/22									SURCHARGES	10.00
Signature of Customer									TAX	—
STRICTLY PROHIBITED: LAUNDERING OR LENDING OF SUPPLIER-OWNED GOODS.									TOTAL	115.29

43A

1.320.57200.45919  
Amenity Towel/ linen service

**TGS**

The Gate Store, Inc.  
1230 N US Highway 1, Unit 11  
Ormond Beach, FL 32174  
thegatestoreinc@gmail.com  
386-437-4487  
www.tgsgates.com

# Invoice

DATE	INVOICE NO.
5/10/2022	19589

**PAST DUE**

<b>BILL TO</b>
Meadow View at Twin Creeks CDD C/O Beacon Lake Amenity Manager 850 Beacon Lake Parkway St. Augustine, Florida 32095

<b>SHIP TO</b>

P.O. NO.	TERMS	DUE DATE	REP	SHIP DATE	SHIP VIA	FOB	PROJECT
	net-15	5/25/2022	ML	5/10/2022			
ITEM		DESCRIPTION			QTY	RATE	AMOUNT
Labor		To check all gates reported not working. Found missing power breakers in the main power panel. Possible vandalism. Incident was reported to management for further repairs. This includes all travel time on 27 APR 2022.  gate monitoring 1.320.572.45410 148A			2.25	90.00	202.50
Thank You For Being Our Customer					Subtotal \$202.50		

From: Denise Powers dpowers@gmsnf.com

Subject: MVTC - Personal Reimbursement

Date: July 5, 2022 at 4:17 PM

To: Bernadette Peregrino bperegrino@gmsnf.com

Cc: Margaret Bronson mbronson@gmsnf.com, Alison Mossing amossing@gmstnn.com

DP

Reimbursement for event prizes for Meadow View (Beacon Lake)

--  
Regards,

Denise Powers

Amenity & Operations Manager  
Riverside Management Services  
dpowers@gmsnf.com

**DOLLAR TREE**  
Store# 7693 (904) 417-9040  
675 Durbin Pavilion Dr  
#102  
St Johns FL 32059-0900

DESCRIPTION	QTY	PRICE	TOTAL
WATER #2026IN CC	1	1.25	1.25
WATER #2026IN CC	1	1.25	1.25
WATER #2026IN CC	1	1.25	1.25
WATER #2026IN CC	1	1.25	1.25
WATER #2026IN CC	1	1.25	1.25
WATER #2026IN CC	1	1.25	1.25
PLAYSKOOL CHALK ACTIVITY PACK	1	1.25	1.25
CHALK HOLDER W/CHALK STD	1	1.25	1.25
SLINGSHOT W/SPLASHBALL	1	1.25	1.25
SAND SIEVE WITH TOOLS	1	1.25	1.25
SAND SIEVE WITH TOOLS	1	1.25	1.25
SPLASH CATCHER SET	1	1.25	1.25
LAUNCH AND CATCH BALL SINGLE	1	1.25	1.25
NO SPILL MINI BUBBLE TROUS POU	1	1.25	1.25
NO SPILL MINI BUBBLE TROUS POU	1	1.25	1.25
NO SPILL MINI BUBBLE TROUS POU	1	1.25	1.25
GLOW STICK BRACELET 8PK BRT BULA	1	1.25	1.25
GLOW STICK BRACELET 8PK BRT BULA	1	1.25	1.25
GLOW STICK 6IN 4PK BRIGHT BULA	1	1.25	1.25
GLOW STICK 6IN 4PK BRIGHT BULA	1	1.25	1.25
PLASTIC BOOMERANG	1	1.25	1.25
PLASTIC BOOMERANG	1	1.25	1.25
FOAM FINGER SHOOTER SET 2PC	1	1.25	1.25
FOAM FINGER SHOOTER SET 2PC	1	1.25	1.25
FOAM FINGER SHOOTER SET 2PC	1	1.25	1.25
FOAM FINGER SHOOTER SET 2PC	1	1.25	1.25
NO SPILL MINI BUBBLE TROUS POU	1	1.25	1.25
NO SPILL MINI BUBBLE TROUS POU	1	1.25	1.25
LARGE WATER SQUIRTH 2 ASD POU	1	1.25	1.25
LARGE WATER SQUIRTH 2 ASD POU	1	1.25	1.25
WATER SPLASH BALL 2PK 3IN	1	1.25	1.25
WATER SPLASH BALL 2PK 3IN	1	1.25	1.25
WATER SPLASH BALL 2PK 3IN	1	1.25	1.25
FIBRE GLASS KITE 1PK	1	1.25	1.25
FIBRE GLASS KITE 1PK	1	1.25	1.25
FIBRE GLASS KITE 1PK	1	1.25	1.25
SUB TOTAL		\$45.00	
PUBLIC USER		\$0.21	
SALES TAX		\$2.84	
TAX HOLIDAY		\$0.00	
TOTAL		\$48.05	
US DEBIT		\$48.05	
*****5624		Approved	
Purchase		Chip	
Auth/TXN# Number: 022211/027419			
Chg Card AID: A6000000900840			

140A

1.320.572.494

\$48.05

\*\*\*\*\*  
NOW SHOP ON-LINE AT DOLLARTREE.COM  
\*\*\*\*\*  
\* We will gladly exchange any unopened item \*  
\* with original receipt. We do not offer refunds. \*  
\*\*\*\*\*  
1344 07693 02 021 20510489 7/01/22 11:19  
Sales Associate: Mary Lou



Store# 7693  
675 Durbin Pavilion Dr  
#102  
St Johns FL 32259-0000

(904) 417-9040

DESCRIPTION	QTY	PRICE	TOTAL
WATER H2O26IN CC	1	1.25	1.25T
WATER H2O26IN CC	1	1.25	1.25T
WATER H2O26IN CC	1	1.25	1.25T
WATER H2O26IN CC	1	1.25	1.25T
WATER H2O26IN CC	1	1.25	1.25T
WATER H2O26IN CC	1	1.25	1.25T
PLAYSKOOL CHALK ACTIVITY PACK	1	1.25	1.25T
CHALK HOLDER W/CHALK ASD	1	1.25	1.25T
SLINGSHOT W/SPLASHBALL	1	1.25	1.25T
SAND SIEVE WITH TOOLS	1	1.25	1.25T
SAND SIEVE WITH TOOLS	1	1.25	1.25T
SPLASH CATCHER SET	1	1.25	1.25T
LAUNCH AND CATCH BALL SINGLE	1	1.25	1.25T
NO SPILL MINI BUBBLE TMBLR PDQ	1	1.25	1.25T
NO SPILL MINI BUBBLE TMBLR PDQ	1	1.25	1.25T
NO SPILL MINI BUBBLE TMBLR PDQ	1	1.25	1.25T
GLOW 8IN BRACELET 8PK ART BULK	1	1.25	1.25T
GLOW 8IN BRACELET 8PK ART BULK	1	1.25	1.25T
GLOW STICK 6IN 4PK BRIGHT BULK	1	1.25	1.25T
GLOW STICK 6IN 4PK BRIGHT BULK	1	1.25	1.25T
PLASTIC BOOMERANG	1	1.25	1.25T
PLASTIC BOOMERANG	1	1.25	1.25T
FOAM FINGER SHOOTER SET 2PC	1	1.25	1.25T
FOAM FINGER SHOOTER SET 2PC	1	1.25	1.25T
FOAM FINGER SHOOTER SET 2PC	1	1.25	1.25T
FOAM FINGER SHOOTER SET 2PC	1	1.25	1.25T
NO SPILL MINI BUBBLE TMBLR PDQ	1	1.25	1.25T
NO SPILL MINI BUBBLE TMBLR PDQ	1	1.25	1.25T
LARGE WATER SQUIRTR 2 ASD PDQ	1	1.25	1.25T
LARGE WATER SQUIRTR 2 ASD PDQ	1	1.25	1.25T
WATER SPLASH BALL 2PK 3IN	1	1.25	1.25T
WATER SPLASH BALL 2PK 3IN	1	1.25	1.25T
WATER SPLASH BALL 2PK 3IN	1	1.25	1.25T
FIBRE GLASS KITE-1PK	1	1.25	1.25T
FIBRE GLASS KITE-1PK	1	1.25	1.25T
FIBRE GLASS KITE-1PK	1	1.25	1.25T

Sub Total \$45.00  
PUBLIC USER \$0.21  
SALES TAX \$2.84  
TAX HOLIDAY \$0.00  
Total \$48.05

US DEBIT \$48.05

\*\*\*\*\*5624 Approved

Purchase Chip  
Auth/Trace Number: 022211/027419  
Chip Card ATD: A0000000900840

NOW SHOP ON-LINE AT DOLLARTREE.COM

\*\*\*\*\*  
\* We will gladly exchange any unopened item \*  
\* with original receipt. We do not offer refunds. \*  
\*\*\*\*\*

1344 07693 02 021 26510469 7/01/22 11:19  
Sales Associate: Mary Lou





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

# Invoice

1.320.57200.45508  
39A

Date	Invoice #
6/27/2022	5991062722

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

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

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 15	WTR	6/27/2022			Beacon Lakes Clubhouse - 11...
Quantity	Item Code	Description			Price Each	Amount
1	System Service	Hood System Service			160.00	160.00T
6	SYA439231	Ansul APC 450 HL Fuse Links			18.00	108.00T
2	SYA439232	Ansul APC 500 HL Fuse Links			18.00	36.00T
					0.00	0.00
1.320.572.45508						
39A						
					Total	\$304.00



**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice****Invoice #:** 87**Invoice Date:** 7/1/22**Due Date:** 7/1/22**Case:****P.O. Number:****Bill To:**

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

1A

Description	Hours/Qty	Rate	Amount
Management Fees - July 2022	1,310.513.340	4,134.42	4,134.42
Website Administration - July 2022		83.33	83.33
Information Technology - July 2022		116.67	116.67
Dissemination Agent Services - July 2022		1,041.67	1,041.67
Office Supplies		2.27	2.27
Postage		89.77	89.77
Copies		110.40	110.40
Telephone		53.80	53.80

**Total** \$5,632.33**Payments/Credits** \$0.00**Balance Due** \$5,632.33



## Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 22893  
Date 07/01/2022

SERVICE	AMOUNT
Audit FYE 09/30/2021	\$ 7,500.00
Current Amount Due	\$ 7,500.00

1,310.573.312  
47A

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
7,500.00	0.00	0.00	0.00	0.00	7,500.00

Payment due upon receipt.



**Remit To:**  
JANI-KING OF  
JACKSONVILLE  
5700 ST. AUGUSTINE  
ROAD  
JACKSONVILLE, FL 32207  
(904) 346-3000

Invoice	
<b>Date</b> 7/1/2022	<b>Number</b> JAK07220300
<b>Due Date</b> 7/31/2022	<b>Cust #</b> 486022
<b>Invoice Amount</b> \$1,522.91	<b>Amount Remitted</b>

**Sold To:**  
MEADOW VIEW AT TWIN  
CREEKS  
475 WEST TOWN PLACE  
STE 114  
ST AUGUSTINE, FL 32092

**For:**  
BEACON LAKE  
859 BEACON LAKE PKWY  
ST AUGUSTINE, FL 32095

Make All Checks Payable to: JANI-KING OF JACKSONVILLE  
RETURN THIS PORTION WITH YOUR PAYMENT

**JANI-KING OF JACKSONVILLE**  
**Commercial Cleaning Services**  
(904) 346-3000



**Sold To:**  
MEADOW VIEW AT TWIN  
CREEKS  
475 WEST TOWN PLACE  
STE 114  
ST AUGUSTINE, FL 32092

**For:**  
BEACON LAKE  
859 BEACON LAKE PKWY  
ST AUGUSTINE, FL 32095

Invoice No	Date	Cust No	Slsmn No	PO Number	Franchisee	Due Date
JAK07220300	7/1/2022	486022	CRISTINE TRELLE		KINGDOM HANDS INVESTMENTS, LLC	7/31/2022
Quantity	Description				Unit Price	Extended Price
1	MONTHLY CONTRACT BILLING AMOUNT FOR JULY  1,320.572 145507 146A				\$1,522.91	\$1,522.91
Make All Checks Payable to: JANI-KING OF JACKSONVILLE					Amount of Sale	\$1,522.91
					Sales Tax	\$0.00
					Total	\$1,522.91

**From:** Bernadette Peregrino bperegrino@gmsnf.com  
**Subject:** Re: Rental check number  
**Date:** July 7, 2022 at 1:07 PM  
**To:** Danielle Simpson dsimpson@bbxcapital.com  
**Cc:** Marc Rousseau beaconmanager@rmsnf.com, Margaret Bronson mbronson@gmsnf.com

BP

You got it.

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

On Jul 7, 2022, at 1:05 PM, Danielle Simpson <[dsimpson@bbxcapital.com](mailto:dsimpson@bbxcapital.com)> wrote:

Yes please. Thank you

**Danielle Simpson | Manager of Operations, Beacon Lake  
BBX Capital**  
201 East Las Olas Boulevard | Suite 1900 | Fort Lauderdale, FL 33301  
(P) 602-373-7227  
[DSimpson@BBXCapital.com](mailto:DSimpson@BBXCapital.com) | [www.BBXCapital.com](http://www.BBXCapital.com)

On Jul 7, 2022, at 12:35 PM, Bernadette Peregrino <[bperegrino@gmsnf.com](mailto:bperegrino@gmsnf.com)> wrote:

**CAUTION:** This email originated from outside of the organization. Use caution with links and attachments.

Found it! It was deposited in June. Thanks for the check number and dates. Very helpful.  
You need it us to refund the resident correct for \$250?

Joseph Pike  
55 Convex Ln  
St Augustine FL 32095

1. 300.36900.2000P  
1491A

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

On Jul 7, 2022, at 9:44 AM, Danielle Simpson <[dsimpson@bbxcapital.com](mailto:dsimpson@bbxcapital.com)> wrote:

Please see below. Thanks.

**Danielle Simpson | Manager of Operations, Beacon Lake  
BBX Capital**

201 East Las Olas Boulevard | Suite 1900 | Fort Lauderdale, FL 33301  
(P) 602-373-7227  
[DSimpson@BBXCapital.com](mailto:DSimpson@BBXCapital.com) | [www.BBXCapital.com](http://www.BBXCapital.com)

Begin forwarded message:

**From:** Beacon Manager <[beaconmanager@rmsnf.com](mailto:beaconmanager@rmsnf.com)>  
**Date:** July 7, 2022 at 9:42:56 AM EDT  
**To:** Danielle Simpson <[dsimpson@bbxcapital.com](mailto:dsimpson@bbxcapital.com)>  
**Cc:** Bernadette Peregrino <[bperegrino@rmsnf.com](mailto:bperegrino@rmsnf.com)>  
**Subject:** Re: Rental check number

---

**CAUTION:** This email originated from outside of the organization. Use caution with links and attachments.

---

Danielle,

There was a rental fee paid for by Joseph Pike with an issuance date of April 22, 2022, check #1224 and was presented to the GMS office to be deposited on May10th.

*Marc J. Rousseau  
Beacon Lake Amenity Manager  
850 Beacon Lake Parkway  
St. Augustine, Florida 32095*

*Office : 904-217-3052  
Email: [Beaconmanager@rmsnf.com](mailto:Beaconmanager@rmsnf.com)*

On Wed, Jul 6, 2022 at 6:27 PM Danielle Simpson <[dsimpson@bbxcapital.com](mailto:dsimpson@bbxcapital.com)> wrote:  
Marc-

Can you please confirm the rental fee check number for the pikes? When was it submitted?

**Danielle Simpson | Manager of Operations, Beacon Lake  
BBX Capital**  
201 East Las Olas Boulevard | Suite 1900 | Fort Lauderdale, FL 33301  
(P) 602-373-7227  
[DSimpson@BBXCapital.com](mailto:DSimpson@BBXCapital.com) | [www.BBXCapital.com](http://www.BBXCapital.com)



My Clean Roof

# INVOICE

Date: 06/27/2022

INVOICE # 106

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



# THIGPEN

## HEATING & COOLING, INC.

Since 1962

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

## Invoice

Number: 31809

Date: 6/9/2022

Account No: 127224

Terms: NET DUE UPON RECEIPT

Reference: Order 31809

Service Advisor: Chris Pennewell

Customer PO#:

### Billing Address:

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

### Service Address:

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

### NOTES

Replaced and repaired probably about 4 to 6 ft of PVC. Installed a new one in vent that way both of the three quarter inch traps before it can breathe and drain properly. Installed not one but two three quarter inch shut turn off valves at each unit so they can be isolated. Also installed a shutoff valve on the one in common drain line that way everything can be flushed properly and nobody will have to cut the drain lines again. Drain line was clogged on the common drain line, after installing shut off valves at each unit, valves everything off and purged out the common drain line would 700 PSI of nitrogen. After purging out, drain line with 700 PSI, cleared both of the traps at each unit to make sure the units were draining and breathing properly

Now that there are shutoff valves and ways to isolate the units from the drain and the drain from the units, everything can be repaired in the future without any one have to cut any PVC ever again

Item	Description	Qty	Unit	Price	Extended
DRAIN-REPAIR	Repair PVC drain	1.00		\$102.00	\$102.00
DRAIN-PIPE-ADD10FT	Additional PVC pipe per 10 ft.	1.00		\$30.00	\$30.00
COMM-LABOR	Commercial Labor	3.00		\$98.00	\$294.00
MISC-ENVIRON-FEE	Misc. Supplies & Enviromental	1.00		\$20.00	\$20.00

### 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 - ½ % 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.

CACO56729

CACO56726

CN208226

# THIGPEN

HEATING & COOLING, INC.

Since 1962

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

## Invoice

Number: 31809

Date: 6/9/2022

Account No: 127224

Terms: NET DUE UPON RECEIPT

Reference: Order 31809

Service Advisor: Chris Pennewell

Customer PO#:

*C. Han*  
*Repairs + Replacements*  
*1. 320. 57200. 44200*  
*77A*

Non-Taxable:	\$446.00
Taxable:	\$0.00
Sub Total:	\$446.00
Sales Tax:	\$0.00
Freight:	
Total:	\$446.00
Total Paid:	
Total Due:	\$446.00

CACO56729

CACO56726

CN208226





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

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

## Service Slip/Invoice

INVOICE: 18104381  
DATE: 6/16/2022  
ORDER: 18104381


Bill To: [385188]  
Meadow View at Twin Creeks CDD  
Chris Hall  
475 W Town pl  
Suite 114  
Saint Augustine, FL 32092

Work Location: [385188] 904-627-9271  
Beacon Lake Amenity Center  
Brian Stephens  
850 Beacon Lake Parkway  
St Augustine, FL 32095

Work Date	Time	Target Pest	Technician	Time In
6/16/2022	11:10 AM	MICE, RATS, ROACH, S		11:10 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	6/16/2022		11:54 AM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$199.50
SUBTOTAL		\$199.50
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$199.50
AMOUNT DUE		\$199.50

*C. Hall*  
*Pest Control*  
*1. 320. 57200. 45917*  
*46A*

  
TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE



West Orange Nurseries, Inc. Landscape Division  
4001 Avalon Rd  
Winter Garden, FL 34787  
407-877-2930

**BILL TO**

Meadow View @ Twin Creeks  
C/O GMS  
475 West Town Place Suite 114  
St. Augustine, FL 32092

**SHIP TO**

Meadow View @ Twin Creeks  
Mainline Break Repair - Beacon  
3A

**INVOICE 65091****DATE 05/13/2022 TERMS Net 30****DUE DATE 06/12/2022**

ACTIVITY	DESCRIPTION	QTY	INSTALLED	AMOUNT
	Mainline Break Repair - Beacon 3A			
Maintenance	Three large mainline irrigation breaks on property taking irrigation service offline Made repairs to 3 mainline breaks. Materials used: ~60' of 3" pipe & 4 - 3" 90s. ~60' of 2" pipe & 4 - 2" 90s. ~60' of 1" pipe & 4 - 1" 90s. 60' of wire and 2 round valve boxes. Repairs complete and service restored 05/10/22	1	4,571.13	4,571.13
TOTAL DUE				\$4,571.13

*C. Han*

*Irrigation Repairs*

*1.320.53800.45009*

*13A*



West Orange Nurseries, Inc. Landscape Division  
4001 Avalon Rd  
Winter Garden, FL 34787  
407-877-2930

**BILL TO**

Meadow View @ Twin Creeks  
C/O GMS  
475 West Town Place Suite 114  
St. Augustine, FL 32092

**SHIP TO**

Meadow View @ Twin Creeks  
Irrigation Repair - Beacon Lake  
3A

**INVOICE 65088****DATE 05/18/2022 TERMS Net 30****DUE DATE 06/17/2022**

ACTIVITY	DESCRIPTION	QTY	INSTALLED	AMOUNT
	Irrigation Repair - Beacon Lake 3A			
Maintenance	Mainline Break - Labor and parts to reassemble shattered section of mainline - 05/12/22	1	490.31	490.31

**TOTAL DUE****\$490.31**

*C. Hall*  
*Irrigation Repairs*  
*1.320.53800.45009*

*13A*



West Orange Nurseries, Inc. Landscape Division  
4001 Avalon Rd  
Winter Garden, FL 34787  
407-877-2930

**BILL TO**

Meadow View @ Twin Creeks  
C/O GMS  
475 West Town Place Suite 114  
St. Augustine, FL 32092

**SHIP TO**

Meadow View @ Twin Creeks  
C/O GMS  
Irrigation System Installation -  
Beacon Lake Ph2

**INVOICE 65089****DATE 05/18/2022 TERMS Net 30****DUE DATE 06/17/2022**

ACTIVITY	DESCRIPTION	QTY	INSTALLED	AMOUNT
	Irrigation System Installation - Beacon Lake Ph2			
Maintenance	Irrigation System Installation - Irrigation/Lighting work - 05/10/22	1	3,262.50	3,262.50
TOTAL DUE				\$3,262.50

*C. Hall*  
*Irrigation Repairs*  
*1.320.53800.45009*

*13A*



West Orange Nurseries, Inc. Landscape Division  
4001 Avalon Rd  
Winter Garden, FL 34787  
407-877-2930

**BILL TO**

Meadow View @ Twin Creeks  
C/O GMS  
475 West Town Place Suite 114  
St. Augustine, FL 32092

**SHIP TO**

Meadow View @ Twin Creeks  
C/O GMS  
475 West Town Place Suite 114  
St. Augustine, FL 32092

**INVOICE 65098****DATE 05/24/2022 TERMS Net 30****DUE DATE 06/23/2022**

ACTIVITY	DESCRIPTION	QTY	INSTALLED	AMOUNT
Maintenance	3" Mainline break repair: Near lake behind lots 84/85 caused by silt fencing installer Work performed 05/18/22	1	190.29	190.29

**TOTAL DUE****\$190.29**

*C. Ann*  
*Irrigation Repairs*  
*1.320.53800.45009*  
*13A*



West Orange Nurseries, Inc. Landscape Division  
4001 Avalon Rd  
Winter Garden, FL 34787  
407-877-2930

**BILL TO**

Meadow View @ Twin Creeks  
C/O GMS  
475 West Town Place Suite 114  
St. Augustine, FL 32092

**SHIP TO**

Beacon Lake  
Phase II Part 2  
(Phase 2 Parkway)

**INVOICE 65093****DATE 06/01/2022 TERMS Net 30****DUE DATE 07/01/2022**

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

Ph2 PLANS

**TOTAL DUE****\$8,420.00**

13A

C. Ham 6/8/22  
Landscape Maint.

1.320.53800.45003



West Orange Nurseries, Inc. Landscape Division  
4001 Avalon Rd  
Winter Garden, FL 34787  
407-877-2930

**BILL TO**  
Meadow View @ Twin Creeks  
C/O GMS  
475 West Town Place Suite 114  
St. Augustine, FL 32092

**SHIP TO**  
Meadow View @ Twin Creeks  
Beacon Lake 3 A

**INVOICE 65094**

**DATE** 06/01/2022 **TERMS** Net 30

**DUE DATE** 07/01/2022

ACTIVITY	DESCRIPTION	QTY	INSTALLED	AMOUNT
Maintenance	Monthly Lawn Maintenance : includes Pest Control & Fertilization to Property <i>lake 3A</i>	1	9,100.00	9,100.00

**TOTAL DUE**

**\$9,100.00**

*13A*

*C. Acme 6/8/22  
Landscape Maint.*

*1.320.53800.45003*





West Orange Nurseries, Inc. Landscape Division  
4001 Avalon Rd  
Winter Garden, FL 34787  
407-877-2930

**BILL TO**  
Meadow View @ Twin Creeks  
C/O GMS  
475 West Town Place Suite 114  
St. Augustine, FL 32092

**SHIP TO**  
Meadow View @ Twin Creeks  
PH 2 Townhome Section

**INVOICE 65095**

**DATE** 06/01/2022 **TERMS** Net 30

**DUE DATE** 07/01/2022

**SHIP DATE**  
03/01/2019

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

Ph 2 TH

**TOTAL DUE**

**\$9,011.47**

13A

C. Hall 6/8/22

Landscape Maint.

1.320.53800.45003



**Bill To:**

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

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

**INVOICE**

INVOICE #	INVOICE DATE
JAX 374666	5/30/2022
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** June 29, 2022

**Invoice Amount:** \$3,751.02

Description	Current Amount
Controller replacement, troubleshoot 2-wire failure Irrigation Repairs	\$3,751.02

**Invoice Total** \$3,751.02

IN COMMERCIAL LANDSCAPING

*C. Ham 6/8/22*  
*Irrigation Repairs*  
*1. 320. 53800. 45009*  
*40A*

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

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



# INVOICE

INVOICE #	INVOICE DATE
JAX 374667	5/30/2022
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

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

**Invoice Due Date:** June 29, 2022

**Invoice Amount:** \$725.00

Description	Current Amount
Podocarpus Replacement - Exit Side Entrance Plant Installation	\$725.00

**Invoice Total** \$725.00

*C. Han 6/8/22*  
*Landscape Contingency*  
*1.320.53800.45004*  
*40A*

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



# YELLOWSTONE LANDSCAPE

**Bill To:**

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

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

**INVOICE**

INVOICE #	INVOICE DATE
JAX 372367	6/1/2022
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

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

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

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

**Invoice Total** \$17,811.85

*C. Ann 6/8/22*  
*Landscape Maint.*  
*1. 320. 53800. 45003*  
*40A*

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

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



# YELLOWSTONE LANDSCAPE

## INVOICE

INVOICE #	INVOICE DATE
JAX 375819	6/2/2022
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

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

**Invoice Due Date:** July 2, 2022

**Invoice Amount:** \$45,000.00

Description	Current Amount
Mulch Application 2022	
Mulch (Sub)	\$45,000.00

**Invoice Total** \$45,000.00

C. Ann 6/8/22  
Landscape Maint.  
1. 320.53800.45003  
40A

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

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



**YELLOWSTONE**  
LANDSCAPE

**Bill To:**

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

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

**INVOICE**

INVOICE #	INVOICE DATE
JAX 390972	6/29/2022
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** July 29, 2022

**Invoice Amount:** \$934.65

Description	Current Amount
May irrigation repairs Irrigation Repairs	\$934.65

**Invoice Total** \$934.65

*Excellence*  
IN COMMERCIAL LANDSCAPING

*C. Han*  
*Irrigation Repairs*  
*1,320.53800.45009*  
*.40A*

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



**YELLOWSTONE**  
LANDSCAPE

**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**

INVOICE #	INVOICE DATE
JAX 390973	6/29/2022
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** July 29, 2022

**Invoice Amount:** \$922.00

Description	Current Amount
Locate, troubleshoot, and repair 2-wire failure Irrigation Repairs	\$922.00

**Invoice Total** \$922.00

*Excellence*  
IN COMMERCIAL LANDSCAPING

*C. Adam*  
*Irrigation Repairs*  
*1. 320. 53800. 45009*

*401A*

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