

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

August 18, 2022

AGENDA

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

475 West Town Place, Suite 114

St. Augustine, Florida 32092

www.meadowviewattwincreeksbdd.com

August 11, 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, August 18, 2022 at 10:00 a.m. at the World Golf Village Renaissance, 500 South Legacy Trail, St. Augustine, Florida 32092.**

Following is the revised agenda for the meeting:

- I. Roll Call
- II. Public Comment
- III. Approval of the Minutes of the July 21, 2022 Meeting
- IV. Consideration of Resolution 2022-13, Declaring Vacancies in Seats 2 and 5 as of November 22, 2022 and Intent to Fill Seats with Qualified Electors
- V. Public Hearing for the Purpose of Adopting the Fiscal Year 2023 Budget
 - A. Consideration of Resolution 2022-14, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2023
 - B. Consideration of Resolution 2022-15, Imposing Special Assessments and Certifying an Assessment Roll
- VI. Staff Reports
 - A. District Counsel
 - B. District Engineer - Approval of Requisition Summary
 - C. District Manager – Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2023
 - D. Amenity Manager

E. Operations Manager – Report

VII. Financial Reports

A. Balance Sheet and Income Statement

B. Assessment Receipts Schedule

C. Check Register

D. Ratification of Construction Funding Request No. 37

E. Consideration of Construction Funding Request No. 38

F. Consideration of Funding Request No. 59

VIII. Supervisors' Requests and Audience Comments

IX. Next Scheduled Meeting – September 15, 2022 at 10:00 a.m. at the office of GMS, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092

X. Adjournment

THIRD ORDER OF BUSINESS

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, 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.

Present and constituting a quorum were:

Bruce Parker	Chairman
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

The following is a summary of the discussions and actions taken at the July 21, 2022 meeting.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Oliver called the meeting to order at approximately 10:05 a.m.

SECOND ORDER OF BUSINESS

Public Comment

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Minutes

A. Approval of the Minutes of the June 16, 2022 Board of Supervisors Meeting

B. Acceptance of the Minutes of the June 16, 2022 Audit Committee Meeting

There were no comments on the minutes.

On MOTION by Mr. Lyman seconded by Ms. Simpson with all in favor the minutes of the June 16, 2022 Board of Supervisors and Audit Committee meetings were approved.
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FOURTH ORDER OF BUSINESS

Ratification of Proposal from Clary & Associates for Phase 4B Surveying and Mapping Services

Mr. Oliver noted the proposals were executed between meetings.

On MOTION by Mr. Bishop seconded by Ms. Simpson with all in favor the proposals from Clary & Associates for Phase 4B surveying and mapping services were ratified.

FIFTH ORDER OF BUSINESS

Ratification of Proposal from Kompan for Lakeside Park Playground Equipment

On MOTION by Ms. Simpson seconded by Mr. Lyman with all in favor the proposal from Kompan for Lakeside Park playground equipment was ratified.

SIXTH ORDER OF BUSINESS

Ratification of Proposal from Nidy Sports Construction Company for Construction of Pickleball Courts

On MOTION by Ms. Simpson seconded by Mr. Lyman with all in favor the proposal from Nidy Sports Construction Company for construction of the pickleball courts was ratified.

SEVENTH ORDER OF BUSINESS

Ratification of Security Services Agreement Central Security Agency

Mr. Oliver noted the agreement runs through September 30, 2022

On MOTION by Ms. Simpson seconded by Mr. Lyman with all in favor the agreement with Central Security agency for security services was ratified.

EIGHTH ORDER OF BUSINESS

Acceptance of Fiscal Year 2021 Audit Report

Mr. Oliver provided a brief overview of the audit, noting the auditor had no findings or deficiencies to report.

On MOTION by Mr. Lyman seconded by Ms. Simpson with all in favor the Fiscal Year 2021 audit report was accepted.

The following item was taken out of order of the agenda.

TENTH ORDER OF BUSINESS

**Acceptance of Engagement Letter from
Berger, Toombs, Elam, Gaines & Frank for
Audit Services for Fiscal Years 2022-2026**

Mr. Oliver noted the fee for the fiscal year 2022 audit is \$6,750 in accordance with the proposal approved at a previous meeting.

On MOTION by Mr. Lyman seconded by Ms. Simpson with all in favor the engagement letter from Berger, Toombs, Elam, Gaines & Frank was accepted.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being nothing to report, the next item followed.

B. District Engineer – 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 Mr. Bishop with all in favor the requisition summary listing numbers 47-48 for Phase 3 and numbers 16-19 for Phase 4 was approved.

C. District Manager

Mr. Oliver informed the Board there are two seats up for election through the general election process this year, however no one qualified during the qualification period, so the Board will need to consider a resolution declaring vacancies in those seats and will then seek candidates to fill the seats.

D. Amenity Manager

Mr. Rousseau informed the Board the new security officer is working out well. He then went over the events held at the amenity center since the last meeting and the events that are upcoming.

E. Operations Manager – Report

Mr. Hall went over the maintenance items completed between meetings that were detailed in the operations report, a copy of which was included in the agenda package.

TWELFTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet & Income Statement

B. Assessment Receipts Schedule

Mr. Oliver noted the on-roll assessments for FY22 are 100% collected.

C. Check Register

A copy of the check register totaling \$323,353.48 was included in the agenda package for the Board's review.

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

D. Consideration of Construction Funding Request No. 36

A copy of construction funding request number 36 totaling \$13,787.75 was included the agenda package for the Board's review.

On MOTION by Mr. Lyman seconded by Mr. Bishop with all in favor construction funding request number 36 was approved.

E. Consideration of Funding Request No. 58

A copy of funding request number 58 totaling \$168,812.49 was included in the agenda package for the Board's review.

On MOTION by Mr. Lyman seconded by Ms. Simpson with all in favor funding request number 58 was approved.

NINTH ORDER OF BUSINESS**Discussion of the Fiscal Year 2023 Budget**

Mr. Oliver went over the general fund budget, noting for the current year assessments funded approximately \$600,000 of the budget, and the developer covered approximately \$900,000. The approved budget for fiscal year 2023 provides for assessments to cover the entirety of the budget, which will require an increase in residents operations and maintenance assessments.

THIRTEENTH ORDER OF BUSINESS**Supervisors' Requests and Audience Comments**

There being none, the next item followed.

FOURTEENTH ORDER OF BUSINESS

**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**

FIFTEENTH ORDER OF BUSINESS**Adjournment**

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

RESOLUTION 2022-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT DECLARING A VACANCY IN SEAT 2 AND SEAT 5 OF THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Meadow View at Twin Creeks Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, on November 8, 2022, two (2) members of the Board of Supervisors (“Board”) are to be elected by the Qualified Electors of the District, as that term is defined in Section 190.003, Florida Statutes; and

WHEREAS, the District published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period there were no Qualified Electors qualified to run for two (2) of the seats available for election by the Qualified Electors of the District; and

WHEREAS, pursuant to Section 190.006(3)(b), Florida Statutes, the Board shall declare the remaining seats vacant, effective the second Tuesday following the general election; and

WHEREAS, a Qualified Elector is to be appointed to the vacant seat within 90 days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seats available for election as vacant.

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

SECTION 1. The following seats are hereby declared vacant effective as of November 22, 2022:

Seat #2 (currently held by Danielle Simpson)

Seat #5 (currently held by Ben Bishop III)

SECTION 2. Until such time as the District Board nominates a Qualified Elector to fill the vacancy declared in Section 1 above, the incumbent Board member of that respective seat shall remain in office.

SECTION 3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 18th day of August, 2022.

ATTEST:

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

Print Name:_____

Chairperson

FIFTH ORDER OF BUSINESS

Meadow View at Twin Creeks Community Development District

Approved Budget

*FY 2023
August 18, 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 7/31/22</i>	<i>Projected Next 2 Months</i>	<i>Total Projected 9/30/22</i>	<i>Approved Budget FY 2023</i>
<u>Revenues</u>					
Assessments	\$639,572	\$678,597	\$0	\$678,597	\$1,797,076
Developer Contributions	\$912,203	\$322,756	\$512,946	\$835,702	\$0.00
Special Assessments - Gate Monitoring	\$0	\$0	\$0	\$0	\$16,235
Interest/Miscellaneous Income	\$0	\$7,870	\$2	\$7,872	\$5,000
Restricted - Easement Fence Fund	\$0	\$12,600	\$600	\$13,200	\$0
Facility Revenue	\$10,000	\$12,587	\$500	\$13,087	\$10,000
Total Revenues	\$1,561,775	\$1,034,410	\$514,048	\$1,548,458	\$1,828,311
<u>Expenditures</u>					
<u>Administrative</u>					
Engineering	\$20,000	\$19,864	\$16,226	\$36,089	\$36,000
Attorney	\$30,000	\$24,055	\$5,945	\$30,000	\$30,000
Annual Audit	\$7,500	\$7,500	\$0	\$7,500	\$7,500
Arbitrage	\$2,400	\$1,800	\$600	\$2,400	\$3,600
Assessment Roll	\$10,000	\$10,000	\$0	\$10,000	\$10,000
Dissemination Agent	\$20,000	\$14,892	\$3,583	\$18,475	\$20,000
Trustee Fee	\$21,000	\$12,813	\$2,478	\$15,291	\$21,000
Management Fees	\$49,613	\$41,344	\$8,269	\$49,613	\$52,094
Information Technology	\$1,400	\$1,167	\$233	\$1,400	\$1,550
Website Compliance	\$1,000	\$833	\$167	\$1,000	\$1,100
Telephone	\$500	\$592	\$126	\$718	\$700
Postage	\$800	\$1,263	\$112	\$1,375	\$1,000
Insurance	\$7,796	\$7,335	\$0	\$7,335	\$8,802
Printing & Binding	\$4,000	\$1,830	\$186	\$2,016	\$2,000
Legal Advertising	\$3,000	\$560	\$500	\$1,060	\$1,500
Other Current Charges	\$1,600	\$698	\$500	\$1,198	\$1,600
Office Supplies	\$300	\$60	\$14	\$74	\$300
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Administrative Expenditures	\$181,084	\$146,780	\$38,939	\$185,719	\$198,921
<u>AMENITY CENTER</u>					
<u>Utilities</u>					
Telephone/Cable/Internet	\$10,752	\$8,957	\$1,738	\$10,695	\$10,900
Electric	\$38,000	\$33,883	\$7,490	\$41,373	\$45,800
Water/Irrigation	\$20,000	\$14,616	\$4,600	\$19,216	\$20,000
Gas	\$1,500	\$1,487	\$349	\$1,836	\$2,136
Trash Removal	\$3,528	\$4,207	\$836	\$5,043	\$4,860
<u>Security</u>					
Security Monitoring	\$17,675	\$1,110	\$222	\$1,331	\$1,440
Gate Monitoring	\$0	\$12,090	\$2,513	\$14,603	\$16,235
Access Cards	\$3,000	\$2,009	\$1,941	\$3,950	\$4,000
Contracted Security	\$20,000	\$0	\$12,768	\$12,768	\$20,000
<u>Management Contracts</u>					
Facility Management	\$125,000	\$53,045	\$10,609	\$63,654	\$125,000
Pool Attendants	\$51,750	\$28,234	\$23,516	\$51,750	\$51,750
Canoe Launch Attendant	\$31,050	\$0	\$0	\$0	\$31,050
Snack Bar Attendant	\$17,940	\$0	\$0	\$0	\$17,940
Field Management / Admin	\$25,000	\$33,333	\$6,667	\$40,000	\$43,200
Pool Maintenance	\$20,000	\$14,619	\$2,596	\$17,215	\$20,000
Pool Chemicals	\$15,000	\$9,444	\$3,200	\$12,644	\$15,000

Meadow View at Twin Creeks
Community Development District

General Fund

<i>Description</i>	<i>Adopted Budget FY 2022</i>	<i>Actual Thru 7/31/22</i>	<i>Projected Next 2 Months</i>	<i>Total Projected 9/30/22</i>	<i>Approved Budget FY 2023</i>
<u>AMENITY CENTER CONT'</u>					
Janitorial	\$20,000	\$15,480	\$3,600	\$19,080	\$22,275
Facility Maintenance	\$30,000	\$14,684	\$4,000	\$18,684	\$30,000
Private Event Attendant	\$5,000	\$4,418	\$1,000	\$5,418	\$5,000
Repairs & Maintenance	\$36,000	\$22,582	\$5,000	\$27,582	\$36,000
New Capital Projects	\$12,000	\$4,919	\$0	\$4,919	\$12,000
Snack Bar Inventory- CGS	\$1,000	\$0	\$0	\$0	\$1,000
Food Service License	\$610	\$392	\$250	\$642	\$650
Rental and Leases	\$27,691	\$23,076	\$4,615	\$27,691	\$27,691
Subscriptions	\$12,000	\$3,098	\$2,528	\$5,626	\$12,000
Pest Control	\$2,280	\$1,967	\$399	\$2,366	\$2,600
Supplies	\$2,000	\$2,889	\$200	\$3,089	\$2,500
Towel/Linen Service	\$2,000	\$1,391	\$260	\$1,651	\$2,000
Furniture, Fixtures & Equipment	\$5,000	\$3,539	\$0	\$3,539	\$5,000
Special Events	\$30,000	\$29,035	\$6,965	\$36,000	\$35,000
Holiday Decorations	\$9,000	\$10,870	\$9,202	\$20,072	\$20,000
Fitness Center Repairs/Supplies	\$2,000	\$3,107	\$0	\$3,107	\$3,100
Office Supplies	\$1,500	\$859	\$500	\$1,359	\$1,500
ASCAP/BMI Licenses	\$1,000	\$0	\$0	\$0	\$800
Property Insurance	\$40,183	\$38,456	\$0	\$38,456	\$54,949
Permit and License	\$575	\$575	\$0	\$575	\$575
Performance Guaranty Bonds	\$0	\$16,659	\$0	\$16,659	\$0
<u>Amenity Center Expenditures</u>	\$640,034	\$415,031	\$117,563	\$532,594	\$703,951
<u>Grounds Maintenance</u>					
Hydrology Quality/Mitigation	\$6,400	\$0	\$0	\$0	\$6,400
Electric	\$30,000	\$19,516	\$5,360	\$24,876	\$30,000
Landscape Maintenance	\$532,120	\$488,433	\$88,687	\$577,120	\$646,800
Landscape Contingency	\$30,000	\$40,659	\$44,341	\$85,000	\$85,000
Lake Maintenance	\$27,000	\$18,946	\$3,538	\$22,485	\$27,000
Grounds Maintenance	\$12,000	\$8,703	\$3,297	\$12,000	\$12,000
Pump Repairs	\$5,000	\$3,695	\$0	\$3,695	\$5,000
Streetlighting	\$42,000	\$38,637	\$7,844	\$46,481	\$49,890
Streetlight Repairs	\$5,000	\$0	\$0	\$0	\$5,000
Irrigation Repairs	\$15,000	\$31,311	\$2,000	\$33,311	\$22,200
Miscellaneous	\$5,000	\$0	\$1,000	\$1,000	\$5,000
Contingency	\$31,136	\$24,178	\$0	\$24,178	\$31,149
<u>Grounds Maintenance Expenditures</u>	\$740,656	\$674,078	\$156,067	\$830,145	\$925,439
<u>TOTAL EXPENDITURES</u>	\$1,561,774	\$1,235,888	\$312,570	\$1,548,458	\$1,828,311
<u>Excess Revenues/ Expenditures</u>	\$0	(\$201,478)	\$201,478	\$0	\$0

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.

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

Landscape Maintenance

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

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

Landscape Contingency

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

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>
11082-69190	200 Twin Creeks Dr - SL	\$ 3,922	\$ 47,066
	Contingency	235	2,824
		\$ 4,158	\$ 49,890

Streetlight Repairs

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

Irrigation Repairs

Miscellaneous irrigation repairs and maintenance cost for the District.

Miscellaneous

Any unanticipated and unscheduled maintenance cost to the District.

Contingency

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

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	194,889.83	994.34	1,057.77	530.18	527.60	194,889.83	100%
43'	472	0.90	472	424.80	527,992.35	1,118.63	1,190.00	596.45	593.55	527,992.35	100%
53'	330	1.00	330	330.00	410,163.55	1,242.92	1,322.22	662.72	659.50	410,163.55	100%
63'	309	1.10	309	339.90	422,468.46	1,367.21	1,454.44	728.99	725.45	422,468.46	100%
73'	66	1.15	66	75.90	94,337.62	1,429.36	1,520.55	762.13	758.42	94,337.62	100%
73'P	103	1.15	103	118.45	147,223.86	1,429.36	1,520.55	795.26	725.29	147,223.86	91%
TOTAL	1,476		1,476	1,445.85	1,797,075.67					1,797,075.67	

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 7/31/22</i>	<i>Projected Next 2 Months</i>	<i>Total Projected 9/30/22</i>	<i>Approved Budget FY 2023</i>
<i>Revenues</i>					
<i>Assessments - Tax Roll</i>	\$443,364	\$447,050	\$0	\$447,050	\$443,364
<i>Interest Income</i>	\$20	\$17	\$3	\$20	\$20
<i>Carry Forward Surplus</i>	\$206,338	209,783	\$0	\$209,783	\$213,453
<i>TOTAL REVENUES</i>	\$649,722	\$656,850	\$3	\$656,853	\$656,837
<i>Expenditures</i>					
<i>Interest - 11/01</i>	\$161,700	\$161,700	\$0	\$161,700	\$159,000
<i>Interest - 05/01</i>	\$161,700	\$161,700	\$0	\$161,700	\$159,000
<i>Principal - 05/01</i>	\$120,000	\$120,000	\$0	\$120,000	\$125,000
<i>TOTAL EXPENDITURES</i>	\$443,400	\$443,400	\$0	\$443,400	\$443,000
<i>EXCESS REVENUES</i>	\$206,322	\$213,450	\$3	\$213,453	\$213,837

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
		\$ 6,090,000.00	\$ 4,556,300.00	\$ 10,928,000.00

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 7/31/22</i>	<i>Projected Next 2 Months</i>	<i>Total Projected 9/30/22</i>	<i>Approved Budget FY 2023</i>
Revenues					
Assessments - A1	\$612,550	\$617,626	\$0	\$617,626	\$612,550
Assessments - A2	\$304,937	\$77,328	\$5,575	\$82,903	\$0
Prepayments - A2	\$0	\$1,153,676	\$0	\$1,153,676	\$0
Interest Income	\$50	\$44	\$4	\$48	\$50
Carry Forward Surplus	\$797,498	1,312,091	\$0	\$1,312,091	\$232,667
TOTAL REVENUES	\$1,715,035	\$3,160,765	\$5,579	\$3,166,344	\$845,267
Expenditures					
<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
TOTAL EXPENDITURES	\$1,386,108	\$2,748,988	\$196,820	\$2,945,808	\$615,638
Other Sources/(Uses)					
Interfund Transfer In/(Out)	\$0	\$12,130	\$0	\$12,130	\$0
TOTAL OTHER SOURCES AND USES	\$0	\$12,130	\$0	\$12,130	\$0
EXCESS REVENUES	\$328,927	\$423,908	(\$191,241)	\$232,667	\$229,629

November 1, 2023 - Series 2018A-1

\$229,631

***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>
11/1/22	\$ 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
			\$ 8,550,000.00	\$ 8,157,350.00	\$ 17,083,143.75

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 7/31/22</i>	<i>Projected Next 2 Months</i>	<i>Total Projected 9/30/22</i>	<i>Approved Budget FY 2023</i>
Revenues					
Assessments - A1	\$257,360	\$259,493	\$0	\$259,493	\$257,353
Assessments - A2	\$194,530	\$11,751	\$0	\$11,751	\$0
Prepayments	\$0	\$1,851,343	\$0	\$1,851,343	\$0
Interest Income	\$20	\$22	\$1	\$24	\$20
Cary Forward Surplus	\$468,896	\$727,724	\$0	\$727,724	\$107,891
TOTAL REVENUES	\$920,806	\$2,850,334	\$1	\$2,850,335	\$365,265
Expenditures					
<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
TOTAL EXPENDITURES	\$731,350	\$2,742,434	\$0	\$2,742,434	\$258,920
Other Sources/(Uses)					
Interfund Transfer In/(Out)	\$0	(\$10)	\$0	(\$10)	\$0
TOTAL OTHER SOURCES AND USES	\$0	(\$10)	\$0	(\$10)	\$0
EXCESS REVENUES	\$189,456	\$107,890	\$1	\$107,891	\$106,345

November 1, 2023 - Series 2019A-1 \$97,900
Total \$97,900

***Meadow View 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>
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
			\$ 3,505,000.00	\$ 3,488,445.00	\$ 6,993,445.00

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 7/31/22</i>	<i>Projected Next 2 Months</i>	<i>Total Projected 9/30/22</i>	<i>Approved Budget FY 2023</i>
Revenues					
Assessments A1	\$114,494	\$113,981	\$0	\$113,981	\$113,041
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	\$50	\$2	\$52	\$50
Cary Forward Surplus	\$769,988	1,194,869	\$0	\$1,194,869	\$62,751
TOTAL REVENUES	\$1,186,363	\$3,568,376	\$51,805	\$3,620,181	\$175,843
Expenditures					
<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
TOTAL EXPENDITURES	\$942,838	\$3,350,197	\$227,232	\$3,557,429	\$131,706
Other Sources/(Uses)					
Interfund Transfer In/(Out)	\$0	(\$12,133)	\$0	(\$0)	\$0
TOTAL OTHER SOURCES AND USES	\$0	(\$12,133)	\$0	(\$0)	\$0
EXCESS REVENUES	\$243,525	\$206,046	(\$175,427)	\$62,751	\$44,136

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
			\$ 1,640,000.00	\$ 1,611,175.00	\$ 3,251,175.00

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 7/31/22</i>	<i>Projected Next 2 Months</i>	<i>Total Projected 9/30/22</i>	<i>Approved Budget FY 2023</i>
Revenues					
Assessments	\$0	\$0	\$0	\$0	\$280,483
Interest Income	\$0	\$9	\$2	\$11	\$0
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$87,170
TOTAL REVENUES	\$0	\$9	\$2	\$11	\$367,652
Expenditures					
Interest - 11/01	\$0	\$0	\$0	\$0	\$87,161
Interest - 05/01	\$83,772	\$83,772	\$0	\$83,772	\$87,161
Principal - 05/01	\$0	\$0	\$0	\$0	\$105,000
TOTAL EXPENDITURES	\$83,772	\$83,772	\$0	\$83,772	\$279,323
Other Sources/(Uses)					
Bonds Proceeds	\$311,174	\$311,174	\$0	\$311,174	\$0
OTHER SOURCES AND USES	\$311,174	\$311,174	\$0	\$311,174	\$0
EXCESS REVENUES	\$227,403	\$227,412	\$2	\$227,414	\$88,330

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
			\$ 5,140,000.00	\$ 3,386,231.65	\$ 8,526,231.65

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 7/31/22</i>	<i>Projected Next 2 Months</i>	<i>Total Projected 9/30/22</i>	<i>Approved Budget FY 2023</i>
Revenues					
Assessments	\$0	\$0	\$0	\$0	\$423,738
Interest Income	\$0	\$15	\$3	\$18	\$0
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$133,919
TOTAL REVENUES	\$0	\$15	\$3	\$18	\$557,657
Expenditures					
Interest - 11/01	\$0	\$0	\$0	\$0	\$133,909
Interest - 05/01	\$128,701	\$128,701	\$0	\$128,701	\$133,909
Principal - 05/01	\$0	\$0	\$0	\$0	\$155,000
TOTAL EXPENDITURES	\$128,701	\$128,701	\$0	\$128,701	\$422,818
Other Sources/(Uses)					
Interfund Transfer In/(Out)	\$0	(\$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
OTHER SOURCES AND USES	\$474,479	\$474,471	\$0	\$474,471	\$0
EXCESS REVENUES	\$345,778	\$345,785	\$3	\$345,788	\$134,839

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
			\$ 7,615,000.00	\$ 5,276,358.69	\$ 12,891,358.69

A.

RESOLUTION 2022-14

THE ANNUAL APPROPRIATION RESOLUTION OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2022, submitted to the Board of Supervisors ("**Board**") of the Meadow View at Twin Creeks Community Development District ("**District**") proposed budget(s) ("**Proposed Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Meadow View at Twin Creeks Community Development District for the Fiscal Year Ending September 30, 2023."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within 60 days following the end of the Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED THIS 18TH DAY OF AUGUST, 2022.

ATTEST:

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

By: _____
Title: _____

By: _____
Its: _____

Exhibit A: Fiscal Year 2022/2023 Budget(s)

B.

RESOLUTION 2022-15

[ANNUAL ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Meadow View at Twin Creeks Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"), attached hereto as **Exhibit A**; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to fund the Adopted Budget through a funding agreement and/or through the imposition of special assessments on benefitted lands within the District, which special assessments may be collected by direct bill or on the tax roll pursuant to Chapter 197, *Florida Statutes*; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. OPERATIONS AND MAINTENANCE ASSESSMENTS.

- a. Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A and B**, and is hereby found to be fair and reasonable.
- b. Assessment Imposition.** Pursuant to Chapters 190, 197 and/or 170, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and

maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

- c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

2. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- a. **Tax Roll Assessments.** If and to the extent indicated in **Exhibits A and B**, certain of the operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected at the same time and in the same manner as County taxes in accordance with Chapter 197 of the *Florida Statutes*. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
- b. **Direct Bill Assessments.** If and to the extent indicated in **Exhibits A and B**, certain operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on “**Direct Collect Property**” identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. The District’s Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.
 - i. Operations and maintenance assessments directly collected by the District shall be due and payable on the dates set forth in the invoices prepared by the District Manager, but no earlier than October 1st and no later than September 30th of Fiscal Year 2022/2023.
 - ii. Debt service assessments directly collected by the District are due in full on December 1, 2022; provided, however, that, to the extent permitted by law, the assessments due may be paid in two partial, deferred payments and on dates that are 30 days prior to the District’s corresponding debt service payment dates all as set forth in the invoice(s) prepared by the District Manager.
 - iii. In the event that an assessment payment is not made in accordance with the schedule(s) stated above, the whole assessment – including any remaining partial, deferred payments for the Fiscal Year, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any

prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- c. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

3. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

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

5. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED this 18th day of August, 2022.

ATTEST:

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

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget

Exhibit B: Assessment Roll (identifying Tax Roll Property and Direct Collect Property)

FIFTH ORDER OF BUSINESS

B.

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

REQUISITION SUMMARY

2021 Phase 3

2020 Phase 4

Thursday, August 18, 2022

2021 Phase 3		<u>TO BE APPROVED</u>		
8/18/2022	51	Gemini Engineering &	Beacon Lake Phase 3B LOMR - Invoice 19058	\$ 8,000.00
8/18/2022	52	ETM	Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 204050 (July 2022)	\$ 398.78
8/18/2022	53	ETM	Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 204052 (July 2022)	\$ 1,445.86
8/18/2022	54	Kompan	50% Deposit Lakeside Park Equipment - Invoice 111448	\$ 120,000.00
8/18/2022	55	Quantum Electrical	Lakeside Park repairs - Invoice BcnRepair	\$ 7,625.00
			TOTAL 2021 REQUISITIONS TO BE APPROVED	\$137,469.64
2021 Phase 4		<u>TO BE RATIFIED</u>		
8/9/2022	20	Core and Main	Utilities Direct Purchase	\$ 6,020.83
8/9/2022	21	Rinker Materials	Storm Direct Purchase	\$ 6,635.62
8/9/2022	22	Rinker Materials	Sanitary Direct Purchase	\$ 5,148.58
			TOTAL 2021 Phase 4 REQUISITIONS TO BE RATIFIED	\$17,805.03
2021 Phase 4		<u>TO BE APPROVED</u>		
8/18/2022	23	W. Gardner, LLC	Beacon Lake Phase 4 (Clearing/Earthwork) Application for Payment No. 6 (July 2022)	\$ 289,926.15
8/18/2022	24	W. Gardner, LLC	Beacon Lake Phase 4 (Paving/Drainage) Application for Payment No. 4 (July 2022)	\$ 192,789.39
8/18/2022	25	W. Gardner, LLC	Beacon Lake Phase 4 (Utilities) Application for Payment No. 4 (July 2022)	\$ 278,522.73
			TOTAL 2021 Phase 4 REQUISITIONS TO BE APPROVED	\$761,238.27
			TOTAL REQUISITIONS TO BE APPROVED AUGUST 18, 2022	\$916,512.94

C.

NOTICE OF MEETINGS
MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Meadow View at Twin Creeks Community Development District will hold their regularly scheduled public meetings for **Fiscal Year 2022-2023** at the offices of Governmental Management Services, LLC located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 at 10:00 a.m. on the third Thursday of each month listed (unless notated otherwise*) as follows:

October 20, 2022
November 17, 2022
December 15, 2022
January 19, 2023
February 16, 2023
March 16, 2023
April 20, 2023
May 18, 2023
June 15, 2023
July 20, 2023
August 17, 2023
September 21, 2023

E.

8/18/2022

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
August 18, 2022

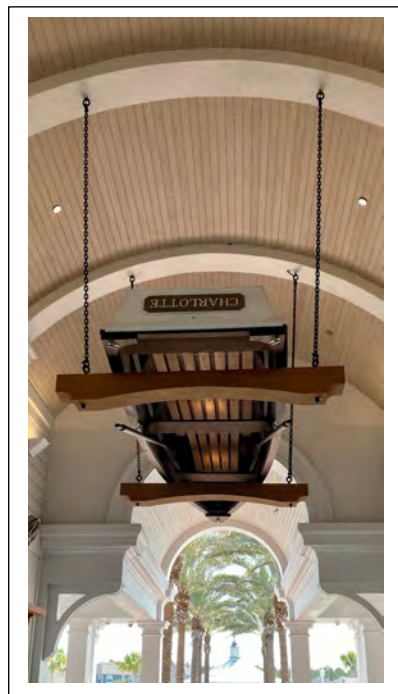
To: Board of Supervisors

From: Chris Hall
Field Operations Manager

Marc Rousseau
Amenity Manager

RE: Beacon Lake Field Operations & Amenity Management Report – August 18, 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 August 2022.
 - We have 3 food trucks at Food Truck Alley every Friday night from 5-8pm
 - Mumbai Indian Street Food Truck was onsite Wednesday, August 9th
- Pilates Yoga Fusion classes are offered every Tuesday morning by a certified fitness instructor.
- Fitness Class “Upward Spiral” on the courts MWF – Cancelled until further notice
- Beacon Lake Bunco Babes – 2nd Tuesday Monthly
- Beacon Lake Bingo – 1st Tuesday Monthly
 - Prizes are provided by the district using the Special Events Budget
- Mexican Train Dominoes – Last Wednesday Monthly
- Pre-school story time on Tuesdays starting April 19th from 10:30-11:30am
 - Temporarily cancelled until a new storyteller can be found
- Monthly Family “Movies Under the Stars” will continue to take place monthly through August or September
- Summer Swim Lessons
- Kids STEM Robotics – Robotics weekly classes begin Monday, August 15th
 - 3:45pm-5:15pm – 8-week program
 - Students will build robots, solve challenges and battle their friends
- Charlie’s Grille
 - EZ Eats by Yaya will be onsite every Saturday and Sunday from Memorial Day Weekend to Labor Day Weekend
- Back to School Event scheduled for Saturday, August 20th 11am-2pm
 - Music, water slides, bounce houses, food & fun
- August 23rd is Primary Election Day – Beacon Lake is a polling place
 - Election times are 7:00am-7:00pm
- Kayak Rentals - Friday-Sunday 10am-4pm
 - April – 37 Rentals
 - May – 15 Rentals
 - June – 9 Rentals
 - July – 37 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 August 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](#)





PARTY
**BACK 2
SCHOOL**

**SATURDAY
20TH AUGUST**

**MUSIC | 10AM-1PM Poolside
WATER SLIDES, FUN & FOOD |
11am-2pm**

PHONE: 904.217.3052 E-MAIL: beaconmanger@rmsnf.com

WWW.BEACONLAKE.COM



Team Trivia Night - August 19th

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 - Coming back in September

Bingo is cancelled for August. Be on the lookout for the update on the newly updated Bingo Night coming back September 8th!



Bunco - August 9th

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 - August 24th

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



The King's Chair Mobile Barbershop

Food Truck Alley 10am-6pm
Tuesday, August 9 & 23

***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](#)

Pool and Slide Hours

Lifeguards on Duty 11am-6pm daily through August 7th
Effective August 7th Lifeguards will only be duty Saturday & Sunday ONLY
*(*Slides are only open when lifeguards are on duty*)*
Pool Hours: Open 30 minutes after sunrise, Close 30 minutes prior to sunset

[August Pool Hours](#)



Charlie's Grille

Summer Grille
EZ Eat by Yaya

August Hours: Saturday & Sunday
11am-3pm

[Charlie's Grille Menu](#)

FOOD TRUCK FRIDAYS

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

[August Lineup](#)

Election Day at Beacon Lake

Beacon Lake is now a Voting Location. The Clubhouse will be closed effective Monday 8/22 through Wednesday 8/24. No entry will be permitted into the clubhouse on 8/22 or 8/24. 8/23 entry will be for voters only.

[St. Johns County
Elections](#)

[CDD Website](#)

August 23

VOTE!



Voting Location

Beacon Lake Amenity Center

7:00am - 7:00pm

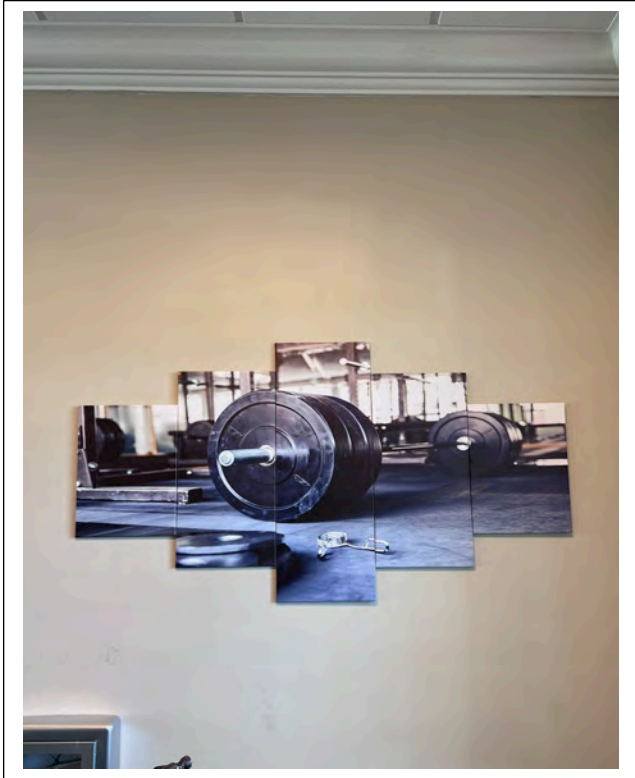
850 Beacon Lake Parkway

St. Augustine, FL 32095

Precinct 501

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

Completed Projects



- Installed pictures in the gym
- Repaired theatre curtains to close properly

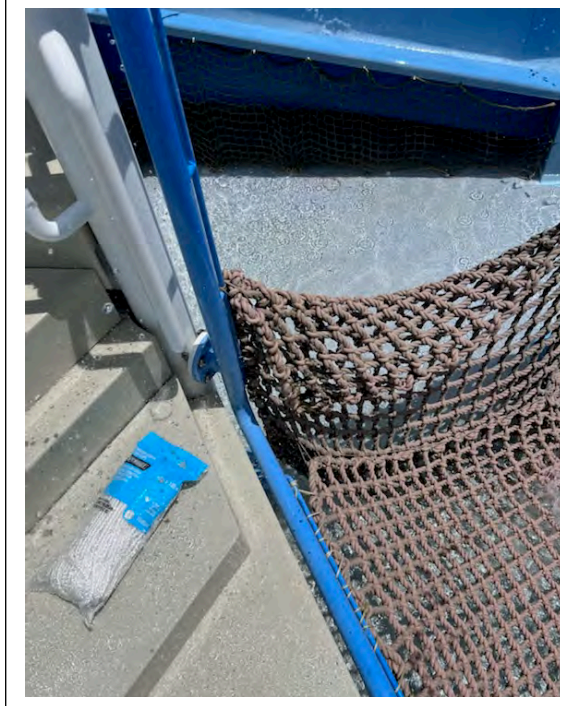


Completed Projects



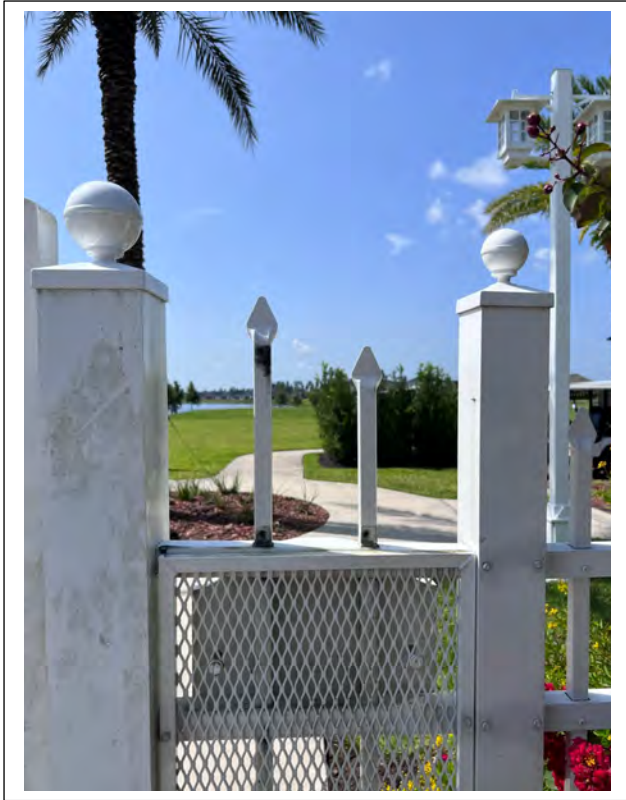
- The string lights on the beach were raised to prevent residents from hanging on them

Completed Projects



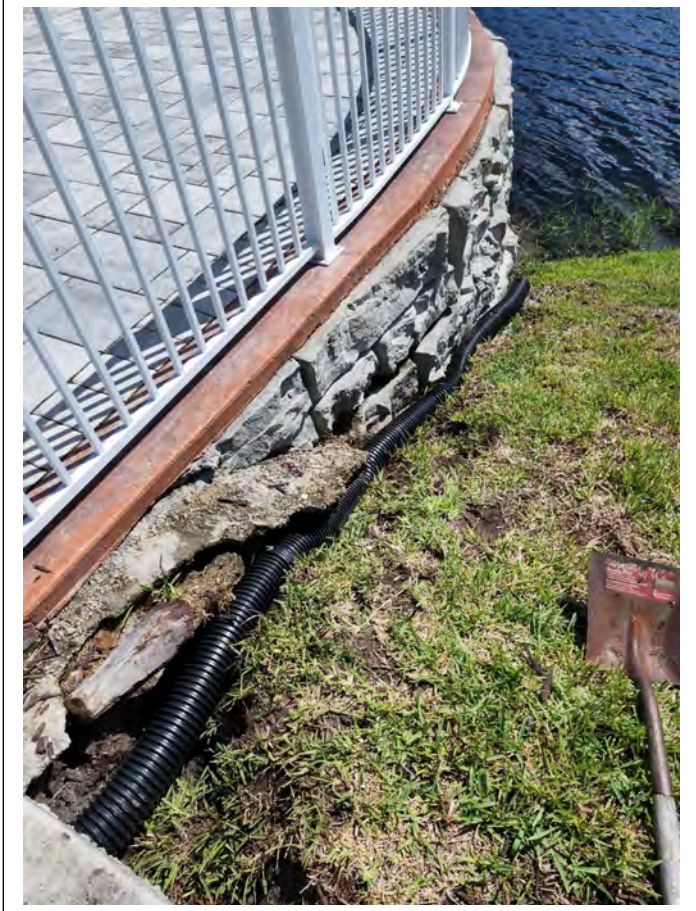
- New rope was installed on the sides of the cargo net on the splash pad to secure the net in place
 - This net is often torn down by the children using the splash pad

Completed Projects



- A broken piece of the Lake House fence was replaced to prevent people from reaching in to open the gate without an access card

Completed Projects



- A drain and pipe were installed at the back of the pool deck to help prevent washout
- Mulch barrier behind the tennis courts was repaired



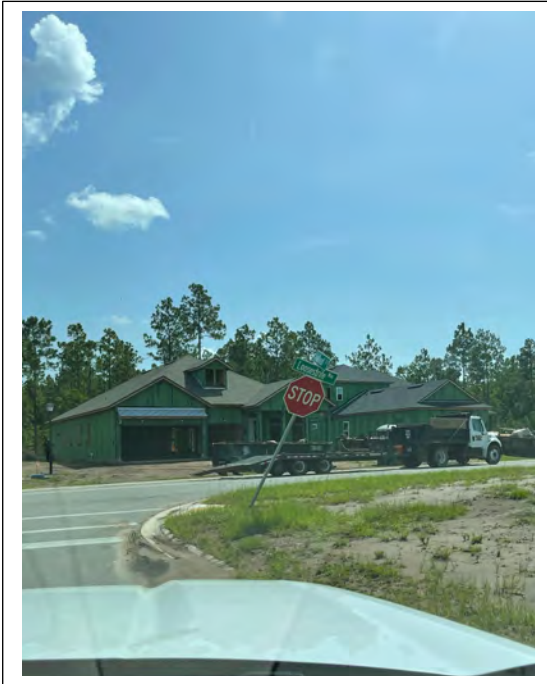
Completed Projects



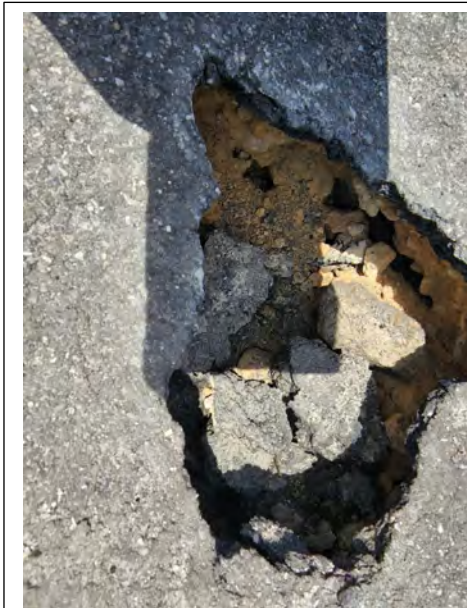
- Two broken floodlights were replaced and one floodlight was repaired



Completed Projects



- A stop sign was straightened and reset in the community
- Asphalt was patched at the townhomes

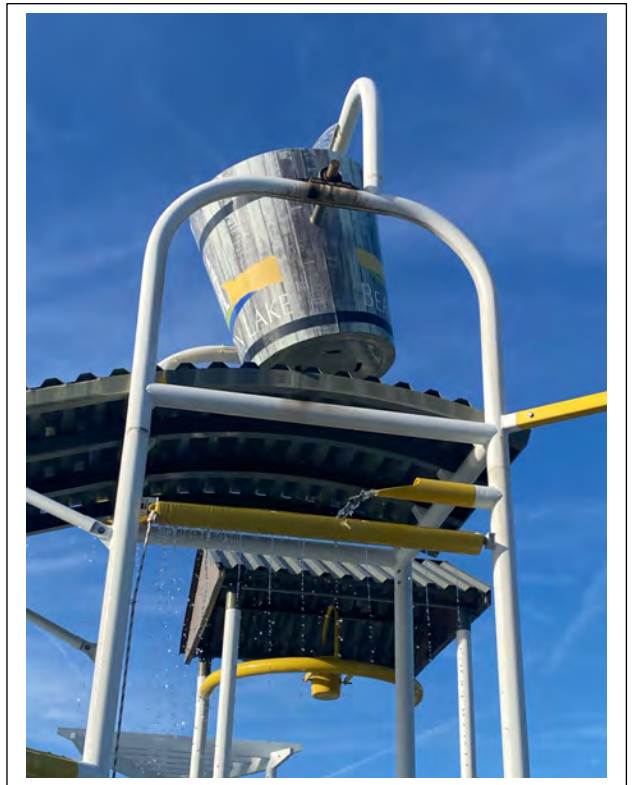


In Progress Projects



- A proposal from Hi-Tech Sound System was approved to replace all outdoor speakers and 2 amplifiers by the pool
 - Current speakers did not hold up well in the outdoor weather

- RMS will be repairing the bearings on the dump bucket in the splash pad



Conclusion

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

Respectfully,

Chris Hall

Marc Rousseau



SIXTH ORDER OF BUSINESS

A.

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

Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

July 31, 2022

	General	Debt Service	Capital Project	Totals
<u>Assets:</u>				
Cash	\$69,893	---	---	\$69,893
Investments:				
Custody - US Bank	\$37,304	---	---	\$37,304
<u>Series 2016 A1</u>				
Reserve	---	\$133,759	---	\$133,759
Revenue	---	\$184,261	---	\$184,261
<u>Series 2016 A2</u>				
Revenue	---	\$28,985	---	\$28,985
Prepayment	---	\$204	---	\$204
Construction	---	---	\$356	\$356
<u>Series 2018 A1</u>				
Reserve	---	\$184,345	---	\$184,345
Revenue	---	\$241,843	---	\$241,843
Construction	---	---	\$414	\$414
<u>Series 2018 A2</u>				
Reserve	---	\$18,402	---	\$18,402
Revenue	---	\$10,448	---	\$10,448
Prepayment	---	\$171,616	---	\$171,616
<u>Series 2019 A1</u>				
Reserve	---	\$77,585	---	\$77,585
Revenue	---	\$107,890	---	\$107,890
Construction	---	---	\$5,599	\$5,599
<u>Series 2020 A1</u>				
Reserve	---	\$34,351	---	\$34,351
Revenue	---	\$45,848	---	\$45,848
Prepayment	---	\$895	---	\$895
Construction	---	---	\$14,007	\$14,007
<u>Series 2020 A2</u>				
Reserve	---	\$16,265	---	\$16,265
Revenue	---	\$5,696	---	\$5,696
Interest	---	\$5,116	---	\$5,116
Prepayment	---	\$101,288	---	\$101,288
<u>Series 2020 A3</u>				
Reserve	---	\$21,909	---	\$21,909
Revenue	---	\$0	---	\$0
Interest	---	\$47,116	---	\$47,116
Prepayment	---	\$85	---	\$85
Construction	---	---	\$6	\$6
<u>Series 2021-PH3B</u>				
Reserve	---	\$140,246	---	\$140,246
Interest	---	\$87,166	---	\$87,166
Construction	---	---	\$1,247	\$1,247
<u>Series 2021-PH4</u>				
Reserve	---	\$211,869	---	\$211,869
Interest	---	\$133,916	---	\$133,916
Construction	---	---	\$2,528,556	\$2,528,556
COI	---	---	\$152,300	\$152,300
Due From Developer	\$189,179	---	---	\$189,179
Electric Deposits	\$3,360	---	---	\$3,360
Prepaid Expenses	\$575	---	---	\$575
Total Assets	\$300,312	\$2,011,105	\$2,702,485	\$5,013,901
<u>Liabilities:</u>				
Accounts Payable	\$7,987	---	---	\$7,987
Accrued Expenses	\$64,537	---	---	\$64,537
Due to Developer	\$4,907	---	---	\$4,907
<u>Fund Balances:</u>				
Nonspendable	\$3,935	\$0	\$0	\$3,935
Restricted for Capital Projects	---	---	\$2,702,485	\$2,702,485
Restricted for Debt Service	---	\$2,011,105	---	\$2,011,105
Restricted for Fence Agreement	\$12,600	---	---	\$12,600
Unassigned	\$206,346	---	---	\$206,346
Total Liabilities & Fund Equity	\$300,312	\$2,011,105	\$2,702,485	\$5,013,901

Meadow View at Twin Creeks

Community Development District

GENERAL FUND

Statement of Revenues & Expenditures

For the Period ending July 31, 2022

Adopted Budget	Prorated Thru 07/31/22	Actual Thru 07/31/22	Variance
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REVENUES:

Developer Contributions	\$850,983	\$322,756	\$322,756	\$0
Assessments - Tax Roll	\$639,572	\$639,572	\$644,889	\$5,317
Assessments - Direct	\$61,220	\$61,220	\$33,708	(\$27,512)
Interest/Miscellaneous Income	\$0	\$0	\$7,870	\$7,870
Restricted - Easement Fence Fund	\$0	\$0	\$12,600	\$12,600
Facility Revenue	\$10,000	\$8,333	\$12,587	\$4,254
Transfer In - Closeout of 2016B	\$0	\$0	\$493	\$493

TOTAL REVENUES

\$1,561,775	\$1,031,881	\$1,034,903	\$3,022
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EXPENDITURES:

ADMINISTRATIVE:

Engineering	\$20,000	\$16,667	\$19,864	(\$3,197)
Attorney Fees	\$30,000	\$20,000	\$24,055	(\$4,055)
Annual Audit	\$7,500	\$7,500	\$7,500	\$0
Arbitrage	\$2,400	\$1,800	\$1,800	\$0
Assessment Roll	\$10,000	\$10,000	\$10,000	\$0
Dissemination	\$20,000	\$16,667	\$14,892	\$1,775
Trustee Fees	\$21,000	\$12,813	\$12,813	\$0
Management Fees	\$49,613	\$41,344	\$41,344	\$0
Information Technology	\$1,400	\$1,167	\$1,167	\$0
Website Compliance	\$1,000	\$833	\$833	\$0
Telephone	\$500	\$417	\$592	(\$175)
Postage	\$800	\$667	\$1,263	(\$596)
Insurance	\$7,796	\$7,796	\$7,335	\$461
Printing and Binding	\$4,000	\$3,333	\$1,830	\$1,504
Legal Advertising	\$3,000	\$2,500	\$560	\$1,940
Other Current Charges	\$1,600	\$1,333	\$698	\$635
Office Supplies	\$300	\$250	\$60	\$190
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0

ADMINISTRATIVE EXPENDITURES

\$181,084	\$145,261	\$146,780	(\$1,518)
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AMENITY CENTER:

Utilities				
Telephone/Cable/Internet	\$10,752	\$8,960	\$8,957	\$3
Electric	\$38,000	\$31,667	\$33,883	(\$2,217)
Water/Irrigation	\$20,000	\$16,667	\$14,616	\$2,050
Gas	\$1,500	\$1,250	\$1,487	(\$237)
Trash Removal	\$3,528	\$2,940	\$4,207	(\$1,267)
Security				
Security Monitoring	\$17,675	\$14,729	\$1,110	\$13,620
Gate Monitoring	\$0	\$0	\$12,090	(\$12,090)
Access Cards	\$3,000	\$2,009	\$2,009	\$0
Contracted Security	\$20,000	\$16,667	\$0	\$16,667
Management Contracts				
Facility Management	\$125,000	\$104,167	\$53,045	\$51,122
Pool Attendants	\$51,750	\$28,234	\$28,234	\$0
Canoe Launch Attendant	\$31,050	\$25,875	\$0	\$25,875
Snack Bar Attendant	\$17,940	\$14,950	\$0	\$14,950
Field Mgmt / Admin	\$25,000	\$20,833	\$33,333	(\$12,500)
Pool Maintenance	\$20,000	\$16,667	\$14,619	\$2,047
Pool Chemicals	\$15,000	\$12,500	\$9,444	\$3,056

Meadow View at Twin Creeks

Community Development District

GENERAL FUND

Statement of Revenues & Expenditures

For the Period ending July 31, 2022

	Adopted Budget	Prorated Thru 07/31/22	Actual Thru 07/31/22	Variance
AMENITY CENTER CONTINUED				
Janitorial	\$20,000	\$16,667	\$15,480	\$1,187
Facility Maintenance	\$30,000	\$25,000	\$14,684	\$10,316
Private event Attendant	\$5,000	\$4,418	\$4,418	\$0
Repairs & Maintenance	\$36,000	\$30,000	\$22,582	\$7,418
Capital Projects	\$12,000	\$10,000	\$4,919	\$5,081
Snack Bar Inventory- CGS	\$1,000	\$833	\$0	\$833
Food Service License	\$610	\$508	\$392	\$116
Rental and Leases	\$27,691	\$23,076	\$23,076	\$0
Subscriptions	\$12,000	\$10,000	\$3,098	\$6,902
Pest Control	\$2,280	\$1,900	\$1,967	(\$67)
Supplies	\$2,000	\$1,667	\$2,889	(\$1,222)
Towel/Linen Service	\$2,000	\$1,667	\$1,391	\$275
Furniture, Fixtures & Equipment	\$5,000	\$3,539	\$3,539	\$0
Special Events	\$30,000	\$30,000	\$29,035	\$965
Holiday Decorations	\$9,000	\$9,000	\$10,870	(\$1,870)
Fitness Center Repairs/Supplies	\$2,000	\$1,667	\$3,107	(\$1,440)
Office Supplies	\$1,500	\$1,250	\$859	\$391
ASCAP/BMI Licenses	\$1,000	\$833	\$0	\$833
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)
AMENITY CENTER EXPENDITURES	\$640,034	\$530,898	\$415,031	\$115,867
GROUND MAINTENANCE EXPENDITURES				
Hydrology Quality/Mitigation	\$6,400	\$5,333	\$0	\$5,333
Electric	\$30,000	\$25,000	\$19,516	\$5,484
Landscape Maintenance	\$532,120	\$443,433	\$488,433	(\$45,000)
Landscape Contingency	\$30,000	\$25,000	\$40,659	(\$15,659)
Lake Maintenance	\$27,000	\$22,500	\$18,946	\$3,554
Grounds Maintenance	\$12,000	\$10,000	\$8,703	\$1,297
Pump Repairs	\$5,000	\$3,695	\$3,695	\$0
Streetlighting	\$42,000	\$35,000	\$38,637	(\$3,637)
Streetlight Repairs	\$5,000	\$4,167	\$0	\$4,167
Irrigation Repairs	\$15,000	\$15,000	\$31,311	(\$16,311)
Miscellaneous	\$5,000	\$4,167	\$0	\$4,167
Contingency	\$31,136	\$25,947	\$24,178	\$1,769
GROUNDS MAINTENANCE EXPENDITURES	\$740,656	\$619,242	\$674,078	(\$54,836)
TOTAL EXPENDITURES	\$1,561,774	\$1,295,401	\$1,235,888	\$59,512
EXCESS REVENUES (EXPENDITURES)	\$0		(\$200,985)	
FUND BALANCE - Beginning	\$0		\$423,866	
FUND BALANCE - Ending	\$0		\$222,881	

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

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Revenues:													
Developer Contributions	\$45,791	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$108,152	\$168,812	\$0	\$0	\$322,756
Assessments - Tax Roll	\$0	\$54,067	\$225,565	\$233,399	\$41,840	\$15,955	\$46,636	\$0	\$22,371	\$5,057	\$0	\$0	\$644,889
Assessments - Direct	\$6,134	\$0	\$6,134	\$0	\$0	\$15,305	\$0	\$0	\$0	\$6,134	\$0	\$0	\$33,708
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	\$600	\$0	\$0	\$12,600
Facility Revenue	\$1,800	\$2,407	\$830	\$25	\$650	\$1,175	\$1,175	\$0	\$4,525	\$0	\$0	\$0	\$12,587
Interfund Transfer In - 2016B Closing	\$0	\$0	\$0	\$0	\$493	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$493
Total Revenues	\$54,925	\$57,074	\$234,929	\$234,624	\$44,785	\$40,150	\$49,162	\$1	\$138,649	\$180,604	\$0	\$0	\$1,034,903
Expenditures:													
Administrative													
Engineering	\$1,372	\$2,565	\$1,957	\$1,946	\$3,283	\$8,172	\$570	\$0	\$0	\$0	\$0	\$0	\$19,864
Attorney Fees	\$2,984	\$6,651	\$1,505	\$6,153	\$1,973	\$1,028	\$163	\$882	\$2,718	\$0	\$0	\$0	\$24,055
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,500	\$0	\$0	\$7,500
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	\$1,042	\$0	\$0	\$14,892
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	\$4,134	\$0	\$0	\$41,344
Information Technology	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$0	\$0	\$1,167
Website Admin	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$833
Telephone	\$183	\$25	\$65	\$25	\$25	\$58	\$25	\$51	\$81	\$54	\$0	\$0	\$592
Postage	\$70	\$53	\$232	\$27	\$87	\$63	\$53	\$42	\$112	\$524	\$0	\$0	\$1,263
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	\$638	\$0	\$0	\$1,830
Legal Advertising	\$188	\$94	\$0	\$0	\$0	\$0	\$94	\$94	\$88	\$0	\$0	\$0	\$560
Other Current Charges	\$48	\$42	\$27	\$31	\$93	\$44	\$102	\$75	\$196	\$41	\$0	\$0	\$698
Office Supplies	\$1	\$1	\$25	\$1	\$17	\$7	\$1	\$7	\$1	\$2	\$0	\$0	\$60
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative Expenditures	\$33,340	\$14,613	\$21,404	\$13,589	\$11,226	\$15,368	\$7,946	\$6,539	\$8,622	\$14,134	\$0	\$0	\$146,780
Amenity Center													
Telephone	\$892	\$892	\$892	\$901	\$1,038	\$864	\$870	\$869	\$868	\$869	\$0	\$0	\$8,957
Electric	\$2,721	\$2,923	\$2,954	\$3,516	\$3,641	\$3,795	\$3,672	\$3,164	\$3,745	\$3,752	\$0	\$0	\$33,883
Water/Irrigation	\$627	\$756	\$1,273	\$1,246	\$1,281	\$1,753	\$928	\$1,893	\$2,502	\$2,357	\$0	\$0	\$14,616
Gas	\$0	\$232	\$62	\$187	\$193	\$245	\$151	\$55	\$327	\$36	\$0	\$0	\$1,487
Trash Removal	\$294	\$298	\$300	\$641	\$359	\$387	\$403	\$705	\$402	\$418	\$0	\$0	\$4,207
Security Monitoring	\$111	\$111	\$111	\$111	\$111	\$111	\$111	\$111	\$111	\$111	\$0	\$0	\$1,110
Gate Monitoring	\$1,033	\$1,097	\$1,090	\$1,129	\$1,193	\$1,145	\$1,337	\$1,539	\$1,257	\$1,273	\$0	\$0	\$12,090
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	\$5,305	\$0	\$0	\$53,045
Pool Attendants	\$0	\$0	\$0	\$0	\$0	\$2,238	\$2,524	\$3,457	\$10,104	\$9,912	\$0	\$0	\$28,234
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	\$3,333	\$0	\$0	\$33,333
Pool Maintenance	\$1,768	\$1,431	\$1,406	\$1,298	\$1,298	\$1,401	\$1,298	\$1,648	\$1,298	\$1,773	\$0	\$0	\$14,619
Pool Chemicals	\$960	\$750	\$0	\$0	\$180	\$491	\$2,577	\$25	\$3,162	\$1,299	\$0	\$0	\$9,444
Janitorial	\$1,401	\$1,447	\$1,999	\$1,335	\$1,295	\$1,295	\$1,381	\$1,910	\$1,562	\$1,855	\$0	\$0	\$15,480
Facility Maintenance	\$2,152	\$716	\$398	\$2,160	\$1,396	\$3,077	\$1,189	\$2,011	\$1,163	\$421	\$0	\$0	\$14,684

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

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Amenity Center Continued													
Repairs & Maintenance	\$918	\$838	\$542	\$583	\$3,358	\$6,184	\$3,765	\$1,050	\$4,023	\$1,321	\$0	\$0	\$22,582
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	\$2,308	\$2,308	\$0	\$0	\$23,076
Subscriptions	\$275	\$262	\$262	\$262	\$262	\$262	\$721	\$249	\$279	\$264	\$0	\$0	\$3,098
Pest Control	\$190	\$190	\$190	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$0	\$0	\$1,967
Supplies	\$0	\$0	\$558	\$0	\$0	\$378	\$1,241	\$116	\$459	\$137	\$0	\$0	\$2,889
Towel/Linen Service	\$152	\$443	\$0	\$0	\$0	\$0	\$457	\$94	\$115	\$130	\$0	\$0	\$1,391
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	\$1,164	\$0	\$0	\$29,035
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	\$150	\$0	\$0	\$3,107
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
Total Amenity Center Expenditures	\$70,851	\$38,026	\$38,409	\$29,183	\$42,061	\$37,621	\$42,482	\$31,274	\$45,258	\$39,866	\$0	\$0	\$415,031
Ground Maintenance Expenditures													
Hydrology Quality/Mitigation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electric	\$1,346	\$1,608	\$1,939	\$1,819	\$1,763	\$1,697	\$1,921	\$2,068	\$2,678	\$2,677	\$0	\$0	\$19,516
Landscape Maintenance	\$44,343	\$44,343	\$44,343	\$44,343	\$44,343	\$44,343	\$44,343	\$44,343	\$89,343	\$44,343	\$0	\$0	\$488,433
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	\$1,769	\$0	\$0	\$18,946
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	\$165	\$0	\$0	\$3,695
Streetlights	\$3,727	\$3,727	\$3,727	\$3,922	\$3,922	\$3,922	\$3,922	\$3,922	\$3,922	\$3,922	\$0	\$0	\$38,637
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
Total Ground Maintenance Expenditures	\$57,739	\$79,308	\$57,697	\$56,218	\$56,654	\$89,275	\$54,803	\$66,972	\$102,535	\$52,877	\$0	\$0	\$674,078
Total Expenses	\$161,930	\$131,947	\$117,509	\$98,989	\$109,941	\$142,265	\$105,230	\$104,785	\$156,415	\$106,877	\$0	\$0	\$1,235,888
Excess Revenues (Expenditures)	(\$107,005)	(\$74,873)	\$117,421	\$135,635	(\$65,156)	(\$102,114)	(\$56,069)	(\$104,784)	(\$17,766)	\$73,727	\$0	\$0	(\$200,985)

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

Funding Request #	Date of Request	Check Date Received Developer Heartwood 23	Check Date Received Developer Dreamfinders	Check Amount Developer Heartwood 23	Check Amount Developer Dreamfinders	Requested Funding Amount FY 2021	Requested Funding Amount FY 2022	Balance Due From Developer
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	8/3/22	\$88,144.17	\$20,008.18	\$0.00	\$108,152.35	\$0.00
58	7/13/22	8/5/22		\$129,110.84			\$168,812.49	\$39,701.65
TOTAL				\$1,115,433.04	\$20,008.18	\$721,926.90	\$322,755.84	\$31,230.32

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2016 A1

Statement of Revenues & Expenditures

For the Period ending July 31, 2022

	Adopted Budget	Prorated Thru 07/31/22	Actual Thru 07/31/22	Variance
<u>REVENUES:</u>				
Special Assessments - 2016 A1	\$443,364	\$443,364	\$447,050	\$3,686
Interest Income	\$20	\$17	\$17	(\$0)
TOTAL REVENUES	\$443,384	\$443,381	\$447,067	\$3,686
<u>EXPENDITURES:</u>				
<u>Series 2016 A1</u>				
Interest Expense - 11/1	\$161,700	\$161,700	\$161,700	\$0
Interest Expense - 5/1	\$161,700	\$161,700	\$161,700	\$0
Principal Expense - 5/1	\$120,000	\$120,000	\$120,000	\$0
TOTAL EXPENDITURES	\$443,400	\$443,400	\$443,400	\$0
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	(\$16)		\$3,667	
FUND BALANCE - Beginning	\$206,338		\$343,541	
FUND BALANCE - Ending	<u>\$206,322</u>		<u>\$347,208</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 July 31, 2022

	Adopted Budget	Prorated Thru 07/31/22	Actual Thru 07/31/22	Variance
<u>REVENUES:</u>				
Assessments - A1	\$612,550	\$612,550	\$617,626	\$5,076
Assessments - A2	\$304,937	\$152,468	\$77,328	(\$75,140)
Prepayments - A2	\$0	\$0	\$1,153,676	\$1,153,676
Interest Income	\$50	\$42	\$44	\$3
TOTAL REVENUES	\$917,537	\$765,060	\$1,848,675	\$1,083,615
<u>EXPENDITURES:</u>				
Series 2018 A1				
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
Series 2018 A2				
Interest Expense - 11/1	\$74,760	\$74,760	\$62,720	\$12,040
Principal Expense - 11/1 (Prepayment)	\$570,000	\$570,000	\$955,000	(\$385,000)
Interest Expense - 2/1	\$0	\$0	\$6,300	(\$6,300)
Principal Expense - 2/1 (Prepayment)	\$0	\$0	\$450,000	(\$450,000)
Interest Expense - 5/1	\$74,760	\$74,760	\$23,380	\$51,380
Principal Expense - 5/1	\$55,000	\$55,000	\$15,000	\$40,000
Principal Expense - 5/1 (Prepayment)	\$0	\$0	\$625,000	(\$625,000)
Interest Expense - 8/3	\$0	\$0	\$0	\$0
Principal Expense - 8/3 (Prepayment)	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$1,386,108	\$1,386,108	\$2,748,988	(\$1,362,880)
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	\$12,130	\$12,130
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$12,130	\$12,130
EXCESS REVENUES (EXPENDITURES)	(\$468,571)		(\$888,183)	
FUND BALANCE - Beginning	\$797,498		\$1,514,837	
FUND BALANCE - Ending	\$328,927		\$626,655	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2019 A1/A2

Statement of Revenues & Expenditures

For the Period ending July 31, 2022

	Adopted Budget	Prorated Thru 07/31/22	Actual Thru 07/31/22	Variance
<u>REVENUES:</u>				
Assessments - A1	\$257,360	\$257,360	\$259,493	\$2,133
Assessments - A2	\$194,530	\$97,265	\$11,751	(\$85,514)
Interest Income	\$20	\$17	\$22	\$6
Prepayments A2	\$0	\$0	\$1,851,343	\$1,851,343
TOTAL REVENUES	\$451,910	\$354,642	\$2,122,609.49	\$1,767,968
<u>EXPENDITURES:</u>				
<u>2019 A1</u>				
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
<u>2019A2</u>				
Interest Expense - 11/1	\$77,285	\$77,285	\$69,455	\$7,830
Principal Expense - 11/1 (Prepayment)	\$0	\$0	\$460,000	(\$460,000)
Interest Expense - 1/1	\$0	\$0	\$21,199	(\$21,199)
Principal Expense - 1/1 (Prepayment)	\$0	\$0	\$1,935,000	(\$1,935,000)
Interest Expense - 2/1	\$280,000	\$0	\$0	\$0
Principal Expense - 2/1 (Prepayment)	\$0	\$0	\$0	\$0
Interest Expense - 5/1	\$0	\$0	\$0	\$0
Principal Expense - 5/1	\$77,285	\$0	\$0	\$0
Principal Expense - 5/1 (Prepayment)	\$40,000	\$0	\$0	\$0
Interest Expense - 8/3	\$0	\$0	\$0	\$0
Principal Expense - 8/3 (Prepayment)	\$0	\$0	\$0	\$0
	\$0			
TOTAL EXPENDITURES	\$731,350	\$334,065	\$2,742,434	(\$2,408,369)
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	(\$10)	(\$10)
TOTAL OTHER SOURCES AND USES	\$0	\$0	(\$10)	(\$10)
EXCESS REVENUES (EXPENDITURES)	(\$279,440)		(\$619,834)	
FUND BALANCE - Beginning	\$468,896		\$805,309	
FUND BALANCE - Ending	\$189,456		\$185,475	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2020 A1/A2/A3

Statement of Revenues & Expenditures

For the Period ending July 31, 2022

	Adopted Budget	Prorated Thru 07/31/22	Actual Thru 07/31/22	Variance
<u>REVENUES:</u>				
Assessments A1	\$114,494	\$114,494	\$113,981	(\$513)
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	\$42	\$50	\$8
TOTAL REVENUES	\$416,375	\$265,451	\$2,373,506	\$2,108,055
<u>EXPENDITURES:</u>				
<u>2020 A1</u>				
Interest Expense - 11/1	\$43,678	\$43,678	\$43,678	\$0
Principal Expense - 11/01 (Prepayment)	\$20,000	\$20,000	\$20,000	\$0
Interest Expense - 5/1	\$43,678	\$43,678	\$43,141	\$537
Principal Expense - 5/1	\$25,000	\$25,000	\$25,000	\$0
<u>2020 A2</u>				
Interest Expense - 11/1	\$47,569	\$47,569	\$36,550	\$11,019
Principal Expense - 11/1 (Prepayment)	\$185,000	\$185,000	\$375,000	(\$190,000)
Interest Expense - 2/1	\$0	\$0	\$2,889	(\$2,889)
Principal Expense - 2/1 (Prepayment)	\$0	\$0	\$215,000	(\$215,000)
Interest Expense - 5/1	\$47,569	\$47,569	\$20,694	\$26,875
Principal Expense - 5/1 (Prepayment)	\$25,000	\$25,000	\$645,000	(\$620,000)
<u>2020 A3</u>				
Interest Expense - 11/1	\$65,172	\$65,172	\$50,794	\$14,378
Principal Expense - 11/01 (Prepayment)	\$325,000	\$325,000	\$525,000	(\$200,000)
Interest Expense - 2/1	\$0	\$0	\$4,233	(\$4,233)
Principal Expense - 2/1 (Prepayment)	\$0	\$0	\$315,000	(\$315,000)
Interest Expense - 5/1	\$65,172	\$65,172	\$28,219	\$36,953
Principal Expense - 5/1 (Prepayment)	\$50,000	\$50,000	\$1,000,000	(\$950,000)
TOTAL EXPENDITURES	\$942,838	\$942,838	\$3,350,197	(\$2,407,359)
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	(\$12,133)	(\$12,133)
TOTAL OTHER SOURCES AND USES	\$0	\$0	(\$12,133)	(\$12,133)
EXCESS REVENUES (EXPENDITURES)	(\$526,463)		(\$988,823)	
FUND BALANCE - Beginning	\$769,988		\$1,267,394	
FUND BALANCE - Ending	\$243,525		\$278,570	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2021 PH 3B

Statement of Revenues & Expenditures

For the Period ending July 31, 2022

	Proposed Budget	Prorated Thru 07/31/22	Actual Thru 07/31/22	Variance
<u>REVENUES:</u>				
Assessments	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$9	\$9
TOTAL REVENUES	\$0	\$0	\$9	\$9
<u>EXPENDITURES:</u>				
Interest Expense - 11/1	\$0	\$0	\$0	\$0
Principal Expense - 11/01 (Prepayment)	\$0	\$0	\$0	\$0
Interest Expense - 5/1	\$83,772	\$83,772	\$83,772	\$0
Principal Expense - 5/1	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$83,772	\$83,772	\$83,772	\$0
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
Bonds Proceeds	\$0	\$0	\$311,174	\$311,174
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$311,174	\$311,174
EXCESS REVENUES (EXPENDITURES)	(\$83,772)		\$227,412	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	(\$83,772)		\$227,412	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2021 PH 4

Statement of Revenues & Expenditures

For the Period ending July 31, 2022

	Proposed Budget	Prorated Thru 07/31/22	Actual Thru 07/31/22	Variance
<u>REVENUES:</u>				
Assessments	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$15	\$15
TOTAL REVENUES	\$0	\$0	\$15	\$15
<u>EXPENDITURES:</u>				
Interest Expense - 11/1	\$0	\$0	\$0	\$0
Principal Expense - 11/01 (Prepayment)	\$0	\$0	\$0	\$0
Interest Expense - 5/1	\$128,701	\$128,701	\$128,701	\$0
Principal Expense - 5/1	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$128,701	\$128,701	\$128,701	\$0
<u>OTHER SOURCES/(USES)</u>				
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
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$474,471	\$474,471
EXCESS REVENUES (EXPENDITURES)	(\$128,701)		\$345,785	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	(\$128,701)		\$345,785	

Meadow View at Twin Creeks

Community Development District

Capital Projects Funds

Statement of Revenues & Expenditures

For the Period ending July 31, 2022

	Series 2016 A1/A2	Series 2018	Series 2019	Series 2020	Series 2021-PH 3B	Series 2021 - PH 4
<u>REVENUES:</u>						
Interest Income	\$0	\$0	\$0	\$1	\$1	\$190
Developer Contributions	\$0	\$0	\$0	\$0	\$773,282	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$1	\$773,283	\$190
<u>EXPENDITURES:</u>						
Capital Outlay	\$0	\$0	\$0	\$0	\$5,369,694	\$4,444,070
Cost of Issuance 2021 PH 3B	\$0	\$0	\$0	\$0	\$237,407	\$0
Cost of Issuance 2021 PH 4	\$0	\$0	\$0	\$0	\$0	\$120,343
Capital Outlay A1	\$0	\$0	\$0	\$0	\$0	\$0
Capital Outlay A3	\$0	\$0	\$0	\$0	\$0	\$0
Cost of Issuance A1	\$0	\$0	\$0	\$0	\$0	\$0
Cost of Issuance A2	\$0	\$0	\$0	\$0	\$0	\$0
Cost of Issuance A3	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0	\$5,607,101	\$4,564,414
<u>OTHER SOURCES/(USES)</u>						
Interfund Transfer In (Out)	\$0	\$2	\$1	\$2	\$6,239	(\$6,232)
Bonds Proceeds	\$0	\$0	\$0	\$0	\$4,828,826	\$7,251,311
TOTAL OTHER SOURCES/(USES)	\$0	\$2	\$1	\$2	\$4,835,065	\$7,245,079
EXCESS REVENUES (EXPENDITURES)	\$0	\$2	\$1	\$2	\$1,247	\$2,680,856
FUND BALANCE - Beginning	\$356	\$412	\$5,598	\$14,010	\$0	\$0
FUND BALANCE - Ending	\$356	\$414	\$5,599	\$14,012	\$1,247	\$2,680,856

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:	\$133,758.55
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:	\$184,344.88
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:	\$77,585.06
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:	\$34,350.88
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:	\$21,908.86
Reserve Balance:	\$21,908.86
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	-	-	-	-	-	-	24,537.13	24,537.13
DREAM FINDERS	27,512.26						9,170.75	9,170.75
TOTAL DIRECT INVOICE	27,512.26	-	-	-	-	-	33,707.88	33,707.88
TAX ROLL RECEIPTS	(17,175.22)	447,050.20	617,625.75	259,492.69	113,980.91	-	644,889.07	2,083,038.62
TOTAL RECEIPTS	10,337.04	447,050.20	617,625.75	259,492.69	113,980.91	-	678,596.95	2,116,746.50

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
DELQ TAX	7/15/2022	3,505.27	4,842.74	2,034.65	893.71	-	5,056.51	16,332.88
		-	-	-	-	-	-	-
		-	-	-	-	-	-	-
		-	-	-	-	-	-	-
TOTAL TAX ROLL RECEIPTS		447,050.20	617,625.75	259,492.69	113,980.91	-	644,889.07	2,083,038.63

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%	55%	55%
PERCENT COLLECTED TAX ROLL	101%	101%	101%	101%	0%	101%	101%
PERCENT COLLECTED TOTAL	101%	101%	101%	101%	0%	97%	100%

C.

Meadow View at Twin Creeks Community Development District

Check Run Summary

7/1/22 - 7/31/22

Date	Check Numbers	Amount
General Fund		
7/6/22	1707-1709	\$69,505.60
7/8/22	1710-1720	\$123,993.01
7/11/22	1721	\$358.75
7/14/22	1722-1725	\$20,236.35
7/22/22	1726-1731	\$4,227.71
7/27/22	1732	\$961.29
Total Checks		\$219,282.71
Autopayments		
7/5/22	Wellbeats	\$249.00
7/5/22	Florida National Gas	\$35.50
7/7/22	Republic Services	\$417.77
7/19/22	St Johns County Utility Dept	\$2,356.52
7/19/22	AT&T	\$69.55
7/21/22	Comcast	\$799.52
7/27/22	FPL	\$10,351.45
7/28/22	Wells Fargo Credit Card	\$2,586.42
Total Paid Electronically		\$16,865.73
Total General Fund		\$236,148.44

* 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 #
7/08/22	00146	7/01/22 JAK07220	202207 320-57200-45507	JUL JANITORIAL MAINT	*	1,522.91	
				JANI-KING OF JACKSONVILLE			1,522.91 001714
7/08/22	00149	7/07/22 07072022	202207 300-36900-20000	RENTAL DEPOSIT REFUND	*	250.00	
				JOSEPH PIKE			250.00 001715
7/08/22	00150	6/22/22 106	202206 320-53800-45011	PRESS WASHED/CLEANED	*	3,900.00	
				MY CLEAN ROOF			3,900.00 001716
7/08/22	00077	6/09/22 31809	202206 320-57200-44200	RPLCD PVC TRAPS-A/C VENTS	*	446.00	
				THIGPEN HEATING & COOLING, INC.			446.00 001717
7/08/22	00046	6/16/22 18104381	202206 320-57200-45917	JUN PEST CONTROL	*	199.50	
				TURNER PEST CONTROL LLC			199.50 001718
7/08/22	00013	5/13/22 65091	202205 320-53800-45009	RPR MAINLINE BRK BEACON3A	*	4,571.13	
		5/18/22 65088	202205 320-53800-45009	IRRIG MAINLINE BREAK	*	490.31	
		5/18/22 65089	202205 320-53800-45009	INSTALL IRRIGATION SYSTEM	*	3,262.50	
		5/24/22 65098	202205 320-53800-45009	IRRIG RPR MAINLINE BREAK	*	190.29	
		6/01/22 65093	202206 320-53800-45003	PH2 PKWY JUN LNDSCP MAINT	*	8,420.00	
		6/01/22 65094	202206 320-53800-45003	LAKE 3A JUN LNDSCP MAINT	*	9,100.00	
		6/01/22 65095	202206 320-53800-45003	PH2 TWNHS JUN LNDSCP MNTC	*	9,011.47	
				WEST ORANGE NURSERIES, INC			35,045.70 001719
7/08/22	00040	5/30/22 JAX37466	202205 320-53800-45009	IRRIG RPLCD CONTROLLER	*	3,751.02	
		5/30/22 JAX37466	202205 320-53800-45004	RPLC PODOCARPUS	*	725.00	
		6/01/22 JAX37236	202206 320-53800-45003	JUN LANDSCAPE MAINTENANCE	*	17,811.85	
		6/02/22 JAX37581	202206 320-53800-45003	MULCH APPLICATION 2022	*	45,000.00	
		6/29/22 JAX39097	202205 320-53800-45009	MAY IRRIG REPAIRS	*	934.65	

MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		6/29/22	JAX39097 202206 320-53800-45009		*	922.00	
			IRRIG RPR 2 WIRES				
				YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC			69,144.52 001720
7/11/22	00069	6/15/22	REQ#46 202207 300-13100-10100		*	358.75	
			REQ#46				
				BASHAM & LUCAS DESIGN GROUP INC			358.75 001721
7/14/22	00049	6/13/22	DP82338 202206 320-57200-44200		*	1,574.50	
			HANGING SIGN				
				HARBINGER			1,574.50 001722
7/14/22	00151	5/19/22	2022-05- 202205 320-57200-44200		*	700.00	
			CONCRETE SIDEWALK				
				MULLIS CONCRETE, INC.			700.00 001723
7/14/22	00048	7/07/22	100016 202207 320-57200-44207		*	150.00	
			JUL REPAIR				
				SOUTHEAST FITNESS REPAIR			150.00 001724
7/14/22	00040	7/01/22	JAX39133 202207 320-53800-45003		*	17,811.85	
			JUL LANDSCAPE MAINTENANCE				
				YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC			17,811.85 001725
7/22/22	00133	7/09/22	70922 202207 320-57200-44200		*	530.00	
			RELOCATE RECEIPT FOR POOL				
				ALFRED W. GROVER			530.00 001726
7/22/22	00152	7/13/22	07132022 202207 300-36900-20000		*	500.00	
			RENTAL DEPOSIT REFUND				
				BHAVNA PATEL			500.00 001727
7/22/22	00153	6/06/22	4695190 202206 310-51300-48000		*	88.40	
			NTC OF AUDIT COM MTG 6/6				
				CA FLORIDA HOLDINGS,LLC			88.40 001728
7/22/22	00022	6/29/22	13129560 202206 320-57200-45506		*	425.70	
			JUN POOL CHEMICALS				
		6/29/22	13129560 202206 320-57200-45506		*	1,068.38	
			JUN POOL CHEMICALS				
		7/07/22	13129560 202207 320-57200-45506		*	296.00	
			JUL POOL CHEMICALS				
		7/07/22	13129560 202207 320-57200-45506		*	330.00	
			JUL POOL CHEMICALS				
				POOLSURE			2,120.08 001729

MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/22/22	00043	7/07/22 L165342	202207 320-57200-45919	TOWEL LINEN SERVICE	*	130.23	
				SIMPLY LINEN SOLUTIONS			130.23 001730
7/22/22	00077	6/30/22 31924	202206 320-57200-45508	COMMERCIAL MAINTENANCE	*	859.00	
				THIGPEN HEATING & COOLING, INC.			859.00 001731
7/27/22	00154	7/25/22 144299	202207 310-51300-42500	FY23 INCRSD ASMNT MLD NTC	*	527.45	
		7/25/22 144299	202207 310-51300-42000	POSTAGE	*	433.84	
				ADVANCED DIRECT MARKETING SRVCS			961.29 001732
TOTAL FOR BANK A						219,282.71	
TOTAL FOR REGISTER						219,282.71	

MVTP MEADOW VIEW TP BPEREGRINO

Meadow View at Twin Creeks

Community Development District

Construction Funding Request #35

June 15, 2022

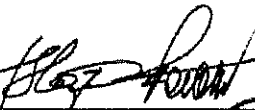
Req. PAYEE

42	ETM Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 203013 (May 2022)	\$	3,329.50
43	ETM Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 203010 (May 2022)	\$	1,436.25
44	ETM State Mandated Storm Water Analysis (20 years) (WA#26) Invoice 203009 (May 2022)	\$	102.50
45	Duval Asphalt Beacon Lakes (Phase 3) Convex Lane - Invoice 23421	\$	63,671.10
46	Basham Lucas Design Services Beacon Lakefront - Invoice 8939	\$	1,325.00
	Less: Req #31 Duplicate payment paid from General Fund	\$	(358.75)
Total Funding Request		\$	69,405.60

Please make check payable to:

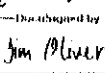
Meadow View at Twin Creeks CDD
 c/o GMS LLC
 175 West Town Place
 Suite 114
 St. Augustine FL 32092

Signature: _____



Chairman/Vice Chairman

Signature: _____



Secretary/Asst. Secretary

Out-of-Pocket:

NAME:

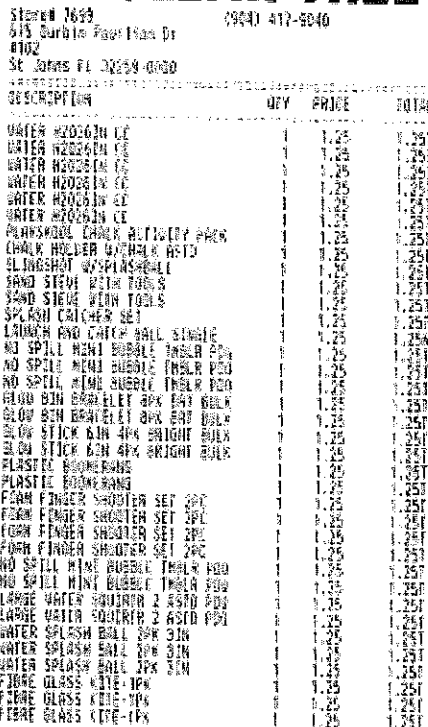
NAME: Danise Powers

MONTH:

Jul-22



Regards,
Denise Powers
Amenity & Operations Manager
Riverside Management Services
dpowers@gmsnf.com



140A

1.320.572.494

48.05

```

Sub Total          $45.00
PUBLIC USER       $2.25
SALES TAX         $2.84
TAX HOLDING       $0.00
Total             $49.05
CS DEBIT          $49.05
*****5624      6600200
Purchase          Exp
Auth Trans Number: 002211022410
Inv Card #1: 000000000000

```

1344 67633 09 021 2510589 3/21/12 11:13
Sales Associate: Mary Lou



Store# 7693
675 Durbin Pavilion Dr
H102
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 BRT BULK	1	1.25	1.25T
GLOW 8IN BRACELET 8PK BRT 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 SQUIRTER 2 ASD PDQ	1	1.25	1.25T
LARGE WATER SQUIRTER 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 AID: 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

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	1,310.513.410		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	
Date 7/1/2022	Number JAK07220300
Due Date 7/31/2022	Cust # 486022
Invoice Amount \$1,522.91	Amount Remitted

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 1,320.572145507 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



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

On Jul 7, 2022, at 1:05 PM, Danielle Simpson <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 | www.BBXCapital.com

On Jul 7, 2022, at 12:35 PM, Bernadette Peregrino <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

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

1. 300.36900.20000
1491A

On Jul 7, 2022, at 9:44 AM, Danielle Simpson <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 | www.BBXCapital.com

Begin forwarded message:

From: Beacon Manager <beaconmanager@rmsnf.com>
Date: July 7, 2022 at 9:42:56 AM EDT
To: Danielle Simpson <dsimpson@bbxcapital.com>
Cc: Bernadette Peregrino <bperegrino@gmsnf.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*

On Wed, Jul 6, 2022 at 6:27 PM Danielle Simpson <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 | 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 - 1/2 % per month will be added. Buyer agrees to any reasonable attorney or collection fees incurred by Seller in securing payment for this contract

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

CAC056729

CAC056726

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
804-355-5300 • Fax: 804-352-1199 • Toll Free: 800-225-8305 • 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

[Signature]
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. 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
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. 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
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

Ph 2 PKMS

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	1	9,100.00	9,100.00

lake 3A

TOTAL DUE \$9,100.00

13A

*C. Ann 6/8/22
Landscape Maint.*

1.720.53800.45003



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

131A

C. Hall 6/8/22

Landscape Maint.

1. 320.53800.45003



INVOICE

INVOICE #	INVOICE DATE
JAX 374666	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: \$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. Hawn 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



YELLOWSTONE

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

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 372367	6/1/2022
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks
CDD

Invoice Due Date: 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. Ham 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

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. Hall 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

INVOICE

INVOICE #	INVOICE DATE
JAX 390972	6/29/2022
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 29, 2022

Invoice Amount: \$934.65

Description	Current Amount
May irrigation repairs	
Irrigation Repairs	\$934.65

Invoice Total \$934.65

C. Han

Irrigation Repairs

1,320.53800.45089

.40A

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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 390973	6/29/2022
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 29, 2022

Invoice Amount: \$922.00

Description	Current Amount
Locate, troubleshoot, and repair 2-wire failure Irrigation Repairs	\$922.00

Invoice Total \$922.00

C. Ham
Irrigation Repairs
1.320.53800.45009
401A

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

Meadow View at Twin Creeks

Community Development District

Construction Funding Request #35

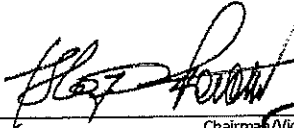
June 15, 2022

Req.	PAYEE		
42	ETM Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 203013 (May 2022)	\$	3,329.50
43	ETM Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 203010 (May 2022)	\$	1,436.25
44	ETM State Mandated Storm Water Analysis (20 years) (WA#26) Invoice 203009 (May 2022)	\$	102.50
45	Duval Asphalt Beacon Lakes (Phase 3) Convex Lane - Invoice 23421	\$	63,671.10
46	Basham Lucas Design services Beacon Lakefront - Invoice 8939	\$	1,325.00
	Less: Req #31 Duplicate payment paid from General Fund	\$	(358.75)
Total Funding Request		\$	69,505.60

Please make check payable to:

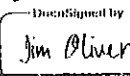
Meadow View at Twin Creeks CDD
 c/o GMS LLC
 475 West Town Place
 Suite 114
 St. Augustine FL 32092

Signature:



Chairman/Vice Chairman

Signature:

DocuSigned by


Secretary/Asst. Secretary



5300 SHAD RD. JACKSONVILLE, FL 32257
TF.800.772.7446 FX.904.268.4642
PH.904.268.4681 harbingersign.com

DEPOSIT INVOICE

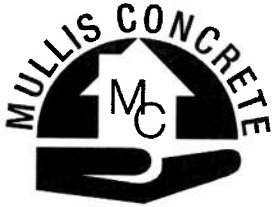
Invoice #: **DP82338**

Inv Date: 06/13/22
Customer #: 7408
Page: 6 of 6

SOLD TO:	JOB LOCATION:
MEADOW VIEW TC CDD 850 BEACON LAKE PARKWAY ST AUGUSTINE FL 32095	MEADOW VIEW TC CDD 850 BEACON LAKE PARKWAY ST AUGUSTINE FL 32095

ORDERED BY	PO NUMBER	SALESPERSON	ORDER DATE	PAYMENT TERMS	DUE DATE
		MIKE LEV	05/11/22	50.0% Due Upon Receipt	06/30/22

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1	QUOTE #159845 MANUFACTURE 2'-3" X 3'-6" NON-ILLUMINATED HANGING SIGN. REFERENCE HARBINGER DRAWING BCL_105_HANGING SIGN_00. NOTE: LEAD TIME TO BE (4) FOUR WEEKS FROM RECEIVING A P.O.	\$2,699.00	\$2,699.00
1	QUOTE #159846 INSTALL 2'-3" X 3'-6" NON-ILLUMINATED HANGING SIGN. REFERENCE HARBINGER DRAWING BCL_105_HANGING SIGN_00.	\$450.00	\$450.00
TOTAL PROPOSAL AMOUNT *** FINAL INVOICE AMOUNT MAY VARY UPON COMPLETION ***			\$3,149.00
GF 49A R/m 1.320.572.442			
PLEASE PAY THIS DEPOSIT AMOUNT:			\$1,574.50



Mullis Concrete, Inc.
514 S Palm Ave
Palatka, FL 32177 US
+1 3863257595
leah@mullis-concrete.com

BILL TO

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

SHIP TO

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

INVOICE 2022-05-104**DATE 05/19/2022 TERMS Net 20****DUE DATE 06/08/2022****SALES REP**

Jared Mullis

DESCRIPTION	ACTIVITY	QTY	RATE	AMOUNT
Beacon Lake Sidewalks - Labor and material to form and pour	04 Concrete	1	700.00	700.00

Thank you for your business.

TOTAL DUE**\$700.00**

151A

1.320.572.442

SoutheastFITNESS

REPAIR

Equipment Repair & Maintenance

Southeast Fitness Repair
14476 Duval Place West #208
Jacksonville, FL 32218

Invoice #100016
Invoice Date: 7/7/2022

Account #101093
Meadow View At Twin Creeks A.K.A Beacon Lake

Invoice

Billing Location Information

Billing Address	850 Beacon Lake Pkwy, St Augustine, FL 32095	Billing Contact	Marc or Denise
		Main Number	(904) 217-3052
		Mobile Number	(904) 316-9279
		Email	Beaconmanager@Rmsnf.Com

Service Information

Services	Qty	Rate	Price
850 Beacon Lake Pkwy, St Augustine, FL 32095			
7/7/2022 Diagnosis or Repair	1.00 hour	\$60.00 / hour	\$60.00
— Product: Travel <60 miles	1.00 Ea	\$90.00 / Ea	\$90.00
Subtotal:			\$150.00
Tax:			\$0.00
Total:			\$150.00
Amount Paid:			\$0.00
Balance Due:			\$150.00

Pay Now

Payment is due within 30 days of invoice date.
Thank you for your business!

1.320.572.44207

48A

Billing Receipt - Please Return With Payment Remittance

Bill To: Marc or Denise
850 Beacon Lake Pkwy, St
Augustine, FL 32095

Account [101093] Meadow View At Twin
Creeks A.K.A Beacon Lake

Invoice # 100016

Date Thursday, July 7, 2022

Remit To: Southeast Fitness Repair
14476 Duval Place West #208
Jacksonville, FL 32218

Amount Paid _____

Check Number _____

**Payment is due within 30 days of invoice date.
Thank you for your payment!**



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 391336	7/1/2022
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 31, 2022

Invoice Amount: \$17,811.85

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

Invoice Total \$17,811.85

IN COMMERCIAL LANDSCAPING

C. Allen
Landscape Maintenance
1.320.53800.45003
4017

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

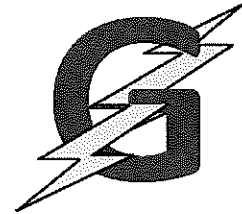
INVOICE

Alfred W. Grover, Electrical Contractor

1304 Padola Road
St Augustine, FL 32092
215-847-5339
awg7422@gmail.com

FL License: EC 13010167

DATE: 7/9/2022
INVOICE # 70922

**Bill To:**

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

1.320.57200.44200 r/r

133A

Job Location: Beacon Lake

DESCRIPTION OF WORK	AMOUNT
Relocate 1, GFCI receptacle in pool filter equipment area	530.00
Work ordered by Marc Rousseau Completed 7/9/2022	
TOTAL	\$ 530.00

Accepted methods of payment:

Check payable to: Alfred W. Grover

THANK YOU FOR YOUR BUSINESS!



Meadow View at Twin Creeks Community Development District

CHECK REQUEST

Date Submitted: July 13, 2022

Amount: **\$500.00**

(check #1501 - date of check 6/9/2022 can be located on June
Deposit ledger, line 7 - from Beacon Lake)

Description: Bhavna Patel has cancelled the prayer meeting that was
scheduled for August 10, 2022. Prayer meeting will be
held at another venue.

Payable to: Bhavna Patel

152A
RDR

1.300.369.2000


Address: 181 Concave Lane, St. Augustine, FL 32095

Special Instructions: Please mail refund check directly to Bhavna Patel at
home address.

Requested by: Marc J. Rousseau

LOCALiQ

FLORIDA

ACCOUNT NAME Meadow View At Twin Creeks Cdd		ACCOUNT # 764130	PAGE # 1 of 1
INVOICE # 0004695190	BILLING PERIOD Jun 1- Jun 30, 2022	PAYMENT DUE DATE July 20, 2022	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL AMOUNT DUE \$268.93	
BILLING ACCOUNT NAME AND ADDRESS Meadow View At Twin Creeks Cdd 475 W. Town Pl. Ste. 114 Saint Augustine, FL 32092-3649 		BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com	FEDERAL ID 47-2390983
Legal Entity: Gannett Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.			

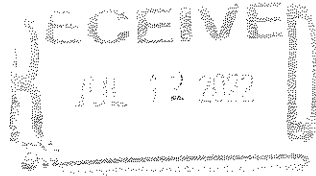
0000764130000000000000000046951900002689367173

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com. Previous account number: MOR_15651

Date	Description	Amount
6/1/22	Balance Forward	\$274.77
6/9/22	PAYMENT - THANK YOU	-\$94.24

Package Advertising:

Start-End Date	Order Number	Description	PO Number	Package Cost
6/6/22	7357182	6/6/22 Meeting Notice		\$88.40



153A
1.310.57300, 480

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

LOCALiQ

FLORIDA

ACCOUNT NAME Meadow View At Twin Creeks Cdd		PAYMENT DUE DATE July 20, 2022		AMOUNT PAID	
ACCOUNT NUMBER 764130		INVOICE NUMBER 0004695190			
CURRENT DUE \$88.40	30 DAYS PAST DUE \$180.53	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00
					TOTAL AMOUNT DUE \$268.93
REMITTANCE ADDRESS (Include Account# & Invoice# on check) CA Florida Holdings, LLC PO Box 631244 Cincinnati, OH 45263-1244			TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW: <input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX Card Number _____ Exp Date ____/____/____ CVV Code _____ Signature _____ Date _____		

0000764130000000000000000046951900002689367173

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Meadow View At Twin Creeks Cdd
Meadow View At Twin Creeks Cdd
475 W Town PL # 114

Saint Augustine FL 32092-3649

STATE OF FLORIDA, COUNTY OF ST JOHNS

The St Augustine Record, a daily newspaper published in St Johns County, Florida; and of general circulation in St Johns County; and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

06/06/2022

and that the fees charged are legal.

Sworn to and subscribed before on 06/06/2022

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$88.40

Order No: 7357182

Customer No: 764130

PO #:

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NOTICE OF AUDIT COMMITTEE MEETING AND REGULAR MEETING OF THE BOARD OF SUPERVISORS OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

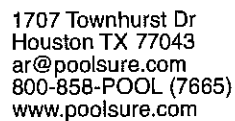
The Board of Supervisors of the Meadow View at Twin Creeks Community Development District will hold a regular meeting on Thursday, June 16, 2022 at 10:00 a.m. at the offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092. Immediately prior to the regular meeting will be an audit committee meeting for the purpose of reviewing and ranking proposals for audit services. The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling (904) 940-5850.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

James Oliver
District Manager
STA 6/6/22

VICKY FELTY
Notary Public
State of Wisconsin



Date _____
Invoice # _____

6/29/2022
131295608037

Terms	Net 20
Due Date	7/19/2022
PO #	
Delivery Ticket #	Sales Order #1338951
Delivery Date	5/10/2022
Delivery Location	Meadow View at Twin Creeks CDD Activity Po...
Customer #	13BEA030
AZ License #	#331721
Ship To	Meadow View at Twin Creeks CDD 755 Cr-210 W St Johns FL 32259

Bill To

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

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.

[illegible]

22A

1.320.572.45506

	Subtotal	425.70
Shipping Cost (FEDEX GROUND)	0.00	
	Tax	27.67
	Total	453.37
5506 Amount Paid/Credit Applied	27.67	
	Amount Due	\$425.70

Remittance Slip

Customer
13BEA030

Invoice #
131295608037

Amount Due	\$425.70
-------------------	-----------------

Amount Paid

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295608037



Invoice

Date
Invoice #6/29/2022
131295608038

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

Terms	Net 20
Due Date	7/19/2022
PO #	
Delivery Ticket #	Sales Order #1336950
Delivery Date	5/10/2022
Delivery Location	Meadow View at Twin Creeks CDD Pool (Beac...
Customer #	13BEA030
AZ License #	#331721

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

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

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

Item ID	Item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	200	gal	1.65	330.00
160-050	Pool Acid bulk by Gallon	30	gal	3.19	95.70
135-057	Stabilizer/CYA-Bag	2		148.00	296.00
135-010	Sodium Bicarbonate 50# bag	10		29.98	299.80
135-041	Calcium Chloride-50# Bag	1		46.88	46.88

22A

1.320.572.45506

Subtotal	1,068.38
Shipping Cost (FEDEX GROUND)	0.00
Tax	69.44
Total	1,137.82
Amount Paid/Credit Applied	69.44
Amount Due	\$1,068.38

Remittance Slip

Customer
13BEA030
Invoice #
131295608038

Amount Due \$1,068.38

Amount Paid

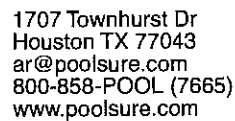
Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295608038

✓



Date 7/7/2022
Invoice # 131295608210

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

Terms	Net 20
Due Date	7/27/2022
PO #	
Delivery Ticket #	Sales Order #1340063
Delivery Date	7/7/2022
Delivery Location	Meadow View at Twin Creeks CDD Activity Po...
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
135-057	Stabilizer/CYA-Bag	2		148.00	296.00

22A

1,320 572.4550 b

	Subtotal	296.00
Shipping Cost (FEDEX GROUND)		0.00
	Total	296.00
	Amount Due	\$296.00

Customer
13BEA030

Invoice #
131295608210

Amount Paid

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295608210



Invoice

Date
Invoice #7/7/2022
131295608218

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

Terms	Net 20
Due Date	7/27/2022
PO #	
Delivery Ticket #	Sales Order #1340040
Delivery Date	7/6/2022
Delivery Location	Meadow View at Twin Creeks CDD Activity Po...
Customer #	13BEA030
AZ License #	#331721
Ship To	Meadow View at Twin Creeks CDD 755 Cr-210 W St Johns FL 32259

Bill To

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

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	200	gal	1.65	330.00
	22A 1.320.572.45506				

Subtotal 330.00
Shipping Cost (FEDEX GROUND) 0.00
Total 330.00
Amount Due \$330.00

Remittance Slip

Customer
13BEA030
Invoice #
131295608218

Amount Due \$330.00

Amount Paid

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295608218

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 165342				DATE 7/7/22		TYPE LOG		CONTRACT DATE			
M T W TH F S SU M T W <u>TH</u> F S SU				PO#				N15 PMT TERMS		TAX /		EOW FREQ.		1 ROUTE	

ITEM DESCRIPTION	COLOR	ADDITIONAL INFO	SEC#	DATE: QUANT.	DATE: QUANT.	DATE: QUANT.	DATE: QUANT.	UNIT PRICE	TOTAL AMOUNT	ADJ AMOUNT
LAUNDRY SERVICE										
Hand Towels						38	57	.175	16.63	
Pool Towels						38	52	.535	48.00	
Mats		2x3						4.70		
		4x6				2		5.55	11.10	
Cut						1	1	2.75	5.50	
WRAP/PACKAGING						1	1	5.00	10.00	
SERVICE (INCLUDES: EQUIPMENT / DELIVERY)						1	1	14.50	29.00	
									AMOUNT	120.23
									SURCHARGES	10.00
									TAX	/
									TOTAL	130.23

Rental linens and textiles are the property of Simply Linen Solutions. Rates are based on a weekly time period. Customer is responsible for lost/damaged/abused linens & textiles and will be billed for replacement. Additional rental and/or replacement costs will be billed for all non-returned linens and textiles. Inventories kept longer than one week are subject to additional fees. Invoices not paid within 30 days of delivery date will incur 10% late fee and interruption of service. Credits are not issued for returned un-used linens.

Delivery Received by: [Signature] Date: 7-14-22
 Signature of Customer

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

1.320.57200.45919
 Amenity Towel/ linen service

43A

THIGPEN

HEATING & COOLING, INC.

Since 1962

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

Invoice

Number: 31924

Date: 6/30/2022

Account No: 127224

Terms:

Reference: Order 31924

Service Advisor: Paul Ruckman

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

1.320.57200.45508
amenity - fac maint.

779

Item	Description	Qty	Unit	Price	Extended
CPM	Commercial Planned Maintenance	1.00		\$390.00	\$390.00
8L995G	23 5/16x21.5x1 Pleated Filter	2.00		\$0.00	\$0.00
8L155A	16x24x2 Pleated Filter	4.00		\$0.00	\$0.00
8L995F	19 7/8x21.5x1 Pleated Filter	1.00		\$0.00	\$0.00
MISC-ENVIRON-FEE	Misc. Supplies & Enviromental	1.00		\$20.00	\$20.00
CPM	Commercial Planned Maintenance	1.00		\$95.00	\$95.00
R-410A-PER-POUND	R-410A per lb.	6.00		\$59.00	\$354.00

Equipment

Type	Model	Brand	Serial	Age	Coverage	Exp
AIRH	CB26UH-030-R-23C	LEN	6009C15692	13		
AIRH	CB26UH-030-R-23C	LEN	6009A20441	13		
AIRH	4TEC3F60B1000A	TRA	9264RBE2V	13		
COND	4TWR3060A1000A	TRA	92222EM2F	13		
COND	13hpd-030-230-1	LEN	5807c07525			
COND	13hpd-030-230-1	LEN	5806j21769			
COND	13hpd-030-230-1	LEN	5807c56474			
COND	13hpd-030-230-1	LEN	5806j21766			
COND	13hpd-030-230-1	LEN	5807c07533			
HP	14HPX-042-230-18	LEN	1913B09257	9		
FIL	DYNAMIC			9		
HP	14HPX-036-230-18	LEN	1913B12475	9		
AIRH	CBX27UH-036-230-	LEN	1613B12131	9		

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: 31924

Date: 6/30/2022

Account No: 127224

Terms:

Reference: Order 31924

Service Advisor: Paul Ruckman

Customer PO#:

TERMS AND CONDITIONS

Net due on day of installation, or in accordance with financing agreement. The Seller retains the title to all materials and property listed herein until payments have been made in full. Accounts not paid within thirty (30) days of notice of invoice are in default and a late payment charge of 1 - 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.

Non-Taxable:	\$859.00
Taxable:	\$0.00
Sub Total:	\$859.00
Sales Tax:	\$0.00
Freight:	
Total:	\$859.00
Total Paid:	
Total Due:	\$859.00

CACO56729

CACO56726

CN208226

Advanced Direct Marketing Services

3733 Adirolf Rd.

Jacksonville, FL 32207-4719

(V) 904.396.3028 (F) 396.6328

E-mail

jim@adm-service.com

Invoice

DATE

INVOICE #

7/25/2022

144299

BILL TO

Meadow View at Twin Creeks CDD

475 West Town Place

Suite 114

St Augustine, FL 32092

154A

	P.O. NO.	TERMS	PROJECT
		With Order	
SERVICE DESCRIPTION	QTY	RATE	AMOUNT
Meadow View at Twin Creeks CDD			
Load, read, convert files; CASS Certify addresses to enable automation based postage rates; Create automation based sack/tray tags & postal documents; format for laser imaging	748	0.10027	75.00
Form layout and preparation for merge imaging	1	37.50	37.50
Laser one sheet front & back	748	0.215	160.82
Fold customer materials	748	0.04288	32.07
Customer single color #10 window envelopes	748	0.20187	151.00
Insert one piece into #10 envelope, seal, prep & deliver to BMEU JAX	748	0.095	71.06
Postage	748	0.58	433.84
<div>Fy23 1.310.57300.42500 Mailed Notices - RECEIVED = \$527.45 JUL 25 2022 Postage - 1.310.57300.42000 = \$433.84</div>			
Subtotal		\$961.29	
Sales Tax (7.5%)		\$0.00	
Total		\$961.29	

D.

Meadow View at Twin Creeks

Community Development District


Construction Funding Request #37

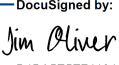
July 28, 2022

Req.	PAYEE		
50	Duval Asphalt Beacon Lakes Convex Lane Top - Invoice #23421	\$	63,671.10
Total Funding Request		\$	63,671.10

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

DocuSigned by:
Signature:  _____ Secretary/Asst. Secretary

**FORM OF REQUISITION
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2021**

The undersigned, a Responsible Officer of the Meadow View at Twin Creeks Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank National Association, as trustee (the "Trustee"), dated as of November 1, 2016, as supplemented by that certain Eight Supplemental Trust Indenture dated as of November 1, 2021, (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

A. Requisition Number: **50**

B. Name and address of Payee:

**Duval Asphalt
7544 Philips Hwy
Jacksonville, FL 32256**

C. Amount Payable: **\$63,671.10**

D. Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Cost of Issuance, if applicable): **BEACON LAKES CONVEX LANE TOP - Invoice 23421**

E. Fund or Account from which disbursement to be made: **Phase 3B Acquisition and Construction Account**

The undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.


Attached hereto are copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested.

**MEADOW VIEW AT TWIN CREEKS
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

**CONSULTING ENGINEER'S APPROVAL
FOR NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.


Consulting Engineer

July 21, 2022

7544 PHILIPS HWY
JACKSONVILLE, FL 32256



(904) 296-2020

Regular Invoice

Bill To: BBXC01
BBX CAPITAL REAL ESTATE
201 EAST LOS OLAS BOULEVARD
FORT LAUDERDALE, FL 33301
ATTN: AARON LYMAN

Page 1

Invoice No. - 23421

Transaction Date - 05/04/22

Due Date	Project Number	Reference	Terms	
//	A0427X	BEACON LAKES CONVEX LANE TOP	NET 30 DAYS	
Description	Quantity	UOM	Unit Price	Amount
.75" SP9.5 ASPHALT BEACON LAKES CONVEX LANE CONVEX LANE/BEACON LAKES PARKWAY ST. JOHNS, FL INSTALLED 5-04-22 THANK YOU FOR CHOOSING DUVAL!!!	8,535.000	SY	7.460	63,671.10
			Subtotal:	63,671.10
			Retainage	0.00
			Sales Tax	0.00
			Discount:	0.00
			Total:	63,671.10

E.

Meadow View at Twin Creeks

Community Development District

Construction Funding Request #38

August 11, 2022

Req.	PAYEE		
51	Gemini Engineering Beacon Lake Phase 3B LOMR - Invoice 19058	\$	8,000.00
52	ETM Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 204050 (July 2022)	\$	398.78
53	ETM Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 204052 (July 2022)	\$	1,445.86
54	Kompan 50% Deposit Lakeside Park Equipment - Invoice 111448	\$	120,000.00
55	Quantum Electrical Lakeside Park repairs - Invoice BcnRepair	\$	7,625.00
Total Funding Request		\$	137,469.64

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

F.

Meadow View at Twin Creeks

Community Development District

Funding Request #59
August 16, 2022

						GENERAL FUND
Check Date	Vendor Name	Invoice Date	Invoice Number	Description		FY2022
7/14/22	HARBINGER	6/13/22	DP82338	HANGING SIGN	\$	1,574.50
7/14/22	MULLIS CONCRETE, INC.	5/19/22	2022-05-104	CONCRETE SIDEWALK	\$	700.00
7/14/22	SOUTHEAST FITNESS REPAIR	7/7/22	100016	JUL REPAIR	\$	150.00
7/14/22	YELLOWSTONE LANDSCAPE-SOUTHEAST, LLC	7/1/22	JAX39133	JUL LANDSCAPE MAINTENANCE	\$	17,811.85
7/22/22	ALFRED W. GROVER	7/9/22	70922	RELOCATE RECEPT FOR POOL	\$	530.00
7/22/22	BHAVNA PATEL	7/13/22	7132022	RENTAL DEPOSIT REFUND	\$	500.00
7/22/22	CA FLORIDA HOLDINGS, LLC	6/6/22	4695190	NTC OF AUDIT COM MTG 6/6	\$	88.40
7/22/22	POOLSURE	6/29/22	13129560	JUN POOL CHEMICALS	\$	425.70
7/22/22	POOLSURE	6/29/22	13129560	JUN POOL CHEMICALS	\$	1,068.38
7/22/22	POOLSURE	7/7/22	13129560	JUL POOL CHEMICALS	\$	296.00
7/22/22	POOLSURE	7/7/22	13129560	JUL POOL CHEMICALS	\$	330.00
7/22/22	SIMPLY LINEN SOLUTIONS	7/7/22	L165342	TOWEL LINEN SERVICE	\$	130.23
7/22/22	THIGPEN HEATING & COOLING, INC.	6/30/22	31924	COMMERCIAL MAINTENANCE	\$	859.00
7/27/22	ADVANCED DIRECT MARKETING SRVCS	7/25/22	144299	FY23 INCRSD ASMNT MLD NTC	\$	527.45
7/27/22	ADVANCED DIRECT MARKETING SRVCS	7/25/22	144299	POSTAGE	\$	433.84
7/28/22	WELLS FARGO CC PAYMENTS**	7/28/22	7032022	WELLS FARGO JUNE CC PURCHASES	\$	2,586.42
8/2/22	ZACHARY SULLIVAN DBA BIG Z POOL	7/1/22	10928	JUL POOL SERVICE	\$	1,298.00
8/2/22	ZACHARY SULLIVAN DBA BIG Z POOL	7/20/22	10983	SPLASH PARK-CLEAN POOL	\$	475.00
8/2/22	EAST COAST WELLS & PUMPS SERVICE	7/20/22	43261	RPR PUMPS	\$	165.00
8/2/22	HARBINGER	6/30/22	27950	MANUFACTURE & DLVR FLAGS	\$	790.00
8/2/22	MUNICIPAL ASSET MANAGEMENT, INC	7/1/22	618513	JUL FITNESS EQUIP LEASE	\$	2,307.62
8/2/22	POOLSURE	7/19/22	13129560	JUL POOL CHEMICAL - POOL	\$	330.00
8/2/22	POOLSURE	7/19/22	13129560	JUL PL CHEM-ACTIVITY POOL	\$	343.20
8/12/22	ATLANTIC SECURITY	7/15/22	254861	AUG SECURITY MONITORING	\$	110.95
8/12/22	ZACHARY SULLIVAN DBA BIG Z POOL	8/1/22	11045	AUG POOL MAINTENANCE	\$	1,298.00
8/12/22	CENTRAL SECURITY AGENCY	8/1/22	19-0876	JUL SECURITY SERVICES	\$	4,256.00
8/12/22	ENGLAND THIMS & MILLER, INC	6/2/22	203009	STORM WATER ANALYSIS	\$	102.50
8/12/22	ENGLAND THIMS & MILLER, INC	8/4/22	204049	JUL PROFESSIONAL SRVS	\$	1,790.54
8/12/22	HIDDEN EYES LLC DBA	7/22/22	717649	ADD RESIDENT AS OF 7/2022	\$	32.00
8/12/22	HIDDEN EYES LLC DBA	8/1/22	718093	9/1-9/30 GATE MONITORING	\$	1,368.54
8/12/22	FUTURE HORIZONS, INC.	6/30/22	73601	JUNE LAKE MAINTENANCE	\$	1,769.14
8/12/22	FUTURE HORIZONS, INC.	7/31/22	74114	JUL LAKE MAINTENANCE	\$	1,769.14
8/12/22	GOVERNMENTAL MANAGEMENT SERVICES	8/1/22	88	AUG MANAGEMENT FEES	\$	5,560.12
8/12/22	HARBINGER	8/10/22	27981	INSTL HNG SIGN-BALANCEDUE	\$	1,574.50
8/12/22	JANI-KING OF JACKSONVILLE	6/21/22	JAK06220	JUN JANITORIAL SERVICES	\$	702.88
8/12/22	JANI-KING OF JACKSONVILLE	8/1/22	JAK08220	AUG JANITORIAL SERVICES	\$	1,522.91
8/12/22	KE LAW GROUP, PLLC	6/21/22	2586	MAY GENERAL SERVICES	\$	881.50
8/12/22	KE LAW GROUP, PLLC	7/20/22	3448	JUN GENERAL SERVICES	\$	2,717.50
8/12/22	MICHAEL A. GILBERT DBA	7/7/22	8504	LABOR DAY MC/DJ 9/4/22	\$	350.00
8/12/22	POOLSURE	7/28/22	13129560	JUL POOL CHEMICALS	\$	966.21
8/12/22	RIVERSIDE MANAGEMENT SERVICES	7/19/22	174	JUN FAC MAINT	\$	1,930.88
8/12/22	RIVERSIDE MANAGEMENT SERVICES	7/19/22	174	JUN GROUNDS MAINT	\$	1,257.00
8/12/22	RIVERSIDE MANAGEMENT SERVICES	6/30/22	170	SPECIAL EVENT ASST 6/2022	\$	573.50
8/12/22	RIVERSIDE MANAGEMENT SERVICES	6/30/22	171	PRIV EVENT ATTD 06/2022	\$	534.00
8/12/22	RIVERSIDE MANAGEMENT SERVICES	6/30/22	172	LIFEGUARD SRVCS THRU 6/22	\$	10,104.19
8/12/22	RIVERSIDE MANAGEMENT SERVICES	8/4/22	175	JUL SPECIAL EVENT ASST	\$	764.00
8/12/22	RIVERSIDE MANAGEMENT SERVICES	8/4/22	176	JUL PRIVATE EVENT ATTDNDT	\$	716.25
8/12/22	RIVERSIDE MANAGEMENT SERVICES	8/4/22	177	JUL LIFEGUARD SRVS	\$	9,911.85
8/12/22	SIMPLY LINEN SOLUTIONS	7/28/22	L165566	TOWEL/LINEN SERVICES	\$	143.40
8/12/22	TURNER PEST CONTROL LLC	7/25/22	18217663	JUL PEST CONTROL	\$	199.50
8/12/22	US BANK	3/25/22	6469942	SE2019A1&A2	\$	4,040.63
8/12/22	WEST ORANGE NURSERIES, INC	6/14/22	65120	PH2 RPR IRRIG 6/6/22	\$	546.38
8/12/22	WEST ORANGE NURSERIES, INC	6/14/22	65121	PH2 INSTAL IRRIG SYSTEM	\$	6,162.50
8/12/22	WEST ORANGE NURSERIES, INC	7/1/22	65110	JUL LANDSCAPE MAINTENANCE	\$	8,420.00
8/12/22	WEST ORANGE NURSERIES, INC	7/1/22	65111	JUL LANDSCAPE MAINT BL 3A	\$	9,100.00
8/12/22	WEST ORANGE NURSERIES, INC	7/1/22	65112	PH2 JUL LANDSCAPE MAINT	\$	9,011.47
8/12/22	WEST ORANGE NURSERIES, INC	8/1/22	65124	AUG LANDSCAPE MAINT PH2 P	\$	8,420.00
8/12/22	WEST ORANGE NURSERIES, INC	8/1/22	65125	BL 3A AUG LANDSCAPE MAINT	\$	9,100.00
8/12/22	WEST ORANGE NURSERIES, INC	8/1/22	65126	PH2 AUG LANDSCAPE MAINT	\$	9,011.47
8/12/22	WIPES LLC	7/20/22	11692	DISINFECTANT WIPES	\$	230.20
8/12/22	YELLOWSTONE LANDSCAPE-SOUTHEAST, LLC	7/29/22	JAX40406	INSTL PLANTS-APOSTLE IRIS	\$	761.28
8/12/22	YELLOWSTONE LANDSCAPE-SOUTHEAST, LLC	8/1/22	JAX41197	AUG LANDSCAPE MAINTENANCE	\$	17,811.85
	Dream Group USA	8/16/22	INV-000809	CHRISTMAS 2022 LIGHTING	\$	13,236.50

Total Funding Request **\$ 182,479.87**

*Wells Fargo Credit Card transaction available upon request

Dreamfinder Homes Portion (18.50%) \$33,758.78
Heartwood 23 (81.50%) \$148,721.09
\$182,479.87

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



5300 SHAD RD. JACKSONVILLE, FL 32257
TF.800.772.7446 FX.904.268.4642
PH.904.268.4681 harbingersign.com

DEPOSIT INVOICE

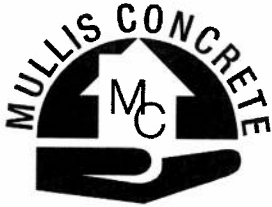
Invoice #: **DP82338**

Inv Date: 06/13/22
Customer #: 7408
Page: 6 of 6

SOLD TO:	JOB LOCATION:
MEADOW VIEW TC CDD 850 BEACON LAKE PARKWAY ST AUGUSTINE FL 32095	MEADOW VIEW TC CDD 850 BEACON LAKE PARKWAY ST AUGUSTINE FL 32095

ORDERED BY	PO NUMBER	SALESPERSON	ORDER DATE	PAYMENT TERMS	DUE DATE
		MIKE LEV	05/11/22	50.0% Due Upon Receipt	06/30/22

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1	QUOTE #159845 MANUFACTURE 2'-3" X 3'-6" NON-ILLUMINATED HANGING SIGN. REFERENCE HARBINGER DRAWING BCL_105_HANGING SIGN_00. NOTE: LEAD TIME TO BE (4) FOUR WEEKS FROM RECEIVING A P.O.	\$2,699.00	\$2,699.00
1	QUOTE #159846 INSTALL 2'-3" X 3'-6" NON-ILLUMINATED HANGING SIGN. REFERENCE HARBINGER DRAWING BCL_105_HANGING SIGN_00.	\$450.00	\$450.00
TOTAL PROPOSAL AMOUNT *** FINAL INVOICE AMOUNT MAY VARY UPON COMPLETION ***			\$3,149.00
GF 49A R/m 1.320.572.442			
PLEASE PAY THIS DEPOSIT AMOUNT:			\$1,574.50



Mullis Concrete, Inc.
514 S Palm Ave
Palatka, FL 32177 US
+1 3863257595
leah@mullis-concrete.com

BILL TO

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

SHIP TO

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

INVOICE 2022-05-104**DATE 05/19/2022 TERMS Net 20****DUE DATE 06/08/2022****SALES REP**

Jared Mullis

DESCRIPTION	ACTIVITY	QTY	RATE	AMOUNT
Beacon Lake Sidewalks - Labor and material to form and pour	04 Concrete	1	700.00	700.00

Thank you for your business.

TOTAL DUE**\$700.00**

151A

1.320.572.442

SoutheastFITNESS

REPAIR

Equipment Repair & Maintenance

Southeast Fitness Repair
14476 Duval Place West #208
Jacksonville, FL 32218

Invoice #100016
Invoice Date: 7/7/2022

Account #101093
Meadow View At Twin Creeks A.K.A Beacon Lake

Invoice

Billing Location Information

Billing Address	850 Beacon Lake Pkwy, St Augustine, FL 32095	Billing Contact	Marc or Denise
		Main Number	(904) 217-3052
		Mobile Number	(904) 316-9279
		Email	Beaconmanager@Rmsnf.Com

Service Information

Services	Qty	Rate	Price
850 Beacon Lake Pkwy, St Augustine, FL 32095			
7/7/2022 Diagnosis or Repair	1.00 hour	\$60.00 / hour	\$60.00
— Product: Travel <60 miles	1.00 Ea	\$90.00 / Ea	\$90.00
Subtotal:			\$150.00
Tax:			\$0.00
Total:			\$150.00
Amount Paid:			\$0.00
Balance Due:			\$150.00

Pay Now

Payment is due within 30 days of invoice date.
Thank you for your business!

1.320.572.44207

48A

Billing Receipt - Please Return With Payment Remittance

Bill To: Marc or Denise
850 Beacon Lake Pkwy, St
Augustine, FL 32095

Account [101093] Meadow View At Twin
Creeks A.K.A Beacon Lake

Invoice # 100016

Date Thursday, July 7, 2022

Remit To: Southeast Fitness Repair
14476 Duval Place West #208
Jacksonville, FL 32218

Amount Paid _____

Check Number _____

**Payment is due within 30 days of invoice date.
Thank you for your payment!**



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 391336	7/1/2022
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 31, 2022

Invoice Amount: \$17,811.85

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

Invoice Total \$17,811.85

IN COMMERCIAL LANDSCAPING

C. Allen
Landscape Maintenance
1.320.53800.45003
40A

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

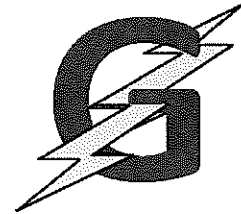
INVOICE

Alfred W. Grover, Electrical Contractor

1304 Padola Road
St Augustine, FL 32092
215-847-5339
awg7422@gmail.com

FL License: EC 13010167

DATE: 7/9/2022
INVOICE # 70922

**Bill To:**

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

1.320.57200.44200 r/r

133A

Job Location: Beacon Lake

DESCRIPTION OF WORK	AMOUNT
Relocate 1, GFCI receptacle in pool filter equipment area	530.00
Work ordered by Marc Rousseau Completed 7/9/2022	
TOTAL	\$ 530.00

Accepted methods of payment:

Check payable to: Alfred W. Grover

THANK YOU FOR YOUR BUSINESS!



Meadow View at Twin Creeks Community Development District

CHECK REQUEST

Date Submitted: July 13, 2022

Amount: **\$500.00**

(check #1501 - date of check 6/9/2022 can be located on June
Deposit ledger, line 7 - from Beacon Lake)

Description: Bhavna Patel has cancelled the prayer meeting that was
scheduled for August 10, 2022. Prayer meeting will be
held at another venue.

Payable to: Bhavna Patel

152A
RDR

1.300.369.2000


Address: 181 Concave Lane, St. Augustine, FL 32095

Special Instructions: Please mail refund check directly to Bhavna Patel at
home address.

Requested by: Marc J. Rousseau

LOCALiQ

FLORIDA

ACCOUNT NAME Meadow View At Twin Creeks Cdd		ACCOUNT # 764130	PAGE # 1 of 1
INVOICE # 0004695190	BILLING PERIOD Jun 1- Jun 30, 2022	PAYMENT DUE DATE July 20, 2022	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL AMOUNT DUE \$268.93	
BILLING ACCOUNT NAME AND ADDRESS Meadow View At Twin Creeks Cdd 475 W. Town Pl. Ste. 114 Saint Augustine, FL 32092-3649 		BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com	FEDERAL ID 47-2390983
Legal Entity: Gannett Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.			

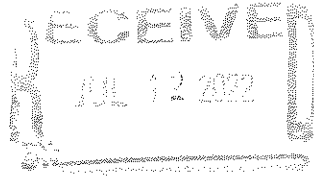
0000764130000000000000000046951900002689367173

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com. Previous account number: MOR_15651

Date	Description	Amount
6/1/22	Balance Forward	\$274.77
6/9/22	PAYMENT - THANK YOU	-\$94.24

Package Advertising:

Start-End Date	Order Number	Description	PO Number	Package Cost
6/6/22	7357182	6/6/22 Meeting Notice		\$88.40



153A
1.310.57300, 480

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

LOCALiQ

FLORIDA

ACCOUNT NAME Meadow View At Twin Creeks Cdd		PAYMENT DUE DATE July 20, 2022		AMOUNT PAID	
ACCOUNT NUMBER 764130		INVOICE NUMBER 0004695190			
CURRENT DUE \$88.40	30 DAYS PAST DUE \$180.53	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00
					TOTAL AMOUNT DUE \$268.93
REMITTANCE ADDRESS (Include Account# & Invoice# on check) CA Florida Holdings, LLC PO Box 631244 Cincinnati, OH 45263-1244			TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW: <input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX Card Number _____ Exp Date ____/____/____ CVV Code _____ Signature _____ Date _____		

0000764130000000000000000046951900002689367173

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Meadow View At Twin Creeks Cdd
Meadow View At Twin Creeks Cdd
475 W Town PL # 114

Saint Augustine FL 32092-3649

STATE OF FLORIDA, COUNTY OF ST JOHNS

The St Augustine Record, a daily newspaper published in St Johns County, Florida; and of general circulation in St Johns County; and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

06/06/2022

and that the fees charged are legal.

Sworn to and subscribed before on 06/06/2022

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$88.40

Order No: 7357182

Customer No: 764130

PO #:

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NOTICE OF AUDIT COMMITTEE MEETING AND REGULAR MEETING OF THE BOARD OF SUPERVISORS OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Meadow View at Twin Creeks Community Development District will hold a regular meeting 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. Immediately prior to the regular meeting will be an audit committee meeting for the purpose of reviewing and ranking proposals for audit services. The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling (904) 940-5850.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

James Oliver
District Manager
STA 6/6/22

VICKY FELTY
Notary Public
State of Wisconsin

131295608037



Invoice

Date
Invoice #6/29/2022
131295608038

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

Terms	Net 20
Due Date	7/19/2022
PO #	
Delivery Ticket #	Sales Order #1336950
Delivery Date	5/10/2022
Delivery Location	Meadow View at Twin Creeks CDD Pool (Beac...
Customer #	13BEA030
AZ License #	#331721

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

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

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

Item ID	Item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	200	gal	1.65	330.00
160-050	Pool Acid bulk by Gallon	30	gal	3.19	95.70
135-057	Stabilizer/CYA-Bag	2		148.00	296.00
135-010	Sodium Bicarbonate 50# bag	10		29.98	299.80
135-041	Calcium Chloride-50# Bag	1		46.88	46.88

22A

1.320.572.45506

Subtotal	1,068.38
Shipping Cost (FEDEX GROUND)	0.00
Tax	69.44
Total	1,137.82
Amount Paid/Credit Applied	69.44
Amount Due	\$1,068.38

Remittance Slip

Customer
13BEA030
Invoice #
131295608038

Amount Due \$1,068.38

Amount Paid

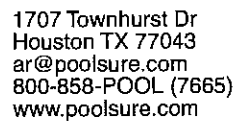
Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295608038

✓



Date 7/7/2022
Invoice # 131295608210

Terms	Net 20
Due Date	7/27/2022
PO #	
Delivery Ticket #	Sales Order #1340063
Delivery Date	7/7/2022
Delivery Location	Meadow View at Twin Creeks CDD Activity Po...
Customer #	13BEA030
AZ License #	#331721
Ship To	Meadow View at Twin Creeks CDD 755 Cr-210 W St Johns FL 32259

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

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

Item ID	Item	Quantity	Units	Rate	Amount
135-057	Stabilizer/CYA-Bag	2		148.00	296.00

22A

1,320 572.4550 b

	Subtotal	296.00
Shipping Cost (FEDEX GROUND)	0.00	
	Total	296.00
	Amount Due	\$296.00

Customer
13BEA030

Invoice #
131295608210

Amount Paid

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295608210



Invoice

Date
Invoice #7/7/2022
131295608218

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

Terms	Net 20
Due Date	7/27/2022
PO #	
Delivery Ticket #	Sales Order #1340040
Delivery Date	7/6/2022
Delivery Location	Meadow View at Twin Creeks CDD Activity Po...
Customer #	13BEA030
AZ License #	#331721
Ship To	Meadow View at Twin Creeks CDD 755 Cr-210 W St Johns FL 32259

Bill To

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

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	200	gal	1.65	330.00
	22A 1.320.572.45506				

Subtotal 330.00
Shipping Cost (FEDEX GROUND) 0.00
Total 330.00
Amount Due \$330.00

Remittance Slip

Customer
13BEA030
Invoice #
131295608218

Amount Due \$330.00

Amount Paid

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295608218

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 165342				DATE 7/7/22		TYPE LOG		CONTRACT DATE			
M T W TH F S SU M T W TH F S SU				PO#				N15 PMT TERMS		TAX /		EOW FREQ.		1 ROUTE	

ITEM DESCRIPTION	COLOR	ADDITIONAL INFO	SEC#	DATE: QUANT.	DATE: QUANT.	DATE: QUANT.	DATE: QUANT.	UNIT PRICE	TOTAL AMOUNT	ADJ AMOUNT	
LAUNDRY SERVICE											
Hand Towels						38	57	.175	16.63		
POOL L						38	52	.535	48.00		
Mats		2x3						4.70			
		4x6				2		5.55	11.10		
Cut						1	1	2.75	5.50		
WRAP/PACKAGING						1	1	5.00	10.00		
SERVICE (INCLUDES: EQUIPMENT / DELIVERY)						1	1	14.50	29.00		
									AMOUNT	120.23	
									SURCHARGES	10.00	
									TAX	/	
									TOTAL	130.23	

Rental linens and textiles are the property of Simply Linen Solutions. Rates are based on a weekly time period. Customer is responsible for lost/damaged/abused linens & textiles and will be billed for replacement. Additional rental and/or replacement costs will be billed for all non-returned linens and textiles. Inventories kept longer than one week are subject to additional fees. Invoices not paid within 30 days of delivery date will incur 10% late fee and interruption of service. Credits are not issued for returned un-used linens.

Delivery Received by: [Signature] Date: 7-14-22
 Signature of Customer

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

1.320.57200.45919
 Amenity Towel/ linen service

43A

THIGPEN

HEATING & COOLING, INC.

Since 1962

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

Invoice

Number: 31924

Date: 6/30/2022

Account No: 127224

Terms:

Reference: Order 31924

Service Advisor: Paul Ruckman

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

1.320.57200.45508
amenity - fac maint.

779

Item	Description	Qty	Unit	Price	Extended
CPM	Commercial Planned Maintenance	1.00		\$390.00	\$390.00
8L995G	23 5/16x21.5x1 Pleated Filter	2.00		\$0.00	\$0.00
8L155A	16x24x2 Pleated Filter	4.00		\$0.00	\$0.00
8L995F	19 7/8x21.5x1 Pleated Filter	1.00		\$0.00	\$0.00
MISC-ENVIRON-FEE	Misc. Supplies & Enviromental	1.00		\$20.00	\$20.00
CPM	Commercial Planned Maintenance	1.00		\$95.00	\$95.00
R-410A-PER-POUND	R-410A per lb.	6.00		\$59.00	\$354.00

Equipment

Type	Model	Brand	Serial	Age	Coverage	Exp
AIRH	CB26UH-030-R-23C	LEN	6009C15692	13		
AIRH	CB26UH-030-R-23C	LEN	6009A20441	13		
AIRH	4TEC3F60B1000A	TRA	9264RBE2V	13		
COND	4TWR3060A1000A	TRA	92222EM2F	13		
COND	13hpd-030-230-1	LEN	5807c07525			
COND	13hpd-030-230-1	LEN	5806j21769			
COND	13hpd-030-230-1	LEN	5807c56474			
COND	13hpd-030-230-1	LEN	5806j21766			
COND	13hpd-030-230-1	LEN	5807c07533			
HP	14HPX-042-230-18	LEN	1913B09257	9		
FIL	DYNAMIC			9		
HP	14HPX-036-230-18	LEN	1913B12475	9		
AIRH	CBX27UH-036-230-	LEN	1613B12131	9		

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: 31924

Date: 6/30/2022

Account No: 127224

Terms:

Reference: Order 31924

Service Advisor: Paul Ruckman

Customer PO#:

TERMS AND CONDITIONS

Net due on day of installation, or in accordance with financing agreement. The Seller retains the title to all materials and property listed herein until payments have been made in full. Accounts not paid within thirty (30) days of notice of invoice are in default and a late payment charge of 1 - 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.

Non-Taxable:	\$859.00
Taxable:	\$0.00
Sub Total:	\$859.00
Sales Tax:	\$0.00
Freight:	
Total:	\$859.00
Total Paid:	
Total Due:	\$859.00

CACO56729

CACO56726

CN208226

Advanced Direct Marketing Services

3733 Adirolf Rd.

Jacksonville, FL 32207-4719

(V) 904.396.3028 (F) 396.6328

E-mail

jim@adm-service.com

Invoice

DATE

INVOICE #

7/25/2022

144299

BILL TO

Meadow View at Twin Creeks CDD

475 West Town Place

Suite 114

St Augustine, FL 32092

154A

	P.O. NO.	TERMS	PROJECT
		With Order	
SERVICE DESCRIPTION	QTY	RATE	AMOUNT
Meadow View at Twin Creeks CDD			
Load, read, convert files; CASS Certify addresses to enable automation based postage rates; Create automation based sack/tray tags & postal documents; format for laser imaging	748	0.10027	75.00
Form layout and preparation for merge imaging	1	37.50	37.50
Laser one sheet front & back	748	0.215	160.82
Fold customer materials	748	0.04288	32.07
Customer single color #10 window envelopes	748	0.20187	151.00
Insert one piece into #10 envelope, seal, prep & deliver to BMEU JAX	748	0.095	71.06
Postage	748	0.58	433.84
<div>Fy23 1.310.51300.42500 Mailed Notices - RECEIVED = \$527.45 JUL 25 2022 Postage - 1.310.51300.42000 = \$433.84</div>			
Subtotal		\$961.29	
Sales Tax (7.5%)		\$0.00	
Total		\$961.29	



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

Invoice 10928

BILL TO

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

DATE
07/01/2022

PLEASE PAY
\$1,298.00

DUE DATE
07/31/2022

PRODUCT/SERVICE	QTY	RATE	AMOUNT
Services July 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
C. Hall
Pool Maint.
1.320.57200.45505

If you have any questions please give us a call at 904-868-4660!
Zach Sullivan
Big Z Pool Service, LLC

PRODUCT/SERVICE	QTY	RATE	AMOUNT
-----------------	-----	------	--------

RE: Pool Cleaning Service without
Chemicals
*District will obtain chemicals through 3rd
party Vendor*
Update: chemical controller lease program
will also be billed by 3rd party vendor Pool
sure.

Terms: invoices are emailed on the 1st if
the estimate is accepted, and payments
are due on the 30th of the current month
of service. If the estimate is accepted we
will provide a full service contract for
signing outlining the same pricing as listed
below along with additional details.

Any work outside of the work described
below such as additional visits, or service
work to equipment, emergency calls, algae
treatments are billed at the rate of \$125/
hour, 2 hours minimum. Emergency Calls,
after hours: Monday through Friday after
6 and weekends. A 1-year agreement is
required.

Late payments are subject to a \$70 late
fee if greater than 7 days past the due
date. After 15 days of no payment,
services are suspended until the account
is brought current.

Average cleaning time: 1-1/2 hours per
pool cleaning plus backhouse.

Thank you for your business!

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

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

THANK YOU.

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

Zach Sullivan
Bia Z Pool Service, LLC



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

Invoice 10983

BILL TO

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

DATE
07/20/2022

PLEASE PAY
\$475.00

DUE DATE
08/19/2022

PRODUCT/SERVICE	QTY	RATE	AMOUNT
RE: Splash Park Completed: 7/20/22 Job Material: Services Service, to drain down, and cleanout underneath the play feature, remove stains and sand from that area, refill and clean.	1	475.00	475.00

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

\$475.00

THANK YOU.

135A

C. Ham

Pool Maint.

1,320.57200.45505

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

Zach Sullivan
Big Z Pool Service, LLC

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

INVOICE

DATE	INVOICE #
7/13/2022	43261

BILL TO:

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

P.O. NO	TERMS	REP	PERMIT #
	DUE UPON RECEIPT	MW	

QUANTITY	DESCRIPTION	RATE	AMOUNT
	SITE: BEACON LAKE - CR 210 MAIN ENTRANCE @ BEACON PKWY. - ENTRANCE SIDE PUMP FOR IRRIGATION SERVICE CALL: - BREAKER WAS TRIPPED - RESET PUMP: RUNNING CORRECTLY - BREAKER IS ONLY 30 AMP: RECOMMENDED 60 AMP - FOUNTAIN PUMPS WERE ALSO TRIPPED	85.00	85.00
0.5	LABOR PER HOUR <div style="text-align: right;"> <i>76W</i> <i>C. Ham</i> <i>Pump Repairs</i> <i>1.220.53800.45007</i> </div>	160.00	80.00
18% APR will be applied to any invoice not paid in full within 30 days. Visa or Mastercard Accepted		Total	\$165.00
*ALL PUMPS CARRY A ONE YEAR MANUFACTURER'S WARRANTY. PARTS & LABOR ARE PROVIDED FREE OF CHARGE FOR A 30 DAY PERIOD FOLLOWING INSTALLATION. LABOR IS NOT COVERED UNDER WARRANTY AFTER THE FIRST 30 DAYS AND WILL BE BILLED AT THE CURRENT BUSINESS RATE. *ALL DISCREPANCIES MUST BE REPORTED WITHIN 10 DAYS. *REASONABLE COLLECTION & ATTORNEY'S FEES WILL BE ASSESSED TO ALL ACCOUNTS PLACED FOR COLLECTION.		Payments/Credits	\$0.00
		Balance Due	\$165.00



5300 SHAD RD. JACKSONVILLE, FL 32257
TF.800.772.7446 FX.904.268.4642
PH.904.268.4681 harbingeresign.com

INVOICE

Invoice #: 27950
Invoice Date: 06/30/22
Customer #: 7408
Page: 1 of 1

BILL TO:	JOB LOCATION:
MEADOW VIEW TC CDD 850 BEACON LAKE PARKWAY ST AUGUSTINE FL 32095	BEACON LAKE 64 BEACON LAKE PARKWAY ST JOHNS FL 32259

ORDERED BY	PO NUMBER	SALESPERSON	SHIP VIA	ORDER DATE	PAYMENT TERMS	DUE DATE
		MLEV		05/31/22	50% DEPOSIT, BALANCE UPON COMP	07/30/22
QTY	DESCRIPTION				UNIT PRICE	TOTAL PRICE
4	QUOTE #159529 FLAG: MANUFACTURE AND DELIVER 3'-0" X 5'-0" BEACON LAKE FLAGS. REFERENCE DRAWING NUMBER BCL102-00.				200.00	800.00
10	QUOTE #159530 FLAG: MANUFACTURE AND DELIVER 38" X 16" TRIANGULAR FLAGS. REFERENCE DRAWING NUMBER BCL101-00.				78.00	780.00
					SUB TOTAL	----- 1,580.00
<div>498</div> <div>C. Ann</div> <div>Repairs + Replacements</div> <div>1.320.57200.44200</div>						
					LESS DOWN PAYMENT: PLEASE PAY THIS AMOUNT:	-790.00 \$790.00

Municipal Asset Management, Inc.

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

INVOICE

INVOICE NO: 0618513
DATE: 7/1/2022

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



DUE DATE	RENTAL PERIOD
8/7/2022	

PMT NUMBER	DESCRIPTION	AMOUNT
43	Lease payment due pursuant to Tax-Exempt Lease Purchase Agreement dated October 25, 2018 for the acquisition of fitness equipment <i>1.41A 1,320.572.45915</i>	2,307.62

*July Fitness
Equip Lease*

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
0618513	8/7/2022	\$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 # 7/19/2022
1312956086241707 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	8/8/2022
PO #	
Delivery Ticket #	Sales Order #1340192
Delivery Date	7/15/2022
Delivery Location	Meadow View at Twin Creeks CDD Activity Po...
Customer #	13BEA030
AZ License #	#331721

Ship ToMeadow 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	30	gal	3.19	95.70
<i>C. Hall</i> <i>Pool Chemicals</i> <i>1.320.57200.45506</i> <i>22A</i>					

Subtotal	343.20
Shipping Cost (FEDEX GROUND)	0.00
Total	343.20
Amount Due	\$343.20

Remittance Slip

Customer
13BEA030
Invoice #
131295608624

Amount Due \$343.20

Amount Paid

Make Checks Payable To
Poolsure
PO Box 55372
Houston, TX 77255-5372



Invoice

Date
Invoice #7/19/2022
131295608627

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	8/8/2022
PO #	
Delivery Ticket #	Sales Order #1340191
Delivery Date	7/15/2022
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	200	gal	1.65	330.00
	<i>C. Ham</i> <i>Pool Chemicals</i> <i>1.320.57200.45506</i> <i>22A</i>				

Subtotal 330.00
Shipping Cost (FEDEX GROUND) 0.00
Total 330.00
Amount Due \$330.00

Remittance Slip

Customer
13BEA030
Invoice #
131295608627

Amount Due \$330.00

Amount Paid _____

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



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
08/05/2022	\$110.95	07/15/2022

INVOICE NO. 254861

Site: 850 Beacon Lakes Pkwy St Augustine
Site Address: 850 Beacon Lakes Pkwy St Augustine FL 32092
Period: 08/01/2022 to 08/31/2022
Recurring No.: 4197
Job Name:
Order No.:

Description

Meadow View @ Twin Creeks

381A
1.320.572.454

Security Monitoring

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

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

IMPORTANT: Please remember to test your system monthly.

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

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

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



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
08/05/2022	\$110.95	07/15/2022

INVOICE NO. 254861

How To Pay



Credit Card (MasterCard, Visa, Amex)

Credit Card No.

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

Card Holder's Name: _____ CCV: _____

Expiry Date: / Signature: _____



Mail

Detach this section and mail check to:

Atlantic Security
1714 Cesery Blvd
Jacksonville, FL 32211

INVOICE NO. 254861

NAME: Meadow View at Twin Creeks CCD

DUE DATE: 08/05/2022 **AMOUNT DUE:** \$110.95

Please Reference: 254861



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

Invoice 11045

BILL TO

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

DATE
08/01/2022

PLEASE PAY
\$1,298.00

DUE DATE
08/31/2022

PRODUCT/SERVICE	QTY	RATE	AMOUNT
Services August 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.

C. Aun
Pool Maintenance
1,320.57200.45505
135A

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

Zach Sullivan
Big Z Pool Service, LLC

CENTRAL SECURITY AGENCY

2131 A State Road 16
St Augustine, FL 32084
904-458-5555
billing@centsec.us
www.centsec.us



BILL TO
475 West Town Place Suite
114
St Augustine FL 32092

INVOICE 19-0876**DATE 08/01/2022 TERMS Net 30****DUE DATE 08/31/2022**

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Long Term Security Services | Commercial	Security Services 7-10 July 2022	32	28.00	896.00
Long Term Security Services | Commercial	Security Services 13-17 July 2022	40	28.00	1,120.00
Long Term Security Services | Commercial	Security Services 18-24 July 2022	40	28.00	1,120.00
Long Term Security Services | Commercial	Security Services 27-31 July 2022	40	28.00	1,120.00

Thanks for choosing us as your security provider.
We greatly appreciate the opportunity.

FEIN #46-3475536

C. Ham 155A
Security
1.320.57200.45440

TOTAL DUE**\$4,256.00**

Information contained in this document is considered confidential and proprietary and is intended solely for the use of the individual or entity to whom it is addressed.

Disclosure or use of any such information without the written consent of the Central Security Agency and/or above listed client is strictly prohibited



Meadow View at Twin Creeks CDD
c/o Governmental Management Services, LLC
475 W. Town Place Suite 114
St. Augustine, FL 32092

June 02, 2022
Project No: 17348.02000
Invoice No: 0203009

Project 17348.02000 Meadow View at Twin Creeks CDD-(WA#26)State Mandated Storm
Water Analysis (20 years)

Professional Services rendered through May 31, 2022

Task 01 Storm Water Need Analysis
Professional Personnel

	Hours	Rate	Amount
Senior Engineer/Senior Project Manager			
Lockwood, Scott 2/26/2022	.50	205.00	102.50
Totals	.50		102.50
Total Labor			102.50

	Current	Prior	To-Date
Total Billings	102.50	5,162.75	5,265.25
Contract Limit			10,000.00
Remaining			4,734.75

Total this Task \$102.50

Task XP Expenses

Total this Task 0.00

Invoice Total this Period \$102.50

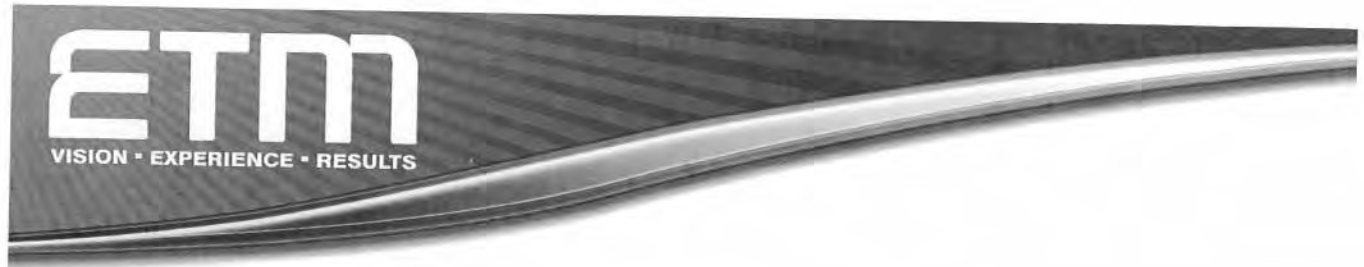
Outstanding Invoices

Number	Date	Balance
0202848	5/10/2022	358.75
Total		358.75

SA
1,310,573.311
May

England-Thim & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
14775 Old St. Augustine Road • Jacksonville, Florida 32258 • Tel 904-642-8990 • Fax 904-648-9185
CA-00003584 LC-0000319



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

August 04, 2022
Project No: 17348.00000
Invoice No: 0204049

Project 17348.00000 2022/2023 General Consulting Services (WA#8)
EMAIL COPY TO: BKOVAIC@BBXCAPITAL.COM
ALSO SEND COPIES TO BERNADETTE PEREGINO-BPEREGRINO@GMSNF.COM

- > Create and distribute CDD requisition list
- > Finalize and Print requisitions
- > Review Lots 32 / 33 easement issues
- > Adjust Pickleball courts
- > Work on CUP response
- > Send CUP response to the SJRWMD

SA
1.310.513.311
July

- > CDD Meeting at GMS
- > Prepare Duval Asphalt requisition
- > Update Shape file for St. Johns County per request from Jason Sparks

Professional Services rendered through July 30, 2022

Professional Personnel

		Hours	Rate	Amount	
Senior Engineer/Senior Project Manager					
Lockwood, Scott	7/9/2022	2.75	194.00	533.50	
Lockwood, Scott	7/16/2022	1.25	194.00	242.50	
Lockwood, Scott	7/23/2022	3.50	194.00	679.00	
Lockwood, Scott	7/30/2022	.25	194.00	48.50	
Administrative Support					
Blair, Shelley	7/16/2022	1.00	81.00	81.00	
Blair, Shelley	7/23/2022	1.00	81.00	81.00	
Totals		9.75		1,665.50	
Total Labor					1,665.50

Expenses

Mileage			108.73	
Total Expenses	1.15 times	108.73	125.04	

Invoice Total this Period \$1,790.54

Outstanding Invoices

Number	Date	Balance
0202817	5/9/2022	829.50
0203012	6/2/2022	3,487.50

England-Thims & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
14775 Old St. Augustine Road • Jacksonville, Florida 32258 • Tel 904-842-8800 • Fax 904-846-9485
CA-00002684 LC-00003916

Envera

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

Invoice

Invoice Number 717649	Date 07/22/2022
Customer Number 300380	Due Date 09/01/2022

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Meadow View at Twin Creeks CDD	300380		07/22/2022	09/01/2022

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 6/30/22 07/01/2022 - 08/31/2022	2.00	\$16.00	\$32.00
			Subtotal:	\$32.00
	Tax			\$0.00
	Payments/Credits Applied			\$0.00
			Invoice Balance Due:	\$32.00

MyEnvera count as of 6/30/22. 1 additional homes @ \$16.00 each.

1.320.572.454
114A
RECEIVED
JUL 27 2022

Date	Invoice #	Description	Amount	Balance Due
7/22/2022	717649	Alarm Monitoring Services	\$32.00	\$32.00

Envera

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

Invoice

Invoice Number 717649	Date 07/22/2022
Customer Number 300380	Due Date 09/01/2022

Net Due: \$32.00**Amount Enclosed:** _____

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

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Envera

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

Invoice

Invoice Number 718093	Date 08/01/2022
Customer Number 300380	Due Date 09/01/2022

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Meadow View at Twin Creeks CDD	300380		08/01/2022	09/01/2022

Quantity	Description	Months	Rate	Amount
<i>2358 - Gate Access - Meadow View at Twin Creeks CDD - 850 Beacon Lake Pkwy, Saint Augustine, FL</i>				
1.00	Envera Kiosk System 09/01/2022 - 09/30/2022	1.00	\$500.00	\$500.00
1.00	Data Management 09/01/2022 - 09/30/2022	1.00	\$150.00	\$150.00
1.00	Service & Maintenance 09/01/2022 - 09/30/2022	1.00	\$334.54	\$334.54
1.00	Virtual Gate Guard Monitoring 09/01/2022 - 09/30/2022	1.00	\$384.00	\$384.00
			Subtotal:	\$1368.54
	Tax			\$0.00
	Payments/Credits Applied			\$0.00
			Invoice Balance Due:	\$1368.54

Date	Invoice #	Description	Amount	Balance Due
8/1/2022	718093	Alarm Monitoring Services	\$1368.54	\$1368.54

Envera

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

C. Han
Security
1.320.57200.45400
114A

Invoice

Invoice Number 718093	Date 08/01/2022
Customer Number 300380	Due Date 09/01/2022

Net Due: \$1,368.54

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

Future Horizons, Inc.
403 North First Street
P O Box 1115
Hastings, FL 32145-1115

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

INVOICE

Invoice Number: 73601
Invoice Date: Jun 30, 2022
Page: 1

Bill To:

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

Ship to:

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

Customer ID	Customer PO	Payment Terms	
Beacon02	Per Contract	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver		7/30/22

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in June	1,769.14	1,769.14
<i>45A</i> <i>C. Hall</i> <i>Lake Maint.</i> <i>1.320.53800.45005</i>				

Check/Credit Memo No:

Subtotal	1,769.14
Sales Tax	
Freight	
Total Invoice Amount	1,769.14
Payment/Credit Applied	
TOTAL	1,769.14

Overdue invoices are subject to finance charges.

Future Horizons, Inc

403 N First Street
PO Box 11115
Hastings, FL 32145
USA

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

INVOICE

Invoice Number: 74114
Invoice Date: Jul 31, 2022
Page: 1

Bill To:

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

Ship to:

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

Customer ID	Customer PO	Payment Terms	
Beacon02	Per Contract	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver		8/30/22

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in July	1,769.14	1,769.14
<p style="text-align: center;">45A C. Hall Lake Maint. 1.320.53800.45005</p>				
Subtotal				1,769.14
Sales Tax				
Total Invoice Amount				1,769.14
Payment/Credit Applied				
TOTAL				1,769.14

Check/Credit Memo No:

Overdue Invoices are subject to finance charges.

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

Invoice

Invoice #: 88
Invoice Date: 8/1/22
Due Date: 8/1/22
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 - August 2022	340		4,134.42	4,134.42
Website Administration - August 2022	353		83.33	83.33
Information Technology - August 2022	351		116.67	116.67
Dissemination Agent Services - August 2022	316		1,041.67	1,041.67
Office Supplies	510		6.64	6.64
Postage	420		12.42	12.42
Copies	425		93.00	93.00
Telephone	1,310.573, 410		71.97	71.97
Total				\$5,560.12
Payments/Credits				\$0.00
Balance Due				\$5,560.12



5300 SHAD RD. JACKSONVILLE, FL 32257
TF.800.772.7446 FX.904.268.4642
PH.904.268.4681 harbingerstgn.com

INVOICE

Invoice #: 27981
Invoice Date: 08/10/22
Customer #: 7408
Page: 1 of 1

GF

4917
1320572442

BILL TO:	JOB LOCATION:
MEADOW VIEW TC CDD 850 BEACON LAKE PARKWAY ST AUGUSTINE FL 32095	MEADOW VIEW TC CDD 850 BEACON LAKE PARKWAY ST AUGUSTINE FL 32095

ORDERED BY	PO NUMBER	SALESPERSON	SHIP VIA	ORDER DATE	PAYMENT TERMS	DUE DATE
		MLEV		06/27/22	50% DEPOSIT, BALANCE UPON COMP	09/09/22
QTY	DESCRIPTION				UNIT PRICE	TOTAL PRICE
1	QUOTE #159845 MANUFACTURE 2´-3" X 3´-6" NON-ILLUMINATED HANGING SIGN. REFERENCE HARBINGER DRAWING BCL_105_HANGING SIGN_00.				2,699.00	2,699.00
1	QUOTE #159846 INSTALL 2´-3" X 3´-6" NON-ILLUMINATED HANGING SIGN. REFERENCE HARBINGER DRAWING BCL_105_HANGING SIGN_00.				450.00	450.00
					SUB TOTAL	----- 3,149.00



Remit To:
JANI-KING OF
JACKSONVILLE
5700 ST. AUGUSTINE
ROAD
JACKSONVILLE, FL 32207
(904) 346-3000

Invoice	
Date 6/21/2022	Number JAK06220553
Due Date 6/30/2022	Cust # 486022
Invoice Amount \$702.88	Amount Remitted

Sold To:
MEADOW VIEW AT TWIN CREEKS CDD
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 CDD
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
JAK06220553	6/21/2022	486022	CRISTINE TRELLE		KINGDOM HANDS INVESTMENTS, LLC	6/30/2022
Quantity	Description				Unit Price	Extended Price
1	PARTIAL MONTHLY CONTRACT BILLING AMOUNT FOR JUNE EFFECTIVE 6/17/22 1462 1.320.572.45507 Amenity - Janitorial June				\$702.88	\$702.88
					Amount of Sale	\$702.88
					Sales Tax	\$0.00
					Total	\$702.88

Make All Checks Payable to:
JANI-KING OF JACKSONVILLE



Remit To:
JANI-KING OF
JACKSONVILLE
5700 ST. AUGUSTINE
ROAD
JACKSONVILLE, FL 32207
(904) 346-3000

Invoice	
Date	Number
8/1/2022	JAK08220293
Due Date	Cust #
8/31/2022	486022
Invoice Amount	Amount Remitted
\$1,522.91	

Sold To:
MEADOW VIEW AT TWIN CREEKS CDD
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 CDD
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	Sismn No	PO Number	Franchisee	Due Date
JAK08220293	8/1/2022	486022	CRISTINE TRELLE		KINGDOM HANDS INVESTMENTS, LLC	8/31/2022
Quantity	Description				Unit Price	Extended Price
1	MONTHLY CONTRACT BILLING AMOUNT FOR AUGUST 1.320.57200.45507 Amenity - Janitorial 146A July Janit ment				\$1,522.91	\$1,522.91
					Amount of Sale	\$1,522.91
					Sales Tax	\$0.00
Make All Checks Payable to: JANI-KING OF JACKSONVILLE					Total	\$1,522.91



INVOICE

Invoice # 2586
Date: 06/21/2022
Due On: 07/21/2022

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

126A
1.310 \$13.315

MVTCDD-01

Meadow View at Twin Creeks CDD - General

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	AL	05/05/2022	Review janitorial services proposal; draft agreement; send client the same.	0.70	\$225.00	\$157.50
Service	AL	05/06/2022	Draft janitorial services agreement; send client the same.	0.30	\$225.00	\$67.50
Service	KI	05/12/2022	Review budget approval resolution and landowner election resolution.	0.30	\$185.00	\$55.50
Service	JE	05/23/2022	Confer with FPL representative regarding proposed easements; email regarding the same.	0.40	\$325.00	\$130.00
Service	JE	05/24/2022	Prepare for and attend conference call regarding FPL easement; follow-up regarding the same.	0.40	\$325.00	\$130.00
Service	JE	05/25/2022	Email FPL representative regarding easements.	0.20	\$325.00	\$65.00
Service	JE	05/27/2022	Review letter, and prior correspondence; follow-up email regarding eminent domain item.	0.10	\$325.00	\$32.50
Service	AL	05/27/2022	Draft indemnification agreement.	0.30	\$225.00	\$67.50
Service	KI	05/31/2022	Prepare license agreement for borings and soil testing.	0.10	\$185.00	\$18.50
Service	AL	05/31/2022	Follow up on janitorial services agreement	0.20	\$225.00	\$45.00
Service	AL	05/31/2022	Draft license agreement for soil testing.	0.50	\$225.00	\$112.50

Total \$881.50**Detailed Statement of Account****Current Invoice**

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
2586	07/21/2022	\$881.50	\$0.00	\$881.50
Outstanding Balance				\$881.50
Total Amount Outstanding				\$881.50

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

Please pay within 30 days.



INVOICE

Invoice # 3448
Date: 07/20/2022
Due On: 08/19/2022

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

1. 310.513.315
126A
\$2,717.50

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	AL	06/01/2022	Call chairman regarding agreement; call to district staff.	0.20	\$225.00	\$45.00
Service	AL	06/03/2022	Follow up on pending client matter.	0.20	\$225.00	\$45.00
Service	JE	06/05/2022	Prepare indemnification agreement; email regarding the same; email special counsel on FPL matter.	0.60	\$325.00	\$195.00
Service	JE	06/07/2022	Email regarding FPL inquiry.	0.20	\$325.00	\$65.00
Service	AL	06/07/2022	Follow up on janitorial services agreement; confer on terms of agreement; email with client.	0.60	\$225.00	\$135.00
Service	JE	06/09/2022	Conference call regarding FPL eminent domain matter; follow-up email.	0.50	\$325.00	\$162.50
Service	AL	06/09/2022	Revise janitorial services agreement; send client the same.	0.40	\$225.00	\$90.00
Service	AL	06/10/2022	Follow up on service agreement.	0.20	\$225.00	\$45.00
Service	JE	06/13/2022	Confer with Board Supervisor regarding pool installation item; follow-up; prepare forms of letter and agreement; email regarding the same.	1.60	\$325.00	\$520.00
Service	AL	06/13/2022	Follow up on service agreement.	0.20	\$225.00	\$45.00
Service	AL	06/17/2022	Prepare budget documents.	0.40	\$225.00	\$90.00

Service	JE	06/18/2022	Review and revise budget documents; email regarding the same.	0.40	\$325.00	\$130.00
Service	JE	06/19/2022	Review and comment on FPL / eminent domain legal counsel agreement; email regarding the same.	0.30	\$325.00	\$97.50
Service	AL	06/20/2022	Draft security services agreement; confer with client on terms.	0.70	\$225.00	\$157.50
Service	JE	06/21/2022	Conference call regarding budget; prepare deficit funding agreement; email regarding the same.	0.70	\$325.00	\$227.50
Service	JE	06/22/2022	Review security proposal; confer with Simpson regarding homeowner pool installation, and security item; follow-up.	0.50	\$325.00	\$162.50
Service	MG	06/22/2022	Prepare auditor letter response	0.70	\$170.00	\$119.00
Service	AL	06/22/2022	Confer on security services agreement with district management; email service provider regarding contract.	0.40	\$225.00	\$90.00
Service	AL	06/23/2022	Draft security services agreement; confer with client on terms.	0.50	\$225.00	\$112.50
Service	JE	06/24/2022	Email regarding security contract.	0.20	\$325.00	\$65.00
Service	AL	06/24/2022	Revise security services agreement; send client the same.	0.20	\$225.00	\$45.00
Service	MG	06/28/2022	Determine election qualifications, draft resolution declaring vacancy	0.30	\$170.00	\$51.00
Service	AL	06/29/2022	Follow up on security services agreement.	0.10	\$225.00	\$22.50

Total **\$2,717.50**

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
2586	07/21/2022	\$881.50	\$0.00	\$881.50

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
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3448	08/19/2022	\$2,717.50	\$0.00	\$2,717.50
Outstanding Balance				\$3,599.00
Total Amount Outstanding				\$3,599.00

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

Please pay within 30 days.



INVOICE

P.O. Box 23213
Jacksonville, FL. 32241
(904) 607-7111

INVOICE # 8504
DATE: JULY 7, 2022

TO:

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

FOR:

MC/DJ Beacon Lake Labor Day Member Event

138A

Mail payment to vendor's address.

DESCRIPTION	HOURS	RATE	AMOUNT
09/04/22 MC/DJ Member Labor Day	11am-2pm		\$350.00
Approved 8.8.22 Denise Powers 1 320 57200 49400 SPECIAL EVENTS			
TOTAL			\$350.00

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

Thank you for your business!



Invoice

Date
Invoice #7/28/2022
131295608841

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	8/17/2022
PO #	
Delivery Ticket #	Sales Order #1340458
Delivery Date	7/28/2022
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
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LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per month late charge and attorney fees.

Item ID	Item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	250	gal	1.65	412.50
160-050	Pool Acid bulk by Gallon	15	gal	3.19	47.85
135-057	Stabilizer/CYA-Bag	2		148.00	296.00
135-010	Sodium Bicarbonate 50# bag	7		29.98	209.86
<i>C. Hall</i> <i>Pool Chemicals</i> <i>1.320.5720.45506</i> <i>22A</i>					

Subtotal	966.21
Shipping Cost (FEDEX GROUND)	0.00
Total	966.21
Amount Due	\$966.21

Remittance Slip

Customer
13BEA030
Invoice #
131295608841

Amount Due \$966.21

Amount Paid _____

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372

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

Invoice

Invoice #: 174
Invoice Date: 7/19/2022
Due Date: 7/19/2022
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 June 1 - June 30, 2022		3,134.62	3,134.62
Maintenance Supplies		53.26	53.26
 Amenity Facility Maint. 1,320.57200.45508 # 1930.88 Grounds Maint. 1,320.53800.45004 # 1257.00 WVA			

Total \$3,187.88

Payments/Credits \$0.00

Balance Due \$3,187.88

7/27/22
[Signature]

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/2/22	8	J.S.	Pressure washed tennis courts canopy, water fountain, signs and benches, pressure washed food court trash receptacles and tables, moped kitchen floor, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, straightened and organized pool deck furniture, changed all gym and office waste receptacles, removed debris around roadways, sports complex, tennis courts, pool area, all playgrounds, parking lot, soccer field, event field and picnic area
6/7/22	8	J.S.	Pressure washed two canopy's, pool deck furniture, two trash receptacles and pool sign on right side of pool area, painted five bike racks, straightened and organized pool deck furniture, removed debris around roadways, sports complex, tennis courts, pool area, all playgrounds, parking lot, soccer field, event field and picnic area, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, change gym receptacles
6/9/22	8	J.S.	Pressure washed back side of pool area, one light pole, one trash receptacle, canopy and pool furniture, sprayed for spiders around pressure washed area and canopy, straightened and organized pool deck furniture, emptied and restocked all dog waste receptacles, removed debris around roadways, sports complex, tennis courts, pool area, all playgrounds, parking lot, soccer field, event field and picnic area, checked and changed all trash receptacles
6/10/22	2	K.B.	Straightened and organized all pool deck furniture, wiped down tables at amenity center, removed debris around amenity center and parking lot, checked and changed all trash receptacles
6/13/22	2	K.B.	Straightened and organized all pool deck furniture, wiped down tables at amenity center, removed debris around amenity center and parking lot, checked and changed all trash receptacles
6/14/22	8	J.S.	Blew leaves and debris off tennis courts, sports complex, artificial grass and pool deck, straightened and organized all pool deck furniture, removed debris around roadways, sports complex, tennis courts, pool area, all playgrounds, parking lot, soccer field, event field and picnic area, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, changed gym waste receptacles, put any killer down on event field
6/15/22	1	K.B.	Straightened and organized all pool deck furniture, wiped down tables at amenity center, removed debris around amenity center and parking lot, checked and changed all trash receptacles
6/16/22	7.42	J.S.	Painted mantel in social room, changed out hoses in handicap chair in pool area, put closet door back on track in office, changed gym waste receptacle, checked and changed all waste receptacles, emptied and restocked all dog waste receptacles, removed debris around roadways, sports complex, tennis courts, pool area, all playgrounds, parking lot, soccer field, event field and picnic area
6/17/22	1	K.B.	Straightened and organized all pool deck furniture, wiped down tables at amenity center, removed debris around amenity center and parking lot, checked and changed all trash receptacles
6/20/22	1	K.B.	Straightened and organized all pool deck furniture, wiped down tables at amenity center, removed debris around amenity center and parking lot, checked and changed all trash receptacles
6/21/22	8	J.S.	Pressure washed crew house, water fountain, two trash receptacles, one light pole and one picnic table, sprayed spider killer over areas that were pressure washed, checked and changed all waste receptacles, emptied and restocked all dog waste receptacles, straightened and organized pool deck furniture, changed all gym receptacles, removed debris around roadways, sports complex, tennis courts, pool area, all playgrounds, parking lot, soccer field, event field and picnic area
6/22/22	2	K.B.	Straightened and organized all pool deck furniture, wiped down tables at amenity center, removed debris around amenity center and parking lot, checked and changed all trash receptacles
6/23/22	8	J.S.	Pressure washed gazebo inside and outside, one trash receptacle and furniture, sprayed for spiders inside gazebo, straightened and organized all pool deck furniture, emptied and restocked all dog waste receptacles, checked and changed all waste receptacles, changed gym receptacles, removed debris roadways, sports complex, tennis courts, pool area, all playgrounds, parking lot, soccer field, event field and picnic area
6/24/22	2	K.B.	Straightened and organized all pool deck furniture, wiped down tables at amenity center, removed debris around amenity center and parking lot, checked and changed all trash receptacles

RMS

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/27/22	2	K.B.	Wiped down tables at amenity center, straightened and organized all pool deck furniture, removed debris around amenity center and parking lot, checked and changed all trash receptacles
6/28/22	8	J.S.	Emptied ice machine and unplugged it, assembled pressure washer, filled soap dispensers in women's and men's restrooms, checked and changed all trash receptacles and gym receptacles, emptied and restocked all dog waste receptacles, removed debris around roadways, sports complex, tennis courts, pool area, all playgrounds, parking lot, soccer field, event field and picnic area, straightened and organized pool deck furniture
6/29/22	2	K.B.	Straightened and organized all pool deck furniture, wiped down tables at amenity center, removed debris around amenity center and parking lot, checked and changed all trash receptacles
6/30/22	8	J.S.	Took down four fans in gazebo area, straightened and organized pool deck furniture, assisted to install and put together four fans for the gazebo area, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, removed debris around roadways, sports complex, tennis courts, pool area, all playgrounds, parking lot, soccer field, event field and picnic area

TOTAL 86.42

MILES 247

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

Period Ending 07/05/22

DATE	<u>SUPPLIES</u>
6/29/22	5/8 x 10' Hose
6/29/22	5/8 x 1/2 Hose Barb (4)
6/29/22	1/2 x 1 1/4 Hose Clamps (8)

<u>PRICE</u>	<u>EMPLOYEE</u>
11.99	C.H.
24.24	C.H.
17.02	C.H.

TOTAL	\$53.26
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Riverside Management Services, Inc
9655 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

Invoice

Invoice #: 175
Invoice Date: 8/4/2022
Due Date: 8/4/2022
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 July 2022	30.56	25.00	764.00
1.320.572.494 20A			
Jerry Lambert 8-5-22			

Total	\$764.00
Payments/Credits	\$0.00
Balance Due	\$764.00

✓

MVTC CDD

SPECIAL EVENT ASSISTANT INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
30.56	Special Event Assistant Covers July 2022	\$ 25.00	\$ 764.00
	TOTAL DUE:		<u>\$ 764.00</u>

Special Event Assistant 1.320.57200.49400

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/2/22	6.03	E.W.	Special Event - July 4th
7/2/22	6.03	J.W.	Special Event - July 4th
7/7/22	3	D.L.	Special Event - Bingo
7/8/22	2.1	E.W.	Special Event - Food Truck Friday
7/8/22	1.28	J.W.	Special Event - Music Night
7/15/22	4.12	M.S.	Special Event - Food Truck Friday, Trivia Night & Movie
7/22/22	3	E.W.	Special Event - Food Truck Friday
7/29/22	5	D.L.	Special Event - Food Truck Friday
TOTAL	<u><u>30.56</u></u>		

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

Invoice

Invoice #: 176
Invoice Date: 8/4/2022
Due Date: 8/4/2022
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 July 2022	28.65	25.00	716.25
20A 1.320.572.45309 Jung Lambert 8-5-22			

Total \$716.25

Payments/Credits \$0.00

Balance Due \$716.25

MVTC CDD

PRIVATE EVENT ATTENDANT INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
28.65	Private Event Attendant Covers July 2022	\$ 25.00	\$ 716.25
	TOTAL DUE:		<u>\$ 716.25</u>

Private Event Attendant 1.320.57200.45509

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/9/22	3	J.W.	Private Event Attendant - Wagoner
7/9/22	3	J.W.	Private Event Attendant - Tovt
7/10/22	3.5	E.W.	Private Event Attendant - Triana
7/10/22	4	E.W.	Private Event Attendant - Vesta
7/23/22	3	E.W.	Private Event Attendant - Howe
7/23/22	3	E.W.	Private Event Attendant - Torelli
7/24/22	3	J.W.	Private Event Attendant - Taylor
7/24/22	2.07	J.W.	Private Event Attendant - Hume
7/30/22	4.08	E.W.	Private Event Attendant - Ambrose
TOTAL	<u>28.65</u>		

Riverside Management Services, Inc

9655 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

Invoice**Invoice #:** 177**Invoice Date:** 8/4/2022**Due Date:** 8/4/2022**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 July 2022	574.6	17.25	9,911.85
<p>20A 1,320.572.45501</p> <p><i>Jerry Lambert</i> 8-5-22</p>			

Total	\$9,911.85
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Payments/Credits	\$0.00
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Balance Due	\$9,911.85
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MVTC CDD

LIFEGUARD INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
574.6	Lifeguard Services	\$ 17.25	\$ 9,911.85
	Covers July 2022		
	TOTAL DUE:		<u>\$ 9,911.85</u>

LIFEGUARDS #1.320.57200.45501

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/1/22	7.72	J.A.	Lifeguarding
7/1/22	7.7	H.A.	Lifeguarding
7/1/22	3.4	G.V.	Lifeguarding
7/1/22	3.43	C.V.	Lifeguarding
7/1/22	3.47	J.L.	Lifeguarding
7/2/22	6.38	J.A.	Lifeguarding
7/2/22	6.38	H.A.	Lifeguarding
7/2/22	5.93	J.L.	Lifeguarding
7/2/22	3.75	J.P.	Lifeguarding
7/3/22	4.9	J.A.	Lifeguarding
7/3/22	4.9	H.A.	Lifeguarding
7/3/22	4.77	J.P.	Lifeguarding
7/4/22	6.78	J.A.	Lifeguarding
7/4/22	6.77	H.A.	Lifeguarding
7/4/22	6.68	M.S.	Lifeguarding
7/5/22	7.22	M.S.	Lifeguarding
7/5/22	6.55	J.P.	Lifeguarding
7/6/22	6.72	J.A.	Lifeguarding
7/6/22	3.93	H.A.	Lifeguarding
7/6/22	6.72	M.S.	Lifeguarding
7/7/22	6.72	J.A.	Lifeguarding
7/7/22	6.68	M.S.	Lifeguarding
7/7/22	5.08	J.H.	Lifeguarding
7/8/22	7.97	J.A.	Lifeguarding
7/8/22	6.22	H.A.	Lifeguarding
7/9/22	4.85	J.A.	Lifeguarding
7/9/22	4.83	H.A.	Lifeguarding
7/9/22	4.72	M.S.	Lifeguarding
7/10/22	6.73	J.A.	Lifeguarding
7/10/22	6.73	H.A.	Lifeguarding
7/10/22	6.6	M.S.	Lifeguarding
7/12/22	6.88	J.A.	Lifeguarding
7/12/22	6.67	M.S.	Lifeguarding
7/12/22	6.62	J.P.	Lifeguarding
7/12/22	5.1	M.G.	Lifeguarding
7/13/22	6.9	J.A.	Lifeguarding
7/13/22	4.63	H.A.	Lifeguarding
7/13/22	6.45	G.V.	Lifeguarding
7/14/22	6.75	J.A.	Lifeguarding
7/14/22	6.55	M.S.	Lifeguarding
7/14/22	6.53	J.P.	Lifeguarding
7/14/22	4.95	M.G.	Lifeguarding
7/15/22	6.72	J.A.	Lifeguarding
7/15/22	6.7	H.A.	Lifeguarding
7/15/22	6.38	G.V.	Lifeguarding
7/15/22	6.4	C.V.	Lifeguarding
7/16/22	3.93	M.S.	Lifeguarding
7/16/22	3.45	M.G.	Lifeguarding
7/16/22	3.38	J.P.	Lifeguarding
7/17/22	6.55	G.V.	Lifeguarding
7/17/22	6.5	C.V.	Lifeguarding
7/17/22	6.48	M.G.	Lifeguarding
7/17/22	4.18	J.P.	Lifeguarding
7/18/22	6.62	C.V.	Lifeguarding
7/18/22	6.78	S.T.	Lifeguarding
7/19/22	6.47	M.L.	Lifeguarding
7/19/22	6.3	C.V.	Lifeguarding
7/19/22	6.5	S.T.	Lifeguarding
7/19/22	4.55	J.L.	Lifeguarding
7/20/22	4.4	M.L.	Lifeguarding
7/20/22	4.32	J.L.	Lifeguarding

7/21/22	6.67	M.L.	Lifeguarding
7/21/22	6.65	J.L.	Lifeguarding
7/22/22	6.65	M.L.	Lifeguarding
7/22/22	6.55	J.L.	Lifeguarding
7/23/22	6.68	M.L.	Lifeguarding
7/23/22	6.5	M.G.	Lifeguarding
7/24/22	6.77	J.A.	Lifeguarding
7/24/22	6.77	H.A.	Lifeguarding
7/24/22	6.75	M.G.	Lifeguarding
7/25/22	6.67	M.L.	Lifeguarding
7/25/22	6.68	S.T.	Lifeguarding
7/25/22	6.52	J.L.	Lifeguarding
7/26/22	6.68	M.L.	Lifeguarding
7/26/22	6.67	S.T.	Lifeguarding
7/26/22	6.65	J.P.	Lifeguarding
7/26/22	4	M.G.	Lifeguarding
7/27/22	5.6	M.L.	Lifeguarding
7/27/22	5.67	H.A.	Lifeguarding
7/27/22	5.68	C.V.	Lifeguarding
7/27/22	4.38	M.G.	Lifeguarding
7/28/22	6.52	M.L.	Lifeguarding
7/28/22	6.42	C.V.	Lifeguarding
7/28/22	3.87	M.G.	Lifeguarding
7/29/22	6.53	M.L.	Lifeguarding
7/29/22	6.7	H.A.	Lifeguarding
7/29/22	4.05	C.V.	Lifeguarding
7/29/22	6.5	J.P.	Lifeguarding
7/30/22	6.77	J.A.	Lifeguarding
7/30/22	6.63	H.A.	Lifeguarding
7/30/22	6.53	G.V.	Lifeguarding
7/30/22	6.48	C.V.	Lifeguarding
7/31/22	6.77	J.A.	Lifeguarding
7/31/22	6.72	H.A.	Lifeguarding
7/31/22	6.52	G.V.	Lifeguarding
7/31/22	6.53	C.V.	Lifeguarding

TOTAL	<u>574.6</u>
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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: BEACON LKCC Meadowview @ Twin Lakes				INVOICE NUMBER L 165566				DATE 7/28/22		TYPE COG		CONTRACT DATE	
M	T	W	TH	F	S	SU	PO#		PMT TERMS K15	TAX —	1X or LOW FREQ.	ROUTE ✓	

ITEM DESCRIPTION	COLOR	ADDITIONAL INFO	STOCK %	DATE:	DATE:	DATE:	DATE:	UNIT PRICE	TOTAL AMOUNT	ADJ AMOUNT	
				QUANT.	QUANT.	QUANT.	QUANT.				
LAUNDRY SERVICE											
Hand Towels							47	18	.20	13.00	
Pool ↓							67	37	.60	62.40	
MATS 2X3									5.00		
4X6									5.75	11.50	
							2				
CART							1	1	2.75	5.50	
WRAP/PACKAGING							1	1	5.00	10.00	
SERVICE/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	119.40	131.40
Delivery Received by: <i>[Signature]</i> Signature of Customer									SURCHARGES	12.00	12.00
Date: 7/28/22									TAX	—	
STRICTLY PROHIBITED LAUNDERING OR LENDING OF SUPPLIER-OWNED GOODS.									TOTAL	131.40	143.40

43A

1.320.57200.45919 -
amenity-towel/linen service



PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
904-355-5300 • Fax: 904-353-4439 • Toll Free: 800-225-5395 • turnerpest.com

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

Service Slip/Invoice

INVOICE: 18217663
DATE: 7/25/2022
ORDER: 18217663

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 32095-7458

Work Date	Time	Target Pest	Technician	Time In
7/25/2022	09:56 AM	MICE, RATS, ROACH, S		09:55 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	7/25/2022		10:16 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 4617
Pest Control
1. 320. 57200. 45917

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE



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

Invoice Number: 6469942
Invoice Date: 03/25/2022
Account Number: 261058000
Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

MEADOWVIEW AT TWIN CREEKS CDD SERIES
2019A1/A2

Accounts Included 261058000 261058001 261058002 261058003 261058004 261058010
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 03/01/2022 - 02/28/2023				\$3,750.00
Incidental Expenses	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,040.63

1.310 .513330

9A



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

"Copy of Previously Printed Invoice"

Invoice Number: 6469942
Account Number: 261058000
Invoice Date: 03/25/2022
Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

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

MEADOWVIEW AT TWIN CREEKS CDD SERIES 2019A1/A2

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE

\$4,040.63

All invoices are due upon receipt.

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

MEADOWVIEW AT TWIN CREEKS CDD SERIES
2019A1/A2

Invoice Number: 6469942
Account Number: 261058000
Current Due: \$4,040.63

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

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 261058000
Invoice # 6469942
Attn: Fee Dept St. Paul

Please mail payments to:

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



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
PH 2 - Irrigation Repair

INVOICE 65120**DATE 06/14/2022 TERMS Net 30****DUE DATE 07/14/2022**

ACTIVITY	DESCRIPTION	QTY	INSTALLED	AMOUNT
Maintenance	4" Mainline Break - 06/06/22 Found the clock off at the garage for the hotel and found that some of the zones were taken off of the program as well. Everything was put back on schedule and left instructions to call next time before shutting anything off.	1	546.38	546.38

TOTAL DUE \$546.38

C. Hall
Landscape Maint.
1. 320. 53800. 45003

V3A



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
PH 2 - Irrigation System
Installation

INVOICE 65121**DATE 06/14/2022 TERMS Net 30****DUE DATE 07/14/2022**

ACTIVITY	DESCRIPTION	QTY	INSTALLED	AMOUNT
Maintenance	Windermere Way - Cul de sac lift station 06/09/22 Install 4 zones with reclaimed pipe. 3 rotor zones with a battery controller with DC latching solenoids & 1 spray zone with reclaimed pipe. 1 year warranty on all new parts & labor	1	6,162.50	6,162.50

TOTAL DUE**\$6,162.50**

C. Hall
Landscape Maint.
1.320.53800.45003

131A



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 65110**DATE 07/01/2022 TERMS Net 30****DUE DATE 07/31/2022**

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

TOTAL DUE**\$8,420.00**

13A

C. Hall
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 65111**DATE 07/01/2022 TERMS Net 30****DUE DATE 07/31/2022**

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

TOTAL DUE**\$9,100.00**

131A

*C. Han**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 65112

DATE 07/01/2022 TERMS Net 30

DUE DATE 07/31/2022

SHIP DATE
03/01/2019

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

TOTAL DUE \$9,011.47

C. Acme
Landscape Maint.
1.320.53800.45003

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 65124**DATE 08/01/2022 TERMS Net 30****DUE DATE 08/31/2022**

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

TOTAL DUE**\$8,420.00***13A*

C. Han
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 65125**DATE 08/01/2022 TERMS Net 30****DUE DATE 08/31/2022**

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

TOTAL DUE**\$9,100.00**

13A

C. Ham
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 65126**DATE 08/01/2022 TERMS Net 30****DUE DATE 08/31/2022****SHIP DATE**

03/01/2019

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

TOTAL DUE**\$9,011.47**

13A

C. Ham
Landscape Maintenance
1. 320.53800.45003

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 11692
DATE 07/20/2022
TERMS Net 30
DUE DATE 08/19/2022

	DESCRIPTION	QTY	RATE	AMOUNT
Wipes.com Disinfectant Wipes Case	One (1) Case - Four (4) - 800 count rolls of EPA registered disinfecting wipes	2	98.96	197.92T
Shipping	Freight Cost	2	16.14	32.28
Sales Tax	Sales Tax calculated by AvaTax on Wed 20 Jul 17:06:57 UTC 2022	1	0.00	0.00T

SUBTOTAL 230.20

TAX 0.00

TOTAL 230.20

BALANCE DUE **\$230.20**

142A

1,320.572.44207



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 404065	7/29/2022
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 28, 2022

Invoice Amount: \$761.28

Description	Current Amount
Apostle Iris - Kayak Launch Plant Installation	\$761.28

Invoice Total \$761.28

INVOICE RELATES TO ORDER 40A

C. Hall
Landscape Contingency
1.320.53800.45004

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 411976	8/1/2022
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 31, 2022

Invoice Amount: \$17,811.85

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

Invoice Total \$17,811.85

401A

C. Hall

Landscape Maint.

1.320.53800.45003

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



INVOICE

INV-000809

FROM:

Dream Group USA Corp

License: 278526

EIN # 84-2326931

7540 103rd Street, Suite 206

Jacksonville, FL, 32210

Email: info@dreamgroupusa.com

Phone: (904) 404-5483

(904) 404-5483

Date Issued:

Aug 16, 2022

Date Due:

Due on Receipt

Type:

Final Payment

Check Payable To:

Dream Group USA Corp

Balance Due:

\$26,473.00

TO:

Meadow View At Twin Creeks Cdd

Attn: Danielle Simpson

850 Beacon Lake Parkway

St. Augustine, FL, 32095

Phone: (602) 373-7227

JOB LOCATION:

Meadow View At Twin Creeks Cdd

850 Beacon Lake Parkway

St. Augustine, FL, 32095

Phone: (602) 373-7227

JOB:

Christmas 2022

#	Services	Qty	Price	Discount	Tax	Total
1	Line Roof in C7 Rear of Amenity Center Custom fit C7s to roofline	175.00	\$4.00	\$0.00	No Tax	\$700.00
2	Line Roof in C7 - Front of amenity Center Custom fit C7s to roofline	240.00	\$4.00	\$0.00	No Tax	\$960.00
3	Flag pole animated wrap - Amenity Center Wrap flagpole in animated LED lights that are controllable via app.	1.00	\$2,100.00	\$0.00	No Tax	\$2,100.00
4	Palm Tree Trunk Lighting (Over 15') - in pool area Wrap the trunk of the palm in mini lights in color of customers choice	12.00	\$150.00	\$0.00	No Tax	\$1,800.00
5	48" Lighted Wreath - Amenity Center 48" pre lit Wreath	4.00	\$225.00	\$0.00	No Tax	\$900.00
6	Line Peak in C7 - in pool area gazebo Custom fit Lights to roofline	50.00	\$3.50	\$0.00	No Tax	\$175.00

#	Services	Qty	Price	Discount	Tax	Total
7	Light Palms in Roundabout Light Palm tree trunks with mini lights in customers color choice	5.00	\$195.00	\$0.00	No Tax	\$975.00
8	Light Trees in Roundabout Light smaller trees in Roundabout area with mini lights in customers color choice	5.00	\$65.00	\$0.00	No Tax	\$325.00
9	5' LED Tree	5.00	\$125.00	\$0.00	No Tax	\$625.00
10	36" Lighted Wreath on sign - Main Entrance 36" Pre Lit Wreath	4.00	\$125.00	\$0.00	No Tax	\$500.00
11	Line Roof in C7 - Lighthouse Custom fit C7s to roofline	140.00	\$5.00	\$0.00	No Tax	\$700.00
12	Spotlights on lighthouse	4.00	\$400.00	\$0.00	No Tax	\$1,600.00
13	60" Lighted Wreath - Main Entrance 60" pre Lit Wreath	2.00	\$350.00	\$0.00	No Tax	\$700.00
14	Lighted Garland - Main Entrance 9' Lighted Garland	6.00	\$125.00	\$0.00	No Tax	\$750.00
15	Light Topiaries at sign WW - Main Entrance	3.00	\$60.00	\$0.00	No Tax	\$180.00
16	Lit Pole Decor on Lampposts - Main Entrance	6.00	\$500.00	\$0.00	No Tax	\$3,000.00
17	Base Tree wrap and animated snow tubes - Main entrance	6.00	\$475.00	\$0.00	No Tax	\$2,850.00
18	36" Lighted Wreath - Publix Entrance 36" Pre Lit Wreath	4.00	\$125.00	\$0.00	No Tax	\$500.00
19	Lighted Garland - Publix Entrance 9' Lighted Garland	4.00	\$99.00	\$0.00	No Tax	\$396.00
20	Base Tree wrap and animated snow tubes - Publix entrance	4.00	\$475.00	\$0.00	No Tax	\$1,900.00
21	36" Lighted Wreath - Landing 36" Pre Lit Wreath	4.00	\$125.00	\$0.00	No Tax	\$500.00
22	48" Lighted Wreath - Landing 48" pre lit Wreath	3.00	\$225.00	\$0.00	No Tax	\$675.00
23	Light Palm up to 15 - Landing Wrap Palm trunk with lights up to 15 ft	1.00	\$150.00	\$0.00	No Tax	\$150.00

#	Services	Qty	Price	Discount	Tax	Total
24	36" Lighted Wreath - Condo Entrance 36" Pre Lit Wreath	4.00	\$125.00	\$0.00	No Tax	\$500.00
25	Lighted Garland - Condo Entrance 9' Lighted Garland	4.00	\$99.00	\$0.00	No Tax	\$396.00
26	Lighted Garland - Landing 9' Lighted Garland	4.00	\$99.00	\$0.00	No Tax	\$396.00
27	Light topiaries behind sign - Condo	3.00	\$60.00	\$0.00	No Tax	\$180.00
28	Additional Plugs and Wires Plugs, wires, Timers	1.00	\$1,090.00	\$0.00	No Tax	\$1,090.00
29	Light plants in pots of roundabout	5.00	\$50.00	\$0.00	No Tax	\$250.00
30	Light Palm up to 20 - Lakehouse entrance Wrap Palm trunk with lights up to 20 ft	2.00	\$200.00	\$0.00	No Tax	\$400.00
31	Light Palm up to 10 - Lakehouse entrance Wrap Palm trunk with lights up to 20 ft	2.00	\$150.00	\$0.00	No Tax	\$300.00

Subtotal \$26,473.00

Grand Total (\$) **\$26,473.00**

Deposit Due \$13,236.50

Payment Schedule

Deposit (50.00%) \$13,236.50

Accepted payment methods

Credit Card, Check, Cash

Accepting Mobile Payments

Message

Thank you for your business.