

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

*September 15, 2022*

# *AGENDA*

**Meadow View at Twin Creeks  
Community Development District**  
475 West Town Place, Suite 114  
St. Augustine, Florida 32092  
[www.meadowviewattwincreeksd.com](http://www.meadowviewattwincreeksd.com)

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September 8, 2022

Board of Supervisors  
Meadow View at Twin Creeks CDD

Dear Board Members:

The Meadow View at Twin Creeks Community Development District Board of Supervisors Meeting is scheduled for **Thursday, September 15, 2022 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095**

Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment
- III. Approval of the Minutes of the August 18, 2022 Meeting
- IV. Consideration of Resolution 2022-16, Re-Setting the Date of the Landowner's Election
- V. Staff Reports
  - A. District Counsel
  - B. District Engineer - Approval of Requisition Summary
  - C. District Manager
  - D. Amenity Manager
  - E. Operations Manager – Report
- VI. Financial Reports
  - A. Balance Sheet and Income Statement
  - B. Assessment Receipts Schedule
  - C. Check Register
  - D. Ratification of Construction Funding Request No. 39

E. Consideration of Construction Funding Request No. 40

F. Consideration of Funding Request No. 60

VII. Supervisors' Requests and Audience Comments

VIII. Next Scheduled Meeting – October 20, 2022 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095

IX. Adjournment

# *MINUTES*

MINUTES OF MEETING  
MEADOW VIEW AT TWIN CREEKS  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Meadow View at Twin Creeks Community Development District was held on Thursday, August 18, 2022 at 10:00 a.m. at the World Golf Village Renaissance, 500 South Legacy Trail, St. Augustine, Florida 32092.

Present and constituting a quorum were:

Bruce Parker	Chairman
Blaz Kovacic	Vice Chairman
Aaron Lyman	Supervisor
Danielle Simpson	Supervisor

Also present were:

Jim Oliver	District Manager
Jere Earlywine	District Counsel
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 August 18, 2022 meeting.

**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Public Comment**

Mr. Oliver stated that his office received numerous phone calls and emails from residents on various topics, including the budget, the increase in assessments proposed for fiscal year 2023, and the upcoming election for seats whose terms will be expiring in November. He noted that a resolution is on the agenda to declare two seats vacant following the general election and to declare the district's intent to fill those seats after the election. He also noted there is a third seat that will be filled through a landowner's election to be held on a date in November to be determined later in the meeting.

Mr. Oliver also stated that his office received a lot of phone calls regarding the non-resident user fee. He explained the non-resident user fee allows someone that resides outside of the District to use the facilities if they're willing to pay a fee, which currently is \$2,246 and will be \$2,800 as of October 1, 2022. Most CDDs build their amenity centers with tax-exempt bond proceeds and to keep that tax exemption, public access to the facilities must be provided at a fair price. He noted only one family has taken advantage of the non-resident access option this year.

A resident asked what the process is for the election. Mr. Earlywine explained that the Board is made up of five supervisors and similar to a homeowner's association, in the early years of the district those five seats are filled by the developer through landowner elections that are held every two years. The landowner elections are done in the form of a meeting in which anyone who owns a piece of property in the district can cast a ballot for the election. The person that receives the majority of ballots cast fills the seat. Once the district is six years old and has 250 residents, it will transition to qualified electors of the district rather than landowner electors. The two seats that will be filled through the qualified elector process this year are run through the supervisor of elections. The qualification period is in June. Anyone that wants to qualify would need to register with the supervisor of elections office and either pay a fee set by the county or obtain a number of signatures. For this election, no one qualified, but the seats still need to be filled by qualified electors so the seats will be declared vacant as of November 22, 2022, and within 90 days the Board would fill the seats with homeowners. Any resident interested can submit their resume for consideration.

Mr. Tom Fisher, Concave Lane, stated that there is an ongoing issue with reclaimed water and asked if the builder will complete that project. He also stated that there is an issue with placement of streetlights close to houses and asked if they will be moved. Mr. Oliver asked the resident to pose his at the end of the meeting to allow for the engineer to respond. He also stated that there is a completion agreement in place that requires the developer to complete the project prior to departure.

A resident asked if town hall type meetings could be held as there are a lot of people that could not be present due to prior commitments. Mr. Oliver responded yes.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the July 21, 2022 Meeting**

There were no comments on the minutes.

On MOTION by Mr. Lyman seconded by Ms. Simpson with all in favor the minutes of the July 21, 2022 meeting were approved.

**FOURTH ORDER OF BUSINESS**

**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**

The process for which the seats will be filled was explained above under public comments.

On MOTION by Mr. Lyman seconded by Ms. Simpson with all in favor resolution 2022-13, declaring vacancies in seats 2 and 5 as of November 22, 2022 and intent to fill seats with qualified electors was approved.

**FIFTH ORDER OF BUSINESS**

**Public Hearing for the Purpose of Adopting the Fiscal Year 2023 Budget**

Mr. Oliver provided an overview of the proposed budget for fiscal year 2023. He explained that for all CDDs once the developer completes the project the CDD will be self-sufficiently funded by assessments. He pointed to the assessment and developer contribution lines of the general fund budget noting the assessments are increasing and the developer contributions are decreasing for that reason. He also provided an overview of the increases in the budget noting that as the operations and maintenance responsibilities increase for this district, there is simply more going on from an administrative and staff level. Landscape maintenance and landscape contingency provide the largest increases in the budget and those increases are largely due to new areas that the District will be accepting maintenance responsibility for, as well as labor and fuel increases that landscape companies are incurring.

On MOTION by Mr. Kovacic seconded by Ms. Simpson with all in favor the public hearing was opened.



Mr. Jimmy Hess read a statement on behalf of other members of the community expressing concerns over the increase in the assessments and stating the need to include the community more in the budget process.

A resident asked if aside from the increase due to the removal of developer contributions, the 15.8% increase in assessments is typical for a CDD budget or if it is atypical and just due to inflation. Mr. Oliver responded that for typical districts the largest driver of budget increases is due to expansion of the landscape maintenance contract as new common areas come online and to opening of amenity centers as there is an increase in staffing and maintenance responsibilities. He also noted that different districts have different models for increasing assessments as developers leave the project as there is no one right way. Lastly, he noted that if there are funds leftover at the end of the year the funds carry over to the next year. The resident also asked if there is a statutory limit to how much the assessments can increase once the budget has been stabilized. Mr. Earlywine responded that there is not.

A resident stated that she lives on a lot adjacent to a pond off Horsetail Court and the pond banks are not being maintained. Her question was if increase in the landscape maintenance expenses include pond bank maintenance. Ms. Simpson responded that the lake banks are CDD property, and she believes that location is maintained by Martex once monthly. She advised contacting herself or field operations manager Chris Hall with any concerns.

A resident stated that he reviewed the budget from May which showed developer contributions for FY23 at just over \$1 million and today the budget shows \$0. He asked what has prompted that change. Mr. Oliver responded that developers are not required to make contributions and each year a conversation is had with the developer to determine what level of contributions they'd like to make, if any. The budget presented in May was a draft version of the budget.

A resident asked for an explanation of difference between the management fees and the field management fees. Mr. Oliver responded that the district management fee is essentially a compliance role provided by GMS, which includes responsibility of maintaining the public records, managing the meetings, responding to records requests, ensuring property insurance is in place, along with various other administrative functions. The field operations management fee is for the onsite management of the operations and maintenance of the

district, which includes swimming pool maintenance, contract management, and responding to various maintenance issues as needed. Those services are provided by Riverside Management Services.

A resident asked how the District could get to a point where they have extra funds available in the event of a large unexpected expense. Mr. Oliver responded that typically as the district transitions into a resident-controlled district the focus shifts from building new infrastructure, to maintaining the assets that they have, and the typical process is to obtain proposals from companies to conduct a capital reserve study to provide a value of the assets, the expected life, and what the estimated cost of repairs will be. Based on that estimation, funds are moved into a cash flow pool to set aside for large repairs and replacements. Mr. Earlywine stated that another option is to issue tax exempt bonds.

A couple of residents pointed out items in the budget they don't believe are necessary, such as the canoe launch attendant and snack bar attendant. Mr. Oliver explained that they're included in the budget in the event they're desired within the fiscal year. He reminded the attendees that there will be at least two resident board members that will be able to assist in making budgeting decisions for the next fiscal year.

A couple of residents questioned in the increase in the holiday decorations line item. Ms. Simpson stated that last year the district received complaints about how minimal the holiday decorations were. Additionally, there are new areas to be decorated, including CR 210, townhomes, and the Lakeside Park. She also noted that the HOA contributes to the holiday decorations.

A resident asked if security will still be needed if facility staff is onsite more. Mr. Oliver responded that it may not be needed as more people being using the facility.

Mr. Jeff Evans asked why there was a large increase in landscape contingency. Mr. Oliver responded that as areas have come online the contingency has been increased. He also clarified that the landscape contingency funds are not just used for unexpected items such as storm cleanup, but also enhancements that were not originally planned for.

Mr. Parker stated the connector road is not required to be built by the County's standards until houses are sold in Phase 4, however the developer chose to begin construction early. Mr. Lyman noted an issue has been no one bidding on the project. The contractor

involved with Phase 3B has agreed to complete the project and their schedule is dictating they can begin at the end of September with hopes to complete the project by the end of the year.

A resident asked if the assessments included on page 12 of the budget include the areas remaining to be developed in Beacon Lake. Mr. Oliver responded that it does include all planned and platted units. The resident then asked if the builders are paying for the assessments on lots that have not yet been sold to homeowners. Mr. Oliver responded the builder, or whoever owns the lot at the time, which could also be the developer.

A resident asked if the reason the developer contribution is being removed is because the remaining lots have been sold to builders. Mr. Earlywine responded that there are many communities that do not have any deficit funding except for maybe year one, and in this case the project is nearing completion.

A resident asked if the CDD will be taking over maintenance of the median on County Road 210. Mr. Lockwood responded that the roadway is maintained by the County and is not part of Beacon Lake.

A resident stated that he's heard some of the increase is due to addition of new parks for the new phases. He asked if addition of new homeowners offset those increases.

A resident asked for clarification on the onsite staff members that provide for the daily tasks. Mr. Oliver explained that there is an amenity manager and an operations manager and that the budget has been increased to allow for more staffing hours.

A resident stated that he was not fully informed of the CDD fees and the increase that would be needed so there is a need for more transparency.

A resident asked if the developer was consider breaking the increase up rather than all at once.

On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor the public hearing was closed.
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Mr. Oliver asked the Board if there were any adjustments desired to the line items within the budget. Mr. Lyman mentioned the holiday decorations line item was brought up during public comments, however Mr. Oliver noted the decrease in assessments would be minor if the line item was reduced.

**A. Consideration of Resolution 2022-14, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2023**

On MOTION by Mr. Lyman seconded by Mr. Kovacic with all in favor Resolution 2022-14, relating to annual appropriations and adopting a budget for Fiscal Year 2023 was approved.

**B. Consideration of Resolution 2022-15 Imposing Special Assessments and Certifying an Assessment Roll**

On MOTION by Mr. Lyman seconded by Mr. Kovacic with all in favor Resolution 2022-15, imposing special assessments and certifying an assessment roll for Fiscal Year 2023 was approved.

Mr. Oliver stated before we go to staff reports, I want to come back to the elections item. There are no vacancies on the Board right now. There will not be any vacancies on the Board until after the general election in November. In May we authorized a resolution announcing we would be having a landowner's election in November, and it was set to be November 17, 2022. We're going to move it to November 30, 2022, and we will have a resolution ratifying that date change. That will be held November 30<sup>th</sup> at the amenity center so that everyone can participate that. That seat is not vacant yet and it will not be vacant until after that landowner's election, and then that person who is voted in from the community will assume that seat immediately. The other thing is the general election. This district does not operate the general election process, that is operated by the Supervisor of Elections for St. Johns County. We pass a resolution in April or May authorizing the Supervisor of Elections to conduct that election. They were to help people with the qualification process, which occurred June 13<sup>th</sup> through June 17<sup>th</sup> of this year. It's not unusual for people not to qualify. Florida Statutes contemplates that some people may not qualify to run and what they do is after the general election all of our districts that don't have qualifiers for seats will adopt a resolution announcing no one qualified and announcing vacancies and they will start the process to fill the seats. That is what we're going to do at this district. So again, three seats are not yet vacant. One will be filled through a landowner's election and the other two through a process of filling vacancies by applying for those seats that have four-year terms that would have been on the general election ballot. We will send out two emails, one for landowner's and one for

the general election seats so everyone understands what has happened, where we are and what the process is if someone wishes to be considered to be voted into those seats.

**SIXTH 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 51-55 for Phase 3 and numbers 20-25 for Phase 4 was approved.

**C. District Manager – Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2023**

Mr. Oliver presented a schedule including meetings to be held on the third Thursday of each month at 10:00 a.m. and proposed the meetings be held at the Lake House.

On MOTION by Mr. Lyman seconded by Mr. Parker with all in favor the Fiscal Year 2023 meeting scheduled was approved with the change in location to the Lake House.

**D. Amenity Manager**

Mr. Rousseau 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.

**SEVENTH ORDER OF BUSINESS**

**Financial Reports**

**A. Balance Sheet & Income Statement**

**B. Assessment Receipts Schedule**

Mr. Oliver noted the on-roll assessments for FY23 are 100% collected.

**C. Check Register**

A copy of the check register totaling \$236,148.44 was included in the agenda package for the Board’s review.

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

**D. Ratification of Construction Funding Request No. 37**

A copy of construction funding request number 37 totaling \$63,671.10 was included the agenda package for the Board’s review.

On MOTION by Mr. Lyman seconded by Mr. Parker with all in favor construction funding request number 37 was approved.

**E. Consideration of Construction Funding Request No. 38**

A copy of construction funding request number 38 totaling \$137,469.64 was included in the agenda package for the Board’s review.

On MOTION by Mr. Parker seconded by Ms. Simpson with all in favor construction funding request number 38 was approved.

**F. Construction of Funding Request No. 59**

A copy of funding request number 59 totaling \$182,479.87 was included in the agenda package for the Board’s review.

On MOTION by Ms. Simpson seconded by Mr. Parker with all in favor funding request number 59 was approved.

**EIGHTH ORDER OF BUSINESS**

**Supervisors’ Requests and Audience Comments**

There were no supervisor requests.

### **Audience Comments**

A resident asked if there are funds planned for a shade structure over the pirate ship. Ms. Simpson responded that it was considered but due to the height the quotes received were too high.

A resident asked if the full agenda packages could be posted on the District's website. Mr. Oliver noted the agenda packages do get posted to the website.

A resident stated that there was no representation, the budget came out of nowhere and it's a large jump in assessments. He also stated that the amenity center does not have the representation of what he would consider an amenity manager is.

A resident asked if the reclaimed water for the irrigation will be completed by the developer. Mr. Parker responded that the reuse water comes from St. Johns County, and they've been negotiating with JEA for years. The resident asked if the community would have to bore additional costs to get it up and running. Mr. Parker responded not in terms of improvements, but the community will be billed for any reuse. The system itself is installed. The resident also stated that some of the light fixtures were installed in the wrong locations. He asked if the issue has been resolved with FP&L. Mr. Lyman stated that the community leases the streetlights from FP&L which are installed in their easements. When FP&L was approached to inform them of the complaints about the streetlights, the response was the District or the homeowner could pay to move the streetlights. Three or four have been moved, however it took eight months to get FP&L out to do the work. He recommended the residents complain directly to FP&L.

A resident asked if there is an ETA on when the lakeside park is supposed to be completed. Ms. Simpson responded that it should be completed by December. The delay is playground equipment.

A resident thanked BBX for the pickleball courts and asked if there is a timeframe as to when they'll be installed. Ms. Simpson responded the estimation for construction to begin is between January and April. The resident asked where they will be installed. Mr. Parker responded next to the tennis courts.

**NINTH ORDER OF BUSINESS**

**Next Scheduled Meeting – September 15,  
2022 at 10:00 a.m. at the Lake House at**

**Beacon Lake, 850 Beacon Lake Parkway,  
St. Augustine, Florida 32095**

**TENTH ORDER OF BUSINESS**

**Adjournment**

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

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman



*FOURTH ORDER OF BUSINESS*

**RESOLUTION 2022-16**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT RESETTING THE DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING; PROVIDING FOR PUBLICATION; ADDRESSING CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE.**

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

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

**WHEREAS**, on May 19, 2022, at a duly noticed public meeting, the Board adopted Resolution 2022-12 setting the date for the landowners' meeting and election for November 17th, 2022, at 10:00 a.m. at the offices of Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092; and

**WHEREAS**, the Board now desires to reschedule and reset the landowners' meeting and election for November 30, 2022 at 10:00 a.m. at the offices of Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

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

**Section 1.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisors for the District, shall be rescheduled and reset to be held on November 30, 2022 at 10:00 a.m. at the offices of Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

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

**Section 3.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election has been announced by the Board at its May 19, 2022 meeting and the date, time and location of the rescheduled landowners' meeting and election has been announced by the Board at its September 15, 2022 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at the May 19, 2022 meeting and are attached to Resolution 2022-12 as **Composite Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

**Section 4.** This Resolution is intended to amend Resolution 2022-12, which remains in full force and effect except to the extent amended hereby.

**Section 5.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 15TH DAY OF SEPTEMBER, 2022.**

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

**ATTEST:**

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

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

*FIFTH ORDER OF BUSINESS*

*B.*

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

**REQUISITION SUMMARY**

**2021 Phase 3**

**2020 Phase 4**

**Thursday, September 15, 2022**

<b>2021 Phase 3</b>		<b><u>TO BE RATIFIED</u></b>		
8/16/2022	56	St. Johns County Utilities	Water & Sewer Unit Connection Fees-Beacon Lake Community Park & Garden Bathrooms	\$ 12,586.87
			<b>TOTAL 2021 PHASE 3 REQUISITIONS TO BE RATIFIED</b>	<b>\$12,586.87</b>
<b>2021 Phase 3</b>		<b><u>TO BE APPROVED</u></b>		
9/15/2022	57	ETM	Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 204513 (Aug 2022)	\$ 1,027.50
9/15/2022	58	ETM	Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 204515 (Aug 2022)	\$ 7,248.42
9/15/2022	59	Smith Trucking Company	Lakeside Park: Grading and Hauling of excess material - Invoice 84260-RFP11	\$ 13,500.00
9/15/2022	60	Harbinger	Signage - Remaining 50% Deposit - Invoice 27981	\$ 1,575.50
9/15/2022	61	Basham Lucas	Lakefront Park Improvements - Invoice 9071	\$ 2,403.75
9/15/2022	62	Harbinger	Phase 3 signage 50% Deposit - Invoice DP82681	\$ 13,212.00
9/15/2022	63	Harbinger	Phase 3 signage 50% Deposit - Invoice DP82682	\$ 23,091.00
			<b>TOTAL 2021 Phase 3 REQUISITIONS TO BE RATIFIED</b>	<b>\$62,058.17</b>
<b>2021 Phase 4</b>		<b><u>TO BE APPROVED</u></b>		
9/15/2022	26	W. Gardner, LLC	Beacon Lake Phase 4 (Clearing/Earthwork) Application for Payment No. 7 (Aug 2022)	\$ 159,718.35
9/15/2022	27	W. Gardner, LLC	Beacon Lake Phase 4 (Utilities) Application for Payment No. 5 (Aug 2022)	\$ 125,876.52
9/15/2022	28	W. Gardner, LLC	Beacon Lake Phase 4 (Paving/Drainage) Application for Payment No. 5 (Aug 2022)	\$ 152,319.23
9/15/2022	29	Core and Main	Utilities Direct Purchase - Invoice R031942	\$ 7,266.00
			<b>TOTAL 2021 Phase 4 REQUISITIONS TO BE APPROVED</b>	<b>\$445,180.10</b>
			<b>TOTAL REQUISITIONS TO BE APPROVED SEPTEMBER 15, 2022</b>	<b>\$519,825.14</b>

*E.*

9/15/2022

# 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  
September 15, 2022

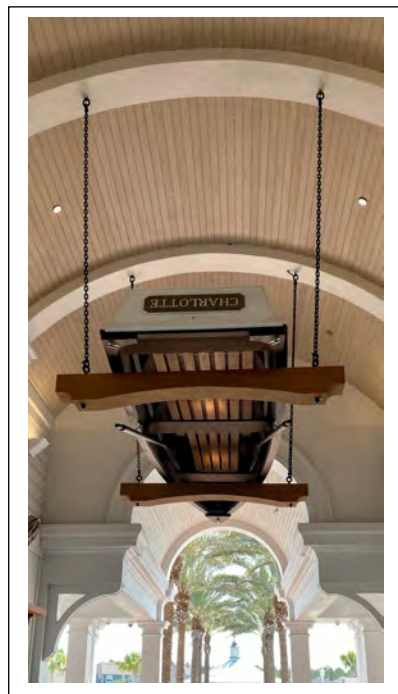
To: Board of Supervisors

From: Chris Hall  
Field Operations Manager

Marc Rousseau  
Amenity Manager

RE: Beacon Lake Field Operations & Amenity Management Report – September 15, 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 September 2022.
  - We have 3 food trucks at Food Truck Alley every Friday night from 5-8pm
- 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 – 2<sup>nd</sup> Tuesday Monthly
- Beacon Lake Bingo – 1<sup>st</sup> Tuesday Monthly
  - Prizes are provided by the district using the Special Events Budget
- Mexican Train Dominoes – Last Wednesday Monthly
- Pre-school story time on Tuesdays starting April 19<sup>th</sup> 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
- Kids STEM Robotics – Robotics weekly classes begin Monday, August 15<sup>th</sup>
  - 3:45pm-5:15pm – 8-week program
  - Students will build robots, solve challenges and battle their friends
- Charlie’s Grille
  - Closed for the season as of Labor Day
- Back to School Event took place Saturday, August 20<sup>th</sup> 11am-2pm
  - Music, water slides, bounce houses, food & fun
  - High resident participation
- August 23<sup>rd</sup> was Primary Election Day – Beacon Lake was a polling place
- Kayak Rentals - Friday-Sunday 10am-4pm
  - April – 37 Rentals
  - May – 15 Rentals
  - June – 9 Rentals
  - July – 37 Rentals
  - August – 19 Rentals

# Beacon Lake September Newsletter

## News, Events and Programs

By visiting [beaconlake.com](http://beaconlake.com),  
entering your email and using  
the Community Password  
(BeaconLake210!), you'll have  
access to events, community  
information, documents and so  
much more!

[Beacon Lake Website](http://beaconlake.com)



### Charlie's Grille

(Grille closed for season after 9/5)

Summer Grille  
EZ Eatz by Yaya

September Hours:  
Sat, Sept 3rd - Sun, Sept 4th  
Mon, Sept 5th  
**11am-7pm**

[Click Here to View the Menu](#)

  
LET US CELEBRATE  
*Happy*  
**LABOR DAY**

<b>SAT 9/3 - POOLSIDE MUSIC WITH KENNY B 12PM-3PM CHARLIE'S GRILLE 11AM-7PM</b>	<b>SUN 9/4 - POOLSIDE MUSIC WITH DJ MIKE 11AM-2PM CHARLIE'S GRILLE 11AM-7PM</b>
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**SLIDE HOURS:  
11AM-6PM  
SAT, SUN & MON**

*Click on the links below for more information about the Amenities at  
Beacon Lake*

**Upcoming activities & classes**

**Kayak Rentals**

**Pool & Slide Hours**

**Community Contacts**

**Beacon Lake Community Dashboard & Calendar**



**September 1st-5th**  
9am-5pm

**September 6th-7th**  
Closed

**Effective September 8th**  
Tuesday-Saturday: 9am-5pm  
Sunday-Monday: CLOSED

904-217-3052  
[beaconmanager@rmsnf.com](mailto:beaconmanager@rmsnf.com)



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

**September Lineup**

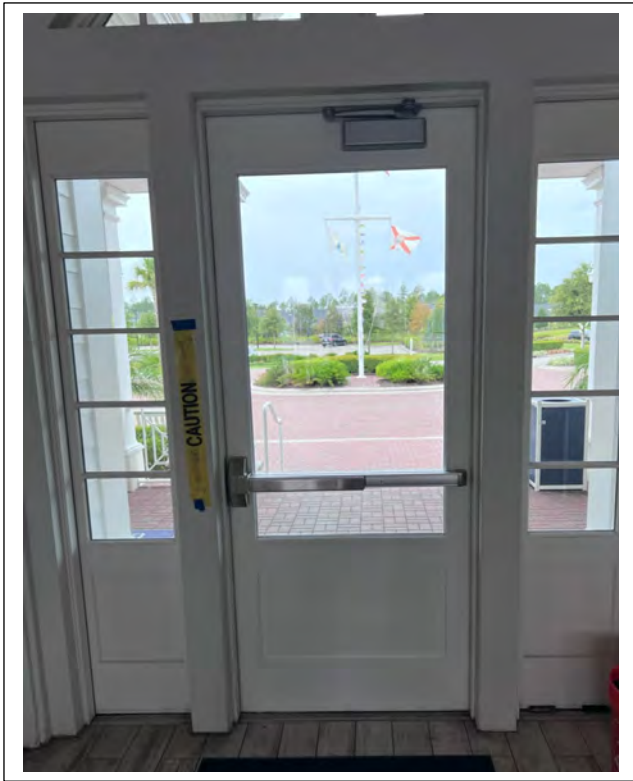
# Weekly Maintenance

Below is a list of maintenance responsibilities that are completed weekly:

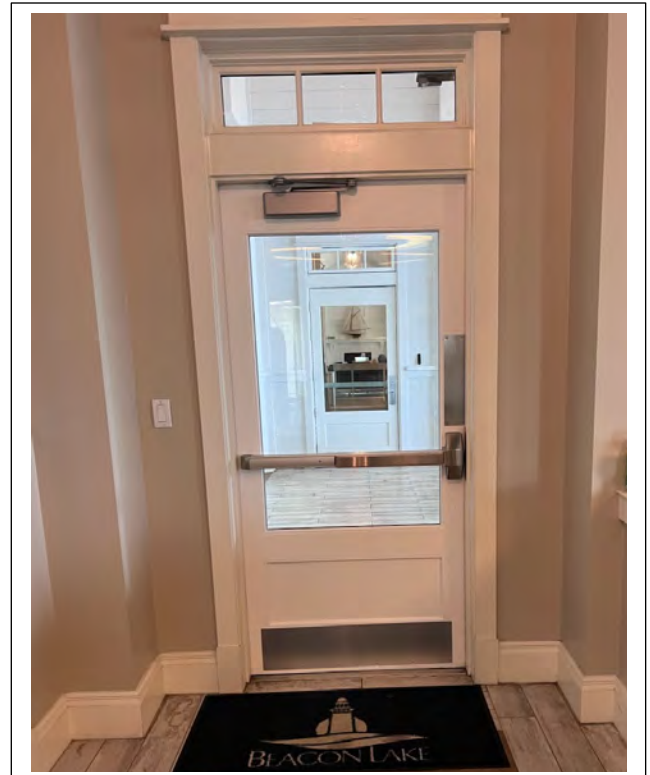
- Debris is removed throughout the community including the lake banks, roadways, tennis courts, soccer field, all playgrounds, all pocket parks, pool area, sports complex and parking lot
- All trash receptacles are emptied and bags replaced
- All dog pot waste receptacles are emptied and restocked
- All pool furniture on the pool deck is straightened and organized
- Lighting inspections are conducted and bulbs are replaced
- Minor repairs to signage, paint, fencing, handrails, etc. are handled

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

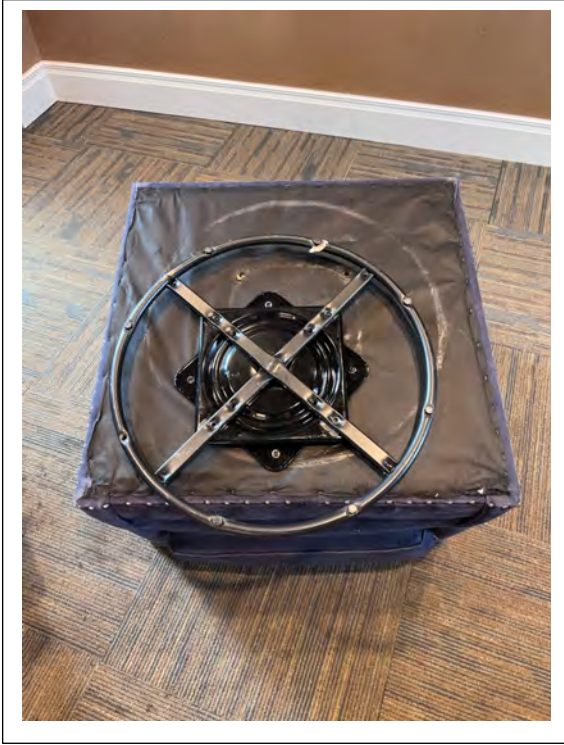
# Completed Projects



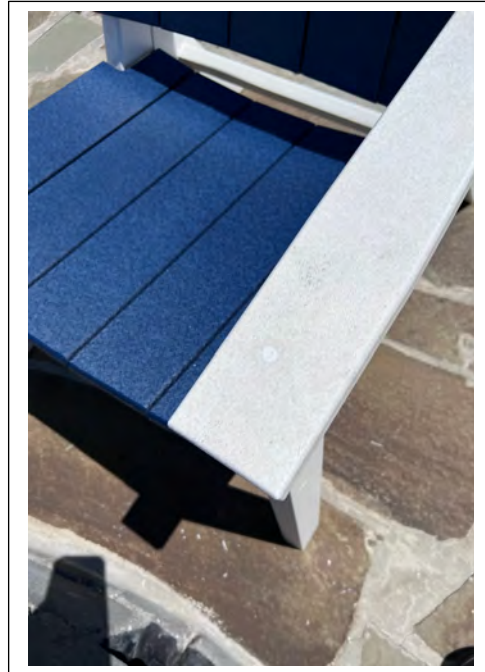
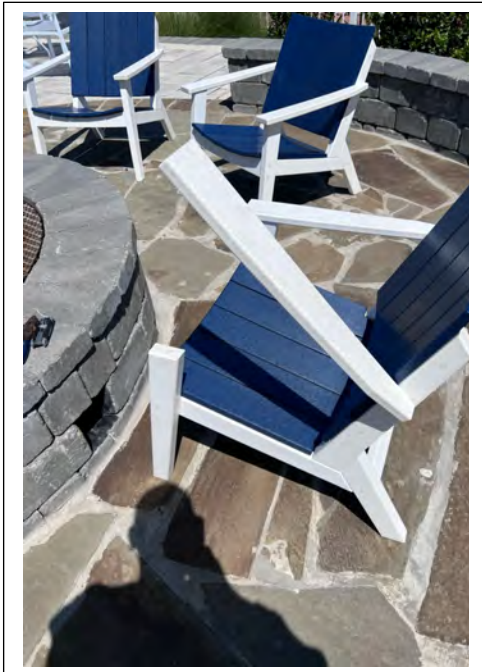
- Sanded, painted and installed kick plates and push plates on the main door, fitness door and social hall door



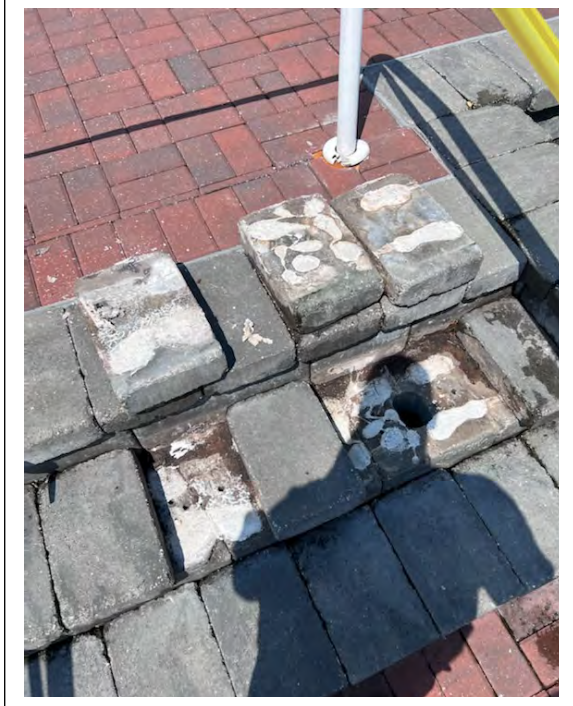
## Completed Projects



- Broken furniture in the social hall was repaired
- Broken outdoor furniture on the pool deck was repaired



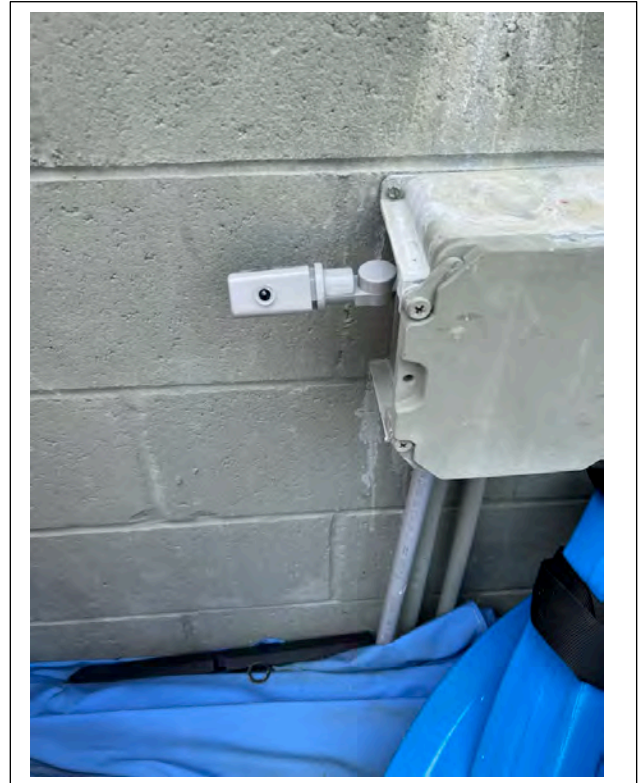
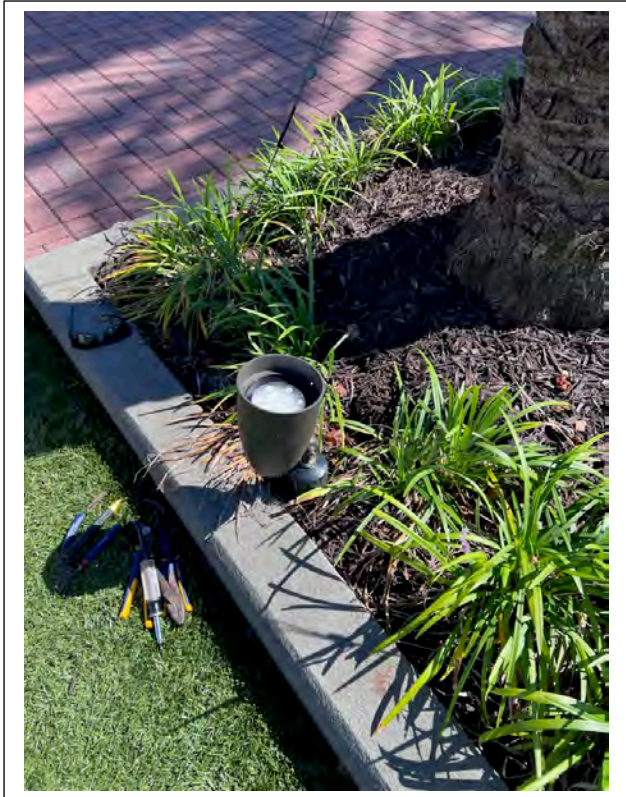
## Completed Projects



- Loose pavers on the pool deck were repaired



## Completed Projects



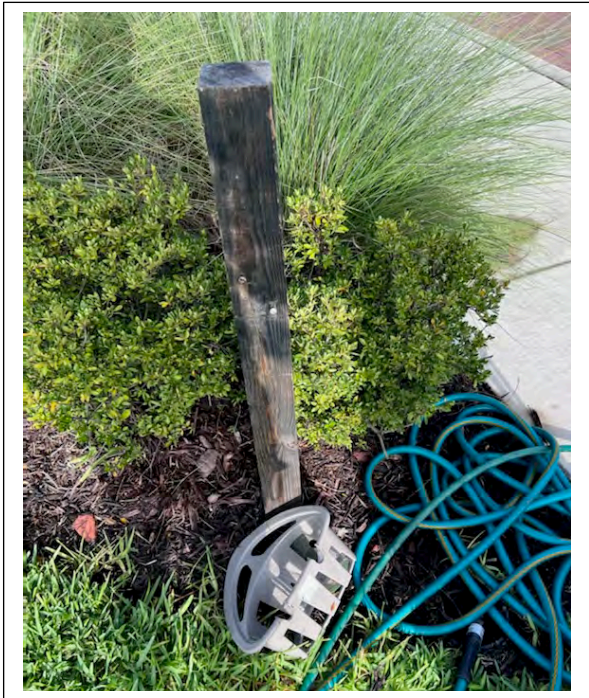
- Photo sensor for the pool deck lights was replaced

## Completed Projects

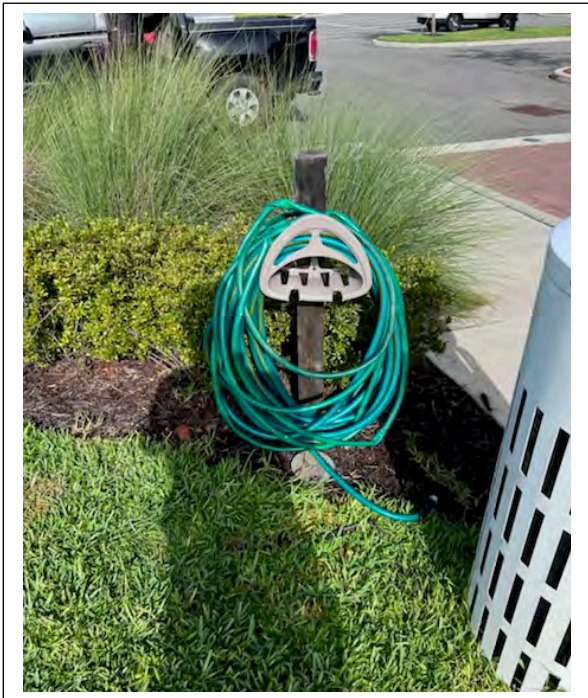


- Several bulbs were replaced on the croquet field

# Completed Projects



- Hose rack was reinstalled outside of Lake House



## Completed Projects



- Additional bike racks were installed in the community

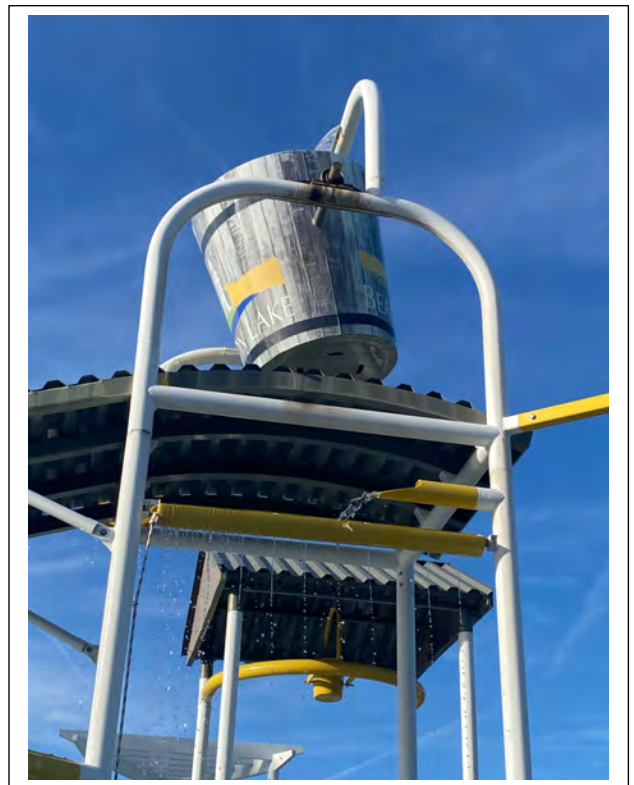


## In Progress Projects



- 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](mailto:chall@rmsnf.com) and Marc Rousseau, Amenity Manager, at [beaconmanager@rmsnf.com](mailto: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*  
*August 31, 2022*

Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

August 31, 2022

	General	Debt Service	Capital Project	Totals
<b>Assets:</b>				
Cash	\$122,596	---	---	\$122,596
Investments:				
Custody - US Bank	\$37,304	---	---	\$37,304
<b>Series 2016 A1</b>				
Reserve	---	\$133,759	---	\$133,759
Revenue	---	\$184,262	---	\$184,262
<b>Series 2016 A2</b>				
Revenue	---	\$28,985	---	\$28,985
Prepayment	---	\$204	---	\$204
Construction	---	---	\$356	\$356
<b>Series 2018 A1</b>				
Reserve	---	\$184,346	---	\$184,346
Revenue	---	\$241,844	---	\$241,844
Construction	---	---	\$414	\$414
<b>Series 2018 A2</b>				
Reserve	---	\$0	---	\$0
Revenue	---	\$2,737	---	\$2,737
Prepayment	---	\$1	---	\$1
<b>Series 2019 A1</b>				
Reserve	---	\$77,585	---	\$77,585
Revenue	---	\$107,890	---	\$107,890
Construction	---	---	\$5,599	\$5,599
<b>Series 2020 A1</b>				
Reserve	---	\$34,351	---	\$34,351
Revenue	---	\$45,849	---	\$45,849
Prepayment	---	\$895	---	\$895
Construction	---	---	\$14,007	\$14,007
<b>Series 2020 A2</b>				
Revenue	---	\$1,686	---	\$1,686
Interest	---	\$0	---	\$0
Prepayment	---	\$0	---	\$0
<b>Series 2020 A3</b>				
Reserve	---	\$18,439	---	\$18,439
Revenue	---	\$0	---	\$0
Interest	---	\$0	---	\$0
Construction	---	---	\$6	\$6
<b>Series 2021-PH3B</b>				
Reserve	---	\$140,246	---	\$140,246
Interest	---	\$87,166	---	\$87,166
Construction	---	---	\$1,247	\$1,247
<b>Series 2021-PH4</b>				
Reserve	---	\$211,869	---	\$211,869
Interest	---	\$133,917	---	\$133,917
Construction	---	---	\$2,510,765	\$2,510,765
COI	---	---	\$152,300	\$152,300
Due From Developer	\$193,931	---	---	\$193,931
Electric Deposits	\$3,360	---	---	\$3,360
Prepaid Expenses	\$2,931	---	---	\$2,931
<b>Total Assets</b>	<b>\$360,122</b>	<b>\$1,636,031</b>	<b>\$2,684,694</b>	<b>\$4,680,847</b>
<b>Liabilities:</b>				
Accounts Payable	\$65,949	---	---	\$65,949
Accrued Expenses	---	---	---	\$0
Due to Developer	\$4,907	---	---	\$4,907
<b>Fund Balances:</b>				
Nonspendable	\$6,291	\$0	\$0	\$6,291
Restricted for Capital Projects	---	---	\$2,684,694	\$2,684,694
Restricted for Debt Service	---	\$1,636,031	---	\$1,636,031
Restricted for Fence Agreement	\$13,200	---	---	\$13,200
Unassigned	\$269,775	---	---	\$269,775
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$360,122</b>	<b>\$1,636,031</b>	<b>\$2,684,694</b>	<b>\$4,680,847</b>

# Meadow View at Twin Creeks

## Community Development District

### GENERAL FUND

Statement of Revenues & Expenditures

For the Period ending August 31, 2022

	Adopted Budget	Prorated Thru 08/31/22	Actual Thru 08/31/22	Variance
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**REVENUES:**

Developer Contributions	\$850,983	\$505,236	\$505,236	\$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	\$10,266	\$10,266
Restricted - Easement Fence Fund	\$0	\$0	\$13,200	\$13,200
Facility Revenue	\$10,000	\$9,167	\$13,487	\$4,320
Transfer In - Closeout of 2016B	\$0	\$0	\$493	\$493
<b>TOTAL REVENUES</b>	<b>\$1,561,775</b>	<b>\$1,215,194</b>	<b>\$1,221,279</b>	<b>\$6,084</b>

**EXPENDITURES:**

**ADMINISTRATIVE:**

Engineering	\$20,000	\$18,333	\$21,757	(\$3,423)
Attorney Fees	\$30,000	\$20,000	\$24,055	(\$4,055)
Annual Audit	\$7,500	\$7,500	\$7,500	\$0
Arbitrage	\$2,400	\$2,400	\$2,400	\$0
Assessment Roll	\$10,000	\$10,000	\$10,000	\$0
Dissemination	\$20,000	\$18,333	\$15,933	\$2,400
Trustee Fees	\$21,000	\$15,291	\$15,291	\$0
Management Fees	\$49,613	\$45,479	\$45,479	\$0
Information Technology	\$1,400	\$1,283	\$1,283	\$0
Website Compliance	\$1,000	\$917	\$917	\$0
Telephone	\$500	\$458	\$664	(\$206)
Postage	\$800	\$733	\$1,275	(\$542)
Insurance	\$7,796	\$7,796	\$7,335	\$461
Printing and Binding	\$4,000	\$3,667	\$1,923	\$1,744
Legal Advertising	\$3,000	\$2,750	\$560	\$2,190
Other Current Charges	\$1,600	\$1,467	\$1,331	\$135
Office Supplies	\$300	\$275	\$67	\$208
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0

**ADMINISTRATIVE EXPENDITURES**

	\$181,084	\$156,857	\$157,945	(\$1,087)
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**AMENITY CENTER:**

Utilities				
Telephone/Cable/Internet	\$10,752	\$9,856	\$9,827	\$29
Electric	\$38,000	\$34,833	\$37,639	(\$2,805)
Water/Irrigation	\$20,000	\$18,333	\$16,449	\$1,885
Gas	\$1,500	\$1,375	\$1,771	(\$396)
Trash Removal	\$3,528	\$3,234	\$4,801	(\$1,567)
Security				
Security Monitoring	\$17,675	\$16,202	\$1,331	\$14,871
Gate Monitoring	\$0	\$0	\$13,474	(\$13,474)
Access Cards	\$3,000	\$2,652	\$2,652	\$0
Contracted Security	\$20,000	\$18,333	\$4,256	\$14,077
Management Contracts				
Facility Management	\$125,000	\$114,583	\$58,350	\$56,234
Pool Attendants	\$51,750	\$28,234	\$28,234	\$0
Canoe Launch Attendant	\$31,050	\$28,463	\$0	\$28,463
Snack Bar Attendant	\$17,940	\$16,445	\$0	\$16,445
Field Mgmt / Admin	\$25,000	\$22,917	\$36,667	(\$13,750)
Pool Maintenance	\$20,000	\$18,333	\$15,964	\$2,369
Pool Chemicals	\$15,000	\$13,750	\$11,474	\$2,276

# Meadow View at Twin Creeks

## Community Development District

### GENERAL FUND

Statement of Revenues & Expenditures

For the Period ending August 31, 2022

	Adopted Budget	Prorated Thru 08/31/22	Actual Thru 08/31/22	Variance
<b>AMENITY CENTER CONTINUED</b>				
Janitorial	\$20,000	\$18,333	\$18,115	\$218
Facility Maintenance	\$30,000	\$27,500	\$19,524	\$7,976
Private event Attendant	\$5,000	\$3,654	\$3,654	\$0
Repairs & Maintenance	\$36,000	\$33,000	\$25,237	\$7,763
Capital Projects	\$12,000	\$11,000	\$8,619	\$2,381
Snack Bar Inventory- CGS	\$1,000	\$917	\$0	\$917
Food Service License	\$610	\$559	\$392	\$167
Rental and Leases	\$27,691	\$25,384	\$25,384	\$0
Subscriptions	\$12,000	\$11,000	\$3,368	\$7,632
Pest Control	\$2,280	\$2,090	\$1,967	\$124
Supplies	\$2,000	\$1,833	\$2,974	(\$1,140)
Towel/Linen Service	\$2,000	\$1,833	\$1,681	\$153
Furniture, Fixtures & Equipment	\$5,000	\$3,588	\$3,588	\$0
Special Events	\$30,000	\$30,000	\$32,120	(\$2,120)
Holiday Decorations	\$9,000	\$9,000	\$14,584	(\$5,584)
Fitness Center Repairs/Supplies	\$2,000	\$1,833	\$3,682	(\$1,849)
Office Supplies	\$1,500	\$1,375	\$871	\$504
ASCAP/BMI Licenses	\$1,000	\$917	\$0	\$917
Property Insurance	\$40,183	\$40,183	\$38,456	\$1,727
Permit and License	\$575	\$575	\$575	\$0
Performance Guaranty Bonds	\$0	\$0	\$16,659	(\$16,659)
<b>AMENITY CENTER EXPENDITURES</b>	<b>\$640,034</b>	<b>\$572,120</b>	<b>\$464,339</b>	<b>\$107,781</b>
<b>GROUND MAINTENANCE EXPENDITURES</b>				
Hydrology Quality/Mitigation	\$6,400	\$5,867	\$0	\$5,867
Electric	\$30,000	\$27,500	\$21,236	\$6,264
Landscape Maintenance	\$532,120	\$487,777	\$532,777	(\$45,000)
Landscape Contingency	\$30,000	\$27,500	\$41,420	(\$13,920)
Lake Maintenance	\$27,000	\$24,750	\$18,946	\$5,804
Grounds Maintenance	\$12,000	\$11,000	\$10,765	\$235
Pump Repairs	\$5,000	\$3,695	\$3,695	\$0
Streetlighting	\$42,000	\$38,500	\$42,559	(\$4,059)
Streetlight Repairs	\$5,000	\$4,583	\$0	\$4,583
Irrigation Repairs	\$15,000	\$15,000	\$38,020	(\$23,020)
Miscellaneous	\$5,000	\$4,583	\$0	\$4,583
Contingency	\$31,136	\$28,541	\$24,178	\$4,363
<b>GROUNDS MAINTENANCE EXPENDITURES</b>	<b>\$740,656</b>	<b>\$679,296</b>	<b>\$733,595</b>	<b>(\$54,299)</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,561,774</b>	<b>\$1,408,273</b>	<b>\$1,355,879</b>	<b>\$52,394</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>(\$134,600)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$423,866</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$289,266</b>	

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

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<b>Revenues:</b>													
Developer Contributions	\$45,791	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$108,152	\$168,812	\$182,480	\$0	\$505,236
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	\$2,395	\$0	\$10,266
Restricted - Easement Fence Fund	\$1,200	\$600	\$2,400	\$1,200	\$1,800	\$600	\$600	\$0	\$3,600	\$600	\$600	\$0	\$13,200
Facility Revenue	\$1,800	\$2,407	\$830	\$25	\$650	\$1,175	\$1,175	\$0	\$4,525	\$0	\$900	\$0	\$13,487
Interfund Transfer In - 2016B Closing	\$0	\$0	\$0	\$0	\$493	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$493
<b>Total Revenues</b>	<b>\$54,925</b>	<b>\$57,074</b>	<b>\$234,929</b>	<b>\$234,624</b>	<b>\$44,785</b>	<b>\$40,150</b>	<b>\$49,162</b>	<b>\$1</b>	<b>\$138,649</b>	<b>\$180,604</b>	<b>\$186,375</b>	<b>\$0</b>	<b>\$1,221,279</b>

**Expenditures:**

**Administrative**

Engineering	\$1,372	\$2,565	\$1,957	\$1,946	\$3,283	\$8,172	\$570	\$0	\$103	\$1,791	\$0	\$0	\$21,757
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	\$600	\$0	\$2,400
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	\$1,042	\$0	\$15,933
Trustee Fees	\$3,654	\$0	\$9,159	\$0	\$0	\$2,478	\$0	\$0	\$0	\$0	\$0	\$0	\$15,291
Management Fees	\$4,134	\$4,134	\$4,134	\$4,134	\$4,134	\$4,134	\$4,134	\$4,134	\$4,134	\$4,134	\$4,134	\$0	\$45,479
Information Technology	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$0	\$1,283
Website Admin	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$917
Telephone	\$183	\$25	\$65	\$25	\$25	\$58	\$25	\$51	\$81	\$54	\$72	\$0	\$664
Postage	\$70	\$53	\$232	\$27	\$87	\$63	\$53	\$42	\$112	\$524	\$12	\$0	\$1,275
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	\$93	\$0	\$1,923
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	\$634	\$0	\$1,331
Office Supplies	\$1	\$1	\$25	\$1	\$17	\$7	\$1	\$7	\$1	\$2	\$7	\$0	\$67
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<b>Total Administrative Expenditures</b>	<b>\$33,340</b>	<b>\$14,613</b>	<b>\$21,404</b>	<b>\$13,589</b>	<b>\$11,226</b>	<b>\$17,846</b>	<b>\$7,946</b>	<b>\$6,539</b>	<b>\$8,725</b>	<b>\$15,925</b>	<b>\$6,794</b>	<b>\$0</b>	<b>\$157,945</b>

**Amenity Center**

Telephone	\$892	\$892	\$892	\$901	\$1,038	\$864	\$870	\$869	\$868	\$869	\$870	\$0	\$9,827
Electric	\$2,721	\$2,923	\$2,954	\$3,516	\$3,641	\$3,795	\$3,672	\$3,164	\$3,745	\$3,752	\$3,755	\$0	\$37,639
Water/Irrigation	\$627	\$756	\$1,273	\$1,246	\$1,281	\$1,753	\$928	\$1,893	\$2,502	\$2,357	\$1,833	\$0	\$16,449
Gas	\$0	\$232	\$62	\$187	\$193	\$245	\$151	\$55	\$327	\$36	\$285	\$0	\$1,771
Trash Removal	\$294	\$298	\$300	\$641	\$359	\$387	\$403	\$705	\$402	\$418	\$594	\$0	\$4,801
Security Monitoring	\$111	\$111	\$111	\$111	\$111	\$111	\$111	\$111	\$111	\$111	\$222	\$0	\$1,331
Gate Monitoring	\$1,033	\$1,097	\$1,090	\$1,129	\$1,193	\$1,145	\$1,337	\$1,539	\$1,257	\$1,305	\$1,353	\$0	\$13,474
Access Cards	\$174	\$0	\$0	\$263	\$1,573	\$0	\$0	\$0	\$0	\$0	\$643	\$0	\$2,652
Contracted Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,256	\$0	\$0	\$4,256
Facility Management	\$5,305	\$5,305	\$5,305	\$5,305	\$5,305	\$5,305	\$5,305	\$5,305	\$5,305	\$5,305	\$5,305	\$0	\$58,350
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	\$3,333	\$0	\$36,667
Pool Maintenance	\$1,768	\$1,431	\$1,406	\$1,298	\$1,298	\$1,401	\$1,298	\$1,648	\$1,298	\$1,773	\$1,345	\$0	\$15,964
Pool Chemicals	\$960	\$750	\$0	\$0	\$180	\$491	\$2,577	\$25	\$3,162	\$2,265	\$1,064	\$0	\$11,474
Janitorial	\$1,401	\$1,447	\$1,999	\$1,335	\$1,295	\$1,295	\$1,381	\$1,910	\$2,265	\$1,855	\$1,933	\$0	\$18,115
Facility Maintenance	\$2,152	\$716	\$398	\$2,160	\$1,396	\$3,077	\$1,189	\$2,011	\$3,094	\$421	\$2,909	\$0	\$19,524

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

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<b>Amenity Center Continued</b>													
Repairs & Maintenance	\$918	\$838	\$542	\$583	\$3,358	\$6,184	\$3,765	\$1,050	\$4,023	\$1,321	\$2,655	\$0	\$25,237
New Capital Projects	\$3,620	\$0	\$0	\$0	\$0	\$0	\$1,299	\$0	\$0	\$0	\$3,700	\$0	\$8,619
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	\$2,308	\$0	\$25,384
Subscriptions	\$275	\$262	\$262	\$262	\$262	\$262	\$721	\$249	\$279	\$264	\$270	\$0	\$3,368
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	\$85	\$0	\$2,974
Towel/Linen Service	\$152	\$443	\$0	\$0	\$0	\$0	\$457	\$94	\$115	\$274	\$146	\$0	\$1,681
Furniture, Fixtures & Equipment	\$0	\$0	\$0	\$0	\$3,539	\$0	\$0	\$0	\$0	\$0	\$49	\$0	\$3,588
Special Events	\$3,233	\$5,752	\$5,745	\$2,436	\$2,262	\$2,418	\$4,905	\$798	\$2,113	\$1,928	\$530	\$0	\$32,120
Holiday Decorations	\$0	\$0	\$9,653	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,931	\$0	\$14,584
Fitness Center Repairs/Supplies	\$0	\$0	\$27	\$0	\$744	\$333	\$1,560	\$230	\$61	\$380	\$345	\$0	\$3,682
Office Supplies	\$147	\$154	\$0	\$2	\$348	\$0	\$181	\$0	\$27	\$0	\$12	\$0	\$871
ASCAP/BMI Licenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Insurance	\$38,456	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$38,456
Permit and License	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$575	\$0	\$0	\$0	\$575
Performance Guaranty Bonds	\$0	\$8,070	\$0	\$1,969	\$6,620	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,659
<b>Total Amenity Center Expenditures</b>	<b>\$70,851</b>	<b>\$38,026</b>	<b>\$38,409</b>	<b>\$29,183</b>	<b>\$42,061</b>	<b>\$37,621</b>	<b>\$42,482</b>	<b>\$31,274</b>	<b>\$48,466</b>	<b>\$45,493</b>	<b>\$40,473</b>	<b>\$0</b>	<b>\$464,339</b>
<b>Ground Maintenance Expenditures</b>													
Hydrology Quality/Mitigation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electric	\$1,346	\$1,608	\$1,939	\$1,819	\$1,763	\$1,697	\$1,921	\$2,068	\$2,678	\$2,677	\$1,720	\$0	\$21,236
Landscape Maintenance	\$44,343	\$44,343	\$44,343	\$44,343	\$44,343	\$44,343	\$44,343	\$44,343	\$89,343	\$44,343	\$44,343	\$0	\$532,777
Landscape Contingency	\$0	\$18,799	\$3,738	\$0	\$1,681	\$15,066	\$650	\$725	\$0	\$761	\$0	\$0	\$41,420
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	\$1,257	\$0	\$805	\$0	\$10,765
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	\$3,922	\$0	\$42,559
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	\$7,631	\$0	\$0	\$0	\$38,020
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0	\$20,278	\$0	\$0	\$3,900	\$0	\$0	\$0	\$24,178
<b>Total Ground Maintenance Expenditures</b>	<b>\$57,739</b>	<b>\$79,308</b>	<b>\$57,697</b>	<b>\$56,218</b>	<b>\$56,654</b>	<b>\$89,275</b>	<b>\$54,803</b>	<b>\$66,972</b>	<b>\$110,501</b>	<b>\$53,638</b>	<b>\$50,790</b>	<b>\$0</b>	<b>\$733,595</b>
<b>Total Expenses</b>	<b>\$161,930</b>	<b>\$131,947</b>	<b>\$117,509</b>	<b>\$98,989</b>	<b>\$109,941</b>	<b>\$144,743</b>	<b>\$105,230</b>	<b>\$104,785</b>	<b>\$167,691</b>	<b>\$115,056</b>	<b>\$98,058</b>	<b>\$0</b>	<b>\$1,355,879</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$107,005)</b>	<b>(\$74,873)</b>	<b>\$117,421</b>	<b>\$135,635</b>	<b>(\$65,156)</b>	<b>(\$104,592)</b>	<b>(\$56,069)</b>	<b>(\$104,784)</b>	<b>(\$29,042)</b>	<b>\$65,548</b>	<b>\$88,318</b>	<b>\$0</b>	<b>(\$134,600)</b>

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

<b>Funding Request #</b>	<b>Date of Request</b>	<b>Check Date Received Developer Heartwood 23</b>	<b>Check Date Received Developer Dreamfinders</b>	<b>Check Amount Developer Heartwood 23</b>	<b>Check Amount Developer Dreamfinders</b>	<b>Requested Funding Amount FY 2021</b>	<b>Requested Funding Amount FY 2022</b>	<b>Balance Due From Developer</b>
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	8/25/22	\$129,110.84	\$31,230.31		\$168,812.49	\$8,471.34
59	8/16/22						\$182,479.87	\$182,479.87
<b>TOTAL</b>				<b>\$1,115,433.04</b>	<b>\$51,238.49</b>	<b>\$721,926.90</b>	<b>\$505,235.71</b>	<b>\$182,479.88</b>

# Meadow View at Twin Creeks

## Community Development District

### Debt Service Fund Series 2016 A1

Statement of Revenues & Expenditures

For the Period ending August 31, 2022

	Adopted Budget	Prorated Thru 08/31/22	Actual Thru 08/31/22	Variance
<b><u>REVENUES:</u></b>				
Special Assessments - 2016 A1	\$443,364	\$443,364	\$447,050	\$3,686
Interest Income	\$20	\$18	\$18	(\$0)
<b>TOTAL REVENUES</b>	<b>\$443,384</b>	<b>\$443,382</b>	<b>\$447,068</b>	<b>\$3,686</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Series 2016 A1</u></b>				
Interest Expense - 11/1	\$161,700	\$161,700	\$161,700	\$0
Interest Expense - 5/1	\$161,700	\$161,700	\$161,700	\$0
Principal Expense - 5/1	\$120,000	\$120,000	\$120,000	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$443,400</b>	<b>\$443,400</b>	<b>\$443,400</b>	<b>\$0</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$16)</b>		<b>\$3,668</b>	
FUND BALANCE - Beginning	\$206,338		\$343,541	
FUND BALANCE - Ending	<u>\$206,322</u>		<u>\$347,210</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 August 31, 2022

	Adopted Budget	Prorated Thru 08/31/22	Actual Thru 08/31/22	Variance
<b><u>REVENUES:</u></b>				
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	\$46	\$47	\$1
<b>TOTAL REVENUES</b>	<b>\$917,537</b>	<b>\$765,064</b>	<b>\$1,848,677</b>	<b>\$1,083,613</b>
<b><u>EXPENDITURES:</u></b>				
<b>Series 2018 A1</b>				
Interest Expense - 11/1	\$235,794	\$235,794	\$235,794	\$0
Interest Expense - 5/1	\$235,794	\$235,794	\$235,794	\$0
Principal Expense - 5/1	\$140,000	\$140,000	\$140,000	\$0
<b>Series 2018 A2</b>				
Interest Expense - 11/1	\$74,760	\$74,760	\$62,720	\$12,040
Principal Expense - 11/1 (Prepayment)	\$570,000	\$570,000	\$955,000	(\$385,000)
Interest Expense - 2/1	\$0	\$0	\$6,300	(\$6,300)
Principal Expense - 2/1 (Prepayment)	\$0	\$0	\$450,000	(\$450,000)
Interest Expense - 5/1	\$74,760	\$74,760	\$23,380	\$51,380
Principal Expense - 5/1	\$55,000	\$55,000	\$15,000	\$40,000
Principal Expense - 5/1 (Prepayment)	\$0	\$0	\$625,000	(\$625,000)
Interest Expense - 8/3	\$0	\$0	\$2,730	(\$2,730)
Principal Expense - 8/3 (Prepayment)	\$0	\$0	\$195,000	(\$195,000)
<b>TOTAL EXPENDITURES</b>	<b>\$1,386,108</b>	<b>\$1,386,108</b>	<b>\$2,946,718</b>	<b>(\$1,560,610)</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
Interfund Transfer In/(Out)	\$0	\$0	\$12,130	\$12,130
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$12,130</b>	<b>\$12,130</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$468,571)</b>		<b>(\$1,085,910)</b>	
FUND BALANCE - Beginning	\$797,498		\$1,514,837	
FUND BALANCE - Ending	<u>\$328,927</u>		<u>\$428,927</u>	

# Meadow View at Twin Creeks

## Community Development District

### Debt Service Fund Series 2019 A1/A2

#### Statement of Revenues & Expenditures

For the Period ending August 31, 2022

	Adopted Budget	Prorated Thru 08/31/22	Actual Thru 08/31/22	Variance
<b><u>REVENUES:</u></b>				
Assessments - A1	\$257,360	\$257,360	\$259,493	\$2,133
Assessments - A2	\$194,530	\$97,265	\$11,751	(\$85,514)
Interest Income	\$20	\$18	\$23	\$5
Prepayments A2	\$0	\$0	\$1,851,343	\$1,851,343
<b>TOTAL REVENUES</b>	<b>\$451,910</b>	<b>\$354,643</b>	<b>\$2,122,610.27</b>	<b>\$1,767,967</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>2019 A1</u></b>				
Interest Expense - 11/1	\$100,890	\$100,890	\$100,890	\$0
Interest Expense - 5/1	\$100,890	\$100,890	\$100,890	\$0
Principal Expense - 5/1	\$55,000	\$55,000	\$55,000	\$0
<b><u>2019A2</u></b>				
Interest Expense - 11/1	\$77,285	\$77,285	\$69,455	\$7,830
Principal Expense - 11/1 (Prepayment)	\$0	\$0	\$460,000	(\$460,000)
Interest Expense - 1/1	\$0	\$0	\$21,199	(\$21,199)
Principal Expense - 1/1 (Prepayment)	\$0	\$0	\$1,935,000	(\$1,935,000)
Interest Expense - 2/1	\$280,000	\$0	\$0	\$0
Principal Expense - 2/1 (Prepayment)	\$0	\$0	\$0	\$0
Interest Expense - 5/1	\$0	\$0	\$0	\$0
Principal Expense - 5/1	\$77,285	\$0	\$0	\$0
Principal Expense - 5/1 (Prepayment)	\$40,000	\$0	\$0	\$0
Interest Expense - 8/3	\$0	\$0	\$0	\$0
Principal Expense - 8/3 (Prepayment)	\$0	\$0	\$0	\$0
	\$0			
<b>TOTAL EXPENDITURES</b>	<b>\$731,350</b>	<b>\$334,065</b>	<b>\$2,742,434</b>	<b>(\$2,408,369)</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
Interfund Transfer In/(Out)	\$0	\$0	(\$10)	(\$10)
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$10)</b>	<b>(\$10)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$279,440)</b>		<b>(\$619,833)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$468,896</b>		<b>\$805,309</b>	
<b>FUND BALANCE - Ending</b>	<b>\$189,456</b>		<b>\$185,476</b>	

# Meadow View at Twin Creeks

## Community Development District

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

Statement of Revenues & Expenditures

For the Period ending August 31, 2022

	Adopted Budget	Prorated Thru 08/31/22	Actual Thru 08/31/22	Variance
<b>REVENUES:</b>				
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	\$46	\$51	\$5
<b>TOTAL REVENUES</b>	<b>\$416,375</b>	<b>\$265,455</b>	<b>\$2,373,508</b>	<b>\$2,108,052</b>
<b>EXPENDITURES:</b>				
<b>2020 A1</b>				
Interest Expense - 11/1	\$43,678	\$43,678	\$43,678	\$0
Principal Expense - 11/01 (Prepayment)	\$20,000	\$20,000	\$20,000	\$0
Interest Expense - 5/1	\$43,678	\$43,678	\$43,141	\$537
Principal Expense - 5/1	\$25,000	\$25,000	\$25,000	\$0
<b>2020 A2</b>				
Interest Expense - 11/1	\$47,569	\$47,569	\$36,550	\$11,019
Principal Expense - 11/1 (Prepayment)	\$185,000	\$185,000	\$375,000	(\$190,000)
Interest Expense - 2/1	\$0	\$0	\$2,889	(\$2,889)
Principal Expense - 2/1 (Prepayment)	\$0	\$0	\$215,000	(\$215,000)
Interest Expense - 5/1	\$47,569	\$47,569	\$20,694	\$26,875
Principal Expense - 5/1 (Prepayment)	\$25,000	\$25,000	\$645,000	(\$620,000)
Interest Expense - 8/1	\$0	\$0	\$1,680	(\$1,680)
Principal Expense - 8/1 (Prepayment)	\$0	\$0	\$125,000	(\$125,000)
<b>2020 A3</b>				
Interest Expense - 11/1	\$65,172	\$65,172	\$50,794	\$14,378
Principal Expense - 11/01 (Prepayment)	\$325,000	\$325,000	\$525,000	(\$200,000)
Interest Expense - 2/1	\$0	\$0	\$4,233	(\$4,233)
Principal Expense - 2/1 (Prepayment)	\$0	\$0	\$315,000	(\$315,000)
Interest Expense - 5/1	\$65,172	\$65,172	\$28,219	\$36,953
Principal Expense - 5/1 (Prepayment)	\$50,000	\$50,000	\$1,000,000	(\$950,000)
Interest Expense - 8/3	\$0	\$0	\$672	(\$672)
Principal Expense - 8/3 (Prepayment)	\$0	\$0	\$50,000	(\$50,000)
<b>TOTAL EXPENDITURES</b>	<b>\$942,838</b>	<b>\$942,838</b>	<b>\$3,527,548</b>	<b>(\$2,584,711)</b>
<b>OTHER SOURCES/(USES)</b>				
Interfund Transfer In/(Out)	\$0	\$0	(\$12,133)	(\$12,133)
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$12,133)</b>	<b>(\$12,133)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$526,463)</b>		<b>(\$1,166,174)</b>	
FUND BALANCE - Beginning	\$769,988		\$1,267,394	
FUND BALANCE - Ending	<u>\$243,525</u>		<u>\$101,220</u>	

# Meadow View at Twin Creeks

## Community Development District

### Debt Service Fund Series 2021 PH 3B

#### Statement of Revenues & Expenditures

For the Period ending August 31, 2022

	Proposed Budget	Prorated Thru 08/31/22	Actual Thru 08/31/22	Variance
<b><u>REVENUES:</u></b>				
Assessments	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$10	\$10
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$10</b>	<b>\$10</b>
<b><u>EXPENDITURES:</u></b>				
Interest Expense - 11/1	\$0	\$0	\$0	\$0
Principal Expense - 11/01 (Prepayment)	\$0	\$0	\$0	\$0
Interest Expense - 5/1	\$83,772	\$83,772	\$83,772	\$0
Principal Expense - 5/1	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$83,772</b>	<b>\$83,772</b>	<b>\$83,772</b>	<b>\$0</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
Bonds Proceeds	\$0	\$0	\$311,174	\$311,174
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$311,174</b>	<b>\$311,174</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$83,772)</b>		<b>\$227,413</b>	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	<u>(\$83,772)</u>		<u>\$227,413</u>	

# Meadow View at Twin Creeks

## Community Development District

Debt Service Fund Series 2021 PH 4

Statement of Revenues & Expenditures

For the Period ending August 31, 2022

	Proposed Budget	Prorated Thru 08/31/22	Actual Thru 08/31/22	Variance
<b><u>REVENUES:</u></b>				
Assessments	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$16	\$16
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$16</b>	<b>\$16</b>
<b><u>EXPENDITURES:</u></b>				
Interest Expense - 11/1	\$0	\$0	\$0	\$0
Principal Expense - 11/01 (Prepayment)	\$0	\$0	\$0	\$0
Interest Expense - 5/1	\$128,701	\$128,701	\$128,701	\$0
Principal Expense - 5/1	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$128,701</b>	<b>\$128,701</b>	<b>\$128,701</b>	<b>\$0</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
Interfund Transfer In/(Out)	\$0	\$0	(\$8)	(\$8)
Bonds Proceeds	\$0	\$0	\$363,689	\$363,689
Net Premium on Bond	\$0	\$0	\$110,790	\$110,790
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$474,470</b>	<b>\$474,470</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$128,701)</b>		<b>\$345,785</b>	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	<u>(\$128,701)</u>		<u>\$345,785</u>	

# Meadow View at Twin Creeks

## Community Development District

### Capital Projects Funds

Statement of Revenues & Expenditures

For the Period ending August 31, 2022

	Series 2016 A1/A2	Series 2018	Series 2019	Series 2020	Series 2021-PH 3B	Series 2021 - PH 4
<b>REVENUES:</b>						
Interest Income	\$0	\$0	\$0	\$1	\$1	\$204
Developer Contributions	\$0	\$0	\$0	\$0	\$839,574	\$0
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1</b>	<b>\$839,575</b>	<b>\$204</b>
<b>EXPENDITURES:</b>						
Capital Outlay	\$0	\$0	\$0	\$0	\$5,435,986	\$4,461,875
Cost of Issuance 2021 PH 3B	\$0	\$0	\$0	\$0	\$237,407	\$0
Cost of Issuance 2021 PH 4	\$0	\$0	\$0	\$0	\$0	\$120,343
Capital Outlay A1	\$0	\$0	\$0	\$0	\$0	\$0
Capital Outlay A3	\$0	\$0	\$0	\$0	\$0	\$0
Cost of Issuance A1	\$0	\$0	\$0	\$0	\$0	\$0
Cost of Issuance A2	\$0	\$0	\$0	\$0	\$0	\$0
Cost of Issuance A3	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,673,393</b>	<b>\$4,582,219</b>
<b>OTHER SOURCES/(USES)</b>						
Interfund Transfer In (Out)	\$0	\$2	\$1	\$2	\$6,239	(\$6,231)
Bonds Proceeds	\$0	\$0	\$0	\$0	\$4,828,826	\$7,251,311
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$0</b>	<b>\$2</b>	<b>\$1</b>	<b>\$2</b>	<b>\$4,835,065</b>	<b>\$7,245,080</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>	<b>\$2</b>	<b>\$1</b>	<b>\$2</b>	<b>\$1,247</b>	<b>\$2,663,065</b>
FUND BALANCE - Beginning	\$356	\$412	\$5,598	\$14,010	\$0	\$0
FUND BALANCE - Ending	\$356	\$414	\$5,599	\$14,012	\$1,247	\$2,663,065

# Meadow View at Twin Creeks

## Community Development District

### Long Term Debt Report

<b>Series 2016 A1 Special Assessment Bonds</b>	
Interest Rate:	4.5% -5.5%
Maturity Date:	11/1/47
Reserve Fund Definition:	30% of Max Annual Debt Service
Reserve Fund Requirement:	\$133,012.50
Reserve Balance:	\$133,759.12
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)
<b>Current Bonds Outstanding</b>	<b>\$6,090,000</b>

<b>Series 2018 A1 Special Assessment Bonds</b>	
Interest Rate:	4.25%-5.8%
Maturity Date:	5/1/49
Reserve Fund Definition:	30% of MADS
Reserve Fund Requirement:	\$183,765.00
Reserve Balance:	\$184,345.66
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)
<b>Current Bonds Outstanding</b>	<b>\$8,550,000</b>

<b>Series 2019 A1 Special Assessment Bonds</b>	
Interest Rate:	5.20%-5.70%
Maturity Date:	5/1/49
Reserve Fund Definition:	30% of MADS
Reserve Fund Requirement:	\$77,208.00
Reserve Balance:	\$77,585.39
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)
<b>Current Bonds Outstanding</b>	<b>\$3,505,000</b>

# Meadow View at Twin Creeks

## Community Development District

### Long Term Debt Report

<b>Series 2020 A1 Special Assessment Bonds</b>	
Interest Rate:	4.25%
Maturity Date:	5/1/26
Reserve Fund Definition:	30% of MADS
Reserve Fund Requirement:	\$34,348.13
Reserve Balance:	\$34,351.03
Bonds outstanding - 5/18/2020	\$1,685,000
Less: November 1, 2021 (Prepayment)	(\$20,000)
Less: May 1, 2022	(\$25,000)
<b>Current Bonds Outstanding</b>	<b>\$1,640,000</b>

<b>Series 2021 PH 3B Special Assessment Bonds</b>	
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
<b>Current Bonds Outstanding</b>	<b>\$5,140,000</b>

<b>Series 2021 PH 4 Special Assessment Bonds</b>	
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
<b>Current Bonds Outstanding</b>	<b>\$7,615,000</b>



*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
		-	-	-	-	-	-	-
		-	-	-	-	-	-	-
<b>TOTAL TAX ROLL RECEIPTS</b>		<b>447,050.20</b>	<b>617,625.75</b>	<b>259,492.69</b>	<b>113,980.91</b>	<b>-</b>	<b>644,889.07</b>	<b>2,083,038.63</b>

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

<b>PERCENT COLLECTED DIRECT</b>	0%	0%	0%	0%	0%	55%	55%
<b>PERCENT COLLECTED TAX ROLL</b>	101%	101%	101%	101%	0%	101%	101%
<b>PERCENT COLLECTED TOTAL</b>	101%	101%	101%	101%	0%	97%	100%

*C.*

# Meadow View at Twin Creeks Community Development District

## Check Run Summary

8/1/22 - 8/31/22

Date	Check Numbers	Amount
<b>General Fund</b>		
8/2/22	1733-1737	\$5,708.82
8/9/22	1738-1739	\$66,292.35
8/12/22	1740-1760	\$135,522.78
8/18/22	1761	\$187.50
8/22/22	1762-1764	\$15,919.12
8/23/22	1765	\$20,765.56
8/29/22	1766-1773	\$7,168.80
<b>Total Checks</b>		<b>\$251,564.93</b>
<b>Autopayments</b>		
8/1/22	TECO	\$105.48
8/2/22	Wellbeats	\$249.00
8/8/22	Florida National Gas	\$86.96
8/8/22	Republic Services	\$594.20
8/18/22	St Johns County Utility Dept	\$1,832.55
8/18/22	AT&T	\$69.55
8/22/22	Comcast	\$800.32
8/26/22	FPL	\$9,397.17
8/29/22	Wells Fargo Credit Card	\$2,571.87
<b>Total Paid Electronically</b>		<b>\$15,707.10</b>
<b>Total General Fund</b>		<b>\$267,272.03</b>

\* Fedex Invoices will be available upon request

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
8/02/22	00135	7/01/22 10928	202207 320-57200-45505	JUL POOL SERVICE	*	1,298.00	
		7/20/22 10983	202207 320-57200-45505	SPLASH PARK-CLEAN POOL	*	475.00	
							1,773.00 001733
8/02/22	00076	7/20/22 43261	202207 320-53800-45007	RPR PUMPS	*	165.00	
							165.00 001734
8/02/22	00049	6/30/22 27950	202206 320-57200-44200	MANUFACTURE &DLVR FLAGS	*	790.00	
							790.00 001735
8/02/22	00014	7/01/22 618513	202207 320-57200-45915	JUL FITNESS EQUIP LEASE	*	2,307.62	
							2,307.62 001736
8/02/22	00022	7/19/22 13129560	202207 320-57200-45506	JUL POOL CHEMICAL - POOL	*	330.00	
		7/19/22 13129560	202207 320-57200-45506	JUL PL CHEM-ACTIVITY POOL	*	343.20	
							673.20 001737
8/09/22	00099	7/28/22 CFR#37 R	202208 300-13100-10100	REQ#50 INV#23421	*	63,671.10	
							63,671.10 001738
8/09/22	00005	7/14/22 CFR#36 R	202208 300-13100-10100	REQ#47 INV#203523	*	2,621.25	
							2,621.25 001739
8/12/22	00038	7/15/22 254861	202208 320-57200-45400	AUG SECURITY MONITORING	*	110.95	
							110.95 001740
8/12/22	00135	8/01/22 11045	202208 320-57200-45505	AUG POOL MAINTENANCE	*	1,298.00	
							1,298.00 001741
8/12/22	00155	8/01/22 19-0876	202207 320-57200-45440	JUL SECURITY SERVICES	*	4,256.00	
							4,256.00 001742
8/12/22	00005	6/02/22 203009	202206 310-51300-31100	STORM WATER ANALYSIS	*	102.50	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		8/04/22 204049	202207 310-51300-31100	JUL PROFESSIONAL SRVS	*	1,790.54	
				ENGLAND THIMS & MILLER, INC			1,893.04 001743
8/12/22	00114	7/22/22 717649	202207 320-57200-45400	ADD RESIDENT AS OF 7/2022	*	32.00	
		8/01/22 718093	202208 300-15500-10000	9/1-9/30 GATE MONITORING	*	1,368.54	
				HIDDEN EYES LLC DBA			1,400.54 001744
8/12/22	00045	6/30/22 73601	202206 320-53800-45005	JUNE LAKE MAINTENANCE	*	1,769.14	
		7/31/22 74114	202207 320-53800-45005	JUL LAKE MAINTENANCE	*	1,769.14	
				FUTURE HORIZONS, INC.			3,538.28 001745
8/12/22	00001	8/01/22 88	202208 310-51300-34000	AUG MANAGEMENT FEES	*	4,134.42	
		8/01/22 88	202208 310-51300-35300	AUG WEBSITE ADMIN	*	83.33	
		8/01/22 88	202208 310-51300-35100	AUG INFORMATION TECH	*	116.67	
		8/01/22 88	202208 310-51300-31600	AUG DISSEM AGENT SERVICES	*	1,041.67	
		8/01/22 88	202208 310-51300-51000	OFFICE SUPPLIES	*	6.64	
		8/01/22 88	202208 310-51300-42000	POSTAGE	*	12.42	
		8/01/22 88	202208 310-51300-42500	COPIES	*	93.00	
		8/01/22 88	202208 310-51300-41000	TELEPHONE	*	71.97	
				GOVERNMENTAL MANAGEMENT SERVICES			5,560.12 001746
8/12/22	00049	8/10/22 27981	202208 320-57200-44200	INSTL HNG SIGN-BALANCEDUE	*	1,574.50	
				HARBINGER			1,574.50 001747
8/12/22	00146	6/21/22 JAK06220	202206 320-57200-45507	JUN JANITORIAL SERVICES	*	702.88	
		8/01/22 JAK08220	202208 320-57200-45507	AUG JANITORIAL SERVICES	*	1,522.91	
				JANI-KING OF JACKSONVILLE			2,225.79 001748
8/12/22	00126	6/21/22 2586	202205 310-51300-31500	MAY GENERAL SERVICES	*	881.50	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		7/20/22 3448	202206 310-51300-31500	JUN GENERAL SERVICES	*	2,717.50	
				KE LAW GROUP, PLLC			3,599.00 001749
8/12/22 00138		7/07/22 8504	202208 320-57200-49400	LABOR DAY MC/DJ 9/4/22	*	350.00	
		7/07/22 8504	202208 320-57200-49400	LABOR DAY MC/DJ 9/4/22	V	350.00-	
				MICHAEL A. GILBERT DBA			.00 001750
8/12/22 00022		7/28/22 13129560	202207 320-57200-45506	JUL POOL CHEMICALS	*	966.21	
				POOLSURE			966.21 001751
8/12/22 00020		7/19/22 174	202206 320-57200-45508	JUN FAC MAINT	*	1,930.88	
		7/19/22 174	202206 320-53800-45006	JUN GROUNDS MAINT	*	1,257.00	
				RIVERSIDE MANAGEMENT SERVICES			3,187.88 001753
8/12/22 00020		6/30/22 170	202206 320-57200-49400	SPCIAL EVENT ASST 6/2022	*	573.50	
		6/30/22 171	202206 320-57200-45509	PRIV EVENT ATTD 06/2022	*	534.00	
		6/30/22 172	202206 320-57200-45501	LIFEGUARD SRVCS THRU 6/22	*	10,104.19	
		8/04/22 175	202207 320-57200-49400	JUL SPECIAL EVENT ASST	*	764.00	
		8/04/22 176	202207 320-57200-45509	JUL PRIVATE EVENT ATNDT	*	716.25	
		8/04/22 177	202207 320-57200-45501	JUL LIFEGUARD SRVS	*	9,911.85	
				RIVERSIDE MANAGEMENT SERVICES			22,603.79 001754
8/12/22 00043		7/28/22 L165566	202207 320-57200-45919	TOWEL/LINEN SERVICES	*	143.40	
				SIMPLY LINEN SOLUTIONS			143.40 001755
8/12/22 00046		7/25/22 18217663	202207 320-57200-45917	JUL PEST CONTROL	*	199.50	
				TURNER PEST CONTROL LLC			199.50 001756
8/12/22 00009		3/25/22 6469942	202203 310-51300-33000	SE2019A1&A2 FY22	*	2,187.50	
		3/25/22 6469942	202203 310-51300-33000	INCIDENTAL EXPENSES	*	290.63	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		3/25/22 6469942	202203 300-15500-10000	SE2019A1&A2 FY23	*	1,562.50	
				US BANK			4,040.63 001757
8/12/22	00013	6/14/22 65120	202206 320-53800-45009	PH2 RPR IRRIG 6/6/22	*	546.38	
		6/14/22 65121	202206 320-53800-45009	PH2 INSTAL IRRIG SYSTEM	*	6,162.50	
		7/01/22 65110	202207 320-53800-45003	JUL LANDSCAPE MAINTENANCE	*	8,420.00	
		7/01/22 65111	202207 320-53800-45003	JUL LANDSCAPE MAINT BL 3A	*	9,100.00	
		7/01/22 65112	202207 320-53800-45003	PH2 JUL LANDSCAPE MAINT	*	9,011.47	
		8/01/22 65124	202208 320-53800-45003	AUG LANDSCAPE MAINT PH2 P	*	8,420.00	
		8/01/22 65125	202208 320-53800-45003	BL 3A AUG LANDSCAPE MAINT	*	9,100.00	
		8/01/22 65126	202208 320-53800-45003	PH2 AUG LANDSCAPE MAINT	*	9,011.47	
				WEST ORANGE NURSERIES, INC			59,771.82 001758
8/12/22	00142	7/20/22 11692	202207 320-57200-44207	DISINFECTANT WIPES	*	230.20	
				WIPES LLC			230.20 001759
8/12/22	00040	7/29/22 JAX40406	202207 320-53800-45004	INSTL PLANTS-APOSTLE IRIS	*	761.28	
		8/01/22 JAX41197	202208 320-53800-45003	AUG LANDSCAPE MAINTENANCE	*	17,811.85	
				YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC			18,573.13 001760
8/18/22	00147	6/17/22 10003	202208 310-51300-49000	AUG MTG RM-SPKR PHN CHRGR	*	187.50	
				RENAISSANCE			187.50 001761
8/22/22	00096	8/16/22 809	202208 320-57200-44206	HOLIDAY DECOR DEPOSIT	*	13,236.50	
				DREAM GROUP USA			13,236.50 001762
8/22/22	00116	8/11/22 9032022	202208 320-57200-49400	9/3/22 SUMMER KICKOFF	*	375.00	
				KENNETH BAXLEY			375.00 001763
8/22/22	00014	8/01/22 0618547	202208 320-57200-45915	AUG FITNESS EQUIP LEASE	*	2,307.62	
				MUNICIPAL ASSET MANAGEMENT, INC			2,307.62 001764
				MVTP MEADOW VIEW TP BPEREGRINO			



CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/23/22	00020	7/01/22	168	202207	320	57200	45504		JUL CONTRACT ADMIN	*	3,333.33		
		7/01/22	168	202207	320	57200	45500		JUL FACILITY MGT	*	5,304.50		
		8/01/22	173	202208	320	57200	45504		AUG CONTRACT ADMIN	*	3,333.33		
		8/01/22	173	202208	320	57200	45500		AUG FACILITY MGT	*	5,304.50		
		8/17/22	178	202208	320	53800	45006		JUL GROUNDS MAINT	*	805.00		
		8/17/22	178	202208	320	57200	45508		JUL AMENITY FAC MAINT	*	2,684.90		
RIVERSIDE MANAGEMENT SERVICES											20,765.56	001765	
8/29/22	00038	8/15/22	258642	202208	320	57200	45400		SECURITY MONITORING	*	110.95		
ATLANTIC SECURITY											110.95	001766	
8/29/22	00120	8/16/22	20220825	202208	320	57200	49400		8/25/22 EVENT	*	200.00		
BRANDON TOMASELLO DBA											200.00	001767	
8/29/22	00114	7/01/22	717076	202208	320	57200	45410		8/1-8/31 GATE MONITORING	*	1,352.54		
HIDDEN EYES LLC DBA											1,352.54	001768	
8/29/22	00047	8/23/22	23064	202208	310	51300	31200		ARB SE2020A FYE 5/31/22	*	600.00		
GRAU AND ASSOCIATES											600.00	001769	
8/29/22	00156	8/02/22	368971	202208	320	57200	44202		50% DEP-INSTL SPEAKER	*	3,699.96		
HI-TECH SYSTEM											3,699.96	001770	
8/29/22	00022	8/23/22	13129560	202208	320	57200	45506		AUG POOL CHEMICALS	*	673.20		
		8/23/22	13129560	202208	320	57200	45506		AUG POOL CHEM-ACTIVITY PL	*	391.05		
POOLSURE											1,064.25	001771	
8/29/22	00043	8/18/22	L165590	202208	320	57200	45919		AMENITY TOWELS/LINEN	*	145.80		
SIMPLY LINEN SOLUTIONS											145.80	001772	
8/29/22	00142	8/19/22	11972	202208	320	57200	44207		DISINFECTANT WIPES	*	345.30		
WIPES LLC											345.30	001773	
TOTAL FOR BANK A											251,564.93		

AP300R  
\*\*\* CHECK NOS. 001733-001773

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
MEADOW VIEW @ TWIN CREEKS GF  
BANK A MEADOW VIEW-GENERAL

RUN 9/07/22

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CHECK	VEND#	.....INVOICE.....	...EXPENSED TO...		VENDOR NAME	STATUS	AMOUNT	....CHECK.....
DATE		DATE INVOICE	YRMO DPT ACCT# SUB	SUBCLASS				AMOUNT #

TOTAL FOR REGISTER 251,564.93

MVTP MEADOW VIEW TP BPEREGRINO



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

<b>DATE</b> 07/01/2022	<b>PLEASE PAY</b> \$1,298.00	<b>DUE DATE</b> 07/31/2022
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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.

*125A*  
*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.

<b>TOTAL DUE</b>	<b>\$1,298.00</b>
------------------	-------------------

THANK YOU.

If you have any questions please give us a call at 904-868-4660!  
 Zach Sullivan  
 Big 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  <i>76H</i> <i>C. Adam</i> <i>Pump Repairs</i> <i>1.720.53800.45007</i>	160.00	80.00
18% APR will be applied to any invoice not paid in full within 30 days. Visa or Mastercard Accepted		<b>Total</b>	\$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.		<b>Payments/Credits</b>	\$0.00
		<b>Balance Due</b>	\$165.00



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

# INVOICE

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

<b>BILL TO:</b>	<b>JOB LOCATION:</b>
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
<p><i>4978</i></p> <p><i>C. Ann</i></p> <p><i>Repairs + Replacements</i></p> <p><i>1.320.57200.44200</i></p>						
					LESS DOWN PAYMENT:	-790.00
					PLEASE PAY THIS AMOUNT:	\$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  
131295608624

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

<b>Terms</b>	Net 20
<b>Due Date</b>	8/8/2022
<b>PO #</b>	
<b>Delivery Ticket #</b>	Sales Order #1340192
<b>Delivery Date</b>	7/15/2022
<b>Delivery Location</b>	Meadow View at Twin Creeks CDD Activity Po...
<b>Customer #</b>	13BEA030
<b>AZ License #</b>	#331721

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

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

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

Item ID	Item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	150	gal	1.65	247.50
160-050	Pool Acid bulk by Gallon	30	gal	3.19	95.70
<p><i>C. Hall</i> <i>Pool Chemicals</i> <i>1.320.57200.45506</i>  <i>22A</i></p>					

**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

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

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

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

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

Item ID	Item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	200	gal	1.65	330.00
	<i>C. Hall Pool Chemicals 1.320.57200.45506 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

# Meadow View at Twin Creeks

Community Development District

Construction Funding Request #37

July 28, 2022

Req. PAYEE

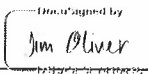
50	Duval Asphalt Beacon Lakes Convex Lane Top - Invoice #23421	\$	63,671.10
----	--	----	-----------

<b>Total Funding Request</b>	<b>\$</b>	<b>63,671.10</b>
------------------------------	-----------	------------------

Please make check payable to:

**Meadow View at Twin Creeks CDD**  
c/o GMS LLC  
475 West Town Place  
Suite 11 4  
St. Augustine FL 32092

Signature:  \_\_\_\_\_  
Chairman

Signature:  \_\_\_\_\_  
Secretary/Asst. Secretary

# Meadow View at Twin Creeks

Community Development District

Construction Funding Request #36

July 14, 2022

Req.	PAYEE		
47	ETM Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 203523 (June 2022)	<del>\$</del>	2,621.25 *
48	ETM Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 203523 (June 2022)	\$	6,263.00
49	Fastsigns Kayak Launch signage - Invoice 299-76916	\$	9,810.00
	Less: ETM Duplicate payment paid from General Fund for Storm Water Analysis Req #28	\$	(4,804.00)
	Less: ETM GF expense for Storm Water Analysis Req #44	\$	(102.50)
<b>Total Funding Request</b>		<b>\$</b>	<b>13,787.75</b>

Please make check payable to:

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

DocuSigned by:  
  
 Signature: \_\_\_\_\_ Chairman/Vice Chairman

DocuSigned by:  
  
 Signature: \_\_\_\_\_ Secretary/Asst. Secretary



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

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

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

**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.:**

38A

1.320.572.454

**Description**

Meadow View @ Twin Creeks

**Security Monitoring**

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

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

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

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

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

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



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

INVOICE NO. 254861



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



**Mail**

*Detach this section and mail check to:*

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

Credit Card No.

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

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

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

*C. Acun*  
*Pool Maintenance*  
*1.320.57200.45505*  
*135A*

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

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
<b>Total Labor</b>			<b>102.50</b>

	Current	Prior	To-Date
Total Billings	102.50	5,162.75	5,265.25
Contract Limit			10,000.00
Remaining			4,734.75
<b>Total this Task</b>			<b>\$102.50</b>

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
<b>Total</b>		<b>358.75</b>

SA  
 1,310,523.311  
 May



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

5A  
 1.310.513.311  
 July

**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
Adminstrative 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
	<b>Total Labor</b>			<b>1,665.50</b>

**Expenses**

Mileage				108.73
	<b>Total Expenses</b>		<b>1.15 times</b>	<b>108.73</b>

**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 904-642-8990 • fax 904-646-9485  
 CA-00002584 LC-00000316

**Envera**

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

<h1>Invoice</h1>	
Invoice Number <b>717649</b>	Date <b>07/22/2022</b>
Customer Number <b>300380</b>	Due Date <b>09/01/2022</b>

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
1.00	Meadow View at Twin Creeks CDD - 850 Beacon Lake Pkwy, Saint Augustine, FL Add Res as of 6/30/22 07/01/2022 - 08/31/2022	2.00	\$16.00	\$32.00
			<b>Subtotal:</b>	<b>\$32.00</b>
	<b>Tax</b>			\$0.00
	<b>Payments/Credits Applied</b>			\$0.00
			<b>Invoice Balance Due:</b>	<b>\$32.00</b>

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

1.320.572.454 RECEIVED  
114A 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

<h1>Invoice</h1>	
Invoice Number <b>717649</b>	Date <b>07/22/2022</b>
Customer Number <b>300380</b>	Due Date <b>09/01/2022</b>

Net Due: \$32.00

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

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

REMIT TO:

Envera  
PO Box 2086  
Hicksville, NY 11802

**Envera**

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

<h1>Invoice</h1>	
Invoice Number <b>718093</b>	Date <b>08/01/2022</b>
Customer Number <b>300380</b>	Due Date <b>09/01/2022</b>

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
			<b>Subtotal:</b>	<b>\$1368.54</b>
	Tax			\$0.00
	Payments/Credits Applied			\$0.00
			<b>Invoice Balance Due:</b>	<b>\$1368.54</b>

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. Afan*  
*Security*  
*1,320.57200, 45400*  
*114A*

<h1>Invoice</h1>	
Invoice Number <b>718093</b>	Date <b>08/01/2022</b>
Customer Number <b>300380</b>	Due Date <b>09/01/2022</b>

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

# INVOICE

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

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

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

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

<b>Customer ID</b>	<b>Customer PO</b>	<b>Payment Terms</b>	
Beacon02	Per Contract	Net 30 Days	
<b>Sales Rep ID</b>	<b>Shipping Method</b>	<b>Ship Date</b>	<b>Due Date</b>
	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

*C. Hall 45A  
 Lake Maint.  
 1.320.53800.45005*

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

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

**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

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

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

<b>Customer ID</b>	<b>Customer PO</b>	<b>Payment Terms</b>	
Beacon02	Per Contract	Net 30 Days	
<b>Sales Rep ID</b>	<b>Shipping Method</b>	<b>Ship Date</b>	<b>Due Date</b>
	Hand Deliver		0/30/22

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>45A                      C. Hou                      Lake Maint.                      1.320.53800.45005</p>				
<b>Subtotal</b>				1,769.14
<b>Sales Tax</b>				
<b>Total Invoice Amount</b>				1,769.14
<b>Payment/Credit Applied</b>				
<b>TOTAL</b>				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		4,134.42	4,134.42
Website Administration - August 2022		83.33	83.33
Information Technology - August 2022		116.67	116.67
Dissemination Agent Services - August 2022		1,041.67	1,041.67
Office Supplies		6.64	6.64
Postage		12.42	12.42
Copies		93.00	93.00
Telephone		71.97	71.97
<b>Total</b>			<b>\$5,560.12</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$5,560.12</b>

11A

340

353

351

316

570

420

425

1,310.573, 410



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

49A  
 GF 1320572442

<b>BILL TO:</b>	<b>JOB LOCATION:</b>
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
LESS DOWN PAYMENT:						-1,574.50
PLEASE PAY THIS AMOUNT:						\$1,574.50





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  14612 1.320.572.45507 Amenity - Janitorial June				\$702.88	\$702.88
					<b>Amount of Sale</b>	\$702.88
					<b>Sales Tax</b>	\$0.00
					<b>Total</b>	\$702.88
<p>Make All Checks Payable to:            JANI-KING OF JACKSONVILLE</p>						



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

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

**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
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  <i>1460 AUG July Janit contract</i>				\$1,522.91	\$1,522.91
					<b>Amount of Sale</b>	\$1,522.91
					<b>Sales Tax</b>	\$0.00
					<b>Total</b>	\$1,522.91

Make All Checks Payable to:  
 JANI-KING OF JACKSONVILLE



# 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**

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

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

1. 310.573.315  
126A  
\$2,717.50

### MVTCDD-01

### Meadow View at Twin Creeks CDD - General

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
<b>Total</b>						<b>\$2,717.50</b>

## 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
			<b>Outstanding Balance</b>	<b>\$3,599.00</b>
			<b>Total Amount Outstanding</b>	<b>\$3,599.00</b>

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

Please pay within 30 days.



Invoice

Date **7/28/2022**  
 Invoice # **131295608841**

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

<b>Terms</b>	Net 20
<b>Due Date</b>	8/17/2022
<b>PO #</b>	
<b>Delivery Ticket #</b>	Sales Order #1340458
<b>Delivery Date</b>	7/28/2022
<b>Delivery Location</b>	Meadow View at Twin Creeks CDD Pool (Beac...
<b>Customer #</b>	13BEA030
<b>AZ License #</b>	#331721
<b>Ship To</b>	Meadow View at Twin Creeks CDD 755 Cr-210 W St Johns FL 32259

<b>Bill To</b>
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	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. Adell</i> <i>Pool Chemicals</i> <i>1.320.57200.45506</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
<i>Amenity Facility Maint.</i>			
<i>1,320.57200.45508</i>			
<i>\$ 1930.88</i>			
<i>Grounds Maint.</i>			
<i>1,320.53800.45006</i>			
<i>\$1257.00</i>			
<i>WJA</i>			

<b>Total</b>	<b>\$3,187.88</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$3,187.88</b>

*7/27/22*

**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

**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

**MAINTENANCE BILLABLE PURCHASES**

Period Ending 07/05/22

**DISTRICT**  
**MEADOWVIEW**  
**AT TWIN CREEKS CDD**  
**(MVTC)**

<b><u>DATE</u></b>	<b><u>SUPPLIES</u></b>	<b><u>PRICE</u></b>	<b><u>EMPLOYEE</u></b>
6/29/22	5/8 x 10' Hose	11.99	C.H.
6/29/22	5/8 x 1/2 Hose Barb (4)	24.24	C.H.
6/29/22	1/2 x 1 1/4 Hose Clamps (8)	17.02	C.H.

**TOTAL** \$53.26

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

# Invoice

Invoice #: 170  
Invoice Date: 6/30/2022  
Due Date: 6/30/2022  
Case:  
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Special Event Assistant through June 2022 1.320.57200.49400  20A,  Jury Lambert 7-7-22	22.94	25.00	573.50

**Total** \$573.50

**Payments/Credits** \$0.00

**Balance Due** \$573.50

MVTC CDD

SPECIAL EVENT ASSISTANT INVOICE DETAIL

<b>Quantity</b>	<b>Description</b>	<b>Rate</b>	<b>Amount</b>
22.94	Special Event Assistant Covers June 2022	\$ 25.00	\$ 573.50
	TOTAL DUE:		<u>\$ 573.50</u>

Special Event Assistant 1.320.57200.49400

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/2/22	3	T.W.	Special Event - Bingo
6/3/22	4	D.L.	Special Event - Summer Kick Off
6/3/22	4	C.H.	Special Event - Summer Kick Off
6/3/22	1.34	J.A.	Special Event - Food Truck Friday
6/10/22	2	M.S.	Special Event - Food Truck Friday & Movie Night
6/15/22	2.5	C.H.	Special Event - Chef Demo
6/17/22	3.02	M.S.	Special Event - Food Truck Friday
6/24/22	3.08	M.S.	Special Event - Food Truck Friday
<b>TOTAL</b>	<u>22.94</u>		

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

# Invoice

Invoice #: 171  
Invoice Date: 6/30/2022  
Due Date: 6/30/2022  
Case:  
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Private Event Attendant through June 2022 1.320.57200.45509  20A	21.36	25.00	534.00

*Jerry Lambert*  
7-7-22

<b>Total</b>	<b>\$534.00</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$534.00</b>



MVTC CDD

PRIVATE EVENT ATTENDANT INVOICE DETAIL

<b>Quantity</b>	<b>Description</b>	<b>Rate</b>	<b>Amount</b>
21.36	Private Event Attendant Covers June 2022	\$ 25.00	\$ 534.00
	TOTAL DUE:		<u>\$ 534.00</u>

Private Event Attendant 1.320.57200.45509

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/10/22	3.32	M.S.	Private Event Attendant - Shiv
6/11/22	3.02	E.W.	Private Event Attendant - Stickney
6/12/22	4.02	E.W.	Private Event Attendant - Paparelli
6/18/22	4	E.W.	Private Event Attendant - Parker
6/25/22	4	E.W.	Private Event Attendant - Shaffer
6/26/22	3	E.W.	Private Event Attendant - Pike
<b>TOTAL</b>	<u>21.36</u>		

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

# Invoice

Invoice #: 172  
Invoice Date: 6/30/2022  
Due Date: 6/30/2022  
Case:  
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Lifeguard Services through June 2022 1.320.57200.45501	585.75	17.25	10,104.19
20A			
<i>Jerry Lambert</i> 7-7-22			

**Total** \$10,104.19

**Payments/Credits** \$0.00

**Balance Due** \$10,104.19

MVTC CDD  
LIFEGUARD INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
585.75	Lifeguard Servlces	\$ 17.25	\$ 10,104.19
	Covers June 2022		
	TOTAL DUE:		<u>\$ 10,104.19</u>
	LIFEGUARDS #1.320.57200.45501		

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/3/22	6.73	J.A.	Lifeguarding
6/3/22	5.25	H.A.	Lifeguarding
6/3/22	6.23	G.V.	Lifeguarding
6/4/22	4.13	J.A.	Lifeguarding
6/4/22	6.67	H.A.	Lifeguarding
6/4/22	3.85	J.H.	Lifeguarding
6/4/22	4.22	C.V.	Lifeguarding
6/5/22	6.8	J.A.	Lifeguarding
6/5/22	6.8	H.A.	Lifeguarding
6/5/22	4.13	C.V.	Lifeguarding
6/5/22	2.47	J.H.	Lifeguarding
6/6/22	6.55	G.V.	Lifeguarding
6/6/22	6.42	M.L.	Lifeguarding
6/6/22	6.48	C.V.	Lifeguarding
6/6/22	4.17	J.P.	Lifeguarding
6/7/22	6.9	M.S.	Lifeguarding
6/7/22	6.35	M.L.	Lifeguarding
6/7/22	6.55	J.P.	Lifeguarding
6/8/22	6.9	M.S.	Lifeguarding
6/8/22	6.58	G.V.	Lifeguarding
6/8/22	5.6	C.V.	Lifeguarding
6/9/22	6.78	J.A.	Lifeguarding
6/9/22	4.87	H.A.	Lifeguarding
6/9/22	6.75	M.S.	Lifeguarding
6/9/22	3.92	M.L.	Lifeguarding
6/10/22	6.28	J.A.	Lifeguarding
6/10/22	6.38	M.L.	Lifeguarding
6/10/22	5.75	S.T.	Lifeguarding
6/10/22	4.1	J.P.	Lifeguarding
6/11/22	5.17	J.A.	Lifeguarding
6/11/22	5.25	H.A.	Lifeguarding
6/11/22	5.35	M.S.	Lifeguarding
6/11/22	3.63	J.P.	Lifeguarding
6/12/22	6.73	J.A.	Lifeguarding
6/12/22	6.73	H.A.	Lifeguarding
6/12/22	6.53	G.V.	Lifeguarding
6/12/22	6.72	S.T.	Lifeguarding
6/13/22	6.5	G.V.	Lifeguarding
6/13/22	6.7	S.T.	Lifeguarding
6/13/22	6.52	C.V.	Lifeguarding
6/13/22	4.78	M.L.	Lifeguarding
6/14/22	6.52	J.A.	Lifeguarding
6/14/22	6.52	H.A.	Lifeguarding
6/14/22	5.75	M.L.	Lifeguarding
6/14/22	4.03	J.P.	Lifeguarding
6/15/22	6.87	M.S.	Lifeguarding
6/15/22	6.57	G.V.	Lifeguarding
6/15/22	6.58	C.V.	Lifeguarding
6/16/22	6.83	J.A.	Lifeguarding
6/16/22	6.8	H.A.	Lifeguarding
6/16/22	6.68	M.S.	Lifeguarding
6/16/22	3.98	M.L.	Lifeguarding
6/17/22	6.75	J.A.	Lifeguarding
6/17/22	3.85	H.A.	Lifeguarding
6/17/22	6.6	M.L.	Lifeguarding
6/17/22	4.03	M.S.	Lifeguarding
6/18/22	6.67	J.A.	Lifeguarding
6/18/22	6.67	H.A.	Lifeguarding
6/18/22	6.37	G.V.	Lifeguarding
6/18/22	6.45	C.V.	Lifeguarding
6/19/22	6.43	J.A.	Lifeguarding

6/19/22	6.42	H.A.	Lifeguarding
6/19/22	6.4	M.S.	Lifeguarding
6/20/22	6.48	G.V.	Lifeguarding
6/20/22	6.52	M.L.	Lifeguarding
6/20/22	4.5	C.V.	Lifeguarding
6/20/22	5	S.T.	Lifeguarding
6/21/22	6.73	J.A.	Lifeguarding
6/21/22	6.6	M.L.	Lifeguarding
6/21/22	6.5	J.P.	Lifeguarding
6/22/22	6.78	J.A.	Lifeguarding
6/22/22	6.82	H.A.	Lifeguarding
6/22/22	6.48	G.V.	Lifeguarding
6/22/22	5.78	C.V.	Lifeguarding
6/23/22	6.73	M.S.	Lifeguarding
6/23/22	5.22	S.T.	Lifeguarding
6/23/22	6.58	J.P.	Lifeguarding
6/24/22	6.77	J.A.	Lifeguarding
6/24/22	6.5	C.V.	Lifeguarding
6/24/22	4	M.S.	Lifeguarding
6/25/22	6.73	J.A.	Lifeguarding
6/25/22	6.52	C.V.	Lifeguarding
6/25/22	3	E.W.	Lifeguarding
6/26/22	6.83	J.A.	Lifeguarding
6/26/22	6.9	H.A.	Lifeguarding
6/26/22	6.73	S.T.	Lifeguarding
6/27/22	3.33	J.A.	Lifeguarding
6/27/22	3.1	G.V.	Lifeguarding
6/27/22	3.12	C.V.	Lifeguarding
6/27/22	2	J.L.	Lifeguarding
6/28/22	6.65	J.A.	Lifeguarding
6/28/22	4.17	G.V.	Lifeguarding
6/28/22	6.52	C.V.	Lifeguarding
6/28/22	6.57	J.L.	Lifeguarding
6/29/22	6.48	G.V.	Lifeguarding
6/29/22	6.77	H.A.	Lifeguarding
6/29/22	3.97	C.V.	Lifeguarding
6/29/22	6.38	J.L.	Lifeguarding
6/30/22	6.75	J.A.	Lifeguarding
6/30/22	6.35	G.V.	Lifeguarding
6/30/22	3.9	C.V.	Lifeguarding

<b>TOTAL</b>	<u>585.75</u>
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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  <i>1.320.572.494</i> <i>20A</i>  <i>Jerry Lambert</i> <i>8-5-22</i>	30.56	25.00	764.00

<b>Total</b>	<b>\$764.00</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$764.00</b>

✓

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
<b>TOTAL</b>	<u>30.56</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  <i>20A</i> <i>1.320.572.45309</i>  <i>Jerry Lambert</i> <i>8-5-22</i>	28.65	25.00	716.25

**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
<i>20A</i> <i>1,320-572.45501</i>			
<i>Jerry Lambert</i> <i>8-5-22</i>			

**Total** \$9,911.85

**Payments/Credits** \$0.00

**Balance Due** \$9,911.85

**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**

<b>Date</b>	<b>Hours</b>	<b>Employee</b>	<b>Description</b>
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

<b>TOTAL</b>	<u><u>574.6</u></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: <u>BEACON LEE</u>				INVOICE NUMBER <u>L 165566</u>				DATE <u>7/28/22</u>	TYPE <u>COG</u>	CONTRACT DATE	
Meadowview @ Twin Lakes								<u>115</u>	<u>—</u>	<u>1X or 20W</u>	<u>✓</u>
M	T	W	<u>(TH)</u>	F	S	SU	PO#	PMT TERMS	TAX	FREQ.	ROUTE
ITEM DESCRIPTION	COLOR	ADDITIONAL INFO	SPR %	DATE: QUANT.	DATE: QUANT.	DATE: <u>7/14</u> QUANT.	DATE: <u>7/28</u> QUANT.	UNIT PRICE	TOTAL AMOUNT	ADJ AMOUNT	
LAUNDRY SERVICE											
Hand Towels						<u>47</u>	<u>18</u>	<u>.20</u>	<u>13.00</u>		
Pool ↓						<u>67</u>	<u>37</u>	<u>.60</u>	<u>42.40</u>		
MATS 2X3								<u>5.00</u>			
4x6							<u>2</u>	<u>5.75</u>	<u>11.50</u>		
CART						<u>1</u>	<u>1</u>	<u>2.75</u>	<u>5.50</u>		
WRAP/PACKAGING						<u>1</u>	<u>1</u>	<u>5.00</u>	<u>10.00</u>		
SERVICE / DELIVERY						<u>1</u>	<u>1</u>	<u>14.50</u>	<u>29.00</u>		
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	<u>119.90</u>	<u>131.40</u>	
Delivery Received by: <u>[Signature]</u> Signature of Customer Date: <u>7/28/22</u>								SURCHARGES	<u>12.00</u>	<u>12.00</u>	
STRICTLY PROHIBITED LAUNDERING OR LENDING OF SUPPLIER-OWNED GOODS.								TAX	<u>—</u>		
								TOTAL	<u>131.90</u>	<u>143.40</u>	

43A

1.320.57200.45919 -  
 amenity-towel/linen service



PAYMENT ADDRESS:  
 Turner Pest Control LLC - P.O. Box 952503 • Atlanta, Georgia 31192-2503  
 904-355-5369 • Fax: 904-353-1459 • Toll Free: 800-225-5305 • turnerpest.com

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

**Service Slip/Invoice**

INVOICE: 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	09:55 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
		<b>SUBTOTAL</b> \$199.50
		<b>TAX</b> \$0.00
		<b>AMT. PAID</b> \$0.00
		<b>TOTAL</b> \$199.50
		<b>AMOUNT DUE</b> \$199.50

*C. Hall 46A  
 Pest Control  
 1. 320. 57200. 45917*

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE



Corporate Trust Services  
 EP-MN-WN3L  
 60 Livingston Ave.  
 "Copy of 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
<b>Subtotal Administration Fees - In Advance 03/01/2022 - 02/28/2023</b>				<b>\$3,750.00</b>
Incidental Expenses	3,750.00	0.0775		\$290.63
<b>Subtotal Incidental Expenses</b>				<b>\$290.63</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$4,040.63</b>

1.310 .513330

QA



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. Haul* *V3A*  
*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  
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. Faul*  
*Landscape Maint.*  
*1.320.53800, 45003*

*V31A*



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**

*C. Han* 13A  
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. 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  
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. 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  
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
<hr/>	
BALANCE DUE	<b>\$230.20</b>

142A

1,320.572.44207



**YELLOWSTONE**  
LANDSCAPING

**INVOICE**

INVOICE #	INVOICE DATE
JAX 404065	7/29/2022
TERMS	PO NUMBER
Net 30	

**Bill To:**

Meadow View at Twin Creeks CDD  
c/o GMS-NF, LLC  
475 West Town PI  
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:** August 28, 2022

**Invoice Amount:** \$761.28

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

**Invoice Total** \$761.28

40A

*C. Hall*  
*Landscaping Contingency*  
*1.320.53800.45004*

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



# YELLOWSTONE

LANDSCAPE MAINTENANCE

## INVOICE

INVOICE #	INVOICE DATE
JAX 411976	8/1/2022
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:** 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. Axell  
 Landscape Maint.  
 1.320.53800.45003

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



**RENAISSANCE®**  
 WORLD GOLF VILLAGE RESORT  
 ST AUGUSTINE

500 S Legacy Trail  
 St Augustine, FL 32092  
 (904) 940-8604 fax (904) 940-8008

Invoice 10003

**INVOICE** =

**Customer**

Event Meadow View at Twin Creeks CDD Meeting  
 Attn Courtney Hogge  
 Phone (865) 238-2622

Date 6/17/2022

Qty	Description	Valued At	Charged
1	Speaker Phone	\$150.00	\$150.00
	25% Taxable Service Charge	\$37.50	\$37.50
	147A 001.310.51300.49000		
	Tax Exempt 85-801712617C-7		
<b>SUB-TOTAL</b>			\$187.50
<b>Amount Due</b>			\$187.50

**Payment Details**

Direct Bill  
 Check  
 Credit Card

Name \_\_\_\_\_  
 CC # \_\_\_\_\_ Expires \_\_\_\_\_







# 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**  
*\$ 13,236.50*  
*50% Dep.*  
 Approved

**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

*Holiday Decor Dep.*  
*1.320.572.44206*  
*96A*

**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

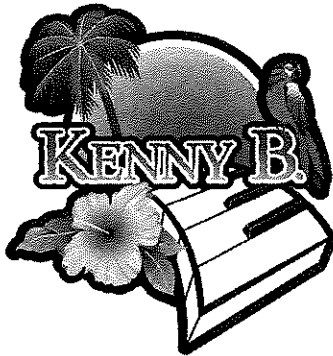
**Accepted payment methods**

Credit Card, Check, Cash

Accepting Mobile Payments

**Message**

Thank you for your business.



August 11, 2022

**Invoice #09032022**

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

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

Date of Service: September 3<sup>rd</sup>, 2022 (Saturday)

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

12 pm – 3 pm

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

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

1.320.572.4944  
116A

Approved 8/12/2022  
Denise Powers  
Special Events: 1.320.57200.49400

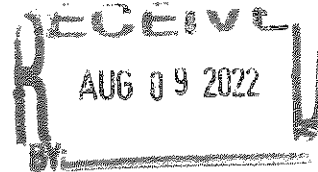
# Municipal Asset Management, Inc.

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

# INVOICE

**INVOICE NO:** 0618547  
**DATE:** 8/1/2022

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



DUE DATE	RENTAL PERIOD
9/7/2022	

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

*1,320.57200.45915  
14A*

**TOTAL DUE**

**\$2,307.62**

Please detach coupon and return with check payable to MUNICIPAL ASSET MANAGEMENT, INC. and remit to address above.

If you have any questions concerning this invoice,  
call: Municipal Asset Management, Paul Collings, (303) 273-9494.

THANK YOU FOR YOUR BUSINESS!

Invoice #	Due Date	Total Due	Amount Enclosed
0618547	9/7/2022	\$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

**Riverside Management Services, Inc**

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

**Invoice**

Invoice #: 168  
 Invoice Date: 7/1/2022  
 Due Date: 7/1/2022  
 Case:  
 P.O. Number:

**Bill To:**

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

Description	Hours/Qty	Rate	Amount
1.320.67200.45504 - Contract Administration - July 2022		3,333.33	3,333.33
1.320.57200.45500 - Facility Management - Meadow View - July 2022		5,304.50	5,304.50
20A			
<i>Jerry Lambert</i>			
7-7-22			

**Total** \$8,637.83

**Payments/Credits** \$0.00

**Balance Due** \$8,637.83

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

# Invoice

Invoice #: 173  
Invoice Date: 8/1/2022  
Due Date: 8/1/2022  
Case:  
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
1.320.57200.45504 - Contract Administration - August 2022		3,333.33	3,333.33
1.320.57200.45500 - Facility Management - Meadow View - August 2022		5,304.50	5,304.50

20A

*Jerry Lambert*  
8-1-22

<b>Total</b>	<b>\$8,637.83</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$8,637.83</b>

Riverside Management Services, Inc  
 Jacksonville, FL 32257  
 9655 Florida Mining Blvd. W.

# Invoice

Invoice #: 178  
 Invoice Date: 8/17/2022  
 Due Date: 8/17/2022  
 Case:  
 P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance July 1 - July 31, 2022		3,370.44	3,370.44
Maintenance Supplies		119.46	119.46
<p><i>Check 8/17/22</i>  <i>Grounds Maint. - \$ 805.00</i>  <i>1,320.53800.45006</i>  <i>Amenity Facility Maint. - \$ 2684.90</i>  <i>1,320.57200.45508</i></p> <p><i>20A</i></p> <p><i>Jerry Lambert</i>  <i>8-18-22</i></p>			
<b>Total</b>			<b>\$3,489.90</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$3,489.90</b>



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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/1/22	1.5	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
7/5/22	8	J.S.	Took down all 4th of July decorations, straightened and organized all pool deck furniture, removed everything off of air handlers, blew leaves and debris off pool deck and sports complex, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, 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
7/6/22	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
7/7/22	8	J.S.	Removed spider webs by fireplace, sprayed for spiders on back porch of amenity center, put ant killer down on event field and soccer field, replaced one flag and zip tied four flags, hung pictures in fitness center, 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
7/8/22	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
7/11/22	2	K.B.	Removed debris around amenity center and parking lot, checked and changed all trash receptacles, straightened and organized all pool deck furniture, wiped down tables at amenity center
7/12/22	8	J.S.	Pressure washed back patio and sprayed for spiders, sprayed weeds on back side of retaining wall, straightened and organized all pool deck furniture, re-zip tied two windscreens on tennis courts, 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
7/13/22	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
7/14/22	8	J.S.	Touch up paint in social hall, installed tie back on curtain in movie room, put flags up on front entrance way, put ant killer down on pool deck, 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
7/15/22	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
7/18/22	2	K.B.	Removed debris around amenity center and parking lot, checked and changed all trash receptacles, straightened and organized all pool deck furniture, wiped down tables at amenity center
7/19/22	9.73	J.S.	Pressure washed front entrance way and sprayed for spiders, cleaned out two drains on pool deck, changed two lightbulbs on croquet field, assisted to pull out three signs and flags, 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
7/21/22	8	J.S.	Rehung blown down windscreens on tennis courts, fixed closet door in office, removed all black rings from croquet field lights, 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
7/22/22	1.5	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
7/25/22	2	P.S.	Removed pad locks from water slides, removed debris around pool area and amenity center, checked and changed trash receptacles as needed

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/26/22	8	J.S.	Straightened and organized all pool deck furniture, pulled weeds from inside the tennis courts, re-zip tied fallen windscreen on tennis court, put ant killer down on event field and soccer field, 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
7/27/22	1.5	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
7/28/22	8	P.S.	Secured rail behind tennis court, repaired inner right side dog park latch, attempted to adjust other latch, replaced broken flood light, installed soap dispenser in men's room, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
7/29/22	1.5	K.B.	Removed debris around amenity center and parking lot, checked and changed all trash receptacles, straightened and organized all pool deck furniture, wiped down tables at amenity center
7/29/22	8	P.S.	Secured door closer and caulked split wood, repaired fencing panel near pool, straightened out bent stop sign, hung pictures in fitness center
<b>TOTAL</b>	<u>93.73</u>		
<b>MILES</b>	<u>202</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

**MAINTENANCE BILLABLE PURCHASES**

Period Ending 08/05/22

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
MEADOWVIEW AT TWIN CREEKS CDD (MUTC)	7/21/22	Hex Nut 1/4" 25pk (2)	16.61	J.S.
	7/21/22	Flat Washers 1/4" 25pk (3)	19.39	J.S.
	7/21/22	6-1/2" Locking Pliers	6.87	J.S.
	7/21/22	3/8 Drive 7/16 Deepwell	4.57	J.S.
	7/21/22	Ratchet 3/8 Roundhead	17.22	J.S.
	7/21/22	Bucket	5.73	J.S.
	7/21/22	1/4" Bolt (18)	39.12	J.S.
	7/21/22	3pc Socket Driver Set	9.97	J.S.
		<b>TOTAL</b>	<b><u>\$119.46</u></b>	



**SMARTHOME.BIZ**  
SMART HOME SPECIALISTS

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

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

PLEASE PAY BY	AMOUNT	INVOICE DATE
09/05/2022	\$110.95	08/15/2022

**INVOICE NO. 258642**

**Site:** 850 Beacon Lakes Pkwy St  
Augustine  
**Site Address:** 850 Beacon Lakes Pkwy  
St Augustine FL 32092  
**Period:** 09/01/2022 to 09/30/2022  
**Recurring No.:** 4197  
**Job Name:**  
**Order No.:**

381A  
1.320.57200.45400  
security monitoring  
Approved

**Description**  
Meadow View @ Twin Creeks

**Monthly Security Monitoring**

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

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

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

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

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

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



**SMARTHOME.BIZ**  
SMART HOME SPECIALISTS

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

PLEASE PAY BY	AMOUNT	INVOICE DATE
09/05/2022	\$110.95	08/15/2022

**INVOICE NO. 258642**

### How To Pay

INVOICE NO. 258642



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



**Mail**

*Detach this section and mail check to:*

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

Credit Card No.

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

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

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

**DUE DATE:** 09/05/2022      **AMOUNT DUE:** \$110.95

**Please Reference: 258642**



Trivia Night Live

INVOICE

8343 Princeton Square Blvd. E.  
Apt 408  
Jacksonville, FL 32256  
(813) 843-7883  
[brandon@trivianightlive.net](mailto:brandon@trivianightlive.net)

INVOICE NO. 20220825

DATE August 16, 2022

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

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
Brandon Tomasello	Trivia Show	2 hours	8/25/22

DATE	DESCRIPTION	UNIT PRICE	LINE TOTAL
8/25/22	Thursday Evening event		\$ 200.00
	performed by John Haynes		

SUBTOTAL	\$ 200.00
SALES TAX	
TOTAL	\$ 200.00

Make all checks payable to Trivia Night Live

1.320.572.494

120A

**Envera**

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

**Invoice**

Invoice Number <b>717076</b>	Date <b>07/01/2022</b>
Customer Number <b>300380</b>	Due Date <b>08/01/2022</b>

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Meadow View at Twin Creeks CDD	300380		07/01/2022	08/01/2022

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 08/01/2022 - 08/31/2022	1.00	\$500.00	\$500.00
1.00	Data Management 08/01/2022 - 08/31/2022	1.00	\$150.00	\$150.00
1.00	Service & Maintenance 08/01/2022 - 08/31/2022	1.00	\$334.54	\$334.54
1.00	Virtual Gate Guard Monitoring 08/01/2022 - 08/31/2022	1.00	\$368.00	\$368.00
<b>Subtotal:</b>				<b>\$1352.54</b>
Tax				\$0.00
Payments/Credits Applied				\$0.00
<b>Invoice Balance Due:</b>				<b>\$1352.54</b>

**RECEIVED**

AUG 25 2022

114A

1,320.572.45410

Gate Monitoring

Date	Invoice #	Description	Amount	Balance Due
7/1/2022	717076	Alarm Monitoring Services	\$1352.54	\$1352.54

**Envera**

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

**Invoice**

Invoice Number <b>717076</b>	Date <b>07/01/2022</b>
Customer Number <b>300380</b>	Due Date <b>08/01/2022</b>

**Net Due: \$1,352.54**

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

# 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. 23064  
Date 08/23/2022

SERVICE	AMOUNT
<b>Project: Arbitrage - Series 2020A FYE 5/31/22</b>	
<b>Arbitrage Services</b>	
Arbitrage	
Arbitrage	
Arbitrage	
Arbitrage	
	\$ <u>600.00</u>
<b>Subtotal:</b>	<u>600.00</u>
Total	600.00
Current Amount Due	\$ <u>600.00</u>

47A  
1,310.53.312.

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

Payment due upon receipt.





Tallahassee, FL 32308  
2498 Centerville Rd.

**Invoice**

Invoice #: 368971  
Invoice Date: 08/02/2022  
Completed: 08/02/2022  
Terms: Due On Receipt  
Bid#: 0  
Job: 5973-1  
475 West Town Place

**Bill to:**

Meadow View at Twin Creeks CDD  
475 West Town Place  
Suite 114  
Saint Augustine, FL 32092  
[Click Here to Pay Online!](#)

**HiTechFlorida.com**

Description	Qty	Rate	Amount
<i>Beacon Lake - 850 Beacon Lake Pkwy, St Augustine, FL</i>			
Job Installation	8.00	\$105.00	840.00
Episode 70V IP-Enabled Amplifier 300W x 2 Channe	2.00	\$1,499.99	2,999.98
Episode Landscape Series 360 Speaker Each	7.00	\$499.99	3,499.93
Sales Tax		7.50%	550.49
<p>156A</p> <p>GF</p> <p>AM</p> <p>1320.570.44202</p>			

Tech Resolution Note:

distributed audio

{Branch\_Message\_2}

To review or pay your account online, please visit our online bill payment portal at Hi-Tech Customer Portal. You will need your customer number and billing zip code to create a new login.

**Support@hitechflorida.com**  
**Office: 850-385-7649**

<b>Total</b>	\$7,890.40
<b>Payments</b>	\$-550.49
<b>Balance Due</b>	\$7,339.91

30% Deposit \$ 3,699.96

Customer ID: 12074    A/R Account: 100110    Tax Group: FL Leon

Category: 5 - (New)

**Invoice # 368971**

Meadow View at Twin Creeks COO  
 475 West Town Place  
 Suite 114  
 Saint Augustine, FL 32092

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

Invoice Date: 8/21/2022    Aging Date: 8/21/2022

Branch: Tallahassee    P.O. Number: 0

Warehouse:    Item:    DOR:    Job #:

Invoice Type:    Job: 59771-1

Salesperson:    Workman

Items: 6840.00    Bal: 56,499.91

Part	Description	Exempt	Qty	Unit Rate	Amount
ESA-70V2CH-300W	Episode 70V JP-Enabled Amplifier 300W x 2 Channel	<input type="checkbox"/>	2	1,499.99	2,999.98
ES-AW-360-6-BSN	Episode Landscape Series 360 Speaker Each	<input type="checkbox"/>	7	499.99	3,499.93

Sub Total	7,339.91
Tax	530.49
<b>Total</b>	<b>7,870.40</b>
Balance Due	7,339.91

Description: Installation Services

Contact:    Sent to becommwares@mint.com on 8/24/2022

Memo: Distributed audio. Customer is going to write a check for the 50% deposit amount of \$3,695.96. Sean Sullivan 08/24/2022

Add to Print Queue     Add to Email Queue  
 Invoice List     EFT     Save     Close



**Invoice**

Date  
Invoice #

8/23/2022  
131295609515

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

<b>Terms</b>	Net 20
<b>Due Date</b>	9/12/2022
<b>PO #</b>	
<b>Delivery Ticket #</b>	Sales Order #1340781
<b>Delivery Date</b>	8/18/2022
<b>Delivery Location</b>	Meadow View at Twin Creeks CDD Pool (Beac...
<b>Customer #</b>	13BEA030
<b>AZ License #</b>	#331721
<b>Ship To</b>	Meadow View at Twin Creeks CDD 755 Cr-210 W St Johns FL 32259

**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	350	gal	1.65	577.50
160-050	Pool Acid bulk by Gallon	30	gal	3.19	95.70
	1.320.57200.45506 22A Aug Amenity-Pool Chemicals				

**Subtotal** 673.20  
**Shipping Cost (FEDEX GROUND)** 0.00  
**Total** 673.20  
**Amount Due** \$673.20

**Remittance Slip**

**Customer**  
13BEA030  
**Invoice #**  
131295609515

**Amount Due** \$673.20

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

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



131295609515



Invoice

Date  
Invoice #

8/23/2022  
131295609519

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

<b>Terms</b>	Net 20
<b>Due Date</b>	9/12/2022
<b>PO #</b>	
<b>Delivery Ticket #</b>	Sales Order #1340780
<b>Delivery Date</b>	8/18/2022
<b>Delivery Location</b>	Meadow View at Twin Creeks CDD Activity Po...
<b>Customer #</b>	13BEA030
<b>AZ License #</b>	#331721

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

<b>Ship To</b>	Meadow View at Twin Creeks CDD 755 Cr-210 W St Johns FL 32259
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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	150	gal	1.65	247.50
160-050	Pool Acid bulk by Gallon	45	gal	3.19	143.55
	1.320.57200.45506 22A Aug Amenity-Pool Chemicals				

**Subtotal** 391.05  
**Shipping Cost (FEDEX GROUND)** 0.00  
**Total** 391.05  
**Amount Due** \$391.05

Remittance Slip

Customer  
13BEA030  
Invoice #  
131295609519

Amount Due \$391.05  
Amount Paid \_\_\_\_\_

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



131295609519

# Simply Linen Solutions

A Division of Star Brite Laundries, LLC

*MUTC*

124 Century 21 Drive, Suite 3  
Jacksonville, FL 32216  
(904) 855-4014  
www.simplylinensolutions.com

CUSTOMER NAME:							INVOICE NUMBER				DATE	TYPE	CONTRACT DATE	
M	T	W	TH	F	S	SU	PO#				PMT TERMS	TAX	FREQ.	ROUTE
ITEM DESCRIPTION	COLOR	ADDITIONAL INFO	% DISC	DATE: QUANT.	DATE: QUANT.	DATE: QUANT.	DATE: QUANT.	UNIT PRICE	TOTAL AMOUNT	ADJ AMOUNT				
LAUNDRY SERVICE														
CART														
WRAP/PACKAGING														
SERVICE / DELIVERY														
<p>Rental linens and textiles are the property of Simply Linen Solutions. Rates are based on a weekly time period. Customer is responsible for lost/damaged/abused linens &amp; textiles and will be billed for replacement. Additional rental and/or replacement costs will be billed for all non-returned linens and textiles. Inventories kept longer than one week are subject to additional fees. Invoices not paid within 30 days of delivery date will incur 10% late fee and interruption of service. Credits are not issued for returned un-used linens.</p>									AMOUNT					
<p>Delivery Received by: _____ Date: _____</p> <p>Signature of Customer</p>									SURCHARGES					
<p><b>STRICTLY PROHIBITED: LAUNDERING OR LENDING OF SUPPLIER-OWNED GOODS.</b></p>									TAX					
									TOTAL	145.80				

1.320.572.45919 amenity-towel/linen

43A

**Wipes LLC**

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



142A

1.320.57200.44207  
Fitness Ctr Rprs/Spplly

**INVOICE**

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

INVOICE 11972  
DATE 08/19/2022  
TERMS Net 30  
DUE DATE 09/18/2022

DESCRIPTION	QTY	RATE	AMOUNT
Wipes.com One (1) Case - Four (4) - 800 count rolls of EPA Disinfectant Wipes Case	3	98.96	296.88T
Shipping Freight Cost	3	16.14	48.42
Sales Tax Sales Tax calculated by AvaTax on Fri 19 Aug 18:44:06 UTC 2022	1	0.00	0.00T

SUBTOTAL	345.30
TAX	0.00
TOTAL	345.30
BALANCE DUE	<b>\$345.30</b>

*D.*

# Meadow View at Twin Creeks

Community Development District

Construction Funding Request #39

August 30, 2022

Req. PAYEE

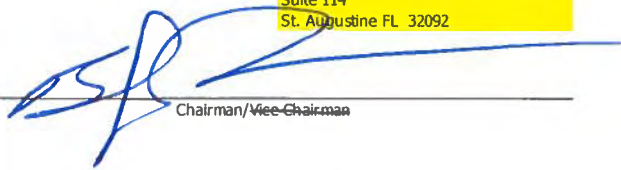
56	<b>St Johns County Utility Department</b> Water & Sewer Unit Connection Fee - Beacon Lake Community Park and Garden Bathrooms	\$	12,586.87
----	--	----	-----------

<b>Total Funding Request</b>		<b>\$</b>	<b>12,586.87</b>
------------------------------	--	-----------	------------------

Please make check payable to:

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

Signature: \_\_\_\_\_



Chairman/Vice Chairman

Signature: \_\_\_\_\_

Secretary/Asst. Secretary



# Meadow View at Twin Creeks

Community Development District

Construction Funding Request #39

August 30, 2022

Req. PAYEE

<b>56</b>	<b>St Johns County Utility Department</b>	\$	12,586.87
	Water & Sewer Unit Connection Fee - Beacon Lake Community Park and Garden Bathrooms		

<b>Total Funding Request</b>	<b>\$</b>	<b>12,586.87</b>
------------------------------	-----------	------------------

Please make check payable to:

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

Signature: \_\_\_\_\_

Chairman/Vice Chairman

DocuSigned by:

Signature: Jim Oliver \_\_\_\_\_

D1BA5E5E7410418...

Secretary/Asst. Secretary

**FORM OF REQUISITION MEADOW VIEW AT TWIN CREEKS COMMUNITY  
DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2021 Phase 3B**

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: 56

(B) Name of Payee:

**St. Johns County Utility Department**

1205 State Road 16

St. Augustine, FL 32092

**MAIL CHECK TO: ENGLAND-THIMS & MILLER, INC.**

**ATTN: SCOTT LOCKWOOD**

**14775 Old St. Augustine Road**

**Jacksonville, FL 32258**

(C) Amount Payable: \$ 12,586.87

(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 Costs of Issuance, if applicable): **Water & Sewer Unit Connection Fee – Beacon Lake Community Park and Garden Bathrooms**

(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;

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

August 16, 2022



St. Johns County Board of County Commissioners

Utility Department

Blaz Kovacic, P.E.
BBX Capital
401 East Las Olas Blvd Suite 800
Ft. Lauderdale, FL 33301

August 16, 2022

Re: Beacon Lake Community Park and Garden - Bathrooms
COMM20-05 and MODCP21-67
Water & Sewer Unit Connection Fees: Revised - addition of water fountain

Dear Mr. Kovacic,

Please find listed below the required utility unit connection fees for the referenced project.

Service Address: 35 Loosestrife Way
Flow Calculation: Bathrooms: 2 Fixtures x 0.7143ERC = 1.4300ERC
Water Fountain: 1 Fixture x 0.7143ERC = 0.7143ERC
Total Usage = 2.1443ERC = 2.14ERC

Table with 4 columns: Item, Unit Cost, Quantity, Cost. Rows include Water Unit Connection Fees, Sewer Unit Connection Fees, 1" Pre-Run Water Meter, MXU, Deposit, and Total Utility Fees.

Please note that the cost listed above is based on the current Utility fee schedule. Actual cost will be based on the fee schedule at time of payment. The fee schedule is normally adjusted at the beginning of each fiscal year.

A RPZ Backflow Prevention Device must be installed and tested by a licensed plumber. A copy of the test results must be forwarded to the St. Johns County Utility Department within thirty (30) days of meter placement or before final approval by the Utility Department.

Please call the Customer Service office, Ericka Brown 904-209-2700 Ext 4119 or Tonya Frames 904-209-2700 Ext 4139, to schedule a time to make payment of the above fees at your convenience. Please submit the attached Commercial Account Application to utiltch@sjcfl.us

Sincerely,

[Handwritten signature]

Larry Miller, P.E.
Chief Engineer - Development

cc: Ericka Brown, Tonya Frames.
Enc: Commercial Account Application

Page 1 of 1 Beacon Lake Community Park and Garden - Bathrooms - revised - addition of water fountain.docx

St. Johns County Board of County Commissioners

UTILITY DEPARTMENT  
Customer Service

1205 STATE ROAD 16  
SAINT AUGUSTINE, FLORIDA  
32084-8646



PHONE: (904) 209-2700  
FAX: (904) 209-2719

**COMMERCIAL ACCOUNT APPLICATION**

Date: 08/15/2022

Service Address: 35 Loosestrife Way, St. Augustine, FL 32095

Type of Business: Lakeside Park, Beacon Lake

Account Name: Meadow View at Twin Creeks Community Development District

Mailing Address: 475 West Town Place, Suite 114

City: St. Augustine State: FL Zip: 32092

Phone number: (602) 373 - 7227 Contact Name: Danielle Simpson

Tax ID: Exempt - Cert #: 85-9017121617C-7 Email Address: dsimpson@bbxcapital.com

**ALL COMMERCIAL ACCOUNT REQUESTS MUST BE APPROVED BY SJCUD - ENGINEERING BEFORE FEES CAN BE ASSESSED.** Please allow 72 hours notice from time of approval to pick up your request.

PLEASE NOTE: I UNDERSTAND & AGREE THAT THE CURRENT MONTHLY BASE RATE (BASED ON METER SIZE) & USAGE WILL APPLY IMMEDIATELY ONCE METER HAS BEEN PLACED.

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

Amount Paid: \_\_\_\_\_

Print Name: Danielle Simpson

SIGNATURE: Danielle Simpson  
(required)

TITLE: Manager of Operations, Beacon Lake

*E.*

# Meadow View at Twin Creeks

Community Development District

Construction Funding Request #40

September 8, 2022

Req.	PAYEE		
57	<b>ETM</b> Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 204513 (Aug 2022)	\$	1,027.50
58	<b>ETM</b> Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 204515 (Aug 2022)	\$	7,248.42
59	<b>Smith Trucking Company</b> Lakeside Park: Grading and Hauling of excess material - Invoice 84260-RFP11	\$	13,500.00
60	<b>Harbinger</b> Signage - Remaining 50% Deposit - Invoice 27981	\$	1,575.50
61	<b>Basham &amp; Lucas</b> Lakefront Park Improvements - Invoice 9071	\$	2,403.75
62	<b>Harbinger</b> Phase 3 signage 50% Deposit - Invoice DP82681	\$	13,212.00
63	<b>Harbinger</b> Phase 3 signage 50% Deposit - Invoice DP82682	\$	23,091.00
<b>Total Funding Request</b>		<b>\$</b>	<b>62,058.17</b>

Please make check payable to:

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

Signature: \_\_\_\_\_  
Chairman/Vice Chairman

Signature: \_\_\_\_\_  
Secretary/Asst. Secretary

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

**REQUISITION SUMMARY**

**2021 Phase 3**

**2020 Phase 4**

**Thursday, September 15, 2022**

<b>2021 Phase 3</b>		<b><u>TO BE RATIFIED</u></b>		
8/16/2022	56	St. Johns County Utilities	Water & Sewer Unit Connection Fees-Beacon Lake Community Park & Garden Bathrooms	\$ 12,586.87
			<b>TOTAL 2021 PHASE 3 REQUISITIONS TO BE RATIFIED</b>	<b>\$12,586.87</b>
<b>2021 Phase 3</b>		<b><u>TO BE APPROVED</u></b>		
9/15/2022	57	ETM	Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 204513 (Aug 2022)	\$ 1,027.50
9/15/2022	58	ETM	Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 204515 (Aug 2022)	\$ 7,248.42
9/15/2022	59	Smith Trucking Company	Lakeside Park: Grading and Hauling of excess material - Invoice 84260-RFP11	\$ 13,500.00
9/15/2022	60	Harbinger	Signage - Remaining 50% Deposit - Invoice 27981	\$ 1,575.50
9/15/2022	61	Basham Lucas	Lakefront Park Improvements - Invoice 9071	\$ 2,403.75
9/15/2022	62	Harbinger	Phase 3 signage 50% Deposit - Invoice DP82681	\$ 13,212.00
9/15/2022	63	Harbinger	Phase 3 signage 50% Deposit - Invoice DP82682	\$ 23,091.00
			<b>TOTAL 2021 Phase 3 REQUISITIONS TO BE RATIFIED</b>	<b>\$62,058.17</b>
<b>2021 Phase 4</b>		<b><u>TO BE APPROVED</u></b>		
9/15/2022	26	W. Gardner, LLC	Beacon Lake Phase 4 (Clearing/Earthwork) Application for Payment No. 7 (Aug 2022)	\$ 159,718.35
9/15/2022	27	W. Gardner, LLC	Beacon Lake Phase 4 (Utilities) Application for Payment No. 5 (Aug 2022)	\$ 125,876.52
9/15/2022	28	W. Gardner, LLC	Beacon Lake Phase 4 (Paving/Drainage) Application for Payment No. 5 (Aug 2022)	\$ 152,319.23
9/15/2022	29	Core and Main	Utilities Direct Purchase - Invoice R031942	\$ 7,266.00
			<b>TOTAL 2021 Phase 4 REQUISITIONS TO BE APPROVED</b>	<b>\$445,180.10</b>
			<b>TOTAL REQUISITIONS TO BE APPROVED SEPTEMBER 15, 2022</b>	<b>\$519,825.14</b>



*F.*

# Meadow View at Twin Creeks

Community Development District

Funding Request #60

September 7, 2022

Check Date	Vendor Name	Invoice Date	Invoice Number	Description	GENERAL FUND FY2022
8/18/22	RENAISSANCE	6/17/22	10003	AUG MTG RM-SPKR PHN CHR	\$ 187.50
8/22/22	KENNETH BAXLEY	8/11/22	9032022	9/3/22 SUMMER KICKOFF	\$ 375.00
8/22/22	MUNICIPAL ASSET MANAGEMENT, INC	8/1/22	618547	AUG FITNESS EQUIP LEASE	\$ 2,307.62
8/23/22	RIVERSIDE MANAGEMENT SERVICES	7/1/22	168	JUL MANAGEMENT FEES	\$ 8,637.83
8/23/22	RIVERSIDE MANAGEMENT SERVICES	8/1/22	173	AUG MANAGEMENT FEES	\$ 8,637.83
8/23/22	RIVERSIDE MANAGEMENT SERVICES	8/17/22	178	JUL GROUNDS MAINT	\$ 805.00
8/23/22	RIVERSIDE MANAGEMENT SERVICES	8/17/22	178	JUL AMENITY FAC MAINT	\$ 2,684.90
8/29/22	ATLANTIC SECURITY	8/15/22	258642	SECURITY MONITORING	\$ 110.95
8/29/22	BRANDON TOMASELLO DBA	8/16/22	20220825	8/25/22 EVENT	\$ 200.00
8/29/22	HIDDEN EYES LLC DBA	7/1/22	717076	8/1-8/31 GATE MONITORING	\$ 1,352.54
8/29/22	GRAU AND ASSOCIATES	8/23/22	23064	ARB SE2020A FYE 5/31/22	\$ 600.00
8/29/22	HI-TECH SYSTEM	8/2/22	368971	50% DEP-INSTL SPEAKER	\$ 3,699.96
8/29/22	POOLSURE	8/23/22	13129560	AUG POOL CHEMICALS	\$ 673.20
8/29/22	POOLSURE	8/23/22	13129560	AUG POOL CHEM-ACTIVITY PL	\$ 391.05
8/29/22	SIMPLY LINEN SOLUTIONS	8/18/22	L165590	AMENITY TOWELS/LINEN	\$ 145.80
8/29/22	WIPES LLC	8/19/22	11972	DISINFECTANT WIPES	\$ 345.30
9/8/22	ALFRED W. GROVER	8/10/22	81022	RPR FTN PUMP & IRRIG SYS	\$ 225.00
9/8/22	ZACHARY SULLIVAN DBA BIG Z POOL	8/26/22	11145	STORM CLEANUP	\$ 250.00
9/8/22	ZACHARY SULLIVAN DBA BIG Z POOL	9/1/22	11195	SEP POOL SERVICE	\$ 1,298.00
9/8/22	CENTRAL SECURITY AGENCY	9/1/22	19-0895	SECURITY SRVS 8/3-8/31	\$ 4,704.00
9/8/22	EAST COAST WELLS & PUMPS SERVICE	8/26/22	43738	AUG IRRIG RPRS	\$ 292.00
9/8/22	EGIS INSURANCE ADVISORS, LLC	9/2/22	16623	FY23 POLICY RENEWAL	\$ 49,851.00
9/8/22	ENGLAND THIMS & MILLER, INC	6/2/22	203012	PROF SERVICES THRU 5/31	\$ 3,487.50
9/8/22	ENGLAND THIMS & MILLER, INC	7/7/22	203521	PROF SERVICES THRU 7/2/22	\$ 4,957.82
9/8/22	ENGLAND THIMS & MILLER, INC	9/1/22	204512	PROF SERVICES THRU 8/27	\$ 2,289.31
9/8/22	HIDDEN EYES LLC DBA	9/1/22	719165	GATE MONITORING10/1-10/31	\$ 1,400.54
9/8/22	FUTURE HORIZONS, INC.	8/31/22	74518	AUG LAKE MAINTENANCE	\$ 1,769.14
9/8/22	GOVERNMENTAL MANAGEMENT SERVICES	9/1/22	89	SEP MANAGEMENT FEES	\$ 5,847.97
9/8/22	JANI-KING OF JACKSONVILLE	9/1/22	JAK09220	SEP JANITORIAL SRVS	\$ 1,522.91
9/8/22	MICHAEL A. GILBERT DBA	7/7/22	8503	BACK TO SCHOOL 8/20/22	\$ 350.00
9/8/22	MICHAEL A. GILBERT DBA	7/7/22	8504A	LABOR DAY EVENT 9/4/22	\$ 350.00
9/8/22	RIVERSIDE MANAGEMENT SERVICES	9/1/22	179	SEP MANAGEMENT FEES	\$ 8,637.83
9/8/22	SOUTHEAST FITNESS REPAIR	8/10/22	100224	EQUIP SEMI ANNUAL PM	\$ 635.00
9/8/22	SOUTHEAST FITNESS REPAIR	8/10/22	100226	RPR FITNESS EQUIP	\$ 585.00
9/8/22	TURNER PEST CONTROL LLC	8/18/22	19068970	AUG PEST CONTROL	\$ 199.50
9/8/22	WEST ORANGE NURSERIES, INC	8/9/22	65130	NEW SOD PH3A	\$ 13,010.56
9/8/22	WEST ORANGE NURSERIES, INC	8/12/22	65138	IRRIG RPRS PH3A	\$ 590.63
9/8/22	WEST ORANGE NURSERIES, INC	8/16/22	65147	IRRIG RPR PH3A	\$ 491.19
9/8/22	YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC	6/29/22	JAX39097	PLANT INSTALLATION	\$ 5,000.00

**Total Funding Request** **\$ 138,899.38**

\*Wells Fargo Credit Card transaction available upon request

**Dreamfinder Homes Portion (18.50%) \$25,696.39**  
**Heartwood 23 (81.50%) \$113,202.99**  
**\$138,899.38**

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



**RENAISSANCE®**  
 WORLD GOLF VILLAGE RESORT  
 ST AUGUSTINE

500 S Legacy Trail  
 St Augustine, FL 32092  
 (904) 940-8604 fax (904) 940-8008

Invoice 10003

**INVOICE** =

**Customer**

Event Meadow View at Twin Creeks CDD Meeting  
 Attn Courtney Hogge  
 Phone (865) 238-2622

Date 6/17/2022

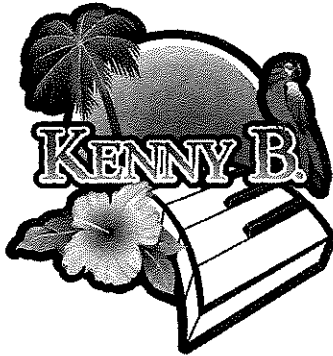
Qty	Description	Valued At	Charged
1	Speaker Phone	\$150.00	\$150.00
	25% Taxable Service Charge	\$37.50	\$37.50
	147A 001.310.51300.49000		
	Tax Exempt 85-801712617C-7		
<b>SUB-TOTAL</b>			\$187.50
<b>Amount Due</b>			\$187.50

**Payment Details**

Direct Bill  
 Check  
 Credit Card

Name \_\_\_\_\_  
 CC # \_\_\_\_\_ Expires \_\_\_\_\_





August 11, 2022

**Invoice #09032022**

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

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

Date of Service: September 3<sup>rd</sup>, 2022 (Saturday)

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

12 pm – 3 pm

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

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

1.320.572.4944  
116A

Approved 8/12/2022  
Denise Powers  
Special Events: 1.320.57200.49400

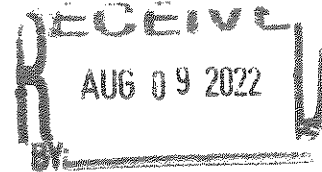
# Municipal Asset Management, Inc.

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

# INVOICE

**INVOICE NO:** 0618547  
**DATE:** 8/1/2022

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



DUE DATE	RENTAL PERIOD
9/7/2022	

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

*1,320.57200.45915  
14A*

**TOTAL DUE**

**\$2,307.62**

Please detach coupon and return with check payable to MUNICIPAL ASSET MANAGEMENT, INC. and remit to address above.

If you have any questions concerning this invoice,  
call: Municipal Asset Management, Paul Collings, (303) 273-9494.

THANK YOU FOR YOUR BUSINESS!

Invoice #	Due Date	Total Due	Amount Enclosed
0618547	9/7/2022	\$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

**Riverside Management Services, Inc**

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

**Invoice**

Invoice #: 168  
Invoice Date: 7/1/2022  
Due Date: 7/1/2022  
Case:  
P.O. Number:

**Bill To:**

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

Description	Hours/Qty	Rate	Amount
1.320.57200.45504 - Contract Administration - July 2022		3,333.33	3,333.33
1.320.57200.45500 - Facility Management - Meadow View - July 2022		5,304.50	5,304.50

20A

*Jerry Lambert*  
7-7-22

<b>Total</b>	<b>\$8,637.83</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$8,637.83</b>

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

# Invoice

Invoice #: 173  
Invoice Date: 8/1/2022  
Due Date: 8/1/2022  
Case:  
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
1.320.57200.45504 - Contract Administration - August 2022		3,333.33	3,333.33
1.320.57200.45500 - Facility Management - Meadow View - August 2022		5,304.50	5,304.50
<i>20A</i>			
<i>Jerry Lambert</i>			
<i>8-1-22</i>			
<b>Total</b>			<b>\$8,637.83</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$8,637.83</b>

Riverside Management Services, Inc  
 Jacksonville, FL 32257  
 9655 Florida Mining Blvd. W.

# Invoice

Invoice #: 178  
 Invoice Date: 8/17/2022  
 Due Date: 8/17/2022  
 Case:  
 P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance July 1 - July 31, 2022		3,370.44	3,370.44
Maintenance Supplies		119.46	119.46
<p><i>Check 8/17/22</i>  <i>Grounds Maint. - \$ 805.00</i>  <i>1,320.53800.45006</i>  <i>Amenity Facility Maint. - \$ 2684.90</i>  <i>1,320.57200.45508</i></p> <p style="text-align: center;"><i>20A</i></p> <p><i>Jerry Lambert</i>  <i>8-18-22</i></p>			

Total	\$3,489.90
Payments/Credits	\$0.00
Balance Due	\$3,489.90



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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/1/22	1.5	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
7/5/22	8	J.S.	Took down all 4th of July decorations, straightened and organized all pool deck furniture, removed everything off of air handlers, blew leaves and debris off pool deck and sports complex, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, 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
7/6/22	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
7/7/22	8	J.S.	Removed spider webs by fireplace, sprayed for spiders on back porch of amenity center, put ant killer down on event field and soccer field, replaced one flag and zip tied four flags, hung pictures in fitness center, 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
7/8/22	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
7/11/22	2	K.B.	Removed debris around amenity center and parking lot, checked and changed all trash receptacles, straightened and organized all pool deck furniture, wiped down tables at amenity center
7/12/22	8	J.S.	Pressure washed back patio and sprayed for spiders, sprayed weeds on back side of retaining wall, straightened and organized all pool deck furniture, re-zip tied two windscreens on tennis courts, 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
7/13/22	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
7/14/22	8	J.S.	Touch up paint in social hall, installed tie back on curtain in movie room, put flags up on front entrance way, put ant killer down on pool deck, 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
7/15/22	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
7/18/22	2	K.B.	Removed debris around amenity center and parking lot, checked and changed all trash receptacles, straightened and organized all pool deck furniture, wiped down tables at amenity center
7/19/22	9.73	J.S.	Pressure washed front entrance way and sprayed for spiders, cleaned out two drains on pool deck, changed two lightbulbs on croquet field, assisted to pull out three signs and flags, 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
7/21/22	8	J.S.	Rehung blown down windscreens on tennis courts, fixed closet door in office, removed all black rings from croquet field lights, 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
7/22/22	1.5	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
7/25/22	2	P.S.	Removed pad locks from water slides, removed debris around pool area and amenity center, checked and changed trash receptacles as needed

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/26/22	8	J.S.	Straightened and organized all pool deck furniture, pulled weeds from inside the tennis courts, re-zip tied fallen windscreen on tennis court, put ant killer down on event field and soccer field, 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
7/27/22	1.5	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
7/28/22	8	P.S.	Secured rail behind tennis court, repaired inner right side dog park latch, attempted to adjust other latch, replaced broken flood light, installed soap dispenser in men's room, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
7/29/22	1.5	K.B.	Removed debris around amenity center and parking lot, checked and changed all trash receptacles, straightened and organized all pool deck furniture, wiped down tables at amenity center
7/29/22	8	P.S.	Secured door closer and caulked split wood, repaired fencing panel near pool, straightened out bent stop sign, hung pictures in fitness center

**TOTAL**      93.73

**MILES**        202

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

**MAINTENANCE BILLABLE PURCHASES**

Period Ending 08/05/22

**DISTRICT**  
**MEADOWVIEW**  
**AT TWIN CREEKS CDD**  
**(MVTC)**

<b><u>DATE</u></b>	<b><u>SUPPLIES</u></b>	<b><u>PRICE</u></b>	<b><u>EMPLOYEE</u></b>
7/21/22	Hex Nut 1/4" 25pk (2)	16.61	J.S.
7/21/22	Flat Washers 1/4" 25pk (3)	19.39	J.S.
7/21/22	6-1/2" Locking Pliers	6.87	J.S.
7/21/22	3/8 Drive 7/16 Deepwell	4.57	J.S.
7/21/22	Ratchet 3/8 Roundhead	17.22	J.S.
7/21/22	Bucket	5.73	J.S.
7/21/22	1/4" Bolt (18)	39.12	J.S.
7/21/22	3pc Socket Driver Set	9.97	J.S.

**TOTAL**    \$119.46



**SMARTHOME.BIZ**  
SMART HOME SPECIALISTS

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

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

PLEASE PAY BY	AMOUNT	INVOICE DATE
09/05/2022	\$110.95	08/15/2022

**INVOICE NO. 258642**

**Site:** 850 Beacon Lakes Pkwy St  
Augustine  
**Site Address:** 850 Beacon Lakes Pkwy  
St Augustine FL 32092  
**Period:** 09/01/2022 to 09/30/2022  
**Recurring No.:** 4197  
**Job Name:**  
**Order No.:**

381A  
1.320.57200.45400  
security monitoring  
Approved

**Description**  
Meadow View @ Twin Creeks

**Monthly Security Monitoring**

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

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

**IMPORTANT:** Please remember to test your system monthly.  
Need automation for your home? Visit us online at [www.smarthome.biz](http://www.smarthome.biz)

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

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



**SMARTHOME.BIZ**  
SMART HOME SPECIALISTS

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

PLEASE PAY BY	AMOUNT	INVOICE DATE
09/05/2022	\$110.95	08/15/2022

**INVOICE NO. 258642**

### How To Pay

INVOICE NO. 258642



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



**Mail**

*Detach this section and mail check to:*

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

Credit Card No.

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

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

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

**DUE DATE:** 09/05/2022

**AMOUNT DUE:**

**\$110.95**

**Please Reference: 258642**



Trivia Night Live

INVOICE

8343 Princeton Square Blvd. E.  
Apt 408  
Jacksonville, FL 32256  
(813) 843-7883  
[brandon@trivianightlive.net](mailto:brandon@trivianightlive.net)

INVOICE NO. 20220825  
DATE August 16, 2022

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

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
Brandon Tomasello	Trivia Show	2 hours	8/25/22

DATE	DESCRIPTION	UNIT PRICE	LINE TOTAL
8/25/22	Thursday Evening event		\$ 200.00
	performed by John Haynes		

SUBTOTAL \$ 200.00  
SALES TAX  
TOTAL \$ 200.00

Make all checks payable to Trivia Night Live

1.320.572.494

120A

**Envera**

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

**Invoice**

Invoice Number <b>717076</b>	Date <b>07/01/2022</b>
Customer Number <b>300380</b>	Due Date <b>08/01/2022</b>

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Meadow View at Twin Creeks CDD	300380		07/01/2022	08/01/2022

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 08/01/2022 - 08/31/2022	1.00	\$500.00	\$500.00
1.00	Data Management 08/01/2022 - 08/31/2022	1.00	\$150.00	\$150.00
1.00	Service & Maintenance 08/01/2022 - 08/31/2022	1.00	\$334.54	\$334.54
1.00	Virtual Gate Guard Monitoring 08/01/2022 - 08/31/2022	1.00	\$368.00	\$368.00
<b>Subtotal:</b>				<b>\$1352.54</b>
Tax				\$0.00
Payments/Credits Applied				\$0.00
<b>Invoice Balance Due:</b>				<b>\$1352.54</b>

**RECEIVED**

AUG 25 2022

Invoice Balance Due: \$1352.54

114A

1,320.572.45410

Gate monitoring

Date	Invoice #	Description	Amount	Balance Due
7/1/2022	717076	Alarm Monitoring Services	\$1352.54	\$1352.54

**Envera**

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

**Invoice**

Invoice Number <b>717076</b>	Date <b>07/01/2022</b>
Customer Number <b>300380</b>	Due Date <b>08/01/2022</b>

Net Due: \$1,352.54

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

# 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. 23064  
Date 08/23/2022

SERVICE	AMOUNT
<b>Project: Arbitrage - Series 2020A FYE 5/31/22</b>	
<b>Arbitrage Services</b>	
Arbitrage	
Arbitrage	
Arbitrage	
Arbitrage	
	\$ <u>600.00</u>
<b>Subtotal:</b>	<u>600.00</u>
Total	600.00
Current Amount Due	\$ <u>600.00</u>

47A  
1,310.53.312.

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

Payment due upon receipt.





Tallahassee, FL 32308  
2498 Centerville Rd.

**Invoice**

**Invoice #:** 368971  
**Invoice Date:** 08/02/2022  
**Completed:** 08/02/2022  
**Terms:** Due On Receipt  
**Bid#:** 0  
**Job:** 5973-1  
 475 West Town Place

**Bill to:**

Meadow View at Twin Creeks CDD  
 475 West Town Place  
 Suite 114  
 Saint Augustine, FL 32092  
[Click Here to Pay Online!](#)

**HiTechFlorida.com**

Description	Qty	Rate	Amount
<i>Beacon Lake - 850 Beacon Lake Pkwy, St Augustine, FL</i>			
Job Installation	8.00	\$105.00	840.00
Episode 70V IP-Enabled Amplifier 300W x 2 Channe	2.00	\$1,499.99	2,999.98
Episode Landscape Series 360 Speaker Each	7.00	\$499.99	3,499.93
Sales Tax		7.50%	550.49
156A GF AM 1320.570.44202			

Tech Resolution Note:

distributed audio

{Branch\_Message\_2}

To review or pay your account online, please visit our online bill payment portal at Hi-Tech Customer Portal. You will need your customer number and billing zip code to create a new login.

<b>Total</b>	\$7,890.40
<b>Payments</b>	\$-550.49
<b>Balance Due</b>	\$7,339.91

**Support@hitechflorida.com**  
**Office: 850-385-7649**

30% Deposit \$ 3,699.96

Customer ID: 12074  
 Category: J - (New)  
 A/R Account: 100110  
 Tax Group: FL Leon

Invoice # 368971

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

Beacon Lake  
 850 Beacon Lake Pkwy  
 St Augustine, FL 32095

Items: \$840.00 Parts \$6,499.91

Invoice Date: 8/2/2022  
 Branch: Tallahassee  
 Warehouse: Warehouse  
 Term: DOR

Aging Date: 8/2/2022  
 P.O. Number: 0  
 Job #: 5973-1  
 Job: Job  
 Salesperson: CWorkman

Part	Description	Exempt	Qty	Unit Price	Amount
ESA-70V2CH-300W	Episode 70V 2P-Enabled Amplifier 300W x 2 Channel	<input type="checkbox"/>	2	1,499.99	2,999.98
ES-AW-360-6-PRN	Episode Landscape Series 360 Speaker Each	<input type="checkbox"/>	7	499.99	3,499.93

Sub Total	7,399.91
Tax	530.49
<b>Total</b>	<b>7,930.40</b>
Balance Due	7,399.91

Description: Installation Services

Contact: Sent to beacornmanager@armanf.com on 8/24/2022

Memo: Distributed audio. Customer is going to write a check for the 50% deposit amount for \$3,695.96. Sean Sullivan 08/24/2022

Print

Add to Print Queue

Add to Email Queue

Invoice List

EFT

Save

Close



Invoice

Date  
Invoice #

8/23/2022  
131295609515

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

<b>Terms</b>	Net 20
<b>Due Date</b>	9/12/2022
<b>PO #</b>	
<b>Delivery Ticket #</b>	Sales Order #1340781
<b>Delivery Date</b>	8/18/2022
<b>Delivery Location</b>	Meadow View at Twin Creeks CDD Pool (Beac...
<b>Customer #</b>	13BEA030
<b>AZ License #</b>	#331721

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

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

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

Item ID	Item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	350	gal	1.65	577.50
160-050	Pool Acid bulk by Gallon	30	gal	3.19	95.70
	1.320.57200.45506 22A Aug Amenity-Pool Chemicals				

Subtotal 673.20  
Shipping Cost (FEDEX GROUND) 0.00  
Total 673.20  
Amount Due \$673.20

Remittance Slip

Customer  
13BEA030  
Invoice #  
131295609515

Amount Due \$673.20

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

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



131295609515



Invoice

Date  
Invoice #

8/23/2022  
131295609519

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

<b>Terms</b>	Net 20
<b>Due Date</b>	9/12/2022
<b>PO #</b>	
<b>Delivery Ticket #</b>	Sales Order #1340780
<b>Delivery Date</b>	8/18/2022
<b>Delivery Location</b>	Meadow View at Twin Creeks CDD Activity Po...
<b>Customer #</b>	13BEA030
<b>AZ License #</b>	#331721

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

<b>Ship To</b>	Meadow View at Twin Creeks CDD 755 Cr-210 W St Johns FL 32259
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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	150	gal	1.65	247.50
160-050	Pool Acid bulk by Gallon	45	gal	3.19	143.55
	1.320.57200.45506 22A Aug Amenity-Pool Chemicals				

**Subtotal** 391.05  
**Shipping Cost (FEDEX GROUND)** 0.00  
**Total** 391.05  
**Amount Due** \$391.05

Remittance Slip

Customer  
13BEA030  
Invoice #  
131295609519

Amount Due \$391.05  
Amount Paid \_\_\_\_\_

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



131295609519

# 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

MUTC

CUSTOMER NAME: <i>Star Brite Laundries, LLC</i>							INVOICE NUMBER: <b>L</b>			DATE: <i>6/18/17</i>	TYPE:	CONTRACT DATE:		
M	T	W	TH	F	S	SU	PO#				PMT TERMS:	TAX:	FREQ.:	ROUTE:

ITEM DESCRIPTION	COLOR	ADDITIONAL INFO	UNITS %	DATE:	DATE:	DATE:	DATE:	UNIT PRICE	TOTAL AMOUNT	ADJ AMOUNT
				QUANT.	QUANT.	QUANT.	QUANT.			
LAUNDRY SERVICE										
						<i>72</i>	<i>32</i>		<i>2304</i>	
							<i>123</i>		<i>2706</i>	
<i>Cart</i>							<i>2</i>	<i>0</i>		
WRAP/PACKAGING							<i>1</i>	<i>1</i>	<i>1150</i>	
SERVICE / DELIVERY										

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]* Signature of Customer Date: *6/18/17*

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

AMOUNT	<i>2304</i>	
SURCHARGES		
TAX		
<b>TOTAL</b>	<b>145.80</b>	

1.320.572.45919 amenity-towel/linen

43A

**Wipes LLC**

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



142A

1.320.57200.44207  
Fitness Ctr Rprs/Spplly

**INVOICE**

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

INVOICE 11972  
DATE 08/19/2022  
TERMS Net 30  
DUE DATE 09/18/2022

DESCRIPTION	QTY	RATE	AMOUNT
Wipes.com One (1) Case - Four (4) - 800 count rolls of EPA Disinfectant Wipes Case	3	98.96	296.88T
Shipping Freight Cost	3	16.14	48.42
Sales Tax Sales Tax calculated by AvaTax on Fri 19 Aug 18:44:06 UTC 2022	1	0.00	0.00T

SUBTOTAL	345.30
TAX	0.00
TOTAL	345.30
BALANCE DUE	<b>\$345.30</b>

# INVOICE

## Alfred W. Grover, Electrical Contractor

1304 Padola Road  
St Augustine, FL 32092  
215-847-5339  
[awg7422@gmail.com](mailto:awg7422@gmail.com)

FL License: EC 13010167

DATE: 8/10/2022  
INVOICE # 81022



### Bill To:

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

Job Location: Beacon Lake

DESCRIPTION OF WORK	AMOUNT
Service call:  1) Trouble shoot problem with fountain pump and irrigation system. 2) Reset overloads on both pumps, checked operating voltage & current 3) Left systems in proper working order  Recommended installing a new pressure switch for well pump  Labor: 1 electrician 3 hrs at \$75.00 per hour	225.00
<b>TOTAL</b>	<b>\$ 225.00</b>

### Accepted methods of payment:

Check payable to: Alfred W. Grover

THANK YOU FOR YOUR BUSINESS!

*C. Hall*  
Irrigation Repairs  
1.320.53800.45009  
133A



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

Invoice 11145

**BILL TO**

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

DATE 08/26/2022	PLEASE PAY \$250.00	DUE DATE 09/25/2022
--------------------	------------------------	------------------------

PRODUCT/SERVICE	QTY	RATE	AMOUNT
RE: Storm Cleanup *Photos attached, lightning strike near pool area* Services completed: 8/25/22			
<del>Services</del> STORM CLEANUP, 2hour min.	2	125.00	250.00

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 **\$250.00**  
 THANK YOU.

*C. Hall*  
*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  
 Licensed & Insured CPC#1459355





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

**Invoice 11195**

**BILL TO**

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

DATE 09/01/2022	PLEASE PAY <b>\$1,298.00</b>	DUE DATE 10/01/2022
--------------------	---------------------------------	------------------------

PRODUCT/SERVICE	QTY	RATE	AMOUNT
<b>Services</b> September 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. Hall*  
*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  
 Licensed & Insured CPC#1459355

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 \$175/hour, 2 hours minimum effective 9/1/22 from the previous rate of \$125. 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

Big Z Pool Service, LLC

Licensed & Insured CPC#1459355

**CENTRAL SECURITY AGENCY**

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



**BILL TO**

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

**INVOICE 19-0895**

**DATE 09/01/2022 TERMS Net 30**

**DUE DATE 10/01/2022**

9/6 Approved  
by Marc

1.320.57200.45440  
155 PA

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Long Term Security Services   Commercial	Security Services 3-7 August 2022	40	28.00	1,120.00T
Long Term Security Services   Commercial	Security Services 10-14 August 2022	40	28.00	1,120.00T
Long Term Security Services   Commercial	Security Services 16-21 August 2022	40	28.00	1,120.00T
Long Term Security Services   Commercial	Security Services 24-28 August 2022	40	28.00	1,120.00T
Long Term Security Services   Commercial	Security Services 31 August 2022	8	28.00	224.00T

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

FEIN #46-3475536

<b>SUBTOTAL</b>	4,704.00
<b>TAX (0)</b>	0.00
<b>TOTAL</b>	4,704.00

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

TOTAL DUE

\$4,704.00

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

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 #
8/26/2022	43738

**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	DH	

QUANTITY	DESCRIPTION	RATE	AMOUNT
	SITE: BEACON LAKE - CR 210 MAIN ENTRANCE @ BEACON PKWY. - ENTRANCE SIDE  SERVICE CALL: - REPLACED BAD PRESSURE SWITCH & GAUGE - CHECKED AMPS & VOLTS ON MOTOR - NEED TO PULL SUB - DROP PIPE HAS HOLES IN IT	85.00	85.00
1	LABOR PER HOUR	160.00	160.00
	MATERIAL: PRESSURE SWITCH OIL GAUGE	47.00	47.00

*C. Adams*  
*Irrigation Repairs*  
*1.320.53800.45009*  
*76A*

18% APR will be applied to any invoice not paid in full within 30 days. Visa or Mastercard Accepted	<b>Total</b>	\$292.00
*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.	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$292.00



# INVOICE

<b>Customer</b>	Meadow View at Twin Creeks Community Development District
<b>Acct #</b>	643
<b>Date</b>	09/02/2022
<b>Customer Service</b>	Kristina Rudez
<b>Page</b>	1 of 1

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

Payment Information	
<b>Invoice Summary</b>	\$ 49,851.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#16623
100122283	

Thank You



Please detach and return with payment

Customer: Meadow View at Twin Creeks Community Development District

Invoice	Effective	Transaction	Description	Amount
16623	10/01/2022	Renew policy	Policy #100122283 10/01/2022-10/01/2023 Florida Insurance Alliance  Package - Renew policy Due Date: 9/2/2022  <i>1,300.155.100 4A</i>	49,851.00
				<b>Total</b>
				\$ 49,851.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:  
 Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

<b>Remit Payment To: Egis Insurance Advisors</b>	(321)233-9939	<b>Date</b>
P.O. Box 748555 Atlanta, GA 30374-8555	sclimer@egisadvisors.com	09/02/2022

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

June 02, 2022  
 Project No: 17348.00000  
 Invoice No: 0203012

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

9/6 gf

5A  
 1.310.573.311

Work on Direct Purchases for distribution for Phase 4-Core and Main  
 Work on review monthly requisition items  
 Work on CUP responses and finalize to CUP  
 CDD meeting

**Professional Services rendered through May 31, 2022**

**Professional Personnel**

		Hours	Rate	Amount
<b>Senior Engineer/Senior Project Manager</b>				
Lockwood, Scott	5/7/2022	.50	194.00	97.00
Lockwood, Scott	5/14/2022	4.00	194.00	776.00
Lockwood, Scott	5/21/2022	9.75	194.00	1,891.50
Lockwood, Scott	5/28/2022	.25	194.00	48.50
<b>CEI Inspector</b>				
Anderson, James	5/21/2022	4.00	118.00	472.00
<b>Administrative Support</b>				
Blair, Shelley	5/21/2022	2.50	81.00	202.50
Totals		21.00		3,487.50
<b>Total Labor</b>				<b>3,487.50</b>

**Invoice Total this Period** 3,487.50

**Outstanding Invoices**

Number	Date	Balance
0202817	5/9/2022	829.50
<b>Total</b>		<b>829.50</b>



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

July 07, 2022  
 Project No: 17348.00000  
 Invoice No: 0203521

9/6 Approved GF

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

5A  
 1,310,573.311

- >Finalize and prepare monthly requisitions
- >Finalize Annual Report
- >Prepare monthly direct purchases for Beacon Lake Phase 4
- >Work on CUP responses from RAI
- >Attend monthly CDD meeting 6/16/22
- >Work on pickleball court issues

**Professional Services rendered through July 2, 2022**

**Professional Personnel**

		Hours	Rate	Amount
<b>Senior Engineer/Senior Project Manager</b>				
Lockwood, Scott	6/11/2022	13.00	194.00	2,522.00
Lockwood, Scott	7/2/2022	3.00	194.00	582.00
<b>CADD/GIS Technician</b>				
Sims, Daniel	6/4/2022	8.00	118.00	944.00
Sims, Daniel	6/11/2022	6.00	118.00	708.00
<b>Administrative Support</b>				
Blair, Shelley	6/11/2022	1.00	81.00	81.00
Blair, Shelley	6/18/2022	1.00	81.00	81.00
	<b>Totals</b>	32.00		4,918.00
	<b>Total Labor</b>			<b>4,918.00</b>

**Expenses**

Mileage			34.63	
	<b>Total Expenses</b>	1.15 times	34.63	39.82

**Invoice Total this Period** \$4,957.82

**Outstanding Invoices**

Number	Date	Balance
0202817	5/9/2022	829.50
0203012	6/2/2022	3,487.50
<b>Total</b>		<b>4,317.00</b>

**England-Thim & Miller, Inc.**

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS  
 14775 Old St. Augustine Road • Jacksonville, Florida 32258 • tel 904-642-8930 • fax 904-646-9485  
 CA-00002584 LC-0000316





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

September 01, 2022  
 Project No: 17348.00000  
 Invoice No: 0204512  
 9/6 gf

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

- >Prepare Monthly requisitions and adjust as needed with some items set for ratification.
- >Deal with Direct Pay Apps for Core and Main and Rinker
- >CDD Meeting in person / Budget meeting lasted longer than normal.

SA  
 1,310,573.311

**Professional Services rendered through August 27, 2022**  
**Professional Personnel**

	Hours	Rate	Amount
Senior Engineer/Senior Project Manager			
Lockwood, Scott 8/6/2022	.50	194.00	97.00
Lockwood, Scott 8/13/2022	6.50	194.00	1,261.00
Lockwood, Scott 8/20/2022	3.75	194.00	727.50
Administrative Support			
Blair, Shelley 8/13/2022	1.00	81.00	81.00
Blair, Shelley 8/20/2022	1.25	81.00	101.25
Totals	13.00		2,267.75
<b>Total Labor</b>			<b>2,267.75</b>

**Expenses**

Mileage			18.75
<b>Total Expenses</b>	<b>1.15 times</b>	<b>18.75</b>	<b>21.56</b>

**Invoice Total this Period** \$2,289.31

**Outstanding Invoices**

Number	Date	Balance
0202817	5/9/2022	829.50
0203012	6/2/2022	3,487.50
0203521	7/7/2022	4,957.82
<b>Total</b>		<b>9,274.82</b>

**England-Thim & Miller, Inc.**

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS  
 14775 Old St. Augustine Road • Jacksonville, Florida 32253 • Tel 904-642-8990 • Fax 904-646-9485  
 CA-00002584 LC-0000316

**Envera**

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

<b>Invoice</b>	
Invoice Number <b>719165</b>	Date <b>09/01/2022</b>
Customer Number <b>300380</b>	Due Date <b>10/01/2022</b>

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Meadow View at Twin Creeks CDD	300380		09/01/2022	10/01/2022

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 10/01/2022 - 10/31/2022	1.00	\$500.00	\$500.00
1.00	Data Management 10/01/2022 - 10/31/2022	1.00	\$150.00	\$150.00
1.00	Service & Maintenance 10/01/2022 - 10/31/2022	1.00	\$334.54	\$334.54
1.00	Virtual Gate Guard Monitoring 10/01/2022 - 10/31/2022	1.00	\$416.00	\$416.00
			<b>Subtotal:</b>	<b>\$1400.54</b>
	<b>Tax</b>			\$0.00
	<b>Payments/Credits Applied</b>			\$0.00
			<b>Invoice Balance Due:</b>	<b>\$1400.54</b>
	114 A Gate Monitoring Prepaid 1.300.15500.10000			

Date	Invoice #	Description	Amount	Balance Due
9/1/2022	719165	Alarm Monitoring Services	\$1400.54	\$1400.54

**Envera**

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

<b>Invoice</b>	
Invoice Number <b>719165</b>	Date <b>09/01/2022</b>
Customer Number <b>300380</b>	Due Date <b>10/01/2022</b>

**Net Due: \$1,400.54**

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

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

**INVOICE**

Invoice Number: 74518  
 Invoice Date: Aug 31, 2022  
 Page: 1

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

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

<b>Customer ID</b>	<b>Customer PO</b>	<b>Payment Terms</b>	
Beacon02	Per Contract	Net 30 Days	
<b>Sales Rep ID</b>	<b>Shipping Method</b>	<b>Ship Date</b>	<b>Due Date</b>
	Hand Deliver		9/30/22

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in August	1,769.14	1,769.14
		<i>C. Hall</i> <i>Lake Maintenance</i> <i>1.320.53800.45005</i> <i>45A</i>		
Subtotal				1,769.14
Sales Tax				
Freight				
Total Invoice Amount				1,769.14
Payment/Credit Applied				
<b>TOTAL</b>				<b>1,769.14</b>

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

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

# Invoice

**Invoice #:** 89  
**Invoice Date:** 9/1/22  
**Due Date:** 9/1/22  
**Case:**  
**P.O. Number:**

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

9/6 Approved

Description	Hours/Qty	Rate	Amount
Management Fees - September 2022	1,310.513.340	4,134.42	4,134.42
Website Administration - September 2022	353	83.33	83.33
Information Technology - September 2022	351	116.67	116.67
Dissemination Agent Services - September 2022	316	1,041.67	1,041.67
Postage	420	46.99	46.99
Copies	425	399.90	399.90
Telephone	410	24.99	24.99
<b>Total</b>			<b>\$5,847.97</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$5,847.97</b>



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

Invoice	
Date 09/01/2022	Number JAK09220291
Due Date 09/30/2022	Cust # 486022
Invoice Amount \$ 1,522.91	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
JAK09220291	09/01/2022	486022	CRISTINE TRELLE		KINGDOM HANDS INVESTMENTS, LLC	09/30/2022
Quantity	Description				Unit Price	Extended Price
1	MONTHLY CONTRACT BILLING AMOUNT FOR SEPTEMBER				1522.91	1522.91
Approved 8/31/22 Denise Powers Amenity-Janitorial: 1.320.57200.45507  146A						
					<b>Amount of Sale</b>	\$ 1,522.91
					<b>Sales Tax</b>	\$ 0.00
					<b>Total</b>	\$ 1,522.91
Make All Checks Payable To: JANI-KING OF JACKSONVILLE						



# INVOICE

P.O. Box 23766  
 Jacksonville, FL. 32241 (904)  
 607-7111

INVOICE # 8503  
 DATE: JULY 7, 2022

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

**FOR:**  
 MC/DJ Beacon Lake Back to School Event

DESCRIPTION	HOURS	RATE	AMOUNT
08/20/22 MC/DJ Member Back to School	11am-2pm		\$350.00
<i>138A</i>			
	<i>1.320.572.494</i>	TOTAL	\$350.00

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

**Thank you for your business!**



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

# Invoice

Invoice #: 179  
 Invoice Date: 9/1/2022  
 Due Date: 9/1/2022  
 Case:  
 P.O. Number:

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

Description	20A	Hours/Qty	Rate	Amount
1.320.57200.45504 - Contract Administration - September 2022			3,333.33	3,333.33
1.320.57200.45500 - Facility Management - Meadow View - September 2022			5,304.50	5,304.50
<b>Total</b>			<b>\$8,637.83</b>	
<b>Payments/Credits</b>			<b>\$0.00</b>	
<b>Balance Due</b>			<b>\$8,637.83</b>	

*Jerry Lambert*  
 9.2.22



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

**Invoice #100224**  
 Invoice Date: 8/10/2022

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

**Invoice**

8/11 Approved  
 48A 1.320.57200.44207

**Billing Location Information**

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

**Service Information**

Services	Qty	Rate	Price
<b>850 Beacon Lake Pkwy, St Augustine, FL 32095</b>			
<b>8/10/2022 PM: Semi-Annually</b> Semi-annually scheduled preventative maintenance	1 visit	\$0.00 / visit	\$0.00
— Product: PM: Treadmill	3.00 Ea	\$30.00 / Ea	\$90.00
— Product: PM: Elliptical, Cross-trainer, ARC, AMT	3.00 Ea	\$30.00 / Ea	\$90.00
— Product: PM: Spin Bike, Rowing Machine	5.00 Ea	\$20.00 / Ea	\$100.00
— Product: PM: Recumbent, Upright Bicycle	1.00 Ea	\$20.00 / Ea	\$20.00
— Product: PM: Stepper, Stepmill, Jacobs Ladder, Wave	2.00 Ea	\$30.00 / Ea	\$60.00
— Product: PM: Single-Station	8.00 Ea	\$10.00 / Ea	\$80.00
— Product: PM: Dumbbell Set, Weight Set	4.00 Ea	\$20.00 / Ea	\$80.00
— Product: PM: Bench, AB Crunch, Smith Machine	5.00 Ea	\$5.00 / Ea	\$25.00
— Product: Travel <60 miles	1.00 Ea	\$90.00 / Ea	\$90.00
		<b>Subtotal:</b>	\$635.00
		<b>Tax:</b>	\$0.00
		<b>Total:</b>	\$635.00
		<b>Amount Paid:</b>	\$0.00
		<b>Balance Due:</b>	<b>\$635.00</b>

**Pay Now**



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

**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 #** 100224

**Date** Wednesday, August 10, 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!



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

**Invoice #100226**  
 Invoice Date: 8/10/2022

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

**Invoice**

8/11 Approved  
 48A 1.320.57200.44207

**Billing Location Information**

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

**Service Information**

Services	Qty	Rate	Price
<b>850 Beacon Lake Pkwy, St Augustine, FL 32095</b>			
8/10/2022 Repair - Parts at Shop	1 visit	\$0.00 / visit	\$0.00
— Product: LF - TM - AST - Motor Controller	1.00 Ea	\$395.00 / Ea	\$395.00
— Product: Shipping	1.00 Ea	\$20.00 / Ea	\$20.00
— Product: T&L: 60-160 miles w/t	1.00 Ea	\$170.00 / Ea	\$170.00
		<b>Subtotal:</b>	\$585.00
		<b>Tax:</b>	\$0.00
		<b>Total:</b>	\$585.00
		<b>Amount Paid:</b>	\$0.00
		<b>Balance Due:</b>	\$585.00

**Pay Now**

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

**Billing Receipt - Please Return With Payment Remittance**

<b>Bill To:</b>	Marc or Denise 850 Beacon Lake Pkwy, St Augustine, FL 32095	<b>Account</b>	[101093] Meadow View At Twin Creeks A.K.A Beacon Lake
		<b>Invoice #</b>	100226
		<b>Date</b>	Wednesday, August 10, 2022
<b>Remit To:</b>	Southeast Fitness Repair 14476 Duval Place West #208 Jacksonville, FL 32218	<b>Amount Paid</b>	_____
		<b>Check Number</b>	_____

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



PAYMENT ADDRESS:  
 Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503  
 904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5305 • turnerpest.com

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

## Service Slip/Invoice

**INVOICE:** 19068970  
**DATE:** 8/18/2022  
**ORDER:** 19068970

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
8/18/2022	11:32 AM	MICE, RATS, ROACH, S		11:32 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	8/18/2022		12:16 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$199.50
		<b>SUBTOTAL</b> \$199.50
		<b>TAX</b> \$0.00
		<b>AMT. PAID</b> \$0.00
		<b>TOTAL</b> \$199.50
		<b>AMOUNT DUE</b> \$199.50

*C. Hall*  
*Pest Control*  
*1.320.57200.45917*  
*44A*

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered and agree to pay the cost of services as specified above.

**PLEASE PAY FROM THIS INVOICE**



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 Phase 3A

**INVOICE 65130**

**DATE 08/09/2022 TERMS Net 30**

**DUE DATE 09/08/2022**

ACTIVITY	DESCRIPTION	QTY	INSTALLED	AMOUNT
Maintenance	Beacon Lake Phase 3A New Sod - empty lot - 08/04/22	1	13,010.56	13,010.56

**TOTAL DUE \$13,010.56**

*C. Hall*  
*Landscape Contingency*  
*1.320.53800.45004*  
*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 Service Call & Repair  
PH 3A

**INVOICE 65138**

**DATE 08/12/2022 TERMS Net 30**

**DUE DATE 09/11/2022**

ACTIVITY	DESCRIPTION	QTY	INSTALLED	AMOUNT
Maintenance	Irrigation Service Call - PH 3A Replaced broken/clogged nozzles, replaced 2 - 6" spray heads & their nozzles, and replaced 2 - 4" rotors. Work performed - 08/10/22	1	590.63	590.63

**TOTAL DUE \$590.63**

*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  
Irrigation Repair - Beacon 3A

**INVOICE 65147**

**DATE 08/16/2022 TERMS Net 30**

**DUE DATE 09/15/2022**

ACTIVITY	DESCRIPTION	QTY	INSTALLED	AMOUNT
Maintenance	Irrigation Repair - Beacon Lake PH 3A Repair broken fittings at backflow device, replace 2 broken rotors, 4 spray nozzles, and 2 - 1806 spray heads with spray nozzles Work performed - 08/15/22	1	491.19	491.19

**TOTAL DUE**

**\$491.19**

*C. Au*  
*Irrigation Repairs*  
*1. 320. 53800. 45009*

*13A*



# INVOICE

INVOICE #	INVOICE DATE
JAX 390971	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:** \$5,000.00

Description	Current Amount
-------------	----------------

Plant Installation	\$5,000.00
--------------------	------------

*Excellence*

40A  
1,320.538.45004

**Invoice Total** \$5,000.00

IN COMMERCIAL LANDSCAPING

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