

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

November 17, 2022

AGENDA

**Meadow View at Twin Creeks
Community Development District**
475 West Town Place, Suite 114
St. Augustine, Florida 32092
www.meadowviewattwincreeksccd.com

November 10, 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, November 17, 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 September 15, 2022 Meeting
- IV. Consideration of Resolution 2023-01, Adopting Amended Amenity Rules and Policies
- V. Consideration of Resolution 2023-02, Amending the Fiscal Year 2022 General Fund Budget
- VI. Ratification of Renewal of Agreement with Future Horizons for Aquatic Management Services
- VII. Discussion of FPL Matters
- VIII. Update on Development Status
- IX. Staff Reports
 - A. District Counsel
 - B. District Engineer - Approval of Requisition Summary
 - C. District Manager
 - D. Amenity Manager

- E. Operations Manager – Report
- X. Financial Reports
 - A. Balance Sheet and Income Statement
 - B. Assessment Receipts Schedule
 - C. Check Register
 - D. Ratification of Construction Funding Request No. 41
 - E. Consideration of Construction Funding Request No. 42
 - F. Consideration of Funding Request No. 61
- XI. Supervisors’ Requests and Audience Comments
- XII. Next Scheduled Meetings – Landowner’s Election on November 30, 2022 and Board of Supervisors Meeting on December 15, 2022 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095
- XIII. 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, September 15, 2022 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095.

Present and constituting a quorum were:

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

Also present were:

Jim Oliver	District Manager
Jere Earlywine	District Counsel (by phone)
Scott Lockwood	District Engineer
Marc Rousseau	Amenity Manager
Chris Hall	Field Operations Manager
Jerry Lambert	RMS
Jennifer Clark-Erickson	RMS
Alison Mossing	RMS
Ashley Ligas	KE Law Group (by phone)

The following is a summary of the discussions and actions taken at the September 15, 2022 meeting.

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the August 18, 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 August 18, 2022 meeting were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2022-16, Re-Setting the Date of the Landowner’s Election

Mr. Oliver reminded the Board that a date for a landowner’s election was previously set for November 17, 2022 at the offices of GMS. Due to a large crowd at the August meeting and the inability to hold such a crowd at the GMS office, the landowner’s election is being rescheduled for November 30, 2022 at the Lake House at Beacon Lake.

On MOTION by Mr. Lyman seconded by Ms. Simpson with all in favor resolution 2022-16, re-setting the landowner’s election for November 30, 2022 at the Lake House at Beacon Lake was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Oliver stated that most of his districts have a policy that the amenity facilities cannot be rented for for-profit or commercial purposes and Meadow View at Twin Creeks currently does not have that policy.

On MOTION by Ms. Simpson seconded by Mr. Bishop with all in favor authorizing staff to draft changes to the amenity policies prohibiting rental of the amenity facilities for commercial or for-profit events was approved with Counsel to work with the Chairman on finalizing the policies.

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 Ms. Simpson with all in favor the requisition summary listing numbers 56-63 for Phase 3 and numbers 26-29 for Phase 4 was approved.

C. District Manager

Mr. Oliver reminded the Board that during the qualification period for two seats which have terms expiring, no one qualified. Therefore, after the general election in November, the Board will consider applications and resumes from residents interested in serving on the Board. He noted an e-blast will be sent in early October requesting those interested provide resumes and/or letters of interest for consideration by the Board.

D. Amenity Manager

Mr. Rousseau went over the events held at the amenity center since the last meeting and the events that are upcoming. He informed the Board that he does not believe EZ Eatz by Yaya will return next year, so another vendor will need to be found. He also introduced Ms. Jennifer Clark-Erickson who will be taking over as the District's new amenity manager.

Mr. Oliver informed the Board the access control system was damaged by lightning. A proposal was received from Atlantic Security in the amount of \$15,000 to replace the system. A claim is in process with the insurance company for reimbursement of the expense, which will require a \$2,500 deductible.

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.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet & Income Statement

Copies of the financial statements as of August 31, 2022 were included in the agenda package for the Board's review.

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 \$267,272.03 was included in the agenda package for the Board's review.

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

D. Ratification of Construction Funding Request No. 39

A copy of construction funding request number 39 totaling \$12,586.87 was included the agenda package for the Board’s review.

On MOTION by Mr. Lyman seconded by Ms. Simpson with all in favor construction funding request number 39 was ratified.

E. Consideration of Construction Funding Request No. 40

A copy of construction funding request number 40 totaling \$62,058.17 was included in the agenda package for the Board’s review.

On MOTION by Mr. Lyman seconded by Ms. Simpson with all in favor construction funding request number 40 was approved.

F. Construction of Funding Request No. 60

A copy of funding request number 60 totaling \$138,899.38 was included in the agenda package for the Board’s review.

On MOTION by Mr. Lyman seconded by Ms. Simpson with all in favor funding request number 60 was approved.

SEVENTH ORDER OF BUSINESS

Supervisors’ Requests and Audience Comments

Supervisor Requests

Mr. Parker asked that on future agendas an item for updates on development status be included. He stated that materials have begun to be delivered for the connector road between the townhouses and the Lake House. He asked that residents not use the road while it is under construction. The Lakeside Park should be finished before the end of the year. All of the

developer's lots have been sold and the other section should be built out by July or August of 2023.

Audience Comments

A resident asked if there are renderings available for the connector road. His house is located directly behind it, so he is wondering if there will be any shrubbery or fencing surrounding it. Mr. Lyman responded that there is no rendering as it's just a county code minimum landscape plan, so there will be trees and grass through the right of way, but there are no plans for fencing, although that may be necessary eventually.

A resident asked if there has been an improvement in vandalism and trespassing issues since security has been hired. Ms. Simpson responded that there has been a drastic decrease in those issues.

The resident also asked who is responsible for the crosswalks, such as the Fresnel / Hutchinson bus stop intersection and the Convex / Beacon Lake Parkway intersection. He stated that the crosswalks are faded and very difficult to see. Mr. Lockwood stated that the CDD is responsible and that at some point the second asphalt lift will be applied, at which point the roads will be re-striped. Mr. Lyman stated that he would take a look at the crosswalks.

A resident asked if there is a central area in Beacon Lake that the buses could use to load because people are currently parking on people's property off of Windemere and Beacon Lake Parkway. Ms. Simpson stated that e-blasts have been sent asking people to stay off of the landscaping with their golf carts. The bus stops are determined by the school district, so Mr. Lyman recommended residents approach the school district to get the bus stops changed.

The resident also asked if there is a landscape plan for the grassy dirt area as you go down Windemere towards the newer area. Mr. Lyman stated that he would look at the area after the meeting.

A resident stated that she lives over at the landing and there are two cars that have been parked long-term. Ms. Clark-Erickson stated that the cars were tagged yesterday, so they will be towed if not moved within the day.

The resident also asked if there was a possibility of getting a backboard for the tennis courts for solo play. Mr. Oliver stated that the Board would look into it.

Lastly, the resident complained of dust in certain areas of the fitness center. Ms. Simpson informed her that the District has just changed janitorial vendors and that issue has been addressed with them.

A resident expressed his concerns of speeding and suggested a reminder be emailed out to encourage residents to comply with the speed limits.

A resident asked for clarification on Mr. Oliver's statement regarding no one qualifying for the two seats on the Board. Mr. Oliver explained no one qualified with the Supervisor of Elections office during the qualification period of June 13, 2022 through June 17, 2022. To qualify, an interested person must be a voter registered with St. Johns County and a resident of the District. Mr. Earlywine added that they need to be at least 18 years old and a citizen of the United States.

A resident asked if the operating budget was finalized. Mr. Oliver responded that it was adopted at the August meeting and a copy of the budget is available on the District's website (www.MeadowViewatTwinCreeksCDD.com).

A resident asked if residents will be appointed to the Board, or if it is an election. Mr. Oliver responded that the three remaining board members will appoint residents to fill the two positions in compliance with Florida Statutes.

A resident asked what the nature of the debt service portion of the assessments is and whether it floats. Mr. Oliver responded that the debt service assessment is a fixed 30-year bond and the only way that it will change is through refinancing of the bonds for a lower interest rate, if that opportunity arises.

EIGHTH ORDER OF BUSINESS

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

NINTH ORDER OF BUSINESS

Adjournment

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

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

RESOLUTION 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMEDED AMENITY RULES AND POLICIES; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, Chapters 120 and 190, *Florida Statutes*, authorize the District to adopt rules, rates, charges and fees to govern the administration of the District and defray costs of operation and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors of the District ("**Board**") complied with applicable Florida law concerning rule development and adoption, and on February 21, 2019, adopted those certain *Amenities Rules & Policies*; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt by resolution the revised and restated *Amenities Rules & Policies* ("**Amenity Rules**"), attached hereto as **Exhibit A**, for immediate use and application.

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

SECTION 1. The District hereby adopts the amended Amenity Rules, attached hereto as **Exhibit A**.

SECTION 2. If any provision of this Resolution or the Amenity Rules is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 17th day of November, 2022.

ATTEST:

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

EXHIBIT A

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

AMENITIES RULES & POLICIES

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

Adopted April 18, 2019

(as amended November 17, 2022)

PART 1: Meadow View at Twin Creeks Community Development District

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

DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

AUTHORIZED USERS

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

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

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

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

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

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

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

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

ACCESS CARDS

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

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

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

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

COMMUNITY PROGRAMMING

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

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

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

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

program, the Patrons on the waiting list will be contacted. This waiting list will also be used to determine if an additional program can be offered.

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

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

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

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

GENERAL PROVISIONS

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

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

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

PLEASE BE AWARE THAT USE OF THE AMENITIES IS AT YOUR OWN RISK. THE DISTRICT DOES NOT PROVIDE ANY SUPERVISION WITH RESPECT TO THE USE OF THE AMENITIES, AND THERE ARE INHERENT RISKS IN THE USE OF THE AMENITIES – E.G., THE USE OF THE PLAYGROUND, POOL, ETC.

CAN RESULT IN SERIOUS BODILY INJURY OR EVEN DEATH. PARENTS AND LEGAL GUARDIANS ARE RESPONSIBLE FOR THEIR MINOR CHILDREN WHO USE THE AMENITIES. THE DISTRICT STRONGLY ENCOURAGES PARENTS AND LEGAL GUARDIANS TO ACCOMPANY AND SUPERVISE THEIR MINOR CHILDREN WHILE AT THE AMENITIES.

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

1. **Registration and Access Cards.** All Patrons must have their assigned Access Card upon entering the clubhouse. Cards are only to be used by the Patron to whom they are issued. Patrons must present their Access Cards upon request by the Amenity Manager.
2. **Guests.** Guests must be accompanied by a Patron while using the Amenities, unless the Guest has purchased a Guest Access Card.
3. **Minors.** Adult Patrons are responsible for all minor Patrons from their household or visiting the Amenities as Guests of the Patron, and, to better protect the health, welfare and safety of such minors, a parent/guardian (guardian 18 years of age or older) must accompany all such minors who are under the age of 14 or who are otherwise unable to govern and look after themselves in an appropriate manner.
4. **Attire.** With the exception of the pool and wet areas where bathing suits are permitted, Patrons and Guests must be properly attired with shirts and shoes to use the Amenities. Bathing suits and wet feet are not allowed indoors with the exception of the locker room areas.
5. **Food and Drink.** Food and drink will be limited to designated areas only.
6. **Alcohol.** Patrons and Guests may bring their own alcoholic beverages to the Amenities for personal use, but only within designated areas. Patrons and Guests who exercise this right shall do so consistent with federal, state and local laws... For rentals and planned events, patrons will be required to hire a licensed and insured vendor of alcoholic beverages, and they must provide proof of this to the Amenity Manager prior to the event. Notwithstanding the foregoing, the District reserves the right to require anyone appearing excessively intoxicated or displaying loud, unruly, or belligerent behavior to leave District property immediately and further reserves the right to call law enforcement to enforce the same.
7. **No Smoking** Smoking (including e-cigarettes) is not permitted in any building, or enclosed or fenced area to the maximum extent of the prohibitions set forth in the Florida Clean Indoor Air Act or other subsequent legislation. All waste must be disposed of in the appropriate receptacles. No employee or contractor of the District shall smoke in any building, or enclosed or fenced area of the Amenities. Any violation of this policy shall be reported to the Amenity Manager.
8. **Pets.** With the exception of service animals, pets are only permitted in designated areas, and they are not permitted indoors. Where service animals are permitted on the grounds, they must be leashed. Patrons are responsible for picking up after all pets as a courtesy to others and in accordance with the law.
9. **Vehicles.** Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, or in any way which blocks the normal flow of traffic. Golf

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

26. **Cellular Phones.** To prevent disturbance to others, use of cellular telephones is limited while in the clubhouse. Patrons and guests are asked to keep their ringers turned off or on vibrate while in the clubhouse.
27. **Lost Property.** The District is not responsible for lost or stolen items. Staff members are not permitted to hold valuables or bags for Patrons or Guests. All found items should be turned in to the Amenity Manager for storage in the lost and found. Items will be stored in the lost and found for up to one month.

FITNESS CENTER

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

1. **Exercise at Your Own Risk.** The fitness center is not supervised during operating hours. All Patrons are encouraged to consult their physician before beginning an exercise program.
2. **Operating Hours.** The fitness room hours will be from 4:00 a.m. to 11:00 p.m. daily.
3. **Usage Restrictions.** For safety purposes, only patrons and Guests ages 15 and older may use, or be in, the fitness center. Due to space limitations, Patrons may only bring a maximum of two Guests to the fitness room.
4. **Attire.** Appropriate attire including shorts, shirts, and closed toed athletic footwear must be worn at all times in the fitness center. To maintain clean and sweat-free equipment, clothing must cover any part of the body exposed to direct contact with the equipment.
5. **Courtesy.** If a Patron/guest is waiting, cardiovascular equipment utilization is limited to 30 minutes. If a Patron or Guest is waiting for the weight equipment, individuals should allow others to "work in" between sets. All equipment must be wiped down after use with the wipes and/or spray provided.
6. **Food and Drink.** No food or chewing gum is permitted in the fitness center. Water or other sport drinks must be contained in non-breakable spill-proof containers.
7. **Noise.** Personal music devices are permitted if used with headphones and played at a volume that does not disturb others.
8. **Equipment.** Weights or other fitness equipment may not be removed from the fitness center. Please replace weights to their proper location after use. Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.
9. **Hand Chalk.** Hand chalk is not permitted.
10. **Personal Training.** Except as expressly authorized by the District, personal training for fees, or solicitation of personal training services for fees, is prohibited.

SWIMMING POOLS

The following policies apply to the District's pools:

1. **Swim at Your Own Risk.** The pool areas are not supervised, and so all Patrons use the pools at their own risk.

2. **Operating Hours.** The pool areas are open from dawn to dusk only. No one is permitted in the pools at any other time unless a specific event is scheduled.
3. **Slides.** The slides are open only at designated times, and only when lifeguards are present. No one is permitted to use the slides when they are closed. When the slides are closed, staff will put in place a panel barrier and/or close-off netting (as applicable) to restrict access.
4. **Skateboards, Etc.** No bicycles, scooters, roller skates, roller blades, hover boards, skate boards or other similar items are permitted on the pool deck.
5. **Food and Drink.** Patrons are permitted to bring their own snacks and water to the pools; however, no food or beverages are permitted in the pools or the pool wet deck area, as defined by Florida law. Glass containers or breakable objects of any kind are not permitted within the fenced area surrounding the pool. Additionally, all General Provisions previously set forth herein apply.
6. **Unsafe Behavior.** No pushing, running, horseplay or other similarly unsafe behavior is allowed in the pool or on the pool deck area.
7. **Diving.** Diving is strictly prohibited at the pools, with the exception of swim team competitions pre-approved by the District.
8. **Noise.** Radios, tape players, CD players, MP3 players and televisions, and the like are not permitted unless they are personal units equipped with headphones.
9. **Aquatic Toys and Recreational Equipment.** Prohibited items include, but are not limited to, rafts, inner tubes, scuba gear, squirt guns, swim fins, hard balls, frisbees, inflatable objects, or other similar water play items. Exceptions are small personal floatation devices for swimming assistance, kickboards, masks, goggles, pool noodles, dive sticks, snorkels and water wings. Amenities staff has the final say regarding the use of any and all recreational floatation devices, and the District reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pools, or if the equipment provides a safety concern.
10. **Entrances.** Pool entrances, including stairs and ladders, must be kept clear at all times.
11. **Railings.** No swinging on ladders, fences, or railings is allowed.
12. **Pool Furniture.** Pool furniture is not to be removed from the pool area or placed in the pools.
13. **Chemicals.** Chemicals used in the pools may affect certain hair or fabric colors. The District is not responsible for these effects.
14. **Pets.** Pets, (with the exception of service animals), are not permitted on the pool deck area inside the pool gates at any time.
15. **Attire.** Appropriate swimming attire (swimsuits) must be worn at all times.
16. **Parties.** Parties at the pool are prohibited, and participants may be asked to leave by the Amenity Manager.
17. **Prevention of Disease.** All swimmers must shower before initially entering the pools. Persons with open cuts, wounds, sores or blisters may not use the pools. No person should use the pools with or suspected of having a communicable disease which could be transmitted through the use of the pool.
18. **Swim Diapers.** All persons who are not reliably toilet trained must wear swim diapers and a swimsuit over the swim diaper. If contamination occurs, the pool

will be closed for twenty four (24) hours and the water will be shocked with chlorine to kill the bacteria. Any individual responsible for contamination of the pools may be held responsible for any clean-up or decontamination expenses incurred by the District.

19. **Pollution.** No one shall pollute the pools. Anyone who does pollute the pools is liable for any costs incurred in treating and reopening the pool.
20. **Lap Lanes.** Lap lanes are to be used only by persons swimming laps or water walking or jogging.
21. **Reservation of Tables or Chairs.** Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them, except for up to thirty minutes.
22. **Pool Closure.** The pools may close due to weather warnings, fecal accidents, chemical balancing, or general maintenance and repairs.
23. **Weather.** The pools and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pools or pool bottom clearly. The pools will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty 30 minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning, or when instructed to do so by the staff.
24. **Swim Instruction.** Except as expressly authorized by the District, swim instruction for fees, or solicitation of swim instruction for fees, is prohibited.
25. **ADA Compliant Chair Lift.** The two chair lifts in the pool area are provided pursuant to the Americans with Disabilities Act. They are to be used only to facilitate usage of the pools by disabled individuals. Any use of the chair lift for other than its intended purpose is strictly prohibited.

BATHING LOAD/MAXIMUM CAPACITY: Pursuant to the Florida Department of Health’s operating permit for the District’s swimming pool, the maximum bathing load for the pools is **210 individuals (54 individuals** for the water activity pool, and **156 individuals** for the lap pool), and the maximum capacity for the swimming pool is **525 individuals** in the enclosed deck area and pools (together, “**Capacity Limits**”). The Amenity Manager will post the Capacity Limits at the pools, and will ensure that the Capacity Limits are not exceeded by periodically monitoring the area. On peak days where there is a potential that the Capacity Limits may be exceeded, the Amenity Manager shall close and lock three of the four gated entrances and require Patrons to access the swimming pools only via the main entrance, where Patrons shall be counted manually by the Amenity Manager. Additionally, the Amenity Manager may issue colored wrist bands to Patrons to ensure that only authorized Patrons are accessing the pools. Further, in the event that the Capacity Limits are exceeded, the Amenity Manager shall request that Patrons leave the pool area until the Capacity Limits are met.

TENNIS COURTS

The following policies apply to the tennis courts:

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

MULTI-PURPOSE FIELD

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

1. **First Come Basis.** The field is available for use by Patrons and Guests only on a first come first serve basis, unless reserved.
2. **Vehicles.** No bicycles, scooters, skate boards, hover boards or other equipment or vehicles with wheels are permitted.
3. **Chalking.** Chalking or marking the field must be approved in advance and proper marking materials must be used.
4. **Glass Containers.** No glass containers or breakable objects of any kind are permitted on the field.
5. **Pets.** Pets must be kept on leash, and Patrons and Guests must pick up and dispose of pet waste in appropriate receptacles.
6. **Equipment.** Patrons are responsible for bringing their own equipment.
7. **Golfing.** Golfing is not permitted on the field.
8. **Sports Instruction.** Except as expressly authorized by the District, sports instruction for fees, or solicitation of sports instruction for fees, is prohibited.

EVENT LAWN, PATIO, PICNIC AREAS, AND OUTDOOR AREAS

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

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

OFF LEASH DOG PARK FACILITY

- (1) All Patrons and guests using the Off-Leash Dog Park (the “Bark Park”) are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all District policies governing amenity facilities. Any disregard or violation of these policies or misuse or destruction of Bark Park facilities or equipment may result in the suspension or termination of Bark Park or Amenity Center privileges. Guests may use the Bark Park if accompanied by an adult Patron.
- (2) Please note that the Bark Park is an unattended facility and persons using the Bark Park do so at their own risk. Voluntary use of the Bark Park evidences waiver of any claims against the District resulting from activities occurring at the Bark Park. The District is not responsible for any injury or harm caused from the use of the Bark Park.
- (3) General Policies applicable to those owners and handlers bringing dogs to the Dog Park:
 - a. The only pets permitted to use the Bark Park are dogs; no other pets permitted.

- b. Dogs shall be leashed at all times except when in designated “off-leash” areas within the fenced Bark Park.
- c. Dogs shall be supervised and in view at all times and never left unattended.
- d. Children must be supervised at all times. Children under 12 must be accompanied by an adult.
- e. Dogs must be leashed quickly and removed from the dog from the Bark Park in the event of any problems. Any dogs displaying aggressive behavior shall immediately be leashed by the owner and removed from the Bark Park.
- f. Be polite and “Scoop the Poop!” Pet waste stations and trash cans are located at the Bark Park.
- g. No prong, pinch or spiked collars are permitted within the fenced area of the Bark Park.
- h. Dogs shall be kept from digging or damaging any equipment or Bark Park lands or facilities. Any holes made by a person’s dog shall be filled by that person.
- i. Dogs under four months old, in heat, with fleas, skin conditions, or are otherwise ill are not permitted in the Bark Park.
- j. Dogs shall be up-to-date on vaccinations prior to entering the Bark Park, and shall have current rabies and applicable license tags clipped to their collars at all times.
- k. No food is permitted at the Bark Park, except food/treats for dogs.

KAYAK LAUNCH

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

Use of Equipment:

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

10) Operating any non-motorized equipment under the influence of alcohol or drugs is strictly prohibited.

LAKE OR POND AREAS

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

The following additional guidelines apply:

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

PLAYGROUND AND TOT LOTS

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

1. Patrons and Guests may use the playgrounds and tot lots at their own risk.
2. Proper footwear is required and no loose clothing especially with strings should be worn.
3. The mulch material is necessary for reducing fall impact and for good drainage. It is not to be picked up, thrown, or kicked for any reason.
4. No food, drinks or gum are permitted at the playground.

5. No pets of any kind are permitted at the playground, with the exception of service animals.
6. No glass containers are permitted at the playground.
7. No jumping off from any climbing bar or platform.
8. Profanity, rough-housing, and disruptive behavior are prohibited.
9. If anything is wrong with the equipment or someone gets hurt, notify the District immediately.

FACILITY RENTAL POLICIES

The following policies apply to the rental of the Amenities:

1. **Patrons Only.** Unless otherwise directed by the District, only Patrons may reserve designated Amenities for parties and events. Please contact the Amenity Manager in order to determine availability of the Amenities for any particular reservation. Rental reservations should be made no later than 14 days in advance in order to schedule staffing.
2. **Amenities Available for Rental:** The following Amenities are available for rental: clubhouse (excluding kitchen), veranda, and multi-purpose field.
3. **Payment & Registration.** *At the* time the reservation is made, a check or money order (no cash) for the rental fee and a separate check for the security & cleaning deposit (both payable to the District) must be delivered to the **Facility Manager** along with completed paperwork and insurances, if necessary. Each Patron renting the Amenities must sign and execute a Rental Agreement acceptable to the District, must schedule a time to complete a rental check list with Facility Manager one week in advance. Regardless of whether the Rental Agreement is executed, the Patron is bound by the Rental Agreement, which is incorporated herein by this reference.
4. **Rates and Deposits.** The rental rates and deposits for use of the Amenities are as set forth in the District's rules. The deposit will secure the rental time, location and date. To receive the full refund of the deposit within 10 days after the party, the renter must:
 - i. Remove all garbage, place in dumpster and replace garbage liners;
 - ii. Take down all decorations or event displays; and
 - iii. Otherwise clean the rented Amenities and restore them to their pre-rented condition, and to the satisfaction of the District.

The District may retain all or part of any deposit if the District determines, in its sole discretion, that it is necessary to repair any damages (including any clean-up costs) arising from the rental.
5. **Computation of Rental Time.** The rental time period is inclusive of set-up and clean-up time.
6. **Duration of Rentals.** The Amenity Manager shall have the right to set minimum and maximum periods for rentals, in their discretion. Please check with the Amenity Manager at the time of rental.
7. **Available Hours.** The Amenities may be rented for parties and events during normal operating hours. Additionally, the clubhouse may be rented after hours

- until 10:00 pm. Private events held after normal operating hours may require a staff attendant, to be paid by the patron renting the facility.
8. **Capacity.** The clubhouse capacity limit shall not be exceeded at any time for a party or event.
 9. **Noise.** The volume of live or recorded music must not violate applicable Manatee County noise ordinances, or unreasonably interfere with residents' enjoyment of their homes and staff offices
 10. **Insurance.** Additional liability insurance coverage may be required for all events that are approved to serve alcoholic beverages, or for other events that the District determines in its sole discretion should require additional liability insurance. The District, its staff and consultants are to be named on these policies as an additional insured party.
 11. **Cancellation.** If the renter wishes to cancel a reservation, the cancellation must be communicated to the Facility Manager no later than two weeks prior to the scheduled event to receive 100% of the rental fee and deposit. If the event is cancelled less than 3 days prior to the event 0% of the security deposit and 100% of the rental fee will be returned, unless is cancelled due to inclement weather.

PROPERTY DAMAGE

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

Each Patron and Guest, as a condition of invitation to the premises of the Amenities, assumes sole responsibility for his or her property. The District shall not be responsible for the loss or damage to any private property used or stored on the premises of the Amenities, whether in lockers or elsewhere.

USE AT OWN RISK; INDEMNIFICATION

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

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

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

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

SOVEREIGN IMMUNITY

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

SEVERABILITY

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

AMENDMENTS / WAIVERS

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

ATTACHMENT A: Consent and Waiver Agreement

ATTACHMENT A
Consent and Waiver Agreement

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

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

Participant Name: _____

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

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

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

Address: _____

Phone Number (home): _____

Phone Number (alternate): _____

Emergency Contact & Phone Number: _____

NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE DISTRICT MANAGER.

PRIVACY NOTICE: Under Florida’s Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, Florida Statutes, please notify the District Manager.

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

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

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

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

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

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

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

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

5. Miscellaneous Fees.

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

6. Special Provisions.

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

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

Effective Date:

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

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

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

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

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

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

4. **Authority of Amenities Manager.** The Amenities Manager or his or her designee has the ability to remove any person from one or all Amenities if any of the above-referenced behaviors are exhibited or actions committed. The Amenities Manager or their designee may at any time restrict or suspend for cause or causes, including but not limited

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

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

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

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

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

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

FIFTH ORDER OF BUSINESS

RESOLUTION 2023-02

WHEREAS, the Board of Supervisors, hereinafter referred to as the "Board", of the Meadow View at Twin Creeks Community Development District, hereinafter referred to as "District", adopted a General Fund a Budget for fiscal year 2022, and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

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

1. The General Fund Budget are hereby amended in accordance with Exhibit "A" attached.
2. This resolution shall become effective this 17th day of November, 2022 and be reflected in the monthly and fiscal Year End 9/30/22 Financial Statements and Audit Report of the District

Meadow View at Twin Creeks

Community Development District

by: _____
Chairman

Attest:

by: _____
Secretary

MEADOW VIEW AT TWIN CREEKS CDD
RESOLUTION 2023-02

EXHIBIT A

Meadow View at Twin Creeks

Community Development District

GENERAL FUND

Budget Amendment

For the Period ending September 30, 2022

	Adopted Budget	Increase (Decrease)	Amended Budget	Projected Thru 09/30/22
REVENUES:				
Developer Contributions	\$850,983	(\$46,922)	\$804,060	\$804,060
Assessments - Tax Roll	\$639,572	\$11,698	\$651,269	\$651,269
Assessments - Direct	\$61,220	\$0	\$61,220	\$61,220
Interest/Miscellaneous Income	\$0	\$10,290	\$10,290	\$10,290
Restricted - Easement Fence Fund	\$0	\$13,800	\$13,800	\$13,800
Facility Revenue	\$10,000	\$4,212	\$14,212	\$14,212
Transfer In - Closeout of 2016B	\$0	\$493	\$493	\$493
TOTAL REVENUES	\$1,561,775	(\$6,429)	\$1,555,346	\$1,555,346

EXPENDITURES:

ADMINISTRATIVE:

Engineering	\$20,000	\$15,091	\$35,091	\$35,091
Attorney Fees	\$30,000	\$0	\$30,000	\$28,387
Annual Audit	\$7,500	\$0	\$7,500	\$7,500
Arbitrage	\$2,400	\$0	\$2,400	\$2,400
Assessment Roll	\$10,000	\$0	\$10,000	\$10,000
Dissemination	\$20,000	(\$3,025)	\$16,975	\$16,975
Trustee Fees	\$21,000	(\$5,709)	\$15,291	\$15,291
Management Fees	\$49,613	\$0	\$49,613	\$49,613
Information Technology	\$1,400	\$0	\$1,400	\$1,400
Website Compliance	\$1,000	(\$0)	\$1,000	\$1,000
Telephone	\$500	\$189	\$689	\$689
Postage	\$800	\$522	\$1,322	\$1,322
Insurance	\$7,796	(\$461)	\$7,335	\$7,335
Printing and Binding	\$4,000	(\$1,678)	\$2,323	\$2,323
Legal Advertising	\$3,000	\$0	\$3,000	\$1,461
Other Current Charges	\$1,600	(\$269)	\$1,331	\$1,331
Office Supplies	\$300	(\$233)	\$67	\$67
Dues, Licenses & Subscriptions	\$175	\$0	\$175	\$175
ADMINISTRATIVE EXPENDITURES	\$181,084	\$4,429	\$185,513	\$182,360

AMENITY CENTER:

Utilities				
Telephone/Cable/Internet	\$10,752	\$0	\$10,752	\$10,696
Electric	\$38,000	\$3,942	\$41,942	\$41,942
Water/Irrigation	\$20,000	(\$1,727)	\$18,273	\$18,273
Gas	\$1,500	\$481	\$1,981	\$1,981
Trash Removal	\$3,528	\$1,856	\$5,384	\$5,384
Security				
Security Monitoring	\$17,675	(\$16,000)	\$1,675	\$1,331
Gate Monitoring	\$0	\$15,000	\$15,000	\$14,768
Gate Repairs	\$0	\$540	\$540	\$540
Access Cards	\$3,000	(\$348)	\$2,652	\$2,652
Contracted Security	\$20,000	\$0	\$20,000	\$13,216
Management Contracts				
Facility Management	\$125,000	(\$61,346)	\$63,654	\$63,654
Pool Attendants	\$51,750	(\$13,000)	\$38,750	\$34,729
Canoe Launch Attendant	\$31,050	(\$30,887)	\$163	\$163
Snack Bar Attendant	\$17,940	(\$17,940)	\$0	\$0
Field Mgmt / Admin	\$25,000	\$15,000	\$40,000	\$40,000
Pool Maintenance	\$20,000	(\$2,488)	\$17,512	\$17,512
Pool Chemicals	\$15,000	(\$1,584)	\$13,416	\$13,416

Meadow View at Twin Creeks

Community Development District

GENERAL FUND

Budget Amendment

For the Period ending September 30, 2022

	Adopted Budget	Increase (Decrease)	Amended Budget	Projected Thru 09/30/22
AMENITY CENTER CONTINUED				
Janitorial	\$20,000	\$253	\$20,253	\$20,253
Facility Maintenance	\$30,000	\$17,000	\$47,000	\$46,481
Private event Attendant	\$5,000	\$504	\$5,504	\$5,504
Repairs & Maintenance	\$36,000	(\$4,000)	\$32,000	\$29,866
Capital Projects	\$12,000	(\$3,381)	\$8,619	\$8,619
Snack Bar Inventory- CGS	\$1,000	(\$1,000)	\$0	\$0
Food Service License	\$610	\$32	\$642	\$642
Rental and Leases	\$27,691	\$0	\$27,691	\$27,691
Subscriptions	\$12,000	(\$8,204)	\$3,796	\$3,796
Pest Control	\$2,280	\$86	\$2,366	\$2,366
Supplies	\$2,000	\$1,247	\$3,247	\$3,247
Towel/Linen Service	\$2,000	\$0	\$2,000	\$1,804
Furniture, Fixtures & Equipment	\$5,000	(\$1,412)	\$3,588	\$3,588
Special Events	\$30,000	\$4,939	\$34,939	\$34,939
Holiday Decorations	\$9,000	\$5,584	\$14,584	\$14,584
Fitness Center Repairs/Supplies	\$2,000	\$2,902	\$4,902	\$4,902
Office Supplies	\$1,500	(\$549)	\$951	\$951
ASCAP/BMI Licenses	\$1,000	(\$1,000)	\$0	\$0
Property Insurance	\$40,183	(\$1,727)	\$38,456	\$38,456
Permit and License	\$575	\$0	\$575	\$575
Performance Guaranty Bonds	\$0	\$16,659	\$16,659	\$16,659
AMENITY CENTER EXPENDITURES	\$640,034	(\$80,567)	\$559,468	\$545,182
GROUND MAINTENANCE EXPENDITURES				
Hydrology Quality/Mitigation	\$6,400	(\$6,400)	\$0	\$0
Electric	\$30,000	(\$6,703)	\$23,297	\$23,297
Landscape Maintenance	\$532,120	\$45,000	\$577,120	\$577,120
Landscape Contingency	\$30,000	\$45,858	\$75,858	\$75,858
Lake Maintenance	\$27,000	(\$4,515)	\$22,485	\$22,485
Grounds Maintenance	\$12,000	\$0	\$12,000	\$11,701
Pump Repairs	\$5,000	(\$1,305)	\$3,695	\$3,695
Streetlighting	\$42,000	\$4,481	\$46,481	\$46,481
Streetlight Repairs	\$5,000	(\$5,000)	\$0	\$0
Irrigation Repairs	\$15,000	\$27,988	\$42,988	\$42,988
Miscellaneous	\$5,000	(\$4,000)	\$1,000	\$0
Contingency	\$31,136	(\$6,000)	\$25,136	\$24,178
GROUNDS MAINTENANCE EXPENDITURES	\$740,656	\$89,404	\$830,060	\$827,803
TOTAL EXPENDITURES	\$1,561,774	\$13,266	\$1,575,040	\$1,555,345
EXCESS REVENUES (EXPENDITURES)	\$0	(\$19,695)	(\$19,695)	\$0
FUND BALANCE - Beginning	\$0	\$19,695	\$19,695	\$423,866
FUND BALANCE - Ending	\$0	\$0	\$0	\$423,866

SIXTH ORDER OF BUSINESS

AQUATIC MANAGEMENT SERVICES AGREEMENT

THIS AGREEMENT ("Agreement") is made and entered into this 7th day of November, 2022, by and between:

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in St. Johns County, Florida, and whose mailing address is c/o 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("**District**"); and

FUTURE HORIZONS, INC., a Florida corporation, with a mailing address of P.O. Box 1115, Hastings, Florida 32145 ("**Contractor**", together with District, "**Parties**").

RECITALS

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

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

WHEREAS, the District has a need to retain an independent contractor to provide aquatic maintenance services to thirteen (13) lakes within and around the District, which are hereinafter collectively referred to as the ("**Lakes**") further identified in **Exhibit A** attached hereto; and

WHEREAS, Contractor submitted a proposal and represents that it is qualified to provide aquatic management services and has agreed to provide to the District those services incorporated by reference herein ("**Services**"); and

WHEREAS, the District and Contractor have previously entered into agreements for aquatic management services and this Agreement supersedes all prior agreements; and

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

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

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

SECTION 2. DESCRIPTION OF WORK AND SERVICES.

A. The Contractor will monitor and treat the Lakes a minimum of once a week to ensure control of weeds and shoreline grass, and to prevent re-infestation for the purpose of aquatic ecosystem health and aesthetics. The Contractor shall provide the services as follows:

- Provide monthly aquatic plant management for thirteen lakes (approximately 35 surface areas) located within the District's boundaries, as identified on Exhibit A;
- Provide all labor, equipment, herbicides and technology to control cattails, torpedo grass, pennywort, alligator weed, filamentous algae, southern naiad, and bladderwort in the designated areas;
- Inspect and/or reapply the herbicides once a month to control and prevent the vegetation from reestablishing in the designated areas;
- Provide trash disposal along banks of all lakes;
- Provide a report of all waterways treated after each visit; and
- Use only State approved herbicides, application techniques and certified applicators in treating the designated areas.

The Contractor shall provide all aquatics maintenance services within industry standards, and shall ensure that all services are sufficient to maintain the applicable properties consistent with the District's applicable permits and/or conservation easements, as well as applicable federal, state and local laws. While providing the services identified in this Agreement, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the services. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

At no time shall the Contractor use any products, compounds, or materials that contain copper in any form in any of the water bodies within the project area unless such products, compounds, or materials are specifically approved for usage in water bodies by both the U.S. Environmental Protection Agency and the State of Florida. Usage of such products, compounds, or materials must also be in compliance with applicable St. Johns River Water Management District ("SJRWMD") rules and any and all SJRWMD permits issued to the District.

B. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.

C. The Contractor shall provide the Services as further illustrated in Exhibit A of this Agreement. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

D. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.

SECTION 3. MANNER OF CONTRACTOR'S PERFORMANCE. The Contractor agrees, as an independent contractor, to undertake work and/or perform such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of the Services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

A. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

B. The Contractor agrees that the District shall not be liable for the payment of any work or services not included in Section 2 unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

C. The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

(1) The District hereby designates the District Manager to act as its representative.

(2) Upon request by the District Manager, the Contractor agrees to meet with the District's representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

D. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

SECTION 5. COMPENSATION; TERM.

A. As compensation for the Services described in this Agreement, the District agrees to pay the Contractor Nine Hundred Dollars (\$900.00) per month. The term of this Agreement shall be from the date first written above and through September 30, 2023 unless terminated earlier by either party in accordance with the provisions of this Agreement. This Agreement shall automatically renew for one year periods, unless terminated pursuant to the

terms of this Agreement.

B. If the District should desire additional work or services, or to add additional areas to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

C. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

D. The Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the District for all services performed in the prior month and any other sums due to the Contractor. The District shall pay the invoice amount within thirty (30) days after the invoice date. The Contractor may cease performing services under this Agreement if any payment due hereunder is not paid within thirty (30) days of the invoice date. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

SECTION 6. INSURANCE.

- A.** The Contractor shall maintain throughout the term of this Agreement the following insurance:
- (1)** Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - (2)** Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - (i)** Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors'

operation.

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

SECTION 7. INDEMNIFICATION.

- A. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.

- B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

SECTION 8. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 9. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances.

SECTION 10. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien.

SECTION 11. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 12. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 13. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this

Agreement, except as expressly limited in this Agreement.

SECTION 14. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or offsets the District may have against the Contractor.

SECTION 15. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

SECTION 16. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 17. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 18. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 19. ENFORCEMENT OF AGREEMENT. A default by either Party under this Agreement shall entitle the other Party to all remedies available at law or in equity. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing Party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 20. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement.

SECTION 21. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties.

SECTION 22. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 23. NOTICES. All notices, requests, consents and other communications under this Agreement ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, at the addresses first set forth above. Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notice on behalf of the District and the Contractor, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

SECTION 24. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 25. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be St. Johns County, Florida.

SECTION 26. COMPLIANCE WITH PUBLIC RECORDS LAWS. The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable

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

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, AS TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (865) 238-2622, JOLIVER@GMSNF.COM, OR AT 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092.

SECTION 27. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 28. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 29. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed

versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

SECTION 30. E-VERIFY. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT



Chairperson, Board of Supervisors

FUTURE HORIZONS, INC.



By: Chris Bailing
Its: VP of Operations + Sales

Exhibit A: Map of Ponds

**Exhibit A:
Map of Ponds**

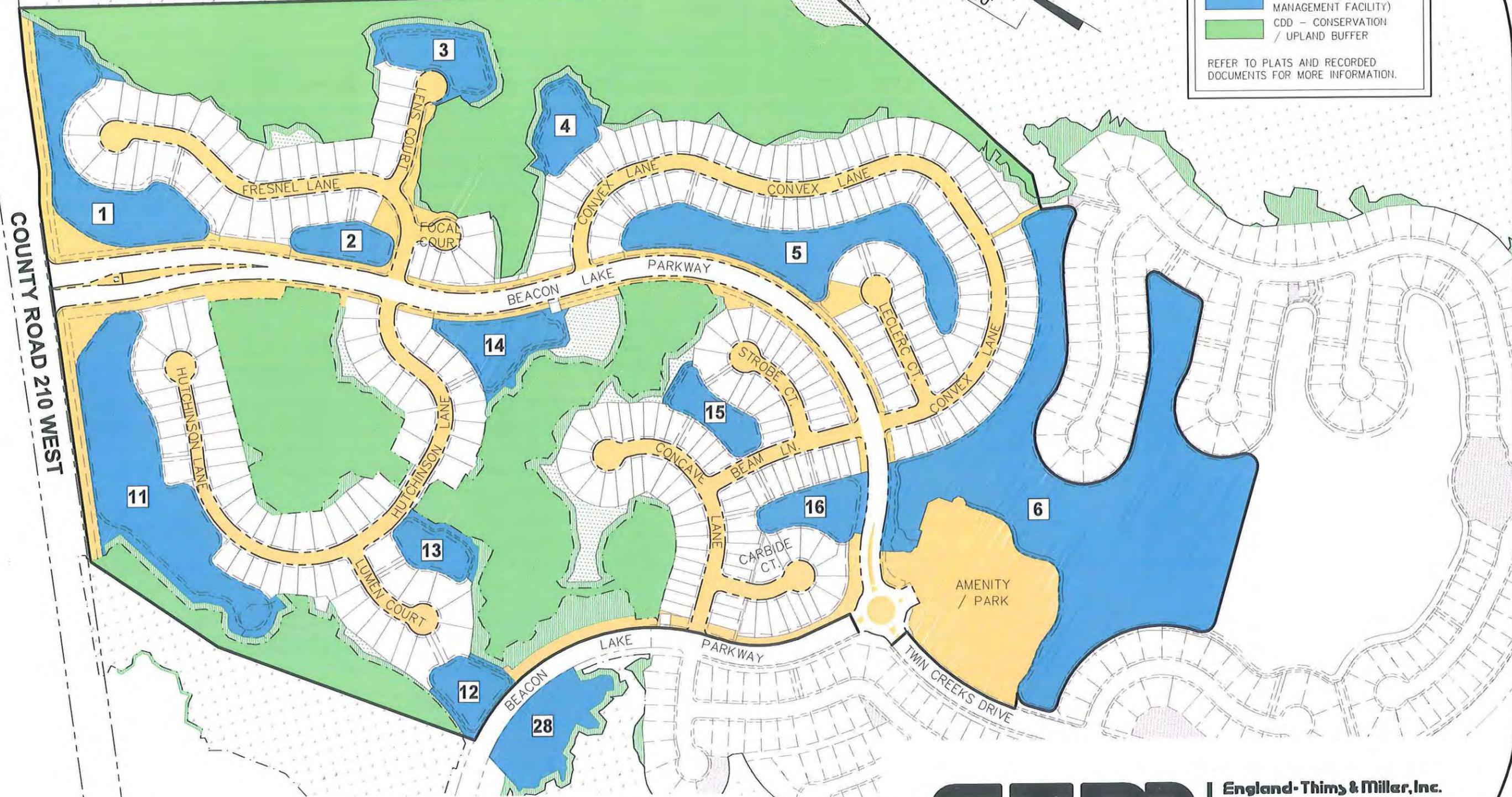
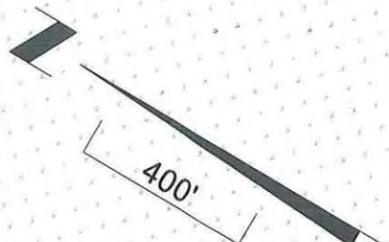
PLOTTED: May 15, 2019 - 2:11 PM, BY: Scott Lockwood

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LEGEND

- CDD PROPERTY
- CDD - SMF (STORMWATER MANAGEMENT FACILITY)
- CDD - CONSERVATION / UPLAND BUFFER

REFER TO PLATS AND RECORDED DOCUMENTS FOR MORE INFORMATION.



**BEACON LAKE PHASE I
FOR MEADOW VIEW AT TWIN CREEKS CDD**



England-Thimms & Miller, Inc.
 14775 Old St. Augustine Road
 Jacksonville, FL 32258
 TEL: (904) 642-8990
 FAX: (904) 646-9485
 CA - 00002584 LC - 0000316

SEVENTH ORDER OF BUSINESS



November 15, 2022

EMPLOYMENT AGREEMENT FOR REPRESENTATION OF OWNER
WHOSE PROPERTY IS BEING TAKEN BY PUBLIC AUTHORITY

PROFESSIONAL SERVICES. The undersigned, as authorized representative on behalf of MEADOW VIEW AT TWIN CREEKS CDD, hereby employ BRIGHAM PROPERTY RIGHTS LAW FIRM, PLLC as our attorneys to represent us in the forthcoming condemnation proceedings involving the property described below. This representation may also include efforts by you to negotiate a redesign of the proposed public project which will protect and sustain the value of our property, and such related efforts as may be in our best interest.

We hereby authorize you to take such steps and to employ on our behalf the services of such real estate appraisers, accountants, engineers, photographers and other experts as are necessary to secure for us the just and full compensation for the taking of the property as is guaranteed by the Constitution and the laws of the State of Florida.

ATTORNEYS' FEES. Your attorneys' fees for securing the just and full compensation for the taking of the real property, in particular, your preparation, trial and/or settlement at the condemnation proceedings prior to or during such lawsuit, shall be fully paid by the condemning authority. The amount of attorneys' fees, unless otherwise agreed to between us in writing, shall follow the statutory schedule below for any monetary and non-monetary benefits achieved by the efforts of your law firm on our behalf over the condemning authority's initial offer.

STATUTORY SCHEDULE FOR ATTORNEYS' FEES (F.S. 73.092(1))

- (a) 33% of benefits up to \$250,000 in value;
- (b) 25% of benefits thereafter up to \$1,000,000 in value;
- (c) 20% of benefits thereafter over \$1,000,000 in value.

It is also understood, unless otherwise agreed to between us and the Law Firm in writing, that attorneys' fees for representing us in regard to any supplemental proceeding within the eminent domain case, such as apportionment, will also be fully paid by the condemning authority in accordance with the statutory provisions for supplemental proceedings.

COSTS. The Law Firm will incur costs for the defense of our case including photocopying expenses, computerized legal research, exhibit preparation, and other expenses. Likewise, expert fees and costs will be incurred to establish an estimate of value for the taking of the property. It is understood that the Law Firm will apply to the Court for reimbursement from the condemning authority of all costs incurred, including experts' fees and costs, and will employ its best efforts to recover same. However, it is further understood that we will remain responsible for any amount by which the costs actually incurred exceed the amount for which the Court requires reimbursement by the condemning authority. We estimate that costs for presuit negotiations will be approximately \$20,000. Should a lawsuit be filed, we will provide a written estimate of litigation costs prior to incurring any such costs.

OFFER OF JUDGMENT. In the event the condemning authority makes an "offer of judgment" in any lawsuit, it is understood that the Law Firm reserves the right to amend the above provision regarding costs upon mutually agreeable terms.

NEGOTIATIONS. All negotiations for settlement prior to or during the lawsuit shall be conducted by the Law Firm and no settlement shall be made without our knowledge and consent.

It is further agreed that in negotiations with the condemning authority that you will insist that attorneys' fees be paid in full according to the statutory schedule and that "lump sum" offers combining compensation for the property with attorneys' fees or costs will be rejected, unless otherwise agreed to between the Law Firm and us in writing.

APPELLATE WORK. This agreement is for work at the circuit court level only. Should appellate work be necessary, an arrangement for attorneys' fees and costs would be mutually agreed to in writing at that time.

TERMINATION. Unless and until a lawsuit is commenced by FP&L, this Agreement may be terminated for any or no reason by the District upon five (5) days prior written notice to the Law Firm. Upon any such notice of termination, the Law Firm shall promptly and within five (5) days turnover all files to the District relating to this matter, and the Law Firm shall have no recourse as against the District in law or equity for termination of the Agreement.

After a lawsuit is commenced by FP&L, this Agreement may be terminated for any or no reason by the District upon five (5) days prior written notice to the Law Firm. Upon any such notice of termination, the Law Firm shall promptly and within five (5) days turnover all files to the District relating to this matter, and the Law Firm shall have no recourse as against the District in law or equity for termination of the Agreement, provided however that the Law Firm shall be able to pursue its fees and costs from the condemning authority and pursuant to Chapters 73 & 74, Florida Statutes.

THE FOREGOING TERMS ARE HEREBY
ACKNOWLEDGED AND ACCEPTED:

FOR THE OWNER:

MEADOW VIEW AT TWIN CREEKS CDD

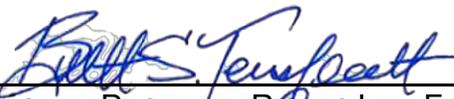
By: _____

Its: _____

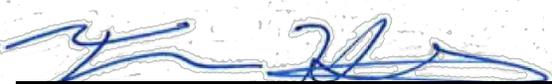
FOR THE FIRM:



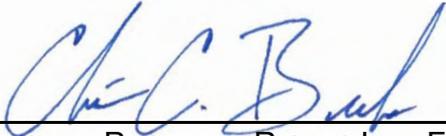
BRIGHAM PROPERTY RIGHTS LAW FIRM
By: Andrew Prince Brigham



BRIGHAM PROPERTY RIGHTS LAW FIRM
By: Brett S. Tensfeldt



BRIGHAM PROPERTY RIGHTS LAW FIRM
By: Trevor S. Hutson



BRIGHAM PROPERTY RIGHTS LAW FIRM
By: Christopher C. Bucalo

Name, Address & Telephone:
Meadow View at Twin Creeks CDD
c/o Jere Earlywine
475 West Town Place, Suite 114
St. Augustine, FL 32092
Home: _____
Business: _____
Fax: _____
Cellular Phone: 850-528-6152
E-mail: jere@kelawgroup.com

Parcel ID # and Address
Parcel ID: 0237220003
Address: 139 Charlie Way
Parcel ID: 0237210007
Address: Beacon Lake Pkwy
Parcel ID: 0237210006
Address: Beacon Lake Pkwy

Project Parcels: SJ-123, SJ-124, SJ-128

NINTH ORDER OF BUSINESS

B.

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

REQUISITION SUMMARY

2021 Phase 3

2020 Phase 4

Thursday, November 17, 2022

2021 Phase 3		<u>TO BE RATIFIED</u>		
10/27/2022	64	ETM	Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 204949 (Oct 2022)	\$ 7,367.23
10/27/2022	65	ETM	Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 204946 (Oct 2022)	\$ 5,421.25
10/27/2022	66	ETM	Beacon Lake Parkway Collector Road from Beacon Lake Townhomes to Beacon Lake Parkway (WA#21) Invoice 204948	\$ 1,500.00
10/27/2022	67	Harbinger	Signage - Townhomes - 50% Invoice DP82737	\$ 12,351.00
10/27/2022	68	Clary & Associates, Inc.	Beacon Lake Phase 3B set temporary front lot corners - Invoice 2022-710	\$ 7,862.50
10/27/2022	69	Basham Lucas	Beacon Lake CDs - Invoice 9091	\$ 2,625.00
10/27/2022	70	West Orange Nurseries, Inc.	Lakeside Park @ Beacon Lake - Plants - Invoice 3062	\$ 107,983.75
10/27/2022	71	Atlantic Companies	Beacon Lakeside Park Access card readers - 50% Deposit	\$ 3,255.00
10/27/2022	72	St. Johns County Utility Department	Beacon Lake 3A - Water fountain for sports park	\$ 2,172.66
TOTAL 2021 Phase 3 REQUISITIONS TO BE RATIFIED				\$150,538.39
2021 Phase 3		<u>TO BE APPROVED</u>		
11/17/2022	73	Clary & Associates, Inc.	Beacon Lake Extension - Set centerline control - Invoice 2022-793	\$ 4,117.50
11/17/2022	74	ETM	Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 205421 (Oct 2022)	\$ 1,755.00
11/17/2022	75	ETM	Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 205417 (Oct 2022)	\$ 1,435.53
11/17/2022	76	West Orange Nurseries, Inc.	Lakeside Park @ Beacon Lake - Sod - Invoice 65192	\$ 17,420.00
TOTAL 2021 Phase 3 REQUISITIONS TO BE APPROVED				\$24,728.03
2021 Phase 4		<u>TO BE RATIFIED</u>		
10/27/2022	30	Clary & Associates, Inc.	Beacon Lake Phase 4 - Stake points to check clearing limits - Invoice 2022-564	\$ 3,700.00
10/27/2022	31	W. Gardner, LLC	Beacon Lake Phase 4 (Clearing/Earthwork) Application for Payment No. 8 (Sept 2022)	\$ 131,363.46
10/27/2022	32	W. Gardner, LLC	Beacon Lake Phase 4 (Paving/Drainage) Application for Payment No. 6 (Sept 2022)	\$ 103,119.51
10/27/2022	33	W. Gardner, LLC	Beacon Lake Phase 4 (Utilities) Application for Payment No. 6 (Sept 2022)	\$ 383,304.13
10/27/2022	34	Rinker Materials	Storm Direct Purchase	\$ 386,520.06
10/27/2022	35	Rinker Materials	Sanitary Direct Purchase	\$ 35,653.54
TOTAL 2021 Phase 4 REQUISITIONS TO BE RATIFIED				\$1,043,660.70
2021 Phase 4		<u>TO BE APPROVED</u>		
11/17/2022	36	W. Gardner, LLC	Beacon Lake Phase 4 (Utilities) Application for Payment No. 7 (Oct 2022)	\$ 104,303.72
11/17/2022	37	W. Gardner, LLC	Beacon Lake Phase 4 (Paving/Drainage) Application for Payment No. 7 (Oct 2022)	\$ 150,740.86
11/17/2022	38	W. Gardner, LLC	Beacon Lake Phase 4 (Clearing/Earthwork) Application for Payment No. 9 (Oct 2022)	\$ 81,259.55
11/17/2022	39	Rinker Materials	Storm Direct Purchase	\$ 2,100.00
TOTAL 2021 Phase 4 REQUISITIONS TO BE APPROVED				\$338,404.13
TOTAL REQUISITIONS TO BE APPROVED NOVEMBER 17, 2022				\$1,557,331.25

C.

**Meadow View at Twin Creeks
Community Development District
Announcement of Vacant Seats on Board of Supervisors**

The Board of Supervisors will consider candidates for appointment to fill two Board vacancies (Seats 2 & 5) for the term expiring November 2026. Persons interested in being considered to fill the vacancy should submit via email a written résumé to the CDD Recording Secretary (chogge@gmsnf.com) no later than December 31, 2022. Candidates must be St. Johns County registered voters and residents of Meadow View at Twin Creeks CDD (Beacon Lake). The Board of Supervisors will review résumés and may make a selection decision by majority vote at the CDD meeting to be held at on January 19, 2023 @ 10:00 a.m. Candidates are encouraged to attend the meeting to briefly address the Board and be available (if selected) to be sworn in and participate in the remainder of the meeting.

Community Development Districts are governmental entities and supervisors are public officials subject to Florida Sunshine Amendment and Code of Ethics. Within 30 days of appointment, the new supervisor will be required to file a Statement of Financial Disclosure (Form 1) with the St. Johns County Supervisor of Elections. To view the form, visit <http://www.ethics.state.fl.us/> (the form is required after appointment, not as part of the application process). For more information regarding the duties and responsibilities of the Board of Supervisors, please consult Chapter 190, Florida Statutes.

E.

Meadow View at Twin Creeks

11/17/2022

Community Development District

Field Operations & Amenity Management Report



Chris Hall

FIELD OPERATIONS MANAGER
RIVERSIDE MANAGEMENT SERVICES, INC.

Jennifer Clark-Erickson

AMENITY MANAGER
RIVERSIDE MANAGEMENT SERVICES, INC.

Meadow View at Twin Creeks
Community Development District

Field Operations & Amenity Management Report
November 17, 2022

To: Board of Supervisors

From: Chris Hall
Field Operations Manager

Jennifer Clark-Erickson
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 December 2022.

We have 3 food trucks at Food Truck Alley every Friday night from 5-8pm and 1 Wednesday per month.

Pilates Yoga Fusion classes are offered every Tuesday morning by a certified fitness instructor.

Beacon Lake Bunco Babes – 2nd Tuesday Monthly

Beacon Lake Bingo – Quarterly

Prizes are provided by the district using the Special Events Budget

Mexican Train Dominoes – Last Wednesday Monthly

Kids STEM Robotics – Robotics weekly classes begin Monday, November 15th

3:45pm-5:15pm – 8-week program

Students will build robots, solve challenges and battle their friends

Halloween Spooktacular October 28th 5:30pm-9:00pm

Trunk or Treat, costume contest, food trucks. 200+ children attended, movie was cancelled due to rain.

Fall Festival November 5th 11:00am - 2:00pm Bouncers, games and more

Nov. 19th - Food Demo and Pairing with Steve Boudreau - 75 attendees

Winterfest - December 10th 4:00pm - 7:00pm Dessert with Santa, bouncers and a full hot cocoa bar

NYE Celebration - December 31st 7:30pm - 10:30pm - Musician, charcuterie boards and dessert bar, bar and food trucks for residents 21+ only.

Kayak Rentals - Friday-Sunday 10am-4pm

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.

Several unapproved signage has been removed.

Timer for the tennis courts has been replaced.

2 dog stations installed at the townhomes. 1 dog station installed at the basketball courts.

Roof flashing was sealed from roofing company recommendations.

Beacon Lake/Hutchinson sign was repaired after someone broke it off.

inadequate photo sensor was replaced with a new one so lights would turn off sooner.

Swing set seats were repaired.

Closet doors were painted.

Graffiti on pavers was removed.

New chair rail installed in the theater room and card room.

The lighting in the gym was all changed to a brighter bulb.

Broken landscape lighting was replaced on the pool deck.

Some wallpaper repairs in the social room.

Missing triangle flags on entry poles have been replaced.

Several street signs have been fixed from the poles being bent.

Hurricane "damage" was repaired. (Windscreens, broken signs, furniture thrown, etc.)

Entry/exit gate at the back on the pool deck was repaired.

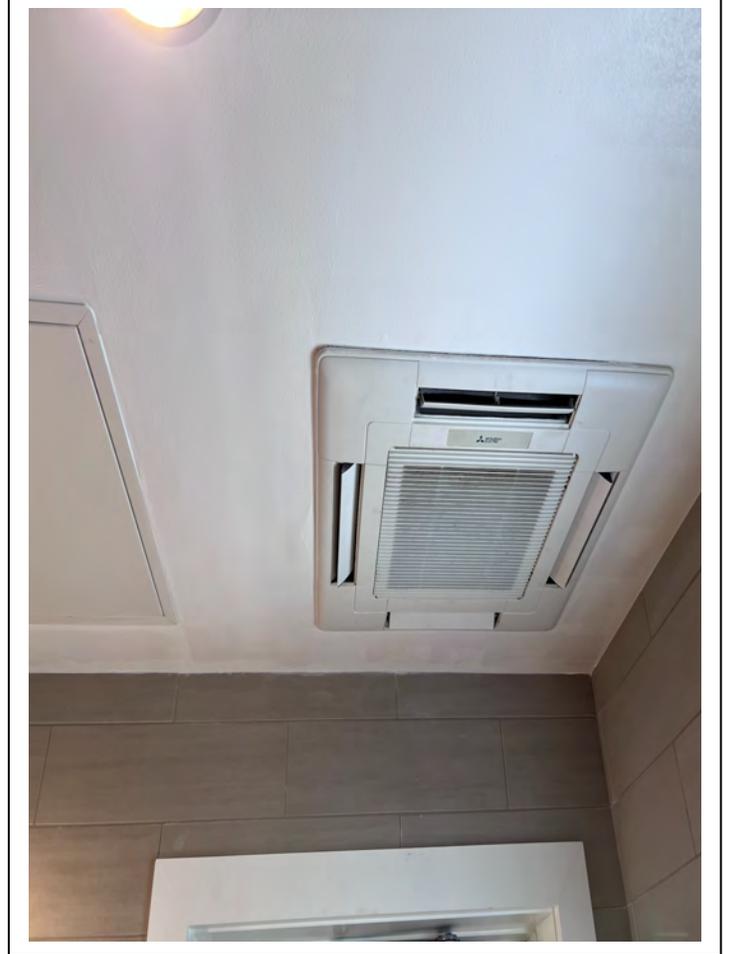
Ceiling damage from leaks in the pool deck bathrooms were repaired and painted

Kick plates were installed on interior doors of the amenity center.

New tennis net was ordered and replaced.

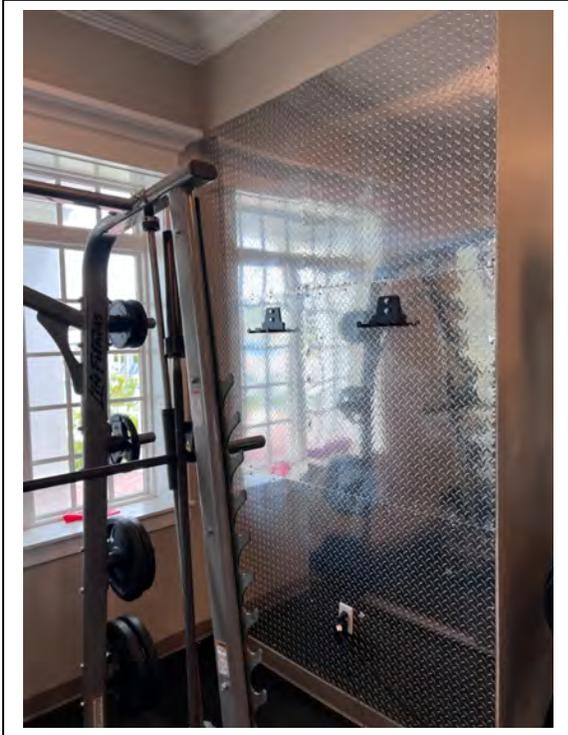
Diamond plate wall was installed in the gym to hold bars and not damage the wall more.

Completed Projects



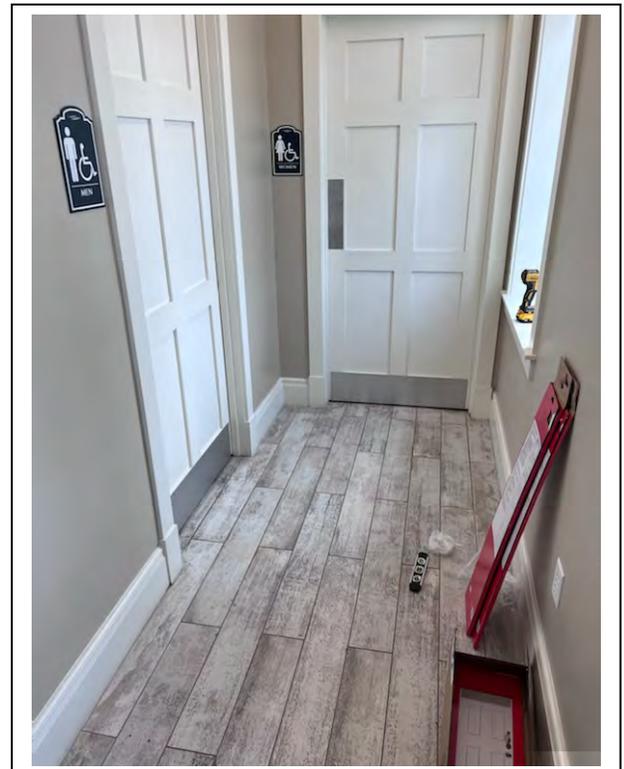
The ceiling in the pool deck restrooms have been repaired and painted

Completed Projects



Installed diamond plate wall for weight equipment and to protect drywall.

More kick plates have been installed on most of the interior doors.

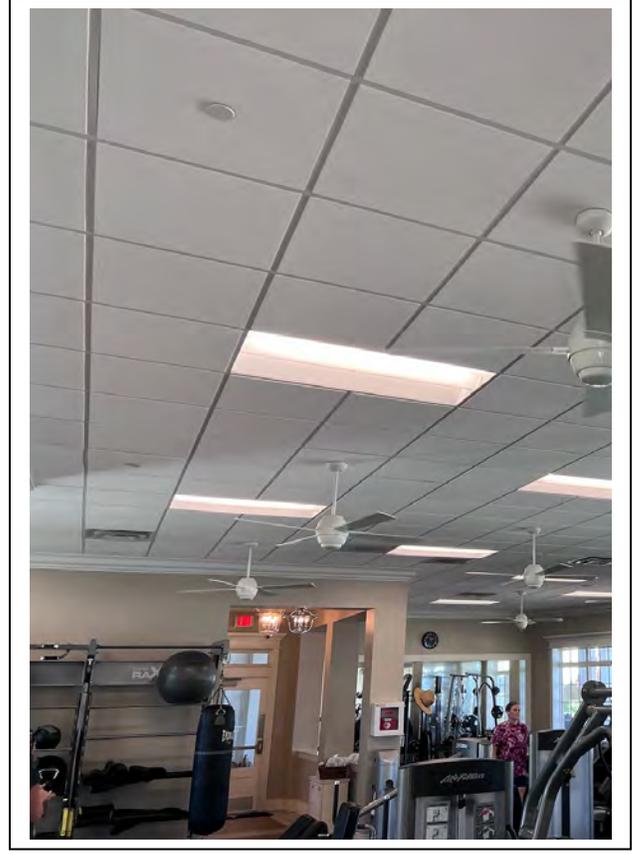
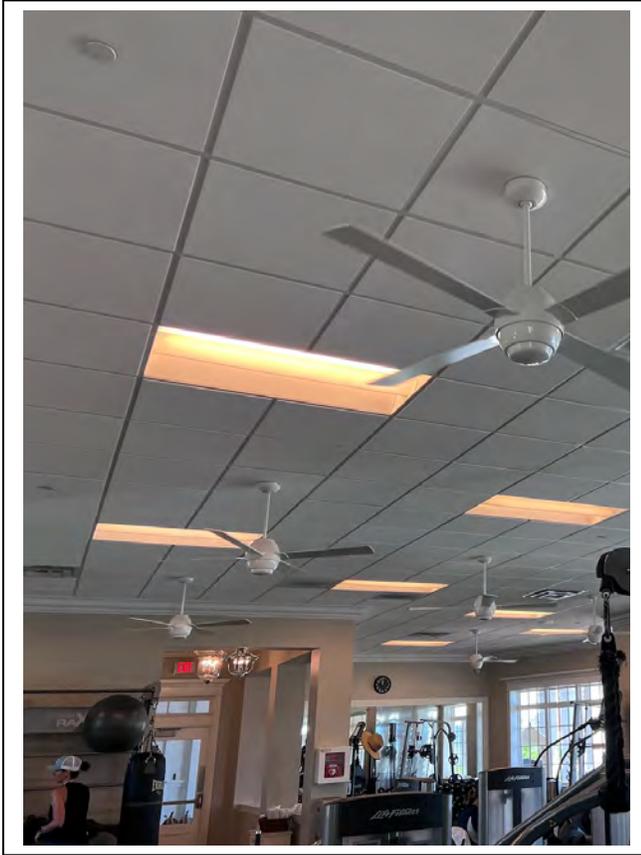


Completed Projects



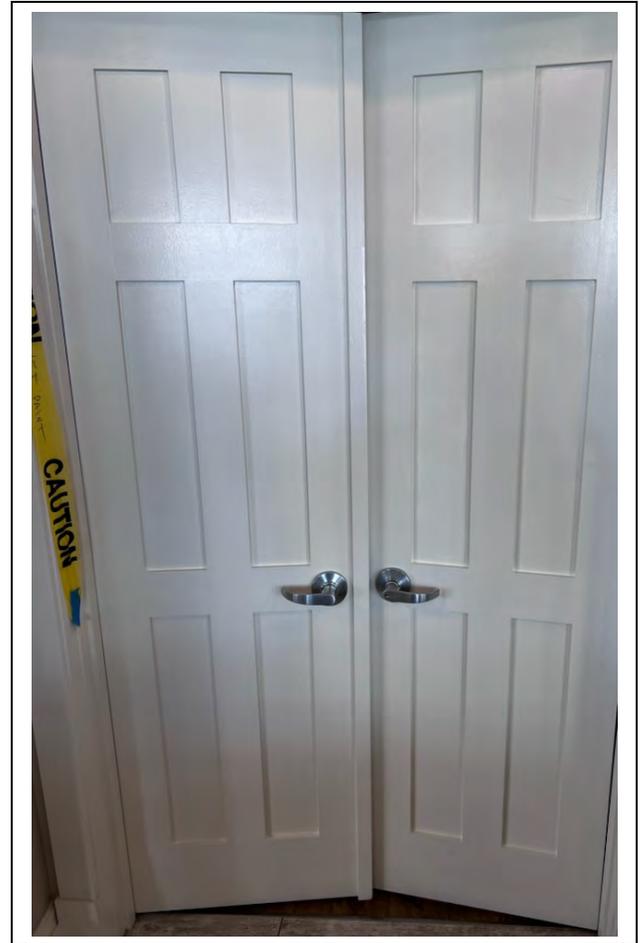
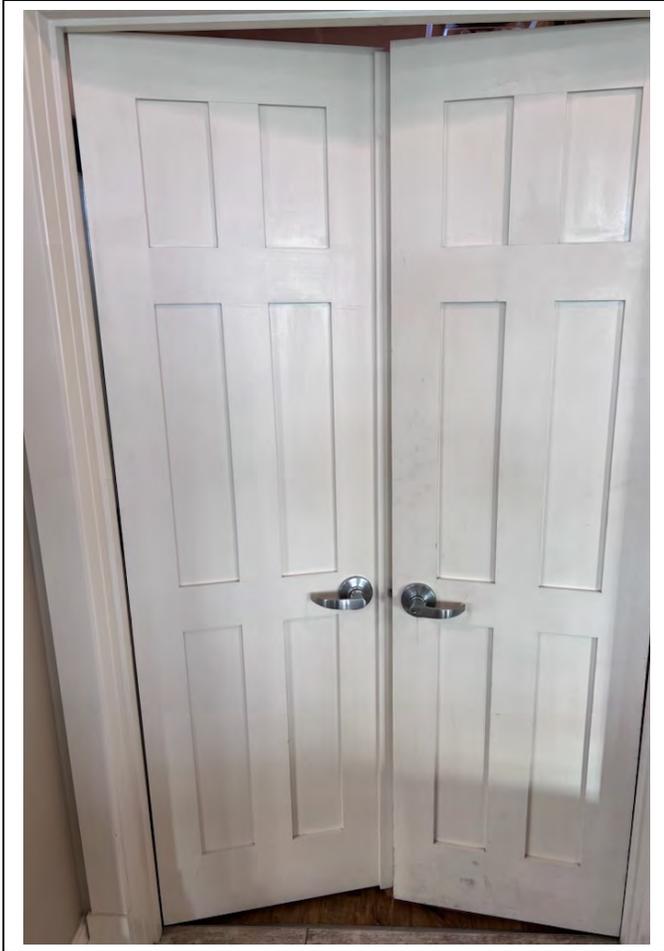
Multiple bent, broken and leaning signs have been repaired.

Completed Projects



All the lights in the fitness center
have been changed for brighter
ones.

Completed Projects



Interior fitness center
closet doors were
painted.

Completed Projects



Photo sensor was replaced with a different style that allows more light in so the lights turn off sooner.

New timer was installed for the tennis court lights
New tennis net was also installed.

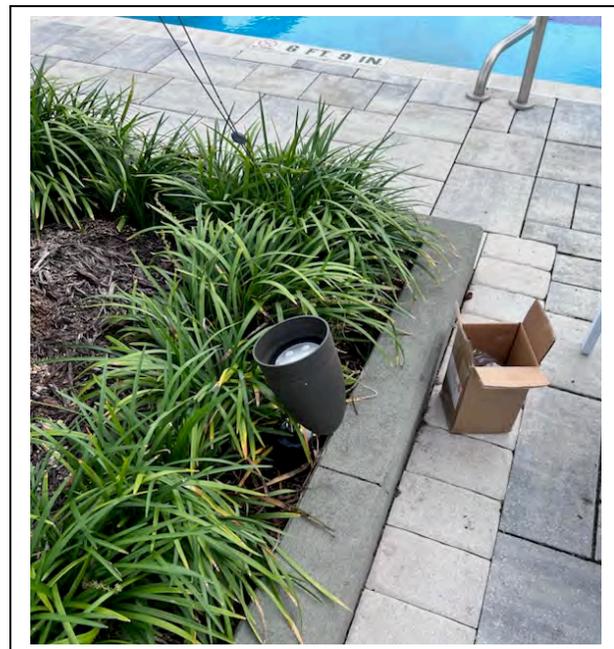
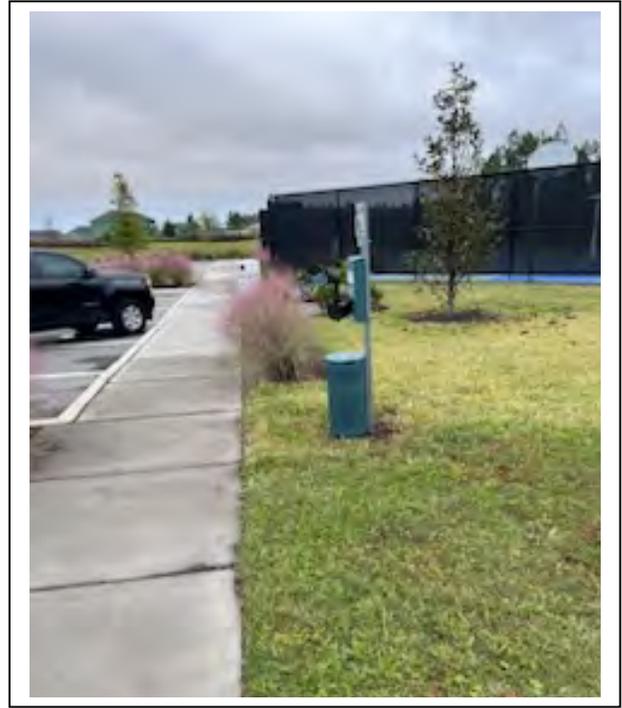


Completed Projects



New chair rail was installed in the theater room and the card room.

Completed Projects



Three (3) new dog waste stations have been installed. (2-townhomes / 1-basketball courts)

Broken landscape lights have been replaced.

Missing triangle flags have been replaced.

Conclusion

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

Respectfully,

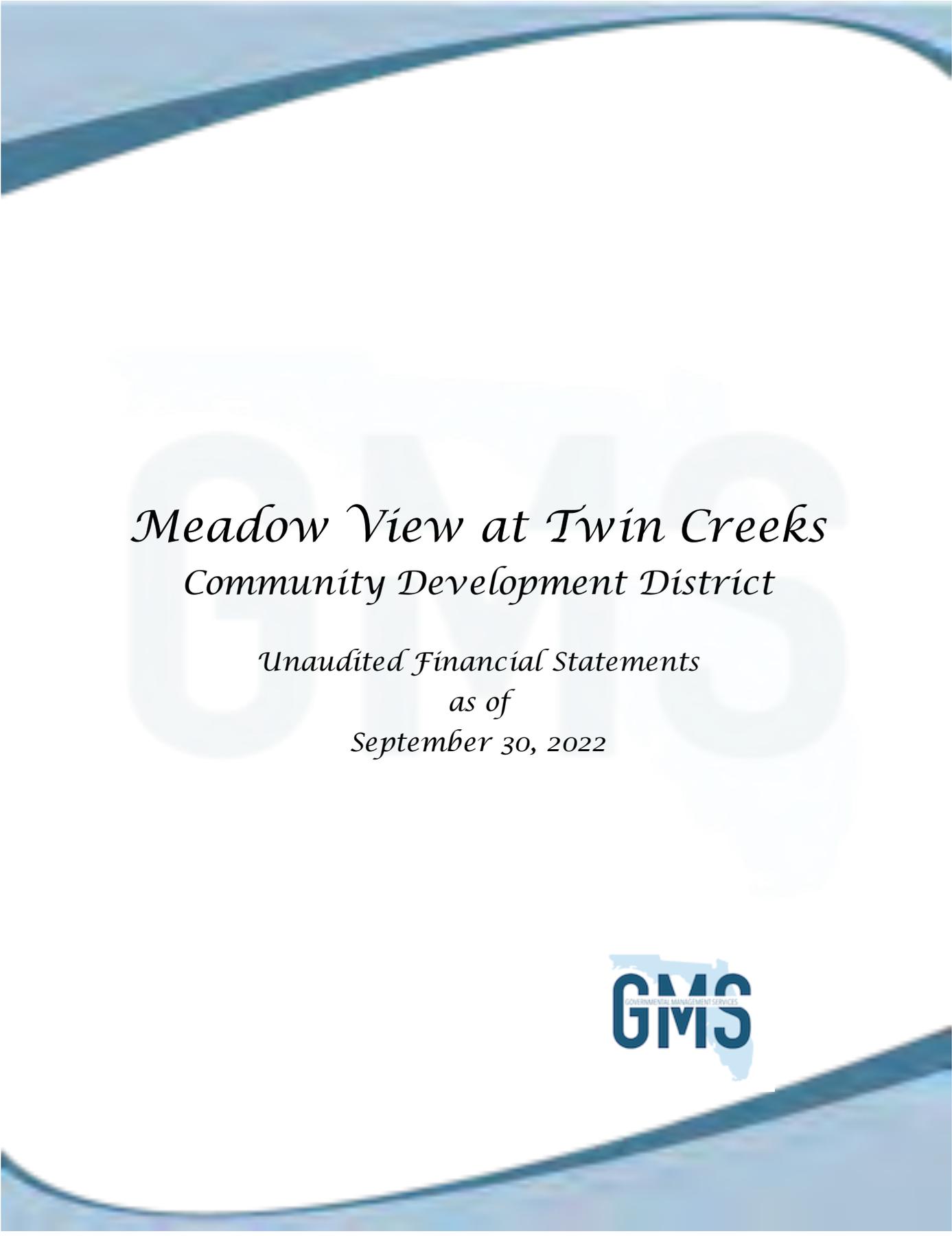
Chris Hall

Jennifer Clark-Erickson



TENTH ORDER OF BUSINESS

A.



*Meadow View at Twin Creeks
Community Development District*

*Unaudited Financial Statements
as of
September 30, 2022*



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1	Balance Sheet
2-3	General Fund Income Statement
4-5	Month to Month
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7	Debt Service Fund Series 2016 A-1 Income Statement
8	Debt Service Fund Series 2018 A-1 Income Statement
9	Debt Service Fund Series 2019 Income Statement
10	Debt Service Fund Series 2020 Income Statement
11	Debt Service Fund Series 2021-Phase 3B Income Statement
12	Debt Service Fund Series 2021 Phase 4 Income Statement
13	Capital Projects Income Statement
14-15	Long Term Debt Summary
16	Assessment Receipt Schedule

Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

September 30, 2022

	General	Debt Service	Capital Project	Governmental Fund	Totals
Assets:					
Cash	\$232,405	---	---		\$232,405
Investments:					
Custody - US Bank	\$82,944	---	---		\$82,944
Series 2016 A1					
Reserve	---	\$133,847	---		\$133,847
Revenue	---	\$184,383	---		\$184,383
Series 2016 A2					
Revenue	---	\$29,004	---		\$29,004
Prepayment	---	\$204	---		\$204
Construction	---	---	\$357		\$357
Series 2018 A1					
Reserve	---	\$184,467	---		\$184,467
Revenue	---	\$242,004	---		\$242,004
Construction	---	---	\$414		\$414
Series 2018 A2					
Revenue	---	\$2,738	---		\$2,738
Prepayment	---	\$1	---		\$1
Series 2019 A1					
Reserve	---	\$77,637	---		\$77,637
Revenue	---	\$107,962	---		\$107,962
Construction	---	---	\$5,603		\$5,603
Series 2020 A1					
Reserve	---	\$34,374	---		\$34,374
Revenue	---	\$45,879	---		\$45,879
Prepayment	---	\$895	---		\$895
Construction	---	---	\$14,016		\$14,016
Series 2020 A2					
Revenue	---	\$1,687	---		\$1,687
Interest	---	\$0	---		\$0
Prepayment	---	\$0	---		\$0
Series 2020 A3					
Reserve	---	\$18,451	---		\$18,451
Revenue	---	\$0	---		\$0
Interest	---	\$0	---		\$0
Construction	---	---	\$6		\$6
Series 2021-PH3B					
Reserve	---	\$140,339	---		\$140,339
Interest	---	\$87,224	---		\$87,224
Construction	---	---	\$1,248		\$1,248
Series 2021-PH4					
Reserve	---	\$211,869	---		\$211,869
Interest	---	\$134,005	---		\$134,005
Construction	---	---	\$1,751,323		\$1,751,323
COI	---	---	\$152,300		\$152,300
Due From Developer	\$227,852	---	\$62,058		\$289,910
Electric Deposits	\$3,360	---	---		\$3,360
Prepaid Expenses	\$52,925	---	---		\$52,925
Assesment Receivable	\$33,893	\$14,228	---		\$48,121
Total Assets	\$633,378	\$1,651,199	\$1,987,324		\$4,271,901
Liabilities:					
Accounts Payable	\$154,244	---	---		\$154,244
Accrued Expenses	\$6,151	---	---		\$6,151
Contract Payable	---	---	\$1,157,113		\$1,157,113
Retainage Payable	---	---	\$250,728		\$250,728
Due to Developer	\$3,502	---	---		\$3,502
Deferred Revenue	\$45,615	---	---		\$45,615
Total Liabilities	\$209,512	\$0	\$1,407,840		\$1,617,352
Fund Balances:					
Nonspendable	\$56,285	\$0	\$0		\$56,285
Restricted for Capital Projects	---	---	\$579,484		\$579,484
Restricted for Debt Service	---	\$1,651,199	---		\$1,651,199
Restricted for Fence Agreement	\$13,800	---	---		\$13,800
Unassigned	\$353,781	---	---		\$353,781
Total Fund Balances	\$423,866	\$1,651,199	\$579,484		\$2,654,548
Total Liabilities & Fund Equity	\$633,378	\$1,651,199	\$1,987,324		\$4,271,901

Meadow View at Twin Creeks

Community Development District

GENERAL FUND

Statement of Revenues & Expenditures
For the Period ending September 30, 2022

	Adopted	Prorated	Actual	
	Budget	Thru 09/30/22	Thru 09/30/22	Variance
REVENUES:				
Developer Contributions	\$850,983	\$850,983	\$804,060	(\$46,922)
Assessments - Tax Roll	\$639,572	\$639,572	\$651,269	\$11,698
Assessments - Direct	\$61,220	\$61,220	\$61,220	\$0
Interest/Miscellaneous Income	\$0	\$0	\$10,290	\$10,290
Restricted - Easement Fence Fund	\$0	\$0	\$13,800	\$13,800
Facility Revenue	\$10,000	\$10,000	\$14,212	\$4,212
Transfer In - Closeout of 2016B	\$0	\$0	\$493	\$493
TOTAL REVENUES	\$1,561,775	\$1,561,775	\$1,555,346	(\$6,429)
EXPENDITURES:				
ADMINISTRATIVE:				
Engineering	\$20,000	\$20,000	\$35,091	(\$15,091)
Attorney Fees	\$30,000	\$30,000	\$28,387	\$1,613
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	\$20,000	\$16,975	\$3,025
Trustee Fees	\$21,000	\$21,000	\$15,291	\$5,709
Management Fees	\$49,613	\$49,613	\$49,613	\$0
Information Technology	\$1,400	\$1,400	\$1,400	\$0
Website Compliance	\$1,000	\$1,000	\$1,000	\$0
Telephone	\$500	\$500	\$689	(\$189)
Postage	\$800	\$800	\$1,322	(\$522)
Insurance	\$7,796	\$7,796	\$7,335	\$461
Printing and Binding	\$4,000	\$4,000	\$2,323	\$1,678
Legal Advertising	\$3,000	\$3,000	\$1,461	\$1,539
Other Current Charges	\$1,600	\$1,600	\$1,331	\$269
Office Supplies	\$300	\$300	\$67	\$233
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
ADMINISTRATIVE EXPENDITURES	\$181,084	\$181,084	\$182,360	(\$1,276)
AMENITY CENTER:				
Utilities				
Telephone/Cable/Internet	\$10,752	\$10,752	\$10,696	\$56
Electric	\$38,000	\$38,000	\$41,942	(\$3,942)
Water/Irrigation	\$20,000	\$20,000	\$18,273	\$1,727
Gas	\$1,500	\$1,500	\$1,981	(\$481)
Trash Removal	\$3,528	\$3,528	\$5,384	(\$1,856)
Security				
Security Monitoring	\$17,675	\$17,675	\$1,331	\$16,344
Gate Monitoring	\$0	\$0	\$14,768	(\$14,768)
Gate Repairs	\$0	\$0	\$540	(\$540)
Access Cards	\$3,000	\$3,000	\$2,652	\$348
Contracted Security	\$20,000	\$20,000	\$13,216	\$6,784
Management Contracts				
Facility Management	\$125,000	\$125,000	\$63,654	\$61,346
Pool Attendants	\$51,750	\$51,750	\$34,729	\$17,021
Canoe Launch Attendant	\$31,050	\$31,050	\$163	\$30,887
Snack Bar Attendant	\$17,940	\$17,940	\$0	\$17,940
Field Mgmt / Admin	\$25,000	\$25,000	\$40,000	(\$15,000)
Pool Maintenance	\$20,000	\$20,000	\$17,512	\$2,488
Pool Chemicals	\$15,000	\$15,000	\$13,416	\$1,584

Meadow View at Twin Creeks

Community Development District

GENERAL FUND

Statement of Revenues & Expenditures
For the Period ending September 30, 2022

	Adopted	Prorated	Actual	
	Budget	Thru 09/30/22	Thru 09/30/22	Variance
AMENITY CENTER CONTINUED				
Janitorial	\$20,000	\$20,000	\$20,253	(\$253)
Facility Maintenance	\$30,000	\$30,000	\$46,481	(\$16,481)
Private event Attendant	\$5,000	\$5,000	\$5,504	(\$504)
Repairs & Maintenance	\$36,000	\$36,000	\$29,866	\$6,134
Capital Projects	\$12,000	\$12,000	\$8,619	\$3,381
Snack Bar Inventory- CGS	\$1,000	\$1,000	\$0	\$1,000
Food Service License	\$610	\$610	\$642	(\$32)
Rental and Leases	\$27,691	\$27,691	\$27,691	\$0
Subscriptions	\$12,000	\$12,000	\$3,796	\$8,204
Pest Control	\$2,280	\$2,280	\$2,366	(\$86)
Supplies	\$2,000	\$2,000	\$3,247	(\$1,247)
Towel/Linen Service	\$2,000	\$2,000	\$1,804	\$196
Furniture, Fixtures & Equipment	\$5,000	\$5,000	\$3,588	\$1,412
Special Events	\$30,000	\$30,000	\$34,939	(\$4,939)
Holiday Decorations	\$9,000	\$9,000	\$14,584	(\$5,584)
Fitness Center Repairs/Supplies	\$2,000	\$2,000	\$4,902	(\$2,902)
Office Supplies	\$1,500	\$1,500	\$951	\$549
ASCAP/BMI Licenses	\$1,000	\$1,000	\$0	\$1,000
Property Insurance	\$40,183	\$40,183	\$38,456	\$1,727
Permit and License	\$575	\$575	\$575	(\$0)
Performance Guaranty Bonds	\$0	\$0	\$16,659	(\$16,659)
AMENITY CENTER EXPENDITURES	\$640,034	\$640,034	\$545,182	\$94,852
GROUND MAINTENANCE EXPENDITURES				
Hydrology Quality/Mitigation	\$6,400	\$6,400	\$0	\$6,400
Electric	\$30,000	\$30,000	\$23,297	\$6,703
Landscape Maintenance	\$532,120	\$532,120	\$577,120	(\$45,000)
Landscape Contingency	\$30,000	\$30,000	\$75,858	(\$45,858)
Lake Maintenance	\$27,000	\$27,000	\$22,485	\$4,515
Grounds Maintenance	\$12,000	\$12,000	\$11,701	\$299
Pump Repairs	\$5,000	\$5,000	\$3,695	\$1,305
Streetlighting	\$42,000	\$42,000	\$46,481	(\$4,481)
Streetlight Repairs	\$5,000	\$5,000	\$0	\$5,000
Irrigation Repairs	\$15,000	\$15,000	\$42,988	(\$27,988)
Miscellaneous	\$5,000	\$5,000	\$0	\$5,000
Contingency	\$31,136	\$31,136	\$24,178	\$6,958
GROUNDS MAINTENACE EXPENDITURES	\$740,656	\$740,656	\$827,803	(\$87,148)
TOTAL EXPENDITURES	\$1,561,774	\$1,561,774	\$1,555,345	\$6,429
EXCESS REVENUES (EXPENDITURES)	\$0		\$0	
FUND BALANCE - Beginning	\$0		\$423,866	
FUND BALANCE - Ending	\$0		\$423,866	

Meadow View at Twin Creeks

Community Development District

General Fund

Month By Month Income Statement

Fiscal Year 2022

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Revenues:													
Developer Contributions	\$45,791	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$108,152	\$168,812	\$182,480	\$298,825	\$804,060
Assessments - Tax Roll	\$0	\$54,067	\$225,565	\$233,399	\$41,840	\$15,955	\$46,636	\$0	\$22,371	\$5,057	\$0	\$6,380	\$651,269
Assessments - Direct	\$6,134	\$0	\$6,134	\$0	\$0	\$15,305	\$0	\$0	\$0	\$6,134	\$0	\$27,512	\$61,220
Interest/Miscellaneous Income	\$0	\$0	\$0	\$1	\$2	\$7,115	\$751	\$1	\$0	\$0	\$2,395	\$25	\$10,290
Restricted - Easement Fence Fund	\$1,200	\$600	\$2,400	\$1,200	\$1,800	\$600	\$600	\$0	\$3,600	\$600	\$600	\$600	\$13,800
Facility Revenue	\$1,800	\$2,407	\$830	\$25	\$650	\$1,175	\$1,175	\$0	\$4,525	\$0	\$900	\$725	\$14,212
Interfund Transfer In - 2016B Closing	\$0	\$0	\$0	\$0	\$493	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$493
Total Revenues	\$54,925	\$57,074	\$234,929	\$234,624	\$44,785	\$40,150	\$49,162	\$1	\$138,649	\$180,604	\$186,375	\$334,067	\$1,555,346

Expenditures:

Administrative

Engineering	\$1,372	\$2,565	\$1,957	\$1,946	\$3,283	\$8,172	\$1,400	\$3,488	\$103	\$6,748	\$2,289	\$1,771	\$35,091
Attorney Fees	\$2,984	\$7,841	\$1,505	\$6,153	\$1,973	\$1,028	\$163	\$882	\$2,718	\$395	\$1,437	\$1,310	\$28,387
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	\$1,042	\$16,975
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	\$4,134	\$49,613
Information Technology	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$1,400
Website Admin	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$1,000
Telephone	\$183	\$25	\$65	\$25	\$25	\$58	\$25	\$51	\$81	\$54	\$72	\$25	\$689
Postage	\$70	\$53	\$232	\$27	\$87	\$63	\$53	\$112	\$112	\$524	\$42	\$47	\$1,322
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	\$400	\$2,323
Legal Advertising	\$188	\$94	\$0	\$0	\$0	\$0	\$94	\$94	\$88	\$0	\$311	\$590	\$1,461
Other Current Charges	\$48	\$42	\$27	\$31	\$93	\$44	\$102	\$75	\$196	\$41	\$634	\$0	\$1,331
Office Supplies	\$1	\$1	\$25	\$1	\$17	\$1	\$1	\$7	\$1	\$2	\$7	\$0	\$67
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative Expenditures	\$33,340	\$15,802	\$21,404	\$13,589	\$11,226	\$17,846	\$8,775	\$10,026	\$8,725	\$21,278	\$10,831	\$9,518	\$182,360

Amenity Center

Telephone	\$892	\$892	\$892	\$901	\$1,038	\$864	\$870	\$869	\$868	\$869	\$870	\$870	\$10,696
Electric	\$2,721	\$2,923	\$2,954	\$3,516	\$3,641	\$3,795	\$3,672	\$3,164	\$3,745	\$3,752	\$3,755	\$4,303	\$41,942
Water/Irrigation	\$627	\$756	\$1,273	\$1,246	\$1,281	\$1,753	\$928	\$1,893	\$2,502	\$2,357	\$1,833	\$1,824	\$18,273
Gas	\$0	\$232	\$62	\$187	\$193	\$245	\$151	\$55	\$327	\$36	\$285	\$209	\$1,981
Trash Removal	\$294	\$298	\$300	\$641	\$359	\$387	\$403	\$705	\$402	\$418	\$594	\$583	\$5,384
Security Monitoring	\$111	\$111	\$111	\$111	\$111	\$111	\$111	\$111	\$111	\$111	\$111	\$111	\$1,331
Gate Monitoring	\$2,065	\$64	\$1,090	\$1,129	\$1,193	\$1,145	\$1,337	\$1,337	\$1,257	\$1,305	\$1,481	\$1,369	\$14,768
Gate Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$203	\$338	\$0	\$0	\$0	\$540
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	\$4,704	\$4,256	\$13,216
Facility Management	\$5,305	\$5,305	\$5,305	\$5,305	\$5,305	\$5,305	\$5,305	\$5,305	\$5,305	\$5,305	\$5,305	\$5,305	\$63,654
Pool Attendants	\$0	\$0	\$0	\$0	\$0	\$2,238	\$2,524	\$3,457	\$10,104	\$9,912	\$4,440	\$2,055	\$34,729
Canoe Launch Attendant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$163	\$163
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	\$3,333	\$40,000
Pool Maintenance	\$1,768	\$1,431	\$1,406	\$1,298	\$1,298	\$1,401	\$1,298	\$1,648	\$1,773	\$1,598	\$1,298	\$1,298	\$17,512
Pool Chemicals	\$960	\$750	\$0	\$0	\$180	\$491	\$2,577	\$25	\$3,162	\$2,265	\$1,064	\$1,942	\$13,416
Janitorial	\$1,401	\$1,447	\$1,999	\$1,335	\$1,295	\$1,295	\$1,381	\$1,910	\$2,265	\$1,855	\$1,933	\$2,138	\$20,253
Facility Maintenance	\$2,152	\$716	\$398	\$2,160	\$1,396	\$3,077	\$1,189	\$2,011	\$3,094	\$421	\$9,288	\$20,578	\$46,481

Meadow View at Twin Creeks

Community Development District

General Fund

Month By Month Income Statement

Fiscal Year 2022

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Amenity Center Continued													
Repairs & Maintenance	\$918	\$838	\$542	\$583	\$3,358	\$6,184	\$3,765	\$1,050	\$4,023	\$1,321	\$2,775	\$4,509	\$29,866
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	\$250	\$642
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	\$2,308	\$27,691
Subscriptions	\$275	\$262	\$262	\$262	\$262	\$262	\$721	\$249	\$279	\$264	\$270	\$428	\$3,796
Pest Control	\$190	\$190	\$190	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$2,366
Supplies	\$0	\$0	\$558	\$0	\$0	\$378	\$1,241	\$116	\$459	\$137	\$85	\$273	\$3,247
Towel/Linen Service	\$152	\$443	\$0	\$0	\$0	\$0	\$457	\$94	\$115	\$274	\$146	\$123	\$1,804
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	\$2,810	\$539	\$34,939
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	\$1,560	\$0	\$4,902
Office Supplies	\$147	\$154	\$0	\$2	\$348	\$0	\$181	\$0	\$27	\$0	\$12	\$80	\$951
ASCAP/BMI Licenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Insurance	\$38,456	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$38,456
Permit and License	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$575	\$0	\$0	\$0	\$575
Performance Guaranty Bonds	\$0	\$8,070	\$0	\$1,969	\$6,620	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,659
Total Amenity Center Expenditures	\$71,883	\$36,994	\$38,409	\$29,183	\$42,061	\$37,621	\$42,482	\$31,274	\$48,803	\$45,493	\$61,046	\$59,933	\$545,182
Ground Maintenance Expenditures													
Hydrology Quality/Mitigation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electric	\$1,346	\$1,608	\$1,939	\$1,819	\$1,763	\$1,697	\$1,921	\$2,068	\$2,678	\$2,677	\$1,720	\$2,062	\$23,297
Landscape Maintenance	\$44,343	\$44,343	\$44,343	\$44,343	\$44,343	\$44,343	\$44,343	\$44,343	\$89,343	\$44,343	\$44,343	\$44,343	\$577,120
Landscape Contingency	\$0	\$18,799	\$3,738	\$0	\$1,681	\$15,066	\$650	\$725	\$5,000	\$761	\$28,463	\$975	\$75,858
Lake Maintenance	\$2,627	\$2,167	\$1,769	\$1,769	\$1,769	\$1,769	\$1,769	\$1,769	\$1,769	\$1,769	\$1,769	\$1,769	\$22,485
Grounds Maintenance	\$910	\$1,601	\$0	\$881	\$1,904	\$1,507	\$1,120	\$780	\$1,257	\$0	\$1,741	\$0	\$11,701
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	\$3,922	\$46,481
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	\$1,599	\$3,370	\$42,988
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0	\$20,278	\$0	\$0	\$3,900	\$0	\$0	\$0	\$24,178
Total Ground Maintenance Expenditures	\$57,739	\$79,308	\$57,697	\$56,218	\$56,654	\$89,275	\$54,803	\$66,972	\$115,501	\$53,638	\$83,558	\$56,441	\$827,803
Total Expenses	\$162,963	\$132,104	\$117,509	\$98,989	\$109,941	\$144,743	\$106,060	\$108,273	\$173,028	\$120,409	\$155,435	\$125,892	\$1,555,345
Excess Revenues (Expenditures)	(\$108,037)	(\$75,030)	\$117,421	\$135,635	(\$65,156)	(\$104,592)	(\$56,898)	(\$108,272)	(\$34,380)	\$60,195	\$30,940	\$208,174	\$0

Meadow View at Twin Creeks
Community Development District
Funding Requests

Funding Request #	Date of Request	Check Date Received Developer Heartwood 23	Check Date Received Developer Dreamfinders	Check Amount Developer Heartwood 23	Check Amount Developer Dreamfinders	Requested Funding Amount FY 2021	Requested Funding Amount FY 2022	Balance Due From Developer
56	10/14/21	10/27/21		\$219,891.73	\$0.00	\$174,100.73	\$45,791.00	\$0.00
57	6/20/22	7/6/22	8/3/22	\$88,144.17	\$20,008.18		\$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	9/7/22		\$148,721.09			\$182,479.87	\$33,758.78
60	9/7/22	9/28/22		\$113,202.99			\$138,899.38	\$25,696.39
61	11/9/22						\$159,925.26	\$159,925.26
TOTAL				\$1,377,357.12	\$51,238.49	\$721,926.90	\$804,060.35	\$227,851.77

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2016 A1

Statement of Revenues & Expenditures

For the Period ending September 30, 2022

	Adopted Budget	Prorated Thru 09/30/22	Actual Thru 09/30/22	Variance
REVENUES:				
Special Assessments - 2016 A1	\$443,364	\$443,364	\$451,473	\$8,109
Interest Income	\$20	\$20	\$247	\$227
TOTAL REVENUES	\$443,384	\$443,384	\$451,720	\$8,336
EXPENDITURES:				
Series 2016 A1				
Interest Expense - 11/1	\$161,700	\$161,700	\$161,700	\$0
Interest Expense - 5/1	\$161,700	\$161,700	\$161,700	\$0
Principal Expense - 5/1	\$120,000	\$120,000	\$120,000	\$0
TOTAL EXPENDITURES	\$443,400	\$443,400	\$443,400	\$0
OTHER SOURCES/(USES)				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	(\$16)		\$8,320	
FUND BALANCE - Beginning	\$206,338		\$343,541	
FUND BALANCE - Ending	\$206,322		\$351,862	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2018 A1 and A2

Statement of Revenues & Expenditures

For the Period ending September 30, 2022

	Adopted Budget	Prorated Thru 09/30/22	Actual Thru 09/30/22	Variance
REVENUES:				
Assessments - A1	\$612,550	\$612,550	\$623,736	\$11,186
Assessments - A2	\$304,937	\$304,937	\$77,328	(\$227,608)
Prepayments - A2	\$0	\$0	\$1,153,676	\$1,153,676
Interest Income	\$50	\$50	\$330	\$280
TOTAL REVENUES	\$917,537	\$917,537	\$1,855,071	\$937,534
EXPENDITURES:				
Series 2018 A1				
Interest Expense - 11/1	\$235,794	\$235,794	\$235,794	\$0
Interest Expense - 5/1	\$235,794	\$235,794	\$235,794	\$0
Principal Expense - 5/1	\$140,000	\$140,000	\$140,000	\$0
Series 2018 A2				
Interest Expense - 11/1	\$74,760	\$74,760	\$62,720	\$12,040
Principal Expense - 11/1 (Prepayment)	\$570,000	\$570,000	\$955,000	(\$385,000)
Interest Expense - 2/1	\$0	\$0	\$6,300	(\$6,300)
Principal Expense - 2/1 (Prepayment)	\$0	\$0	\$450,000	(\$450,000)
Interest Expense - 5/1	\$74,760	\$74,760	\$23,380	\$51,380
Principal Expense - 5/1	\$55,000	\$55,000	\$15,000	\$40,000
Principal Expense - 5/1 (Prepayment)	\$0	\$0	\$625,000	(\$625,000)
Interest Expense - 8/3	\$0	\$0	\$2,730	(\$2,730)
Principal Expense - 8/3 (Prepayment)	\$0	\$0	\$195,000	(\$195,000)
TOTAL EXPENDITURES	\$1,386,108	\$1,386,108	\$2,946,718	(\$1,560,610)
OTHER SOURCES/(USES)				
Interfund Transfer In/(Out)	\$0	\$0	\$12,130	\$12,130
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$12,130	\$12,130
EXCESS REVENUES (EXPENDITURES)	(\$468,571)		(\$1,079,517)	
FUND BALANCE - Beginning	\$797,498		\$1,514,837	
FUND BALANCE - Ending	\$328,927		\$435,321	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2019 A1/A2

Statement of Revenues & Expenditures

For the Period ending September 30, 2022

	Adopted Budget	Prorated Thru 09/30/22	Actual Thru 09/30/22	Variance
REVENUES:				
Assessments - A1	\$257,360	\$257,360	\$262,060	\$4,700
Assessments - A2	\$194,530	\$194,530	\$11,751	(\$182,779)
Interest Income	\$20	\$20	\$145	\$125
Prepayments A2	\$0	\$0	\$1,851,343	\$1,851,343
TOTAL REVENUES	\$451,910	\$451,910	\$2,125,300	\$1,673,390
EXPENDITURES:				
2019 A1				
Interest Expense - 11/1	\$100,890	\$100,890	\$100,890	\$0
Interest Expense - 5/1	\$100,890	\$100,890	\$100,890	\$0
Principal Expense - 5/1	\$55,000	\$55,000	\$55,000	\$0
2019A2				
Interest Expense - 11/1	\$77,285	\$77,285	\$69,455	\$7,830
Principal Expense - 11/1 (Prepayment)	\$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	\$280,000	\$0	\$280,000
Principal Expense - 2/1 (Prepayment)	\$0	\$0	\$0	\$0
Interest Expense - 5/1	\$0	\$0	\$0	\$0
Principal Expense - 5/1	\$77,285	\$77,285	\$0	\$77,285
Principal Expense - 5/1 (Prepayment)	\$40,000	\$40,000	\$0	\$40,000
Interest Expense - 8/3	\$0	\$0	\$0	\$0
Principal Expense - 8/3 (Prepayment)	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$731,350	\$731,350	\$2,742,434	(\$2,011,084)
OTHER SOURCES/(USES)				
Interfund Transfer In/(Out)	\$0	\$0	(\$10)	(\$10)
TOTAL OTHER SOURCES AND USES	\$0	\$0	(\$10)	(\$10)
EXCESS REVENUES (EXPENDITURES)	(\$279,440)		(\$617,144)	
FUND BALANCE - Beginning	\$468,896		\$805,309	
FUND BALANCE - Ending	\$189,456		\$188,165	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2020 A1/A2/A3

Statement of Revenues & Expenditures

For the Period ending September 30, 2022

	Adopted Budget	Prorated Thru 09/30/22	Actual Thru 09/30/22	Variance
REVENUES:				
Assessments A1	\$114,494	\$114,494	\$115,109	\$615
Assessments A2	\$121,431	\$121,431	\$59,448	(\$61,983)
Assessments A3	\$180,400	\$180,400	\$87,792	(\$92,608)
Prepayments A2	\$0	\$0	\$892,039	\$892,039
Prepayments A3	\$0	\$0	\$1,220,197	\$1,220,197
Interest Income	\$50	\$50	\$117	\$67
TOTAL REVENUES	\$416,375	\$416,375	\$2,374,702	\$1,958,327
EXPENDITURES:				
2020 A1				
Interest Expense - 11/1	\$43,678	\$43,678	\$43,678	\$0
Principal Expense - 11/01 (Prepayment)	\$20,000	\$20,000	\$20,000	\$0
Interest Expense - 5/1	\$43,678	\$43,678	\$43,141	\$537
Principal Expense - 5/1	\$25,000	\$25,000	\$25,000	\$0
2020 A2				
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)
2020 A3				
Interest Expense - 11/1	\$65,172	\$65,172	\$50,794	\$14,378
Principal Expense - 11/01 (Prepayment)	\$325,000	\$325,000	\$525,000	(\$200,000)
Interest Expense - 2/1	\$0	\$0	\$4,233	(\$4,233)
Principal Expense - 2/1 (Prepayment)	\$0	\$0	\$315,000	(\$315,000)
Interest Expense - 5/1	\$65,172	\$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)
	0			
TOTAL EXPENDITURES	\$942,838	\$942,838	\$3,527,548	(\$2,584,711)
OTHER SOURCES/(USES)				
Interfund Transfer In/(Out)	\$0	\$0	(\$12,133)	(\$12,133)
TOTAL OTHER SOURCES AND USES	\$0	\$0	(\$12,133)	(\$12,133)
EXCESS REVENUES (EXPENDITURES)	(\$526,463)		(\$1,164,980)	
FUND BALANCE - Beginning	\$769,988		\$1,267,394	
FUND BALANCE - Ending	\$243,525		\$102,414	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2021 PH 3B

Statement of Revenues & Expenditures

For the Period ending September 30, 2022

	Adopted Budget	Prorated Thru 09/30/22	Actual Thru 09/30/22	Variance
REVENUES:				
Assessments	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$160	\$160
TOTAL REVENUES	\$0	\$0	\$160	\$160
EXPENDITURES:				
Interest Expense - 11/1	\$0	\$0	\$0	\$0
Principal Expense - 11/01 (Prepayment)	\$0	\$0	\$0	\$0
Interest Expense - 5/1	\$83,772	\$83,772	\$83,772	\$0
Principal Expense - 5/1	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$83,772	\$83,772	\$83,772	\$0
OTHER SOURCES/(USES)				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
Bonds Proceeds	\$311,174	\$311,174	\$311,174	\$0
TOTAL OTHER SOURCES AND USES	\$311,174	\$311,174	\$311,174	\$0
EXCESS REVENUES (EXPENDITURES)	\$227,403		\$227,563	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$227,403		\$227,563	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2021 PH 4

Statement of Revenues & Expenditures

For the Period ending September 30, 2022

	Adopted Budget	Prorated Thru 09/30/22	Actual Thru 09/30/22	Variance
REVENUES:				
Assessments	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$244	\$244
TOTAL REVENUES	\$0	\$0	\$244	\$244
EXPENDITURES:				
Interest Expense - 11/1	\$0	\$0	\$0	\$0
Principal Expense - 11/01 (Prepayment)	\$0	\$0	\$0	\$0
Interest Expense - 5/1	\$128,701	\$128,701	\$128,701	\$0
Principal Expense - 5/1	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$128,701	\$128,701	\$128,701	\$0
OTHER SOURCES/(USES)				
Interfund Transfer In/(Out)	\$0	\$0	(\$148)	(\$148)
Bonds Proceeds	\$363,689	\$363,689	\$363,689	\$0
Net Premium on Bond	\$110,790	\$110,790	\$110,790	\$0
TOTAL OTHER SOURCES AND USES	\$474,479	\$474,479	\$474,331	(\$148)
EXCESS REVENUES (EXPENDITURES)	\$345,778		\$345,874	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$345,778		\$345,874	

Meadow View at Twin Creeks

Community Development District

Capital Projects Funds

Statement of Revenues & Expenditures

For the Period ending September 30, 2022

	Series 2016 A1/A2	Series 2018	Series 2019	Series 2020	Series 2021-PH 3B	Series 2021 - PH 4
REVENUES:						
Interest Income	\$0	\$0	\$4	\$10	\$2	\$1,860
Developer Contributions	\$0	\$0	\$0	\$0	\$1,051,689	\$0
TOTAL REVENUES	\$0	\$0	\$4	\$10	\$1,051,691	\$1,860
EXPENDITURES:						
Capital Outlay	\$0	\$0	\$0	\$0	\$5,648,101	\$6,568,896
Cost of Issuance 2021 PH 3B	\$0	\$0	\$0	\$0	\$237,407	\$0
Cost of Issuance 2021 PH 4	\$0	\$0	\$0	\$0	\$0	\$120,343
Capital Outlay A1	\$0	\$0	\$0	\$0	\$0	\$0
Capital Outlay A3	\$0	\$0	\$0	\$0	\$0	\$0
Cost of Issuance A1	\$0	\$0	\$0	\$0	\$0	\$0
Cost of Issuance A2	\$0	\$0	\$0	\$0	\$0	\$0
Cost of Issuance A3	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0	\$5,885,508	\$6,689,239
OTHER SOURCES/(USES)						
Interfund Transfer In (Out)	\$0	\$2	\$1	\$2	\$6,239	(\$6,091)
Bonds Proceeds	\$0	\$0	\$0	\$0	\$4,828,826	\$7,251,311
TOTAL OTHER SOURCES/(USES)	\$0	\$2	\$1	\$2	\$4,835,065	\$7,245,220
EXCESS REVENUES (EXPENDITURES)	\$0	\$2	\$5	\$12	\$1,248	\$557,840
FUND BALANCE - Beginning	\$356	\$412	\$5,598	\$14,010	\$0	\$0
FUND BALANCE - Ending	\$357	\$414	\$5,603	\$14,022	\$1,248	\$557,840

Meadow View at Twin Creeks

Community Development District

Long Term Debt Report

Series 2016 A1 Special Assessment Bonds	
Interest Rate:	4.5% -5.5%
Maturity Date:	11/1/47
Reserve Fund Definition:	30% of Max Annual Debt Service
Reserve Fund Requirement:	\$133,012.50
Reserve Balance:	\$133,847.34
Bonds outstanding - 10/26/2016	\$6,640,000
Less: May 1, 2017	\$0
Less: May 1, 2018	(\$100,000)
Less: May 1, 2019	(\$105,000)
Less: May 1, 2020	(\$110,000)
Less: May 1, 2021	(\$115,000)
Less: May 1, 2022	(\$120,000)
Current Bonds Outstanding	\$6,090,000

Series 2018 A1 Special Assessment Bonds	
Interest Rate:	4.25%-5.8%
Maturity Date:	5/1/49
Reserve Fund Definition:	30% of MADS
Reserve Fund Requirement:	\$183,765.00
Reserve Balance:	\$184,467.25
Bonds outstanding - 11/19/2018	\$8,955,000
Less: May 1, 2020	(\$130,000)
Less: May 1, 2021	(\$135,000)
Less: May 1, 2022	(\$140,000)
Current Bonds Outstanding	\$8,550,000

Series 2019 A1 Special Assessment Bonds	
Interest Rate:	5.20%-5.70%
Maturity Date:	5/1/49
Reserve Fund Definition:	30% of MADS
Reserve Fund Requirement:	\$77,208.00
Reserve Balance:	\$77,636.57
Bonds outstanding - 2/25/2019	\$3,660,000
Less: May 1, 2020	(\$50,000)
Less: May 1, 2021	(\$50,000)
Less: May 1, 2022	(\$55,000)
Current Bonds Outstanding	\$3,505,000

Meadow View at Twin Creeks

Community Development District

Long Term Debt Report

Series 2020 A1 Special Assessment Bonds	
Interest Rate:	4.25%
Maturity Date:	5/1/26
Reserve Fund Definition:	30% of MADS
Reserve Fund Requirement:	\$34,348.13
Reserve Balance:	\$34,373.69
Bonds outstanding - 5/18/2020	\$1,685,000
Less: November 1, 2021 (Prepayment)	(\$20,000)
Less: May 1, 2022	(\$25,000)
Current Bonds Outstanding	\$1,640,000

Series 2021 PH 3B Special Assessment Bonds	
Interest Rate:	2.40-3.75%
Maturity Date:	5/1/52
Reserve Fund Definition:	50% of MADS
Reserve Fund Requirement:	\$140,241.25
Reserve Balance:	\$140,241.25
Bonds outstanding - 10/26/2021	\$5,140,000
Current Bonds Outstanding	\$5,140,000

Series 2021 PH 4 Special Assessment Bonds	
Interest Rate:	2.40-4.00%
Maturity Date:	5/1/52
Reserve Fund Definition:	50% of MADS
Reserve Fund Requirement:	\$211,868.75
Reserve Balance:	\$211,868.75
Bonds outstanding - 10/26/2021	\$7,615,000
Current Bonds Outstanding	\$7,615,000

B.

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

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

DUE / RECEIVED	BALANCE DUE	SERIES 2016A-1 DEBT SERVICE RECEIVED	SERIES 2018A-1 DEBT SERVICE RECEIVED	SERIES 2019A-1 DEBT SERVICE RECEIVED	SERIES 2020A-1 DEBT SERVICE RECEIVED	SERIES 2021 DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL RECEIVED
HEARTWOOD 23 LLC	(0.00)	-	-	-			24,537.13	24,537.13
DREAM FINDERS	(0.00)	-	-				36,683.01	36,683.01
DIRECT RECEIPTS	(0.01)	-	-	-	-	-	61,220.14	61,220.14
TAX ROLL RECEIPTS	(37,783.98)	451,473.13	623,736.29	262,060.02	115,108.59	-	651,269.35	2,103,647.38
TOTAL RECEIPTS	(37,783.99)	451,473.13	623,736.29	262,060.02	115,108.59	-	712,489.49	2,164,867.52

TAX ROLL RECEIPTS

DISTRIBUTION	DATE	SERIES 2016A-1 DEBT SERVICE RECEIVED	SERIES 2018A-1 DEBT SERVICE RECEIVED	SERIES 2019A-1 DEBT SERVICE RECEIVED	SERIES 2020A-1 DEBT ASMT RECEIVED	SERIES 2021 DEBT ASMT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
1	11/4/2021	329.62	455.39	191.33	84.04	-	475.48	1,535.86
2	11/17/2021	7,032.17	9,715.35	4,081.86	1,792.94	-	10,144.22	32,766.54
3	11/22/2021	30,118.79	41,610.85	17,482.61	7,679.15	-	43,447.65	140,339.05
4	12/8/2021	100,690.43	139,109.66	58,446.30	25,672.26	-	145,250.24	469,168.89
5	12/20/2021	55,675.89	76,919.47	32,317.37	14,195.25	-	80,314.87	259,422.85
6	1/14/2022	161,791.02	223,523.66	93,912.47	41,250.60	-	233,390.46	753,868.21
INTEREST	1/21/2022	5.62	7.77	3.26	1.43	-	8.12	26.20
7	2/16/2022	29,004.06	40,070.79	16,835.57	7,394.94	-	41,839.61	135,144.97
8	3/7/2022	11,060.48	15,280.70	6,420.12	2,820.01	-	15,955.22	51,536.53
9	4/7/2022	32,328.79	44,664.10	18,765.42	8,242.62	-	46,635.66	150,636.59
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	-	1,755.61	5,670.73
11	7/14/2022	3,505.27	4,842.74	2,034.65	893.71	-	5,056.51	16,332.88
COUNTY EXCESS FEES	10/26/2022	4,422.94	6,110.54	2,567.32	1,127.68	-	6,380.27	20,608.75
		-	-	-	-	-	-	-
		-	-	-	-	-	-	-
TOTAL TAX ROLL RECEIPTS		451,473.13	623,736.29	262,060.02	115,108.59	-	651,269.35	2,103,647.38

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

PERCENT COLLECTED DIRECT	0%	0%	0%	0%	0%	0%	100.0%	100.0%
PERCENT COLLECTED TAX ROLL	102%	102%	102%	102%	102%	0%	101.8%	101.8%
PERCENT COLLECTED TOTAL	102%	102%	102%	102%	102%	0%	101.7%	101.8%

C.

Meadow View at Twin Creeks Community Development District

Check Run Summary

9/1/22 - 9/30/22

Date	Check Numbers	Amount
General Fund		
9/7/22	1774-1779	\$201,140.74
9/8/22	1780-1795	\$107,744.90
9/19/22	1796	\$12,586.87
9/26/22	1797-1803	\$29,855.81
Total Checks		\$351,328.32
Autopayments		
9/2/22	Wellbeats	\$249.00
9/2/22	Florida National Gas	\$115.02
9/7/22	Republic Services	\$582.96
9/19/22	St Johns County Utility Dept	\$1,823.88
9/20/22	AT&T	\$69.55
9/21/22	Comcast	\$800.34
9/28/22	FPL	\$10,287.04
9/28/22	Wells Fargo Credit Card	\$399.36
9/30/22	TECO	\$94.21
Total Paid Electronically		\$14,421.36
Total General Fund		\$365,749.68

* Fedex Invoices will be available upon request

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
9/07/22	00005	8/11/22 CFR 38 R 202209 300-13100-10100 REQ 52 INV 204050		ENGLAND THIMS & MILLER, INC	*	398.78	398.78 001774
9/07/22	00005	8/11/22 CFR 38 R 202209 300-13100-10100 REQ 53 INV 204052		ENGLAND THIMS & MILLER, INC	*	1,445.86	1,445.86 001775
9/07/22	00070	8/11/22 CFR 38 R 202209 300-13100-10100 REQ 51 INV 19058		GEMINI ENGINEERING & SCIENCES, INC	*	8,000.00	8,000.00 001776
9/07/22	00157	8/11/22 CFR 38 R 202209 300-13100-10100 REQ 54 INV 111448		KOMPAN, INC.	*	120,000.00	120,000.00 001777
9/07/22	00068	8/11/22 CFR 38 R 202209 300-13100-10100 REQ 55 INV BCNREPAIR		QUANTUM ELECTRICAL CONTRACTORS, INC	*	7,625.00	7,625.00 001778
9/07/22	00099	6/15/22 CFR 35 R 202207 300-13100-10100 REQ 45 INV 23421		DUVAL ASPHALT	*	63,671.10	63,671.10 001779
9/08/22	00133	8/10/22 81022 202208 320-53800-45009 RPR FTN PUMP & IRRIG SYS		ALFRED W. GROVER	*	225.00	225.00 001780
9/08/22	00135	8/26/22 11145 202208 320-57200-45505 STORM CLEANUP 9/01/22 11195 202209 320-57200-45505 SEP POOL SERVICE		ZACHARY SULLIVAN DBA BIG Z POOL	*	1,298.00	1,548.00 001781
9/08/22	00155	9/01/22 19-0895 202208 320-57200-45440 SECURITY SRVS 8/3-8/31		CENTRAL SECURITY AGENCY	*	4,704.00	4,704.00 001782
9/08/22	00076	8/26/22 43738 202208 320-53800-45009 AUG IRRIG RPRS		EAST COAST WELLS & PUMPS SERVICE	*	292.00	292.00 001783
9/08/22	00004	9/02/22 16623 202209 300-15500-10000 FY23 POLICY RENEWAL		EGIS INSURANCE ADVISORS, LLC	*	49,851.00	49,851.00 001784

MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/08/22	00005	6/02/22	203012	202205	310	51300	31100		PROF SERVICES THRU 5/31	*	3,487.50		
		7/07/22	203521	202207	310	51300	31100		PROF SERVICES THRU 7/2/22	*	4,957.82		
		9/01/22	204512	202208	310	51300	31100		PROF SERVICES THRU 8/27	*	2,289.31		
ENGLAND THIMS & MILLER, INC												10,734.63	001785
9/08/22	00114	9/01/22	719165	202209	300	15500	10000		GATE MONITORING10/1-10/31	*	1,400.54		
HIDDEN EYES LLC DBA												1,400.54	001786
9/08/22	00045	8/31/22	74518	202208	320	53800	45005		AUG LAKE MAINTENANCE	*	1,769.14		
FUTURE HORIZONS, INC.												1,769.14	001787
9/08/22	00001	9/01/22	89	202209	310	51300	34000		SEP MANAGEMENT FEES	*	4,134.42		
		9/01/22	89	202209	310	51300	35300		SEP WEBSITE ADMIN	*	83.33		
		9/01/22	89	202209	310	51300	35100		SEP INFO TECH	*	116.67		
		9/01/22	89	202209	310	51300	31600		SEP DISSEM AGENT SRVS	*	1,041.67		
		9/01/22	89	202209	310	51300	42000		POSTAGE	*	46.99		
		9/01/22	89	202209	310	51300	42500		COPIES	*	399.90		
		9/01/22	89	202209	310	51300	41000		TELEPHONE	*	24.99		
GOVERNMENTAL MANAGEMENT SERVICES												5,847.97	001788
9/08/22	00146	9/01/22	JAK09220	202209	320	57200	45507		SEP JANITORIAL SRVS	*	1,522.91		
JANI-KING OF JACKSONVILLE												1,522.91	001789
9/08/22	00138	7/07/22	8503	202208	320	57200	49400		BACK TO SCHOOL 8/20/22	*	350.00		
		7/07/22	8504A	202209	320	57200	49400		LABOR DAY EVENT 9/4/22	*	350.00		
MICHAEL A. GILBERT DBA												700.00	001790
9/08/22	00020	9/01/22	179	202209	320	57200	45504		SEP CONTRACT ADMIN	*	3,333.33		
		9/01/22	179	202209	320	57200	45500		SEP FAC MANAGEMENT	*	5,304.50		
RIVERSIDE MANAGEMENT SERVICES												8,637.83	001791
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 #
9/08/22	00048	8/10/22	100224	202208	320	57200	44207		EQUIP SEMI ANNUAL PM	*	635.00		
		8/10/22	100226	202208	320	57200	44207		RPR FITNESS EQUIP	*	585.00		
SOUTHEAST FITNESS REPAIR												1,220.00	001792
9/08/22	00046	8/18/22	19068970	202208	320	57200	45917		AUG PEST CONTROL	*	199.50		
TURNER PEST CONTROL LLC												199.50	001793
9/08/22	00013	8/09/22	65130	202208	320	53800	45004		NEW SOD PH3A	*	13,010.56		
		8/12/22	65138	202208	320	53800	45009		IRRIG RPRS PH3A	*	590.63		
		8/16/22	65147	202208	320	53800	45009		IRRIG RPR PH3A	*	491.19		
WEST ORANGE NURSERIES, INC												14,092.38	001794
9/08/22	00040	6/29/22	JAX39097	202206	320	53800	45004		PLANT INSTALLATION	*	5,000.00		
YELLOWSTONE LANDSCAPE-SOUTHEAST, LLC												5,000.00	001795
9/19/22	00098	8/30/22	CFR 39 R	202209	300	13100	10100		REQ 56 W&S CONNECT FEES	*	12,586.87		
ST JOHNS COUNTY UTILITY DEPARTMENT												12,586.87	001796
9/26/22	00038	9/15/22	262566	202209	300	15500	10000		OCT SECURITY MONITORING	*	110.95		
		9/21/22	264917	202209	320	57200	45508		RPLC ACCESS SYSTEM	*	15,000.00		
ATLANTIC SECURITY												15,110.95	001797
9/26/22	00158	8/15/22	299-8047	202208	320	57200	44200		CURTAIN CORD PRNTD DECALS	*	120.00		
FAST SIGNS												120.00	001798
9/26/22	00126	9/09/22	4100AUG2	202208	310	51300	31500		AUG 2022 GENERAL SERVICES	*	1,437.00		
		9/09/22	4100NOV2	202111	310	51300	31500		NOV 2021 GENERAL SERVICES	*	1,189.50		
KE LAW GROUP, PLLC												2,626.50	001799
9/26/22	00014	9/01/22	618577	202209	320	57200	45915		FITNESS EQUIPMENT LEASE	*	2,307.62		
MUNICIPAL ASSET MANAGEMENT, INC												2,307.62	001800

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 #
9/26/22	00020	9/15/22	183	202208 320-57200-45508	AUG FAC MAINTENANCE	*	3,991.14		
		9/15/22	183	202208 320-53800-45006	AUG GROUNDS MAINT	*	936.00		
								4,927.14	001801

9/26/22	00077	8/11/22	33598	202208 320-57200-45508	RPLCD EVAP COIL IN BATHRM	*	2,172.00		
		8/23/22	34324	202208 320-57200-45508	RPR LEAK IN MENS BATHROOM	*	216.00		
								2,388.00	001802

9/26/22	00143	9/12/22	101149	202209 320-57200-44200	CLUBHOUSE COMMERCIAL RPRS	*	2,375.60		
								2,375.60	001803

							TOTAL FOR BANK A	351,328.32	
							TOTAL FOR REGISTER	351,328.32	

MVTP MEADOW VIEW TP BPEREGRINO

Meadow View at Twin Creeks

Community Development District

Construction Funding Request #38

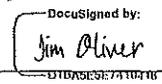
August 11, 2022

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

Please make check payable to:

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

Signature:  _____
Chairman Vice Chairman

DocuSigned by:
Signature:  _____
Secretary/Asst. Secretary

Meadow View at Twin Creeks

Community Development District

Construction Funding Request #35
June 15, 2022

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

reissue ✖

63,671.10 ✖

Please make check payable to:

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

Signature: *[Signature]* Chairman/Vice Chairman

Signature: *Jim Oliver* Secretary/Asst. Secretary

INVOICE

Alfred W. Grover, Electrical Contractor

1304 Padola Road
St Augustine, FL 32092
215-847-5339
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
TOTAL	\$ 225.00

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

PRODUCT/SERVICE	QTY	RATE	AMOUNT
RE: Storm Cleanup *Photos attached, lightning strike near pool area* Services completed: 8/25/22			
Services 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
\$1,298.00

DUE DATE
 10/01/2022

PRODUCT/SERVICE	QTY	RATE	AMOUNT
Services 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 PR

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

SUBTOTAL	4,704.00
TAX (0)	0.00
TOTAL	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	Total	\$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.	Payments/Credits	\$0.00
	Balance Due	\$292.00



INVOICE

Customer	Meadow View at Twin Creeks Community Development District
Acct #	643
Date	09/02/2022
Customer Service	Kristina Rudez
Page	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	
Invoice Summary	\$ 49,851.00
Payment Amount	
Payment for:	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</i> <i>4A</i>	49,851.00
Total				
				\$ 49,851.00
Thank You				
FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349				

Remit Payment To: Egis Insurance Advisors P.O. Box 748555 Atlanta, GA 30374-8555	(321)233-9939 sclimer@egisadvisors.com	Date
		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
 1.310.573.31

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
Senior Engineer/Senior Project Manager			
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
CEI Inspector			
Anderson, James 5/21/2022	4.00	118.00	472.00
Administrative Support			
Blair, Shelley 5/21/2022	2.50	81.00	202.50
Totals	21.00		3,487.50
Total Labor			3,487.50

Invoice Total this Period \$3,487.50

Outstanding Invoices

Number	Date	Balance
0202817	5/9/2022	829.50
Total		829.50

England-Thim & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
 14775 Old St. Augustine Road • Jacksonville, Florida 32258 • tel 904-642-8890 • fax 904-646-9485
 CA-0002584 LC-0000316



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

Expenses

Mileage				34.63	
	Total Expenses		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
Total		4,317.00

England-Thimms & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
 14775 Old St. Augustine Road • Jacksonville, Florida 32258 • tel 904-642-8990 • fax 904-648-9485
 CA-00002584 LC-0000816



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: B KOVACIC@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	
	Total Labor				2,267.75

Expenses

Mileage				18.75	
	Total Expenses		1.15 times	18.75	21.56

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
Total		9,274.82

England-Thimys & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
 14775 Old St. Augustine Road • Jacksonville, Florida 32258 • Tel 904-642-8690 • Fax 904-646-9486
 CA-00002584 LC-0000318

Envera

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

<h1>Invoice</h1>	
Invoice Number 719165	Date 09/01/2022
Customer Number 300380	Due Date 10/01/2022

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
			Subtotal:	\$1400.54
			Tax	\$0.00
			Payments/Credits Applied	\$0.00
			Invoice Balance Due:	\$1400.54

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

<h1>Invoice</h1>	
Invoice Number 719165	Date 09/01/2022
Customer Number 300380	Due Date 10/01/2022

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

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

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

Customer ID	Customer PO	Payment Terms	
Beacon02	Per Contract	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver		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
<p><i>C. Hall</i> <i>Lake Maintenance</i> <i>1.320.53800.45005</i> <i>451A</i></p>				
Subtotal				1,769.14
Sales Tax				
Freight				
Total Invoice Amount				1,769.14
Payment/Credit Applied				
TOTAL				1,769.14

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

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

Invoice

Invoice #: 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	1,310.573	4,134.42	4,134.42
Website Administration - September 2022	353	83.33	83.33
Information Technology - September 2022	357	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
Total			\$5,847.97
Payments/Credits			\$0.00
Balance Due			\$5,847.97



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
				146A		
				Approved 8/31/22 Denise Powers Amenity-Janitorial: 1.320.57200.45507		
					Amount of Sale	\$ 1,522.91
					Sales Tax	\$ 0.00
					Total	\$ 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: *MVC*
 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!





INVOICE

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

INVOICE # 8504^A
 DATE: JULY 7, 2022

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

FOR:
 MC/DJ Beacon Lake Labor Day Member Event

DESCRIPTION	HOURS	RATE	AMOUNT
09/04/22 MC/DJ Member Labor Day	11am-2pm		\$350.00
138 ^A			
		TOTAL	\$350.00

1.320.572.494

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

Jerry Lambert
9.2.22

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



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

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

Service Information

Services	Qty	Rate	Price
850 Beacon Lake Pkwy, St Augustine, FL 32095			
8/10/2022 PM: Semi-Annually 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
		Subtotal:	\$635.00
		Tax:	\$0.00
		Total:	\$635.00
		Amount Paid:	\$0.00
		Balance Due:	\$635.00

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

Service Information			
Services	Qty	Rate	Price
850 Beacon Lake Pkwy, St Augustine, FL 32095			
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
		Subtotal:	\$585.00
		Tax:	\$0.00
		Total:	\$585.00
		Amount Paid:	\$0.00
		Balance Due:	\$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

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 # 100226

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!**



PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
 904-355-5300 • Fax: 504-353-1499 • 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

[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
		SUBTOTAL \$199.50
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$199.50
		AMOUNT DUE \$199.50

C. Hall
 Pest Control
 1.320.57200.45917
 441A

[Signature]

 TECHNICIAN SIGNATURE

 CUSTOMER SIGNATURE

Balance 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) of the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

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 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: 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.

Meadow View at Twin Creeks

Community Development District

Construction Funding Request #39

August 30, 2022

Req.	PAYEE		
56	St Johns County Utility Department Water & Sewer Unit Connection Fee - Beacon Lake Community Park and Garden Bathrooms	\$	12,586.87
Total Funding Request			\$ 12,586.87

Please make check payable to:

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

Signature: _____
Chairman/Vice Chairman

Signature: _____
Secretary/Asst. Secretary



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
10/06/2022	\$110.95	09/15/2022

INVOICE NO. 262566

Site: 850 Beacon Lakes Pkwy St
Augustine
Site Address: 850 Beacon Lakes Pkwy
St Augustine FL 32092
Period: 10/01/2022 to 10/31/2022
Recurring No.: 4197
Job Name:
Order No.:

Description
Meadow View @ Twin Creeks

38A 1.300.15500.10000
Oct security monitoring

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
Sub-Total ex Tax			\$110.95
Tax			\$0.00
Total			\$110.95

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

IMPORTANT: Please remember to test your system monthly.
Need automation for your home? Visit us online at www.smarthome.biz

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

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



38A

1 320 57200 45508 Facility Maint.
 Approved 9.2022022
 Jennifer Erickson

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

PLEASE PAY BY	AMOUNT	INVOICE DATE
10/19/2022	\$15,000.00	09/21/2022

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

INVOICE NO. 264917

Site: 850 Beacon Lakes Pkwy St Augustine
Site Address: 850 Beacon Lakes Pkwy St Augustine FL 32092
Job No.: 73211
Job Name:
Order No.:

Description

Quote to replace Access System

We will have to replace all of the control panels. Once we have replaced all the control panels, we can then begin to determine if any of the other components were damaged. Once we have replaced the panels and start testing the other equipment, we will write up another quote to replace any damages we may find. As of now, this quote is needed to repair the control system.

Service - Security

Item	Quantity	Unit Price	Total
Atrium 2 Door Board and Enclosure	8.00	\$1,295.00	\$10,360.00
26 Port/24 PoE+ Gigabit Managed Switch	2.00	\$1,488.00	\$2,976.00
Residential service	12.00 hrs	\$150.00	\$1,800.00
Sub-Total ex Tax			\$15,000.00
Tax			\$0.00
Total			\$15,000.00

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

IMPORTANT: Please remember to test your system monthly.
 Need automation for your home? Visit us online at www.smarthome.biz

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

Sub-Total ex Tax	\$15,000.00
Tax	\$0.00
Total inc Tax	\$15,000.00
Amount Applied	\$0.00
Balance Due	\$15,000.00



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

INVOICE

299-80474

fastsigns.com/299

Completed Date: 8/15/2022

Payment Terms: Net 30

Payment Due Date: 9/14/2022

Created Date: 8/3/2022

DESCRIPTION: Curtain Cord Decals

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

Pickup At: FASTSIGNS of Jacksonville - Baymeadows
 8535 Baymeadows Rd
 Ste 7
 Jacksonville, FL 32256
 US

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

Salesperson: Kim Brown
 Entered By: Kim Brown

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	Curtain Cord Decal	2	\$42.50	\$0.00	\$85.00
1.1	Standard Printed Decal - Printed 3M vinyl with 3M UV Laminate Part Qty: 1 Width: 4.50" Height: 4.50"				

Base Subtotal:	\$85.00
Shipping:	\$35.00
Subtotal:	\$120.00
Taxable Amount:	\$0.00
Taxes:	\$0.00
Grand Total:	\$120.00
Amount Paid:	\$0.00
BALANCE DUE:	\$120.00

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

158A

1,320.572.442
 RIR



INVOICE

Invoice # 4100 *NOV 21 +*
Date: 09/09/2022 *Aug 22*
Due On: 10/09/2022

KE Law Group, PLLC

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

9/20 approved

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

MVTCDD-01

Meadow View at Twin Creeks CDD - General

126A
1,310.57 . 315

Type	Professional	Date	Notes	Quantity	Rate	Total
Expense	CK	11/09/2021	Simplifile Recording: Notice - 22 pages	1.00	\$188.50	\$188.50
Expense	CK	11/09/2021	Simplifile Recording: Agreement - 15 pages	1.00	\$129.00	\$129.00
Expense	CK	11/09/2021	Simplifile Recording: Agreement - 12 pages	1.00	\$103.50	\$103.50
Expense	CK	11/09/2021	Simplifile Recording: Release/Satisfaction	1.00	\$103.50	\$103.50
Expense	CK	11/09/2021	Simplifile Recording: Agreement - 9 pages	1.00	\$78.00	\$78.00
Expense	CK	11/09/2021	Simplifile Recording: Agreement - 6 pages	1.00	\$52.50	\$52.50
Expense	CK	11/09/2021	Simplifile Recording: Notice - 23 pages	1.00	\$197.00	\$197.00
Expense	CK	11/09/2021	Simplifile Recording: Agreement - 14 pages	1.00	\$120.50	\$120.50
Expense	CK	11/09/2021	Simplifile Recording: Agreement - 12 pages	1.00	\$103.50	\$103.50
Expense	CK	11/09/2021	Simplifile Recording: Agreement - 7 pages	1.00	\$61.00	\$61.00
Expense	CK	11/09/2021	Simplifile Recording: Recording Submission Fees	1.00	\$52.50	\$52.50
Service	KI	08/16/2022	Prepare resolution declaring vacancies.	0.20	\$185.00	\$37.00

Service	JE	08/17/2022	Conference call regarding Board meeting.	0.50	\$325.00	\$162.50
Service	AL	08/17/2022	Prepare resolution setting landowner election.	0.30	\$225.00	\$67.50
Service	JE	08/18/2022	Prepare for, travel to and from, and attend budget meeting; follow-up regarding the same.	3.20	\$325.00	\$1,040.00
Service	JE	08/31/2022	Email correspondence regarding FPL letter; email regarding amenity policies.	0.40	\$325.00	\$130.00
					Total	\$2,626.50

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
3792	09/15/2022	\$395.00	\$0.00	\$395.00

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due	
4100	10/09/2022	\$2,626.50	\$0.00	\$2,626.50	
				Outstanding Balance	\$3,021.50
				Total Amount Outstanding	\$3,021.50

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

Please pay within 30 days.

KE Law Group

Invoice #4100

9/9/22

Nov-21

\$1,189.50

Aug-22

\$1,437.00

Total \$2,626.50

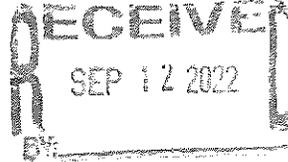
Municipal Asset Management, Inc.

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

INVOICE

INVOICE NO: 0618577
DATE: 9/1/2022

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



DUE DATE	RENTAL PERIOD
10/7/2022	

PMT NUMBER	DESCRIPTION	AMOUNT
45	Lease payment due pursuant to Tax-Exempt Lease Purchase Agreement dated October 25, 2018 for the acquisition of fitness equipment 1.320.572.45915 14A	2,307.62

TOTAL DUE

\$2,307.62

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

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

THANK YOU FOR YOUR BUSINESS!

Invoice #	Due Date	Total Due	Amount Enclosed
0618577	10/7/2022	\$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 #: 183
 Invoice Date: 9/15/2022
 Due Date: 9/15/2022
 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 August 1 - August 31, 2022		4,628.86	4,626.86
Maintenance Supplies		300.28	300.28
<p><i>C. Hall 9/16/22</i> <i>Facility Maint. A3991.14</i> <i>1.320.57200.45508</i></p> <p><i>Grounds Maint. B936.00</i> <i>1.320.53800.45006</i> <i>20A</i></p> <p><i>Jerry Lambert</i> <i>9-21-22</i></p>			
Total			\$4,927.14
Payments/Credits			\$0.00
Balance Due			\$4,927.14

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/1/22	4	P.S.	Sprayed round up on weeds along kayak launch, repaired rope at splash park, hid wires hanging down from television in common room, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, removed debris around lakes and roadways
8/1/22	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
8/3/22	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
8/4/22	8	P.S.	Installed drain line under walkway, replaced two soap dispensers in bathrooms, replaced outdoor light bulb, straightened out curtain in entertainment room, straightened and organized all pool deck furniture, blew leaves and debris off pool deck and turf, 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
8/5/22	8	P.S.	Sprayed clear coat on cedar structures, straightened and organized all pool deck furniture, blew leaves and debris off pool deck, walkways, amenity center and 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
8/5/22	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
8/8/22	8	P.S.	Raised light strands between palm trees, repaired dog park gate, straightened and organized all pool deck furniture, blew leaves and debris off pool deck, walkways, amenity center and 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
8/10/22	8	P.S.	Replaced outdoor blue lightbulb, replaced light sensor in pool area, repaired broken hammock, installed bike rack, lightened loose door handle in men's room, picked up supplies, 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
8/11/22	8	P.S.	Removed two Toll signs and returned them to Toll Brothers, filled in dirt from sign holes, cleaned around pool deck and straightened pool furniture, emptied and restocked dog waste receptacles, checked and changed all trash receptacles, inspected playgrounds and raked mulch in play areas where needed
8/12/22	8	P.S.	Painted doors in entrance area, repaired lounge chair in theater room
8/15/22	8	P.S.	Installed two thermostat lock boxes, secured two paver steps, hung curtain tie backs, repaired broken chair arm, hung glass door in fitness area, replaced bulbs outside kayak house, installed exterior bullet light, straightened out pool deck, cleaned and blew debris in pool area
8/17/22	8.5	P.S.	Straightened out pool deck furniture, emptied trash receptacles around pool, fitness room and outside common areas, blew leaves and debris off pool deck turf, emptied and restocked dog waste receptacles, removed three feather flags from entrance
8/18/22	8	P.S.	Removed three feathered flags from entrance, installed bike rack, secured tennis court screens, blew leaves and debris off tennis courts, pool deck and turf, re-secured paver steps, straightened out pool deck furniture, installed kick plates and push plates on three doors
8/19/22	1.5	P.S.	Removed six feathered flags
8/20/22	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, picked up items left on pool deck
8/22/22	8	P.S.	Worked on net on tennis court, removed six feather flags and put in storage, removed Toll Brothers sign, replaced broken light on pool deck, replaced blue outdoor bulb, blew leaves and debris off pool deck and turf, 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
8/23/22	1	P.S.	Covered camera in social room due to voting

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/24/22	8	P.S.	Capped off PVC posts, removed coverings from camera in social hall from polling, blew leaves and debris off tennis courts, inspected playgrounds, 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, mulch beds and picnic area, removed debris from kayak lake bank
8/24/22	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
8/25/22	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
8/26/22	5.5	P.S.	Met with Operations Manager and Property Manager regarding prep for upcoming marketing shoot, checked and changed all trash receptacles in common areas, emptied and restocked dog waste receptacles
8/26/22	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
8/29/22	8	P.S.	Blew leaves and debris off pool deck, turf and walkways, sprayed weeds growing in pavers, replaced blown bulbs in men's restroom, applied first coat of spackle to men's room ceiling on pool deck due to AC leak, removed debris along roadways, mulch beds and parking lot
8/29/22	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
8/31/22	4	P.S.	Replaced photo sensor in pool area, applied second coat of spackle to men's room ceiling on pool deck, straightened and organized pool deck furniture, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, removed debris along roadways throughout community, parking lot, amenity center, pool deck and fields

TOTAL 126.5

MILES 448

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 09/05/22

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
MEADOWVIEW				
AT TWIN CREEKS CDD				
(MVTC)				
	8/12/22	Roller Knit Assembly	6.52	P.S.
	8/12/22	Sanding Sponge 80 Grit	7.45	P.S.
	8/12/22	Sanding Sponge 120 Grit	7.45	P.S.
	8/12/22	White Exterior Paint 1 Gallon	52.88	P.S.
	8/12/22	Wall Anchors	27.57	P.S.
	8/15/22	Spackle Knives 3pk	24.13	P.S.
	8/15/22	Concrete Adhesive	6.88	P.S.
	8/15/22	Carbide Concrete Bits	26.42	P.S.
	8/15/22	Joint Compound	10.84	P.S.
	8/15/22	Joint Tape	3.20	P.S.
	8/17/22	PB Blaster	9.64	P.S.
	8/17/22	Sikaflex Concrete Fix	9.63	P.S.
	8/24/22	ZEP Liquid	5.18	P.S.
	8/24/22	PVC Caps (16)	31.65	P.S.
	8/24/22	2" Knock Out Cap	0.77	P.S.
	8/29/22	Photo Light Control	22.98	P.S.
	8/29/22	Lightbulbs	12.63	P.S.
	9/2/22	Timer Switch	34.49	P.S.
		TOTAL	<u>\$300.28</u>	

THIGPEN

HEATING & COOLING, INC.

Since 1962

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

770

1 320 57200 45508 Facility Maint. Number: 33598
Approved 9.23.22022
Jennifer Erickson

Invoice

Date: 8/11/2022
Account No: 127224
Terms: NET DUE UPON RECEI
Reference: Order 33598
Service Advisor: Paul Ruckman
Customer PO#:

Billing Address:

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

Service Address:

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

NOTES

8/3/2022

On arrival replaced evap-coil in the men's bathroom. Went to pressure test. Was losing pressure. Found oil on the line set on . Stopped. Will need to come back and find it.

8/11/2022

On arrival pulled new 1/4 line to women's bathroom. Pressure tested 250psig fo :20. Pulled vacuum down to 400mic reset charge back to factory settings adding 5#15oz. System is running at this time. Replaced duct sensor. In air system Reset controls back to factory settings. System running at this time.

Item	Description	Qty	Unit	Price	Extended
QUOTED-PART	Quoted Part Only - Evaporator Coil	1.00		\$758.00	\$758.00
COMM-LABOR	Commercial Labor	5.00		\$98.00	\$490.00
R-410A-PER-POUND	R-410A per lb.	6.00		\$69.00	\$414.00
COMM-LABOR	Commercial Labor	5.00		\$98.00	\$490.00
MISC-ENVIRON-FEE	Misc. Supplies & Enviromental	1.00		\$20.00	\$20.00

Equipment

Type	Model	Brand	Serial	Age Coverage	Exp
MINI	SLZ-KA09NA	MIT	83M01258	3	

TERMS AND CONDITIONS

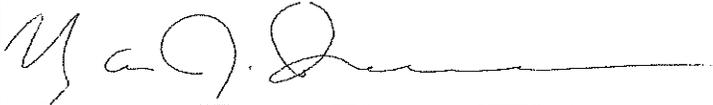
Net due on day of installation, or in accordance with financing agreement. The Seller retains the title to all materials and property listed herein until payments have been made in full. Accounts not paid within thirty (30) days of notice of invoice are in default and a late payment charge of 1 - 1/2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

CACO56729

CACO56726

CN208226

ACCEPTANCE OF WORK PERFORMED : I acknowledge satisfactory completion of the above described work and that the premises has been left in satisfactory condition. I understand that if my check does not clear, I am liable for the check and any charges from the bank. I agree to pay 1.75% per month for past due contracts (minimum charge \$15). In the event that collection efforts are installed against me, I shall pay for all associated fees at the posted rates as well as all cost of collection fees and reasonable attorney fees. I agree that the amount set forth in the space marked "TOTAL COST" is the total flat price I have agreed to.



Accepted By

Taxable:	\$0.00
Non-Taxable:	\$2,172.00
Sub Total:	\$2,172.00
Sales Tax:	\$0.00
Freight:	\$0.00
Amount Paid:	\$0.00
Total:	\$2,172.00

THIGPEN

HEATING & COOLING, INC.

Since 1962

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

77A
1 320 57200 45508 Facility Maint.
Approved 9.23.2022
Jennifer Erickson

Invoice

Number: 34324

Date: 8/23/2022

Account No: 127224

Terms: NET DUE UPON RECEI

Reference: Order 34324

Service Advisor: Paul Ruckman

Customer PO#:

Billing Address:

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

Service Address:

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

NOTES

Set up leak search.

On arrival found drain line in men's bathroom leaking at fitting. Reworked drain line.

Item	Description	Qty	Unit	Price	Extended
COMM-LABOR	Commercial Labor	2.00		\$98.00	\$196.00
MISC-ENVIRON-FEE	Misc. Supplies & Enviromental	1.00		\$20.00	\$20.00

TERMS AND CONDITIONS

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

Non-Taxable:	\$216.00
Taxable:	\$0.00
Sub Total:	\$216.00
Sales Tax:	\$0.00
Freight:	
Total:	\$216.00
Total Paid:	
Total Due:	\$216.00

CACO56729

CACO56726

CN208226

Service Summary & Invoice

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



143A

1.320.57200.44200 Repairs and replacements,
 9.15.2022 Approved
 Jennifer Erickson

Service Date & Time:
 09-12-2022 08:00 AM
 Invoice #: 101149

Technician: David B Branson B Camron F

Beacon Lakes Amenities

Contact: Denise Powers Phone Mobile: 904-629-9244 Email: dpowers@gmsnf.com

Billing Address: 850 Beacon Lake Parkway
 St. Augustine FL 32095

MVTC

Service Address: 850 Beacon Lake Parkway
 St. Augustine FL 32095

Service/Product Description	Price	Qty	Total
z-Commercial Chair - Tax Exempt - 4 blue fully upholstered chairs that were in carpeted area	\$89.00	4	\$356.00
Discount	(\$0.10)	2584	(\$258.40)
z-Commercial Fine Stone Seal - Tax Exempt - All of the tile in the clubhouse	\$0.45	1500	\$675.00
z- Commercial Carpet - Small carpeted area in clubhouse. - Priced per square foot depending on size of area.	\$0.25	200	\$50.00
Furniture Moving - \$25-\$50 Per Room	\$50.00	1	\$50.00
z-Commercial Fine Stone Seal - Tax Exempt - tile in main entrance just before entering the clubhouse	\$0.45	500	\$225.00
z-Commercial Tile Clean - Tax Exempt - tile in main entrance just before entering the clubhouse	\$0.60	565	\$339.00
z-Commercial Tile Clean - Tax Exempt - All of the tile in the club house	\$0.60	1565	\$939.00
		Subtotal	\$2,375.60
		Tax	\$0.00
		Total	\$2,375.60

Unpaid \$2,375.60

Thank you for choosing Zerorez® Jacksonville! Unpaid invoices must be paid within 30 days of the invoice date. Past due invoices will incur an interest charge at 12% APR.

D.

Meadow View at Twin Creeks

Community Development District

Construction Funding Request #41

October 29, 2022

Req.	PAYEE		
64	ETM Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 204949 (Oct 2022)	\$	7,367.23
65	ETM Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 204946 (Oct 2022)	\$	5,421.25
66	ETM Beacon Lake Parkway Collector Road from Beacon Lake Townhomes to Beacon Lake Parkway (WA#21) Invoice 204948	\$	1,500.00
67	Harbinger Signage - Townhomes - 50% Invoice DP82737	\$	12,351.00
68	Clary & Associates Inc Beacon Lake Phase 3B set temporary front lot corners - Invoice 2022-710	\$	7,862.50
69	Basham & Lucas Beacon Lake CDs - Invoice 9091	\$	2,625.00
70	West Orange Nurseries, Inc. Lakeside Park @ Beacon Lake - Plants - Invoice 3062	\$	107,983.75
71	Atlantic Companies Beacon Lakeside Park Access card readers - 50% Deposit	\$	3,255.00
72	St. Johns County Utility Department Beacon Lake 3A - Water fountain for sports park	\$	2,172.66
Total Funding Request		\$	150,538.39

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

0

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

REQUISITION SUMMARY

2021 Phase 3

2020 Phase 4

**Thursday, October 27, 2022
TO BE RATIFIED IN NOVEMBER**

2021 Phase 3		<u>TO BE APPROVED</u>		
10/27/2022	64	ETM	Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 204949 (Oct 2022)	\$ 7,367.23
10/27/2022	65	ETM	Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 204946 (Oct 2022)	\$ 5,421.25
10/27/2022	66	ETM	Beacon Lake Parkway Collector Road from Beacon Lake Townhomes to Beacon Lake Parkway (WA#21) Invoice 204948	\$ 1,500.00
10/27/2022	67	Harbinger	Signage - Townhomes - 50% Invoice DP82737	\$ 12,351.00
10/27/2022	68	Clary & Associates, Inc.	Beacon Lake Phase 3B set temporary front lot corners - Invoice 2022-710	\$ 7,862.50
10/27/2022	69	Basham Lucas	Beacon Lake CDs - Invoice 9091	\$ 2,625.00
10/27/2022	70	West Orange Nurseries, Inc.	Lakeside Park @ Beacon Lake - Plants - Invoice 3062	\$ 107,983.75
10/27/2022	71	Atlantic Companies	Beacon Lakeside Park Access card readers - 50% Deposit	\$ 3,255.00
10/27/2022	72	St. Johns County Utility Department	Beacon Lake 3A - Water fountain for sports park	\$ 2,172.66
TOTAL 2021 Phase 3 REQUISITIONS TO BE RATIFIED				\$150,538.39
2021 Phase 4		<u>TO BE APPROVED</u>		
10/27/2022	30	Clary & Associates, Inc.	Beacon Lake Phase 4 - Stake points to check clearing limits - Invoice 2022-564	\$ 3,700.00
10/27/2022	31	W. Gardner, LLC	Beacon Lake Phase 4 (Clearing/Earthwork) Application for Payment No. 8 (Sept 2022)	\$ 131,363.46
10/27/2022	32	W. Gardner, LLC	Beacon Lake Phase 4 (Paving/Drainage) Application for Payment No. 6 (Sept 2022)	\$ 103,119.51
10/27/2022	33	W. Gardner, LLC	Beacon Lake Phase 4 (Utilities) Application for Payment No. 6 (Sept 2022)	\$ 383,304.13
10/27/2022	34	Rinker Materials	Storm Direct Purchase	\$ 386,520.06
10/27/2022	35	Rinker Materials	Sanitary Direct Purchase	\$ 35,653.54
TOTAL 2021 Phase 4 REQUISITIONS TO BE APPROVED				\$1,043,660.70
TOTAL REQUISITIONS TO BE APPROVED OCTOBER 27, 2022				\$1,194,199.09

E.

Meadow View at Twin Creeks

Community Development District

Construction Funding Request #42

November 16, 2022

Req.	PAYEE		
73	Clary & Associates Inc Beacon Lake Extension - Set centerline control - Invoice 2022-793	\$	4,117.50
74	ETM Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 205421 (Oct 2022)	\$	1,755.00
75	ETM Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 205417 (Oct 2022)	\$	1,435.53
76	West Orange Nurseries Inc Lakeside Park @ Beacon Lake - Sod - Invoice 65192	\$	17,420.00
	Previous Credit not used from FR #36	\$	(1,926.50)
	REQ #60 HARBINGER DUPLICATE PAYMENT PAID OUT OF GENERAL FUND	\$	(1,575.50)
Total Funding Request			\$ 21,226.03

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, November 17, 2022

2021 Phase 3		<u>TO BE RATIFIED</u>		
10/27/2022	64	ETM	Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 204949 (Oct 2022)	\$ 7,367.23
10/27/2022	65	ETM	Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 204946 (Oct 2022)	\$ 5,421.25
10/27/2022	66	ETM	Beacon Lake Parkway Collector Road from Beacon Lake Townhomes to Beacon Lake Parkway (WA#21) Invoice 204948	\$ 1,500.00
10/27/2022	67	Harbinger	Signage - Townhomes - 50% Invoice DP82737	\$ 12,351.00
10/27/2022	68	Clary & Associates, Inc.	Beacon Lake Phase 3B set temporary front lot corners - Invoice 2022-710	\$ 7,862.50
10/27/2022	69	Basham Lucas	Beacon Lake CDs - Invoice 9091	\$ 2,625.00
10/27/2022	70	West Orange Nurseries, Inc.	Lakeside Park @ Beacon Lake - Plants - Invoice 3062	\$ 107,983.75
10/27/2022	71	Atlantic Companies	Beacon Lakeside Park Access card readers - 50% Deposit	\$ 3,255.00
10/27/2022	72	St. Johns County Utility Department	Beacon Lake 3A - Water fountain for sports park	\$ 2,172.66
TOTAL 2021 Phase 3 REQUISITIONS TO BE RATIFIED				\$150,538.39
2021 Phase 3		<u>TO BE APPROVED</u>		
11/17/2022	73	Clary & Associates, Inc.	Beacon Lake Extension - Set centerline control - Invoice 2022-793	\$ 4,117.50
11/17/2022	74	ETM	Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 205421 (Oct 2022)	\$ 1,755.00
11/17/2022	75	ETM	Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 205417 (Oct 2022)	\$ 1,435.53
11/17/2022	76	West Orange Nurseries, Inc.	Lakeside Park @ Beacon Lake - Sod - Invoice 65192	\$ 17,420.00
TOTAL 2021 Phase 3 REQUISITIONS TO BE APPROVED				\$24,728.03
2021 Phase 4		<u>TO BE RATIFIED</u>		
10/27/2022	30	Clary & Associates, Inc.	Beacon Lake Phase 4 - Stake points to check clearing limits - Invoice 2022-564	\$ 3,700.00
10/27/2022	31	W. Gardner, LLC	Beacon Lake Phase 4 (Clearing/Earthwork) Application for Payment No. 8 (Sept 2022)	\$ 131,363.46
10/27/2022	32	W. Gardner, LLC	Beacon Lake Phase 4 (Paving/Drainage) Application for Payment No. 6 (Sept 2022)	\$ 103,119.51
10/27/2022	33	W. Gardner, LLC	Beacon Lake Phase 4 (Utilities) Application for Payment No. 6 (Sept 2022)	\$ 383,304.13
10/27/2022	34	Rinker Materials	Storm Direct Purchase	\$ 386,520.06
10/27/2022	35	Rinker Materials	Sanitary Direct Purchase	\$ 35,653.54
TOTAL 2021 Phase 4 REQUISITIONS TO BE RATIFIED				\$1,043,660.70
2021 Phase 4		<u>TO BE APPROVED</u>		
11/17/2022	36	W. Gardner, LLC	Beacon Lake Phase 4 (Utilities) Application for Payment No. 7 (Oct 2022)	\$ 104,303.72
11/17/2022	37	W. Gardner, LLC	Beacon Lake Phase 4 (Paving/Drainage) Application for Payment No. 7 (Oct 2022)	\$ 150,740.86
11/17/2022	38	W. Gardner, LLC	Beacon Lake Phase 4 (Clearing/Earthwork) Application for Payment No. 9 (Oct 2022)	\$ 81,259.55
11/17/2022	39	Rinker Materials	Storm Direct Purchase	\$ 2,100.00
TOTAL 2021 Phase 4 REQUISITIONS TO BE APPROVED				\$338,404.13
TOTAL REQUISITIONS TO BE APPROVED NOVEMBER 17, 2022				\$1,557,331.25

F.

Meadow View at Twin Creeks

Community Development District

Funding Request #61

11/9/22

Check Date	Vendor Name	Invoice Date	Invoice Number	Description	GENERAL FUND FY2022
9/26/22	ATLANTIC SECURITY	9/15/22	262566	OCT SECURITY MONITORING	\$ 110.95
9/26/22	ATLANTIC SECURITY	9/21/22	264917	RPLC ACCESS SYSTEM	\$ 15,000.00
9/26/22	FAST SIGNS	8/15/22	299-8047	CURTAIN CORD PRNTD DECALS	\$ 120.00
9/26/22	KE LAW GROUP, PLLC	9/9/22	4100AUG2	AUG 2022 GENERAL SERVICES	\$ 1,437.00
9/26/22	KE LAW GROUP, PLLC	9/9/22	4100NOV2	NOV 2021 GENERAL SERVICES	\$ 1,189.50
9/26/22	MUNICIPAL ASSET MANAGEMENT, INC	9/1/22	618577	FITNESS EQUIPMENT LEASE	\$ 2,307.62
9/26/22	RIVERSIDE MANAGEMENT SERVICES	9/15/22	183	AUG FAC MAINTENANCE	\$ 3,991.14
9/26/22	RIVERSIDE MANAGEMENT SERVICES	9/15/22	183	AUG GROUNDS MAINT	\$ 936.00
9/26/22	THIGPEN HEATING & COOLING, INC.	8/11/22	33598	RPLCD EVAP COIL IN BATHRM	\$ 2,172.00
9/26/22	THIGPEN HEATING & COOLING, INC.	8/23/22	34324	RPR LEAK IN MENS BATHROOM	\$ 216.00
9/26/22	ZEROREZ	9/12/22	101149	CLUBHOUSE COMMERCIAL RPRS	\$ 2,375.60
10/12/22	BOUNCERS,SLIDES, AND MORE INC	8/20/22	82022.2	SPORTS ARENA EVENT	\$ 1,505.00
10/12/22	CA FLORIDA HOLDINGS,LLC	8/31/22	4846904	NTC OF PUB HEARING FY23	\$ 311.48
10/12/22	CENTRAL SECURITY AGENCY	10/3/22	19-0924	SECURITY MTR 9/1-9/4	\$ 896.00
10/12/22	CENTRAL SECURITY AGENCY	10/3/22	19-0924	SECURITY MTR 9/7-9/11	\$ 1,120.00
10/12/22	CENTRAL SECURITY AGENCY	10/3/22	19-0924	SECURITY MTR9/12,14,16-18	\$ 1,120.00
10/12/22	CENTRAL SECURITY AGENCY	10/3/22	19-0924	SECURITY MTR 9/21-9/25	\$ 1,120.00
10/12/22	EAST COAST WELLS & PUMPS SERVICE	9/14/22	43895	RPR SUB PUMP	\$ 2,950.00
10/12/22	ENGLAND THIMS & MILLER, INC	5/9/22	202817	CUP MAPS	\$ 829.50
10/12/22	HIDDEN EYES LLC DBA	9/23/22	719849	ADD RES 8/31,9/1-10/31	\$ 128.00
10/12/22	HIDDEN EYES LLC DBA	10/1/22	720306	SEC MONITORING 11/1-11/30	\$ 1,464.54
10/12/22	JANI-KING OF JACKSONVILLE	9/26/22	JAK09220	DEEP CLEAN-ENTIRE KITCHEN	\$ 615.00
10/12/22	KE LAW GROUP, PLLC	8/16/22	3792	JUL GENERAL COUNSEL	\$ 395.00
10/12/22	POOLSURE	9/16/22	131295610103	SEP POOL CHEMICALS	\$ 699.13
10/12/22	POOLSURE	9/16/22	131295610104	SEP ACTIV POOL CHEMICALS	\$ 343.20
10/12/22	POOLSURE	9/26/22	131295610258	SEP POOL CHEMICALS	\$ 556.05
10/12/22	POOLSURE	9/26/22	131295610254	SEP ACTIV POOL CHEMICALS	\$ 343.20
10/12/22	ROSS RUBEN DBA	9/23/22	14448	DJ ROSS EVENT 11/5/22	\$ 400.00
10/12/22	TURNER PEST CONTROL LLC	9/20/22	19166667	SEP PEST CONTROL	\$ 199.50
10/12/22	WEST ORANGE NURSERIES, INC	8/18/22	65158	ADD CORD GRASS PH2 SPORTS	\$ 4,451.36
10/12/22	WEST ORANGE NURSERIES, INC	8/30/22	65160	PH2 LANDSCAPE ENHNCD WORK	\$ 1,512.50
10/12/22	WEST ORANGE NURSERIES, INC	9/1/22	65154	SEP LANDSCAPE MAINT PH2P2	\$ 8,420.00
10/12/22	WEST ORANGE NURSERIES, INC	9/1/22	65155	SEP LANDSCAPE MAINT 3A	\$ 9,100.00
10/12/22	WEST ORANGE NURSERIES, INC	9/1/22	65156	SEP LNDS CP MAINT PH2TWNHS	\$ 9,011.47
10/12/22	YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC	9/1/22	JAX42547	SEP LANDSCAPE MAINTENANCE	\$ 17,811.85
10/12/22	YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC	9/2/22	JAX42245	RELOCATE 2 CRAPE MYRTLES	\$ 975.00
10/25/22	ENGLAND THIMS & MILLER, INC	10/7/22	204944	SEP PROFESSIONAL SERVICES	\$ 1,770.50
10/25/22	FUTURE HORIZONS, INC.	9/30/22	75046	SEP LAKE MAINTENANCE	\$ 1,769.14
10/25/22	KE LAW GROUP, PLLC	10/19/22	4483	SEP GENERAL SERVICES	\$ 1,310.00
10/25/22	MY CLEAN ROOF	9/15/22	128	FACILITY MAINTENANCE	\$ 2,700.00
10/25/22	RIVERSIDE MANAGEMENT SERVICES	9/30/22	186	SEP PRIV EVENT ATTENDANT	\$ 887.50
10/25/22	RIVERSIDE MANAGEMENT SERVICES	9/30/22	187	SPEC EVNT ASSIST THRU9/22	\$ 337.50
10/25/22	RIVERSIDE MANAGEMENT SERVICES	9/30/22	188	LIFEGUARD SRVS THRU 9/22	\$ 2,054.82
10/25/22	RIVERSIDE MANAGEMENT SERVICES	9/30/22	189	KAYAK ATTNDNT 9/1-10/2/22	\$ 163.19
10/25/22	RIVERSIDE MANAGEMENT SERVICES	10/13/22	190	SEP FAC MAINT	\$ 2,878.00
10/25/22	RIVERSIDE MANAGEMENT SERVICES	10/13/22	190	SEP MAINT SUPPLIES	\$ 1,958.00
10/25/22	RODNEY SULLIVAN DBA	9/22/22	422	CLEAN CLBHS FIREPLACE	\$ 405.00
10/25/22	SOUTHEAST FITNESS REPAIR	10/7/22	100568	RPR FITNESS EQUIPMENT	\$ 1,003.30
10/25/22	THE GATE STORE,INC.	6/1/22	19730	RPR EXIT GATES	\$ 337.50
10/25/22	WEST ORANGE NURSERIES, INC	8/15/22	75556	INSTL CALADIUMS-SUMMER'22	\$ 9,488.82
10/25/22	YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC	9/29/22	JAX43473	IRRIG RPR AT CONTROLLER C	\$ 420.00
11/3/22	CA FLORIDA HOLDINGS,LLC	9/30/22	4924031	MTG 9/15/22; 7710132	\$ 92.48
11/3/22	CA FLORIDA HOLDINGS,LLC	9/30/22	4924031	FY23 MTG 9/15 ; 7764393	\$ 99.28
11/3/22	CA FLORIDA HOLDINGS,LLC	9/30/22	4924031	#15651 AD#3415524-01 5/17	\$ 86.29
11/3/22	CA FLORIDA HOLDINGS,LLC	9/30/22	4924031	PAST DUE-AUG PRIOR MTGS	\$ 311.48
11/9/22	RIVERSIDE MANAGEMENT SERVICES	8/31/22	180	SPECIAL EVENT ASSISTANT AUGUST 2022	\$ 625.00
11/9/22	RIVERSIDE MANAGEMENT SERVICES	8/31/22	181	PRIVATE EVENT ATTENDANT THRU AUGUST 2022	\$ 962.50
11/9/22	RIVERSIDE MANAGEMENT SERVICES	8/31/22	182	LIFEGUARD SRVS THRU 8/22	\$ 4,440.32
11/10/22	SIMPLY LINEN SOLUTIONS	9/8/22	L165623	HAND AND POOL TOWEL LANDRY	\$ 123.05
	EXCESS EXPENDITURES FOR FY 2022				\$ 29,568.00

Total Funding Request \$ 159,925.26

Dreamfinder Homes Portion (18.50%) \$29,586.17
Heartwood 23 (81.50%) \$130,339.09
\$159,925.26

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



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
10/06/2022	\$110.95	09/15/2022

INVOICE NO. 262566

Site: 850 Beacon Lakes Pkwy St
Augustine
Site Address: 850 Beacon Lakes Pkwy
St Augustine FL 32092
Period: 10/01/2022 to 10/31/2022
Recurring No.: 4197
Job Name:
Order No.:

Description
Meadow View @ Twin Creeks

38A 1.300.15500.10000
Oct security monitoring

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
Sub-Total ex Tax			\$110.95
Tax			\$0.00
Total			\$110.95

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

IMPORTANT: Please remember to test your system monthly.
Need automation for your home? Visit us online at www.smarthome.biz

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

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



38A

1 320 57200 45508 Facility Maint.
 Approved 9.2022022
 Jennifer Erickson

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

PLEASE PAY BY	AMOUNT	INVOICE DATE
10/19/2022	\$15,000.00	09/21/2022

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

INVOICE NO. 264917

Site: 850 Beacon Lakes Pkwy St Augustine
Site Address: 850 Beacon Lakes Pkwy St Augustine FL 32092
Job No.: 73211
Job Name:
Order No.:

Description

Quote to replace Access System

We will have to replace all of the control panels. Once we have replaced all the control panels, we can then begin to determine if any of the other components were damaged. Once we have replaced the panels and start testing the other equipment, we will write up another quote to replace any damages we may find. As of now, this quote is needed to repair the control system.

Service - Security

Item	Quantity	Unit Price	Total
Atrium 2 Door Board and Enclosure	8.00	\$1,295.00	\$10,360.00
26 Port/24 PoE+ Gigabit Managed Switch	2.00	\$1,488.00	\$2,976.00
Residential service	12.00 hrs	\$150.00	\$1,800.00
Sub-Total ex Tax			\$15,000.00
Tax			\$0.00
Total			\$15,000.00

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

IMPORTANT: Please remember to test your system monthly.
 Need automation for your home? Visit us online at www.smarthome.biz

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

Sub-Total ex Tax	\$15,000.00
Tax	\$0.00
Total inc Tax	\$15,000.00
Amount Applied	\$0.00
Balance Due	\$15,000.00



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
10/19/2022	\$15,000.00	09/21/2022

INVOICE NO. 264917

How To Pay

INVOICE NO. 264917



Credit Card (MasterCard, Visa, Amex)

Credit Card No.

Card Holder's Name: _____ CCV: _____

Expiry Date: / Signature: _____



Mail

Detach this section and mail check to:

Atlantic Security
 1714 Cesery Blvd
 Jacksonville, FL 32211

NAME: Meadow View at Twin Creeks CCD

DUE DATE: 10/19/2022

AMOUNT DUE: \$15,000.00

Please Reference: 264917



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

INVOICE

299-80474

fastsigns.com/299

Completed Date: 8/15/2022

Payment Terms: Net 30

Payment Due Date: 9/14/2022

Created Date: 8/3/2022

DESCRIPTION: Curtain Cord Decals

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

Pickup At: FASTSIGNS of Jacksonville - Baymeadows
 8535 Baymeadows Rd
 Ste 7
 Jacksonville, FL 32256
 US

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

Salesperson: Kim Brown
 Entered By: Kim Brown

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	Curtain Cord Decal	2	\$42.50	\$0.00	\$85.00
1.1	Standard Printed Decal - Printed 3M vinyl with 3M UV Laminate Part Qty: 1 Width: 4.50" Height: 4.50"				

Base Subtotal:	\$85.00
Shipping:	\$35.00
Subtotal:	\$120.00
Taxable Amount:	\$0.00
Taxes:	\$0.00
Grand Total:	\$120.00
Amount Paid:	\$0.00
BALANCE DUE:	\$120.00

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

158A

1,320.572.442
 RIR



INVOICE

Invoice # 4100 *NOV 21 +*
Date: 09/09/2022 *Aug 22*
Due On: 10/09/2022

KE Law Group, PLLC

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

9/20 approved

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

MVTCDD-01

Meadow View at Twin Creeks CDD - General

126A
1,310.57 . 315

Type	Professional	Date	Notes	Quantity	Rate	Total
Expense	CK	11/09/2021	Simplifile Recording: Notice - 22 pages	1.00	\$188.50	\$188.50
Expense	CK	11/09/2021	Simplifile Recording: Agreement - 15 pages	1.00	\$129.00	\$129.00
Expense	CK	11/09/2021	Simplifile Recording: Agreement - 12 pages	1.00	\$103.50	\$103.50
Expense	CK	11/09/2021	Simplifile Recording: Release/Satisfaction	1.00	\$103.50	\$103.50
Expense	CK	11/09/2021	Simplifile Recording: Agreement - 9 pages	1.00	\$78.00	\$78.00
Expense	CK	11/09/2021	Simplifile Recording: Agreement - 6 pages	1.00	\$52.50	\$52.50
Expense	CK	11/09/2021	Simplifile Recording: Notice - 23 pages	1.00	\$197.00	\$197.00
Expense	CK	11/09/2021	Simplifile Recording: Agreement - 14 pages	1.00	\$120.50	\$120.50
Expense	CK	11/09/2021	Simplifile Recording: Agreement - 12 pages	1.00	\$103.50	\$103.50
Expense	CK	11/09/2021	Simplifile Recording: Agreement - 7 pages	1.00	\$61.00	\$61.00
Expense	CK	11/09/2021	Simplifile Recording: Recording Submission Fees	1.00	\$52.50	\$52.50
Service	KI	08/16/2022	Prepare resolution declaring vacancies.	0.20	\$185.00	\$37.00

Service	JE	08/17/2022	Conference call regarding Board meeting.	0.50	\$325.00	\$162.50
Service	AL	08/17/2022	Prepare resolution setting landowner election.	0.30	\$225.00	\$67.50
Service	JE	08/18/2022	Prepare for, travel to and from, and attend budget meeting; follow-up regarding the same.	3.20	\$325.00	\$1,040.00
Service	JE	08/31/2022	Email correspondence regarding FPL letter; email regarding amenity policies.	0.40	\$325.00	\$130.00
Total						\$2,626.50

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
3792	09/15/2022	\$395.00	\$0.00	\$395.00

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
4100	10/09/2022	\$2,626.50	\$0.00	\$2,626.50
Outstanding Balance				\$3,021.50
Total Amount Outstanding				\$3,021.50

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

Please pay within 30 days.

KE Law Group

Invoice #4100

9/9/22

Nov-21

\$1,189.50

Aug-22

\$1,437.00

Total \$2,626.50

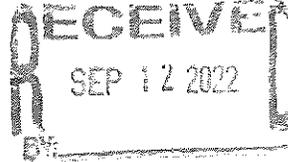
Municipal Asset Management, Inc.

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

INVOICE

INVOICE NO: 0618577
DATE: 9/1/2022

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



DUE DATE	RENTAL PERIOD
10/7/2022	

PMT NUMBER	DESCRIPTION	AMOUNT
45	Lease payment due pursuant to Tax-Exempt Lease Purchase Agreement dated October 25, 2018 for the acquisition of fitness equipment 1.320.572.45915 14A	2,307.62

TOTAL DUE

\$2,307.62

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

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

THANK YOU FOR YOUR BUSINESS!

Invoice #	Due Date	Total Due	Amount Enclosed
0618577	10/7/2022	\$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 #: 183
 Invoice Date: 9/15/2022
 Due Date: 9/15/2022
 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 August 1 - August 31, 2022		4,628.86	4,626.86
Maintenance Supplies		300.28	300.28
<p><i>C. Hall 9/16/22</i> <i>Facility Maint. A3991.14</i> <i>1.320.57200.45508</i></p> <p><i>Grounds Maint. B936.00</i> <i>1.320.53800.45006</i> <i>20A</i></p> <p><i>Jerry Lambert</i> <i>9-21-22</i></p>			
Total			\$4,927.14
Payments/Credits			\$0.00
Balance Due			\$4,927.14

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/1/22	4	P.S.	Sprayed round up on weeds along kayak launch, repaired rope at splash park, hid wires hanging down from television in common room, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, removed debris around lakes and roadways
8/1/22	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
8/3/22	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
8/4/22	8	P.S.	Installed drain line under walkway, replaced two soap dispensers in bathrooms, replaced outdoor light bulb, straightened out curtain in entertainment room, straightened and organized all pool deck furniture, blew leaves and debris off pool deck and turf, 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
8/5/22	8	P.S.	Sprayed clear coat on cedar structures, straightened and organized all pool deck furniture, blew leaves and debris off pool deck, walkways, amenity center and 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
8/5/22	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
8/8/22	8	P.S.	Raised light strands between palm trees, repaired dog park gate, straightened and organized all pool deck furniture, blew leaves and debris off pool deck, walkways, amenity center and 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
8/10/22	8	P.S.	Replaced outdoor blue lightbulb, replaced light sensor in pool area, repaired broken hammock, installed bike rack, lightened loose door handle in men's room, picked up supplies, 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
8/11/22	8	P.S.	Removed two Toll signs and returned them to Toll Brothers, filled in dirt from sign holes, cleaned around pool deck and straightened pool furniture, emptied and restocked dog waste receptacles, checked and changed all trash receptacles, inspected playgrounds and raked mulch in play areas where needed
8/12/22	8	P.S.	Painted doors in entrance area, repaired lounge chair in theater room
8/15/22	8	P.S.	Installed two thermostat lock boxes, secured two paver steps, hung curtain tie backs, repaired broken chair arm, hung glass door in fitness area, replaced bulbs outside kayak house, installed exterior bullet light, straightened out pool deck, cleaned and blew debris in pool area
8/17/22	8.5	P.S.	Straightened out pool deck furniture, emptied trash receptacles around pool, fitness room and outside common areas, blew leaves and debris off pool deck turf, emptied and restocked dog waste receptacles, removed three feather flags from entrance
8/18/22	8	P.S.	Removed three feathered flags from entrance, installed bike rack, secured tennis court screens, blew leaves and debris off tennis courts, pool deck and turf, re-secured paver steps, straightened out pool deck furniture, installed kick plates and push plates on three doors
8/19/22	1.5	P.S.	Removed six feathered flags
8/20/22	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, picked up items left on pool deck
8/22/22	8	P.S.	Worked on net on tennis court, removed six feather flags and put in storage, removed Toll Brothers sign, replaced broken light on pool deck, replaced blue outdoor bulb, blew leaves and debris off pool deck and turf, 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
8/23/22	1	P.S.	Covered camera in social room due to voting

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/24/22	8	P.S.	Capped off PVC posts, removed coverings from camera in social hall from polling, blew leaves and debris off tennis courts, inspected playgrounds, 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, mulch beds and picnic area, removed debris from kayak lake bank
8/24/22	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
8/25/22	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
8/26/22	5.5	P.S.	Met with Operations Manager and Property Manager regarding prep for upcoming marketing shoot, checked and changed all trash receptacles in common areas, emptied and restocked dog waste receptacles
8/26/22	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
8/29/22	8	P.S.	Blew leaves and debris off pool deck, turf and walkways, sprayed weeds growing in pavers, replaced blown bulbs in men's restroom, applied first coat of spackle to men's room ceiling on pool deck due to AC leak, removed debris along roadways, mulch beds and parking lot
8/29/22	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
8/31/22	4	P.S.	Replaced photo sensor in pool area, applied second coat of spackle to men's room ceiling on pool deck, straightened and organized pool deck furniture, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, removed debris along roadways throughout community, parking lot, amenity center, pool deck and fields

TOTAL 126.5

MILES 448

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 09/05/22

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
MEADOWVIEW				
AT TWIN CREEKS CDD				
(MVTC)				
	8/12/22	Roller Knit Assembly	6.52	P.S.
	8/12/22	Sanding Sponge 80 Grit	7.45	P.S.
	8/12/22	Sanding Sponge 120 Grit	7.45	P.S.
	8/12/22	White Exterior Paint 1 Gallon	52.88	P.S.
	8/12/22	Wall Anchors	27.57	P.S.
	8/15/22	Spackle Knives 3pk	24.13	P.S.
	8/15/22	Concrete Adhesive	6.88	P.S.
	8/15/22	Carbide Concrete Bits	26.42	P.S.
	8/15/22	Joint Compound	10.84	P.S.
	8/15/22	Joint Tape	3.20	P.S.
	8/17/22	PB Blaster	9.64	P.S.
	8/17/22	Sikaflex Concrete Fix	9.63	P.S.
	8/24/22	ZEP Liquid	5.18	P.S.
	8/24/22	PVC Caps (16)	31.65	P.S.
	8/24/22	2" Knock Out Cap	0.77	P.S.
	8/29/22	Photo Light Control	22.98	P.S.
	8/29/22	Lightbulbs	12.63	P.S.
	9/2/22	Timer Switch	34.49	P.S.
		TOTAL	<u>\$300.28</u>	

THIGPEN

HEATING & COOLING, INC.

Since 1962

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

770

1 320 57200 45508 Facility Maint. Number: 33598
Approved 9.23.22022
Jennifer Erickson

Invoice

Date: 8/11/2022
Account No: 127224
Terms: NET DUE UPON RECEI
Reference: Order 33598
Service Advisor: Paul Ruckman
Customer PO#:

Billing Address:

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

Service Address:

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

NOTES

8/3/2022

On arrival replaced evap-coil in the men's bathroom. Went to pressure test. Was losing pressure. Found oil on the line set on . Stopped. Will need to come back and find it.

8/11/2022

On arrival pulled new 1/4 line to women's bathroom. Pressure tested 250psig fo :20. Pulled vacuum down to 400mic reset charge back to factory settings adding 5#15oz. System is running at this time. Replaced duct sensor. In air system Reset controls back to factory settings. System running at this time.

Item	Description	Qty	Unit	Price	Extended
QUOTED-PART	Quoted Part Only - Evaporator Coil	1.00		\$758.00	\$758.00
COMM-LABOR	Commercial Labor	5.00		\$98.00	\$490.00
R-410A-PER-POUND	R-410A per lb.	6.00		\$69.00	\$414.00
COMM-LABOR	Commercial Labor	5.00		\$98.00	\$490.00
MISC-ENVIRON-FEE	Misc. Supplies & Enviromental	1.00		\$20.00	\$20.00

Equipment

Type	Model	Brand	Serial	Age Coverage	Exp
MINI	SLZ-KA09NA	MIT	83M01258	3	

TERMS AND CONDITIONS

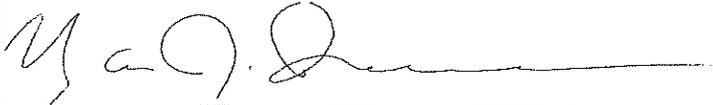
Net due on day of installation, or in accordance with financing agreement. The Seller retains the title to all materials and property listed herein until payments have been made in full. Accounts not paid within thirty (30) days of notice of invoice are in default and a late payment charge of 1 - 1/2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

CACO56729

CACO56726

CN208226

ACCEPTANCE OF WORK PERFORMED : I acknowledge satisfactory completion of the above described work and that the premises has been left in satisfactory condition. I understand that if my check does not clear, I am liable for the check and any charges from the bank. I agree to pay 1.75% per month for past due contracts (minimum charge \$15). In the event that collection efforts are installed against me, I shall pay for all associated fees at the posted rates as well as all cost of collection fees and reasonable attorney fees. I agree that the amount set forth in the space marked "TOTAL COST" is the total flat price I have agreed to.



Accepted By

Taxable:	\$0.00
Non-Taxable:	\$2,172.00
Sub Total:	\$2,172.00
Sales Tax:	\$0.00
Freight:	\$0.00
Amount Paid:	\$0.00
Total:	\$2,172.00

THIGPEN

HEATING & COOLING, INC.

Since 1962

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

77A
1 320 57200 45508 Facility Maint.
Approved 9.23.2022
Jennifer Erickson

Invoice

Number: 34324

Date: 8/23/2022

Account No: 127224

Terms: NET DUE UPON RECEI

Reference: Order 34324

Service Advisor: Paul Ruckman

Customer PO#:

Billing Address:

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

Service Address:

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

NOTES

Set up leak search.

On arrival found drain line in men's bathroom leaking at fitting. Reworked drain line.

Item	Description	Qty	Unit	Price	Extended
COMM-LABOR	Commercial Labor	2.00		\$98.00	\$196.00
MISC-ENVIRON-FEE	Misc. Supplies & Enviromental	1.00		\$20.00	\$20.00

TERMS AND CONDITIONS

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

Non-Taxable:	\$216.00
Taxable:	\$0.00
Sub Total:	\$216.00
Sales Tax:	\$0.00
Freight:	
Total:	\$216.00
Total Paid:	
Total Due:	\$216.00

CACO56729

CACO56726

CN208226

Service Summary & Invoice

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



143A

1.320.57200.44200 Repairs and replacements,
 9.15.2022 Approved
 Jennifer Erickson

Service Date & Time:
 09-12-2022 08:00 AM
 Invoice #: 101149

Technician: David B Branson B Camron F

Beacon Lakes Amenities

Contact: Denise Powers Phone Mobile: 904-629-9244 Email: dpowers@gmsnf.com

Billing Address: 850 Beacon Lake Parkway
 St. Augustine FL 32095

MVTC

Service Address: 850 Beacon Lake Parkway
 St. Augustine FL 32095

Service/Product Description	Price	Qty	Total
z-Commercial Chair - Tax Exempt - 4 blue fully upholstered chairs that were in carpeted area	\$89.00	4	\$356.00
Discount	(\$0.10)	2584	(\$258.40)
z-Commercial Fine Stone Seal - Tax Exempt - All of the tile in the clubhouse	\$0.45	1500	\$675.00
z- Commercial Carpet - Small carpeted area in clubhouse. - Priced per square foot depending on size of area.	\$0.25	200	\$50.00
Furniture Moving - \$25-\$50 Per Room	\$50.00	1	\$50.00
z-Commercial Fine Stone Seal - Tax Exempt - tile in main entrance just before entering the clubhouse	\$0.45	500	\$225.00
z-Commercial Tile Clean - Tax Exempt - tile in main entrance just before entering the clubhouse	\$0.60	565	\$339.00
z-Commercial Tile Clean - Tax Exempt - All of the tile in the club house	\$0.60	1565	\$939.00
		Subtotal	\$2,375.60
		Tax	\$0.00
		Total	\$2,375.60

Unpaid \$2,375.60

Thank you for choosing Zerorez® Jacksonville! Unpaid invoices must be paid within 30 days of the invoice date. Past due invoices will incur an interest charge at 12% APR.

		Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003		invoice		
				Date: August 20, 2022		
				Invoice No.: 082022.28		
<u>Name / Address</u>		Additional Details:				
Attn:						
Meadow View at Twin Creeks						
Riverside Management Service Inc.						
Governmental Management Services Inc.						
<u>Description</u>		<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>Subtotal</u>	<u>Extended</u>
1	Sports Arena	1	\$500.00	10%	\$450.00	\$450.00
2	24'Dual Lane Super Slide	1	\$550.00	15%	\$440.00	\$440.00
3	19' Dual Lane Avalanche	1	\$400.00	15%	\$340.00	\$340.00
4	Toddler Bounce	1	\$230.00	15%	\$200.00	\$200.00
5	Generator	1	\$100.00	25%	\$75.00	\$75.00
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
Comments:		Subtotal				\$1,505.00
		Sales Tax (0.0%)				\$0.00
		Total				\$1,505.00

LOCALIQ

FLORIDA

ACCOUNT NAME Meadow View At Twin Creeks Cdd		ACCOUNT # 764130	PAGE # 1 of 1
INVOICE # 0004846904	BILLING PERIOD Aug 1- Aug 31, 2022	PAYMENT DUE DATE September 20, 2022	
PREPAY (Memo Info) \$0.00	UNAPPLIED (Included in amt due) -\$94.24	TOTAL AMOUNT DUE \$709.25	
BILLING ACCOUNT NAME AND ADDRESS Meadow View At Twin Creeks Cdd 475 W. Town Pl. Ste. 114 Saint Augustine, FL 32092-3649 		BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com	FEDERAL ID 47-2390983
<p align="center">Legal Entity: Gannett Media Corp.</p> <p><small>Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.</small></p>			

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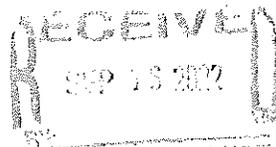
To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com. Previous account number:

MOR_15651

Date	Description	Amount
8/1/22	Balance Forward	\$397.77

Legal Advertising:

Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
8/3/22	SAG St Augustine Record	7567434	Notice of Public Hearings 7/27, 8/3		1	2.0000 x 13 in	\$311.48



1. 310.573.480
153A

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

LOCALIQ FLORIDA		ACCOUNT NAME Meadow View At Twin Creeks Cdd		PAYMENT DUE DATE September 20, 2022		AMOUNT PAID
		ACCOUNT NUMBER 764130		INVOICE NUMBER 0004846904		
CURRENT DUE \$311.48	30 DAYS PAST DUE \$311.48	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$180.53	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS -\$94.24	TOTAL AMOUNT DUE \$709.25
REMITTANCE ADDRESS (Include Account# & Invoice# on check) CA Florida Holdings, LLC PO Box 631244 Cincinnati, OH 45263-1244			TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:			
			<input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX			
			Card Number _____ Exp Date ____/____/____ CVV Code _____ Signature _____ Date _____			

00007641300000000000000048469040007092567179

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

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

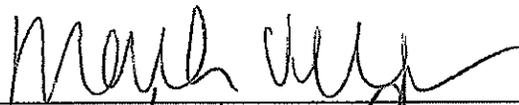
Saint Augustine FL 32092-3649

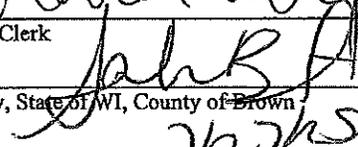
STATE OF FLORIDA, COUNTY OF ST JOHNS

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

07/27/2022, 08/03/2022

and that the fees charged are legal.
Sworn to and subscribed before on 08/03/2022



Legal Clerk


Notary, State of WI, County of Brown
2/27/20

My commission expires

Publication Cost: \$622.96
Order No: 7567434 # of Copies:
Customer No: 764130 0
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

SARAH BERTELSEN
Notary Public
State of Wisconsin

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings and Regular Meeting

The Board of Supervisors ("Board") for the Meadow View at Twin Creeks Community Development District ("District") will hold the following two public hearings and a regular meeting on August 18, 2022, at 10:00 a.m., and at the World Golf Village Renaissance Resort, 500 South Legacy Trail, St. Augustine, Florida 32082.

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2022/2023; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Net Annual O&M Assessment ⁽¹⁾
Townhomes	196	0.80	\$994.22
43' Lots	472	0.90	\$1,118.49
53' Lots	330	1.00	\$1,242.77
63' Lots	309	1.10	\$1,367.05
73' Lots	66	1.15	\$1,429.19
73' Premium Lots	103	1.39	\$1,586.81

(1) Annual O&M Assessment as shown does not include County collection costs and early payment discounts.

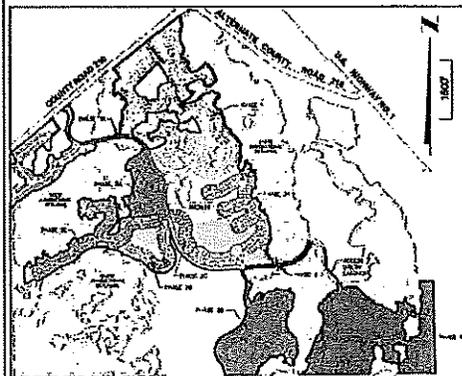
The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2022/2023. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Governmental Management Services, LLC Ph: 904-940-6850 ("District Manager's Office"). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.

District Manager



1 320 57200 45400 Security Monitoring
Approved Jennifer Erickson

10.5.22

CENTRAL SECURITY AGENCY 155A
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 19-0924

DATE 10/03/2022 TERMS Net 30

DUE DATE 11/02/2022

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Long Term Security Services Commercial	Security Services 1-4 September 2022	32	28.00	896.00T
Long Term Security Services Commercial	Security Services 7-11 September 2022	40	28.00	1,120.00T
Long Term Security Services Commercial	Security Services 12, 14, 16-18 September 2022	40	28.00	1,120.00T
Long Term Security Services Commercial	Security Services 21-25 September 2022	40	28.00	1,120.00T

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

FEIN #46-3475536

SUBTOTAL 4,256.00
TAX (0) 0.00
TOTAL 4,256.00

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

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

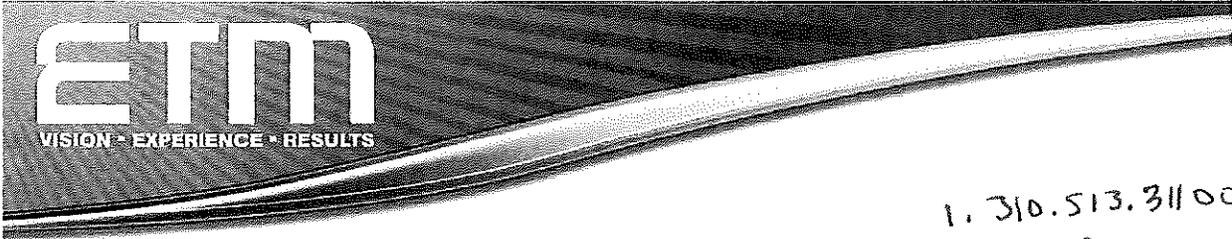
INVOICE

DATE	INVOICE #
9/14/2022	43895

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	TK	

QUANTITY	DESCRIPTION	RATE	AMOUNT
	SITE: BEACON LAKE - CR 210 MAIN ENTRANCE @ BEACON PKWY. - ENTRANCE SIDE QUOTED: - PULLED & SET SUB PUMP MATERIAL: 5 HP, 230V, SINGLE PHASE LIQUID END *NOTE: - 2" UNION ON DISCHARGE NEEDS REPLACEMENT (DRIPPING/LEAKING) - PLUMBED TIGHT TO FLOW METER THAT EITHER NEEDS REPLACEMENT OR REMOVAL <i>C. Adam</i> <i>Irrigation Repairs 76A</i> <i>1.320.53800.45009</i>	 2,100.00 850.00	 2,100.00 850.00
18% APR will be applied to any invoice not paid in full within 30 days. Visa or Mastercard Accepted		Total	\$2,950.00
*ALL PUMPS CARRY A ONE YEAR MANUFACTURER'S WARRANTY. PARTS & LABOR ARE PROVIDED FREE OF CHARGE FOR A 30 DAY PERIOD FOLLOWING INSTALLATION. LABOR IS NOT COVERED UNDER WARRANTY AFTER THE FIRST 30 DAYS AND WILL BE BILLED AT THE CURRENT BUSINESS RATE. *ALL DISCREPANCIES MUST BE REPORTED WITHIN 10 DAYS. *REASONABLE COLLECTION & ATTORNEY'S FEES WILL BE ASSESSED TO ALL ACCOUNTS PLACED FOR COLLECTION.		Payments/Credits	\$0.00
		Balance Due	\$2,950.00



1,310,513.3100
SA

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

May 09, 2022
Project No: 17348.00000
Invoice No: 0202817
9/23 Approved

Project 17348.00000 2020/2021 General Consulting Services (WA#8)
EMAIL COPY TO: BKOVAIC@BBXCAPITAL.COM
ALSO SEND COPIES TO BERNADETTE PEREGINO-BPEREGRINO@GMSNF.COM

CDD Meeting in person 4-21-22
Send CUP Maps to Edmond
Work on Cup Issues with Edmond (SJRWMD)
Prepare and review monthly requisitions
Professional Services rendered through April 30, 2022

Professional Personnel

		Hours	Rate	Amount
Project Manager				
Lockwood, Scott	4/9/2022	1.00	178.00	178.00
Lockwood, Scott	4/23/2022	2.75	178.00	489.50
Administrative Support				
Blair, Shelley	4/23/2022	2.00	81.00	162.00
Totals		5.75		829.50
Total Labor				829.50
Invoice Total this Period				\$829.50

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

1 320 57200 45400 Security Monitoring
 Approved Jennifer Erickson
 9.23.22

114A

Invoice	
Invoice Number 719849	Date 09/23/2022
Customer Number 300380	Due Date 11/01/2022

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Meadow View at Twin Creeks CDD	300380		09/23/2022	11/01/2022

Quantity	Description	Months	Rate	Amount
1.00	Meadow View at Twin Creeks CDD - 850 Beacon Lake Pkwy, Saint Augustine, FL Add Res as of 8/31/22 09/01/2022 - 10/31/2022	2.00	\$64.00	\$128.00
			Subtotal:	\$128.00
	Tax			\$0.00
	Payments/Credits Applied			\$0.00
			Invoice Balance Due:	\$128.00

MyEnvera count as of 8/31/22. 4 additional homes @ \$16.00 each.

Date	Invoice #	Description	Amount	Balance Due
9/23/2022	719849	Alarm Monitoring Services	\$128.00	\$128.00

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

Invoice	
Invoice Number 719849	Date 09/23/2022
Customer Number 300380	Due Date 11/01/2022

Net Due: \$128.00
 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

1 320 57200 45400 Security Monitoring
 Approved Jennifer Erickson
 10.03.22

114A

Invoice	
Invoice Number 720306	Date 10/01/2022
Customer Number 300380	Due Date 11/01/2022

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Meadow View at Twin Creeks CDD	300380		10/01/2022	11/01/2022

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 11/01/2022 - 11/30/2022	1.00	\$500.00	\$500.00
1.00	Data Management 11/01/2022 - 11/30/2022	1.00	\$150.00	\$150.00
1.00	Service & Maintenance 11/01/2022 - 11/30/2022	1.00	\$334.54	\$334.54
1.00	Virtual Gate Guard Monitoring 11/01/2022 - 11/30/2022	1.00	\$480.00	\$480.00
			Subtotal:	\$1464.54
	Tax			\$0.00
	Payments/Credits Applied			\$0.00
			Invoice Balance Due:	\$1464.54

Date	Invoice #	Description	Amount	Balance Due
10/1/2022	720306	Alarm Monitoring Services	\$1464.54	\$1464.54

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

Invoice	
Invoice Number 720306	Date 10/01/2022
Customer Number 300380	Due Date 11/01/2022

Net Due: \$1,464.54
 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

1.320.57200.45507
 Approved 9.27.22 *142A*
 Jennifer Erickson



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

Invoice	
Date 09/26/2022	Number JAK09220575
Due Date Upon Receipt	Cust # 486022
Invoice Amount \$ 615.00	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	Sismn No	PO Number	Franchisee	Due Date
JAK09220575	09/26/2022	486022	CRISTINE TRELLE		KINGDOM HANDS INVESTMENTS, LLC	Upon Receipt
Quantity	Description				Unit Price	Extended Price
1	DEEP CLEAN OF ENTIRE KITCHEN				615.00	615.00
					Amount of Sale	\$ 615.00
					Sales Tax	\$ 0.00
					Total	\$ 615.00
Make All Checks Payable To: JANI-KING OF JACKSONVILLE						



INVOICE

Invoice # 3792
Date: 08/16/2022
Due On: 09/15/2022

KE Law Group, PLLC

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

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

MVTCDD-01

Meadow View at Twin Creeks CDD - General

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	AL	07/15/2022	Follow up on security services agreement.	0.10	\$225.00	\$22.50
Service	MH	07/18/2022	Review and revise audit engagement letter.	1.00	\$275.00	\$275.00
Service	JE	07/21/2022	Prepare for and attend Board meeting.	0.30	\$325.00	\$97.50
					Total	\$395.00

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
3792	09/15/2022	\$395.00	\$0.00	\$395.00
			Outstanding Balance	\$395.00
			Total Amount Outstanding	\$395.00

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

Please pay within 30 days.

*9/19 - approved
by J.O.*

*L. 310.573.315
126A*



1 320 57200 45506 Amenity Pool CHEMICALS

APPROVED 9.27.22

Jennifer Erickson
Invoice

22A

Date
Invoice #

9/16/2022
131295610103

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

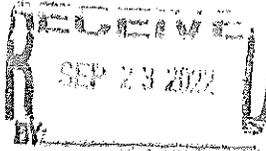
Terms	Net 20
Due Date	10/6/2022
PO#	
Delivery Ticket #	Sales Order #1341092
Delivery Date	9/7/2022
Delivery Location	Meadow View at Twin Creeks CDD Pool (Beac...
Customer #	13BEA030
AZ License #	#331721

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

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

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

Item ID	Item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	225	gal	1.65	371.25
135-057	Stablizer/CYA-Bag	1		148.00	148.00
135-010	Sodium Bicarbonate 50# bag	6		29.98	179.88



Subtotal 699.13
Shipping Cost (FEDEX GROUND) 0.00
Total 699.13
Amount Due \$699.13

Remittance Slip

Customer
13BEA030
Invoice #
131295610103

Amount Due \$699.13

Amount Paid

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



131295610103



Invoice

Date **9/16/2022**
 Invoice # **131295610104**

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

Terms	Net 20
Due Date	10/6/2022
PO #	
Delivery Ticket #	Sales Order #1341091
Delivery Date	9/7/2022
Delivery Location	Meadow View at Twin Creeks CDD Activity Po...
Customer #	13BEA030
AZ License #	#331721
Ship To	Meadow View at Twin Creeks CDD 755 Cr-210 W St Johns FL 32259

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

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

Item ID	Item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	150	gal	1.65	247.50
160-050	Pool Acid bulk by Gallon	30	gal	3.19	95.70
	1 320 57200 45506 Pool Chemicals Approved 9.20.2021 Jennifer Erickson <i>22A</i>				

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

Remittance Slip

Customer
13BEA030
Invoice #
131295610104

Amount Due \$343.20

Amount Paid _____

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





Invoice

Date 9/26/2022
Invoice # 131295610254

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

Terms	Net 20
Due Date	10/16/2022
PO #	
Delivery Ticket #	Sales Order #1341354
Delivery Date	9/26/2022
Delivery Location	Meadow View at Twin Creeks CDD Activity Po...
Customer #	13BEA030
AZ License #	#331721
Ship To	Meadow View at Twin Creeks CDD 755 Cr-210 W St Johns FL 32259

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

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

Approved
22A 1.320.57200.45506

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

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



Remittance Slip

Customer
13BEA030
Invoice #
131295610254

Amount Due \$343.20

Amount Paid _____

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295610254

1 320 57200 45506 Pool Chemicals
 Approved 10.5.2021
 Jennifer Erickson 22A



Invoice

Date
 Invoice #

9/28/2022
 131295610258

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

Terms	Net 20
Due Date	10/16/2022
PO #	
Delivery Ticket #	Sales Order #1341355
Delivery Date	9/28/2022
Delivery Location	Meadow View at Twin Creeks CDD Pool (Beac...
Customer #	13BEA030
AZ License #	#331721

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

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

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

Item ID	Item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	250	gal	1.65	412.50
160-050	Pool Acid bulk by Gallon	45	gal	3.19	143.55

RECEIVED
 OCT 03 2022
 BY _____

Subtotal 556.05
 Shipping Cost (FEDEX GROUND) 0.00
 Total 556.05
 Amount Due \$556.05

Remittance Slip

Customer
 13BEA030
 Invoice #
 131295610258

Amount Due \$556.05
 Amount Paid _____

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



131295610258



INVOICE

11925 Alden Trace Blvd
N Jacksonville FL 32246

Attention: Jennifer Clark-Erickson
Address: Meadow View at Twin Lakes CDD
850 Beacon Lake Parkway
St. Augustine FL 32095
Invoice Number: 14448

159A

1.300.15500.10000
1.320572.494

Description	Date	Time	Price
DJ Ross	November 5th, 2022	11am - 2pm	\$ 400.00
Total Due by November 5th, 2022			\$ 400.00

Please make out all checks to Live Entertainment Solutions.

RECEIVED

SEP 23 2022



PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
904-355-5300 • Fax: 904-353-1199 • Toll Free: 1-800-225-6305 • turnerpest.com

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

Service Slip/Invoice

INVOICE: 19166667
DATE: 9/20/2022
ORDER: 19166667

Call 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
9/20/2022	01:01 PM	MICE, RATS, ROACH, S		01:01 PM
Purchase Order	Terms	Est. Service	Map Code	Time Out
	NET 30	9/20/2022		01:33 PM

Station	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$199.50

SUBTOTAL \$199.50
TAX \$0.00
AMT. PAID \$0.00
TOTAL \$199.50

AMOUNT DUE \$199.50

C. Hall 46A
Pest Control
1.320.57200.45917

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE



West Orange Nurseries, Inc. Landscape Division
4001 Avalon Rd
Winter Garden, FL 34787
407-877-2930

BILL TO
Meadow View @ Twin Creeks
C/O GMS
475 West Town Place Suite 114
St. Augustine, FL 32092

SHIP TO
Meadow View @ Twin Creeks
Beacon Lake Phase 2
Sports Park

INVOICE 65158

DATE 09/18/2022 TERMS Net 30

DUE DATE 09/17/2022

ACTIVITY	DESCRIPTION	QTY	INSTALLED	AMOUNT
Maintenance	Sports Park Add Cord grass in between each court (3 areas) Cypress mulch Work performed 08/17/22	1	4,451.36	4,451.36

TOTAL DUE \$4,451.36

13A

C. Han
Landscape Contingency

1-320.53800.45004



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 65154

DATE 09/01/2022 TERMS Net 30

DUE DATE 10/01/2022

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. Hour
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 65155

DATE 09/01/2022 TERMS Net 30

DUE DATE 10/01/2022

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

TOTAL DUE \$9,100.00

13A
C. Ham
Landscape Maint.
1.320.53800.45003



West Orange Nurseries, Inc. Landscape Division
4001 Avalon Rd
Winter Garden, FL 34787
407-877-2930

BILL TO
Meadow View @ Twin Creeks
C/O GMS
475 West Town Place Suite 114
St. Augustine, FL 32092

SHIP TO
Meadow View @ Twin Creeks
PH 2 Townhome Section

INVOICE 65156

DATE 09/01/2022 TERMS Net 30

DUE DATE 10/01/2022

SHIP DATE
03/01/2019

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

TOTAL DUE \$9,011.47

13A

C. Allen
Landscape Maint.
1.320.53800.45003



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 422451	9/2/2022
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks
CDD

Invoice Due Date: October 2, 2022
Invoice Amount: \$975.00

Description	Current Amount
Relocate 2 Crape Myrtles	
Labor	\$975.00

Invoice Total \$975.00

C. Haen 40A
Landscape Contingency
1.320.53800.45004

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



INVOICE

INVOICE #	INVOICE DATE
JAX 425473	9/1/2022
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: October 1, 2022

Invoice Amount: \$17,811.85

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

Invoice Total \$17,811.85

40A
C. Hall
Landscape Maint.
1.320.53800.45003

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



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

October 07, 2022
 Project No: 17348.00000
 Invoice No: 0204944

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

- > Create and distribute requisition summary
- > Meadow View P4 Pay Apps
- > Respond to Lomond Ct lot and plant replacement issues
- > CDD meeting at Beacon Lake Amenity Center

1
 SA
 1,310.513,311

Professional Services rendered through October 1, 2022
Professional Personnel

	Hours	Rate	Amount
Senior Engineer/Senior Project Manager			
Lockwood, Scott 9/3/2022	1.75	194.00	339.50
Lockwood, Scott 9/10/2022	2.00	194.00	388.00
Lockwood, Scott 9/17/2022	3.00	194.00	582.00
Lockwood, Scott 9/24/2022	1.00	194.00	194.00
Lockwood, Scott 10/1/2022	.75	194.00	145.50
Administrative Support			
Blair, Shelley 9/10/2022	1.50	81.00	121.50
Totals	10.00		1,770.50
Total Labor			1,770.50
Invoice Total this Period			<u>\$1,770.50</u>

Outstanding Invoices

Number	Date	Balance
0202817	5/9/2022	829.50
Total		829.50

Future Horizons, Inc

403 N First Street
 PO Box 1115
 Hastings, FL 32145
 USA

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

INVOICE

Invoice Number: 75046
 Invoice Date: Sep 30, 2022
 Page: 1

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

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

Customer ID	Customer PO	Payment Terms	
Beacon02	Per Contract	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver		10/30/22

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in September	1,769.14	1,769.14

457A
 C. Hall
 Lake Maintenance
 001.320.53800.45005

Check/Credit Memo No:

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

Overdue invoices are subject to finance charges.



INVOICE

Invoice # 4483
Date: 10/19/2022
Due On: 11/18/2022

KE Law Group, PLLC

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

10/24 Approved by J.O.

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

1,310.57300.31500
126A

MVTCDD-01

Meadow View at Twin Creeks CDD - General

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	JE	09/09/2022	Conference call regarding eminent domain matter; follow-up notes.	0.50	\$325.00	\$162.50
Service	AL	09/09/2022	Prepare resolution resetting election; send the same.	0.30	\$225.00	\$67.50
Service	JE	09/10/2022	Email correspondence regarding FPL eminent domain action; follow-up from call.	0.40	\$325.00	\$130.00
Service	AL	09/12/2022	Revise amenity rules.	0.30	\$225.00	\$67.50
Service	AL	09/12/2022	Revise amenity rules; draft resolution ratifying action of the board; send client the same	0.30	\$225.00	\$67.50
Service	AL	09/13/2022	Draft resolution adopting revised amenity rules; send client the same.	0.30	\$225.00	\$67.50
Service	JE	09/15/2022	Prepare for and attend Board meeting; follow-up.	0.80	\$325.00	\$260.00
Service	JE	09/18/2022	Revise amenity rules; revise resolution adopting amenity rules; email regarding the same.	0.50	\$325.00	\$162.50
Service	JE	09/23/2022	Email regarding landscape issue with homeowner, and review collection methods; email regarding the same; confer with Oliver and Board Supervisor regarding the same.	0.50	\$325.00	\$162.50
Service	JE	09/25/2022	Prepare letter to homeowner regarding	0.50	\$325.00	\$162.50

plant removal; email regarding the same.

Total \$1,310.00

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
4483	11/18/2022	\$1,310.00	\$0.00	\$1,310.00
			Outstanding Balance	\$1,310.00
			Total Amount Outstanding	\$1,310.00

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

Please pay within 30 days.

My Clean Roof

INVOICE

Date: 9/15/22
INVOICE #128

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

Date completed	Job	Payment Terms	Due Date
	Beacon Lake		
	1) Pressure washed exterior of building and cleaned windows		\$1300.00
	2) Pressure washed all pool furniture , Light poles and pavilion fabric roofs		\$500.00
	3) Pressure washed paver brick parking on the side of the building. Also pressure washed sidewalks at front of building		\$500.00
	4) Pressure washed retaining wall around pond		\$400.00
		Total	\$2700.00

C. Hall
Facility Maint. ISDA
001.320.57200.45507

Make all checks payable to My Clean Roof

Thank you for your business!

My Clean Roof 4771 Harpers Ferry Lane Jax FL 32257 Phone: 904-210-6342 James@mycleanroof.us

Riverside Management Services, Inc
9855 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

Invoice

Invoice #: 186
Invoice Date: 9/30/2022
Due Date: 9/30/2022
Case:
P.O. Number:

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

20A

Description	Hours/Qty	Rate	Amount
Private Event Attendant through September 2022 1.320.57200-45509	35.5	25.00	887.50

Jerry Lambert
10-1-22

Total	\$887.50
Payments/Credits	\$0.00
Balance Due	\$887.50

MVTC CDD

PRIVATE EVENT ATTENDANT INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
35.5	Private Event Attendant Covers September 2022	\$ 25.00	\$ 887.50
	TOTAL DUE:		<u>\$ 887.50</u>

Private Event Attendant 1.320.57200.45509

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
9/9/22	6	L.H.	Private Event Attendant
9/10/22	5	E.W.	Private Event Attendant
9/16/22	5	D.L.	Private Event Attendant
9/17/22	4	A.M.	Private Event Attendant
9/17/22	4	A.M.	Private Event Attendant
9/24/22	5	E.W.	Private Event Attendant
9/25/22	3	E.W.	Private Event Attendant
9/25/22	3.5	E.W.	Private Event Attendant
TOTAL	<u>35.5</u>		

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

Invoice

Invoice #: 187
Invoice Date: 9/30/2022
Due Date: 9/30/2022
Case:
P.O. Number:

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

20A

Description	Hours/Qty	Rate	Amount
Special Event Assistant through September 2022 1.320.51200.49400	13.5	25.00	337.50

Jerry Lambert
10-1-22

Total	\$337.50
Payments/Credits	\$0.00
Balance Due	\$337.50

MVTC CDD

SPECIAL EVENT ASSISTANT INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
13.5	Special Event Assistant Covers September 2022	\$ 25.00	\$ 337.50
	TOTAL DUE:		<u>\$ 337.50</u>

Special Event Assistant 1.320.57200.49400

11/15/2022 11:15:00 AM C:\Users\jdoyle\OneDrive\Documents\Special Event Assistant Invoice Detail 11/15/2022 11:15:00 AM

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
9/2/22	6	E.W.	Special Event - Food Truck Friday
9/9/22	3	E.W.	Special Event - Food Truck Friday
9/16/22	1.5	D.L.	Special Event - Food Truck Friday
9/23/22	3	E.W.	Special Event - Food Truck Friday
TOTAL	<u>13.5</u>		

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

Invoice

Invoice #: 188
Invoice Date: 9/30/2022
Due Date: 9/30/2022
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
Lifeguard Services through September 2022		119.12	17.25	2,054.82
1.320.57200.45501				
 10-1-22				

Total \$2,054.82

Payments/Credits \$0.00

Balance Due \$2,054.82

MVTC CDD
LIFEGUARD INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
119.12	Lifeguard Services	\$ 17.25	\$ 2,054.82
	Covers September 2022		
	TOTAL DUE:		<u>\$ 2,054.82</u>

LIFEGUARDS #1.320.57200.45501

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

Data	Hours	Employee	Description
9/3/22	6.22	M.L.	Lifeguarding
9/3/22	6.23	G.V.	Lifeguarding
9/3/22	6.37	C.V.	Lifeguarding
9/4/22	6.72	M.L.	Lifeguarding
9/4/22	6.45	M.G.	Lifeguarding
9/4/22	6.7	S.T.	Lifeguarding
9/5/22	6.57	M.L.	Lifeguarding
9/5/22	6.3	G.V.	Lifeguarding
9/5/22	6.3	C.V.	Lifeguarding
9/10/22	4.58	J.A.	Lifeguarding
9/10/22	4.38	M.G.	Lifeguarding
9/10/22	4.57	C.V.	Lifeguarding
9/11/22	4.25	J.A.	Lifeguarding
9/11/22	4.15	G.V.	Lifeguarding
9/18/22	3.43	J.A.	Lifeguarding
9/18/22	3.27	G.V.	Lifeguarding
9/18/22	3.27	C.V.	Lifeguarding
9/24/22	4.4	J.A.	Lifeguarding
9/24/22	6.22	M.L.	Lifeguarding
9/24/22	6.22	C.V.	Lifeguarding
9/25/22	6.27	J.A.	Lifeguarding
9/25/22	6.25	M.G.	Lifeguarding

TOTAL 119.12

Riverside Management Services, Inc
9856 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

Invoice

Invoice #: 189
Invoice Date: 9/30/2022
Due Date: 9/30/2022
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
Kayak Attendant September 2022 through October 2, 2022	9.46	17.25	163.19
1 320.51200.45500			
<i>Jerry Lambert</i> 10-7-22			
Total			\$163.19
Payments/Credits			\$0.00
Balance Due			\$163.19

MVTC CDD

KAYAK ATTENDANT INVOICE DETAIL

Quantity	Description	Rate	Amount
9.46	Kayak Attendant	\$ 17.25	\$ 163.19
	Covers September 2022 - October 2, 2022		
	TOTAL DUE:		<u>\$ 163.19</u>

Kayak Attendant #1.320.57200.45502

MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
KAYAK ATTENDANT BILLABLE HOURS SEPTEMBER - OCTOBER 2, 2022

Date	Hours	Employee	Description
9/11/22	5.88	E.W.	Kayak Attendant
9/25/22	1.53	E.W.	Kayak Attendant
10/2/22	2.05	E.W.	Kayak Attendant
TOTAL	<u>9.46</u>		

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

Invoice

Invoice #: 190
 Invoice Date: 10/13/2022
 Due Date: 10/13/2022
 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 September 1 - September 30, 2022		4,509.77	4,509.77
Maintenance Supplies		326.23	326.23
<p style="text-align: right;">20A</p> <p>SEP Amenity Fee Maint Facility Maintenance \$2878.00 001. 320. 57200. 45508</p> <p>Repairs and Replacements 001. 320. 57200. 44200 \$1958.00</p> <p style="text-align: center;"><i>C. Adams</i></p> <p style="text-align: center;"><i>Jerry Lambert</i> 10-17-22</p>			

Total \$4,836.00

Payments/Credits \$0.00

Balance Due \$4,836.00

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
9/1/22	2	K.B.	Straightened and organized all pool deck furniture, wiped down tables at amenity center, removed debris around amenity center, food truck alley, pool deck, tennis courts and parking lot, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
9/2/22	8	P.S.	Hid wires behind televisions in kitchen area, worked on trying to get fireplace working, blew leaves and debris off turf and cleaned pool deck, removed debris from common areas and roadways, checked and changed all trash receptacles
9/2/22	1	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
9/6/22	8.13	P.S.	Rehung light strand on beach, sprayed weeds, sanded men's bathroom ceiling to prepare for painting, straightened and organized all pool deck furniture, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, removed debris in common areas, roadways and parking lot
9/8/22	9.2	P.S.	Removed shelving from fitness room, repaired wall paper in dining area, leveled table in dining area, reattached wire on stair master, hid wire behind television in fitness room, removed debris around pool, amenity center, roadways and parking lot, checked and changed all trash receptacles, emptied and restocked dog waste receptacles, cleaned dumpster pit
9/9/22	6.17	P.S.	Raked beach area, removed debris from common areas, pool deck, parking lot, field, roadways and playground, blew leaves and debris off pool deck, checked and changed trash receptacles as needed
9/12/22	8.32	P.S.	Installed diamond plate in fitness room, hung flags at round about, installed chair railing in dining area, touched up paint in fitness room, lubed bearings on bucket in splash park
9/12/22	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
9/13/22	6	P.S.	Prepped amenity center for video shoot, reattached trim in front of building, removed debris around amenity center, pool, parking lot, fields, roadways and playgrounds, organized maintenance closet
9/13/22	1	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
9/14/22	8	P.S.	Replaced tennis court net, blew leaves and debris off tennis courts, basketball courts and walkways, installed four kickplates on bathroom doors, replaced pull rope on splash park, set up room for meeting, removed debris from roadsides and common area, removed trash from fitness rooms
9/14/22	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
9/15/22	6	P.S.	Repaired dump bucket at splash park, emptied and restocked all dog waste receptacles, attended board meeting
9/15/22	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
9/19/22	8	P.S.	Replaced outdoor blue light, installed bike rack, blew leaves and debris off tennis courts and basketball courts, secured netting at tennis courts and basketball courts, straightened dog pot station, blew leaves and debris off turf by pool, removed debris along roadways, emptied and restocked dog waste receptacles, picked up supplies
9/19/22	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
9/20/22	1	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
9/21/22	5	P.S.	Painted men's bathroom ceiling, removed debris along roadways, inspected playgrounds, leveled off mulch in play areas, checked and changed trash receptacles in common areas
9/21/22	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

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
9/22/22	1	K.B.	Removed debris around amenity center and parking lot, checked and changed all trash receptacles
9/23/22	8	P.S.	Secured waterslide covers, brought Halloween decorations down from attic, hung fall wreaths, adjusted pool gate latch, removed debris from roadways, emptied and restocked dog waste receptacles, blew leaves and debris off turf, picked up supplies
9/23/22	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
9/26/22	8	P.S.	Cleared off storm drains, secured flags at entrance way, blew leaves and debris off tennis courts, removed debris from roadways, sprayed weeds around courts
9/28/22	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
9/27/22	2	P.S.	Removed flags for hurricane prep
9/27/22	1	K.B.	Moved umbrellas and laid lounge chairs flat in preparations for hurricane, removed debris around amenity center and parking lot, checked and changed all trash receptacles
9/28/22	6	P.S.	Cleaned up mud and debris at Lakeside Park, removed debris around pool deck, secured flags, removed Lakehouse sign, preparation for storm
9/30/22	8	P.S.	Hurricane clean up, removed debris around property, cleaned pool deck and straightened furniture, started putting tennis windscreens back up, rehung flags, emptied and restocked dog pots, rehung light strands on beach
TOTAL	<u>124.82</u>		
MILES	<u>317</u>		

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

1 320 57200 45913 Gas
Approved 10.17.22
Jennifer Erickson

161A

INVOICE



RD GAS PIPING & FIREPLACE
SERVICES LLC

RD Gas Piping & Fireplace Services LLC

rdgaspipeandfireservices@gmail.com; Website:
RDGasPipeAndFireServices.com

Invoice No#: 0422
Invoice Date: Sep 22, 2022
Due Date: Sep 22, 2022



\$405.00
AMOUNT DUE

BILL TO

Meadow View at Twin Creek
Jen Erickson
850 Beacon Lake Parkway, St Johns, FL 32095, UNITED STATES
beaconmanager@rmsnf.com
Phone: +1 904-557-6599

#	ITEMS & DESCRIPTION	PRICE	AMOUNT(\$)
1	Gas Services - Fireplace Service - Clubhouse	\$405.00	\$405.00
2	Serviced 2 sided fireplace in clubhouse, cleaned inside and outside of fireplace, reset logs, added embers to complete	\$0.00	\$0.00
3	*Will return to paint exterior screen surround -current is not correct paint	\$0.00	\$0.00
	Subtotal		\$405.00
	Shipping		\$0.00
	TOTAL		\$405.00 USD

NOTES TO CUSTOMER

Thank you for your business! Please let us know if you have any questions or if there is anything else we can help you with.
~ RD Gas values your opinion and appreciates your feedback. We would love a review of our services, you can find us on Google, Facebook, Angies List or Nextdoor. **Ask about our 12 Month Maintenance Service Plan for Peace Of Mind All Year Long.**

TERMS AND CONDITIONS

All workmanship is guaranteed, please contact us right away with any issue.
Reminder - if at any time you are concerned about the system or smell gas, turn the gas off and contact us right away.
All questions and concerns should be directed to the office at 904-993-4936 or RDGasPipeAndFireServices@Gmail.com. We are also available via message and will get back to you as quickly as possible. 24/7 Emergency Service : 904-993-4936, 904-885-7829

1 320 57200 44207 Fitness Center repairs/supply
Approved 10.12.2022 Jennifer Erickson

48A

SoutheastFITNESS
REPAIR
Equipment Repair & Maintenance

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

Invoice #100568
Invoice Date: 10/7/2022

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

Invoice

Billing Location Information

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

Service Information

Services	Qty	Rate	Price
850 Beacon Lake Pkwy, St Augustine, FL 32095			
10/7/2022 Repair - Parts at Shop	1 visit	\$0.00 / visit	\$0.00
— Product: Core - SM - POWER SUPPLY, 90-260VAC/12VDC 5A MIN 712-4022	0.50 Ea	\$114.11 / Ea	\$57.06
— Product: LF - TM - BELT: WALKING NP7131 21.5" WIDE - 0K65-01002-0000 For AST HTT PHT	1.00 Ea	\$580.88 / Ea	\$580.88
— Product: LF - TM - AST - Drive Belt POLY-V 370J12	1.00 Ea	\$42.00 / Ea	\$42.00
— Product: LF - TRICEP CURL - CABLE - 8978601	0.50 Ea	\$171.72 / Ea	\$85.86
— Product: Shipping	0.50 Ea	\$185.00 / Ea	\$92.50
— Product: T&L: 60-160 miles w/t	0.50 Ea	\$170.00 / Ea	\$85.00
— Product: Labor over 1 hour	1.00 Ea	\$60.00 / Ea	\$60.00
		Subtotal:	\$1,003.30
		Tax:	\$0.00
		Total:	\$1,003.30
		Amount Paid:	\$0.00
		Balance Due:	\$1,003.30



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 #	100568
		Date	Friday, October 7, 2022
Remit To:	Southeast Fitness Repair 14476 Duval Place West #208 Jacksonville, FL 32218	Amount Paid	_____
		Check Number	_____

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

1 320 57200 44200 Repairs
 Approved 10.13.2022 Jennifer Erickson



The Gate Store, Inc.
 1230 N US Highway 1, Unit 11
 Ormond Beach, FL 32174
 thegatestoreinc@gmail.com
 386-333-9375
 www.tgsgates.com

1.320.57200.45420 Gate Repair
 148 A

Invoice

DATE	INVOICE NO.
6/1/2022	19730

BILL TO
Meadow View at Twin Creeks CDD C/O Beacon Lake Amenity Manager 850 Beacon Lake Parkway St. Augustine, Florida 32095

SHIP TO

P.O. NO.	TERMS	DUE DATE	REP	SHIP DATE	SHIP VIA	FOB	PROJECT
	net-15	6/16/2022	MR	6/1/2022			

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
Labor	Gates were reported to be stuck open on 5/27/22. Found the entrance gates working fine. Found the exit gates out of alignment, blocking the photo cell when closing, and causing an obstruction. Remounted the operator arms, set limits, and tested operations.	3.75	90.00	337.50

Thank You For Being Our Customer	Subtotal	\$337.50
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Sales Tax (6.5%)	\$0.00
-------------------------	--------

Total	\$337.50
--------------	----------

Payments/Credits	\$0.00
-------------------------	--------

Balance Due	\$337.50
--------------------	----------



West Orange Nurseries Inc Tree / Flower Division
4001 Avalon Road
Winter Garden, FL 34787 US
brooke@westorangeteam.com

BILL TO
Meadow View at Twin Creeks
CDD

INVOICE 75556

DATE 08/15/2022 TERMS Net 30

DUE DATE 09/14/2022

P.O. NUMBER
BeaconLakeSummer22'

10/21 Approved

1.320.538.45004
13A

DESCRIPTION	QTY	RATE	AMOUNT
INSTALL 4" 4.5" Installation Labor for 4,545 total Caladiums	4,545	0.65	2,954.25
Caladiums4.5" 4.5" Caladiums White/ Pink	4,545	1.35	6,135.75T

RECIEVED BY:

SUBTOTAL 9,090.00
TAX 398.82
TOTAL 9,488.82

TOTAL DUE \$9,488.82

Thank you!!
We appreciate you & your business!!



YELLOWSTONE

INVOICE

INVOICE #	INVOICE DATE
JAX 434738	9/29/2022
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: October 29, 2022

Invoice Amount: \$420.00

Description	Current Amount
Pump repair at Controller C Irrigation Repairs	\$420.00

Invoice Total \$420.00

C. Hall *YOA*
Irrigation Repairs
001. 320. 53800. 45009

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

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

LOCALIQ FLORIDA

ACCOUNT NAME Meadow View At Twin Creeks Cdd		ACCOUNT # 764130	PAGE # 1 of 1
INVOICE # 0004924031	BILLING PERIOD Sep 1- Sep 30, 2022	PAYMENT DUE DATE October 20, 2022	
PREPAY (Memo Info) \$0.00	UNAPPLIED (Included in amt due) -\$94.24	TOTAL AMOUNT DUE \$901.01	
BILLING ACCOUNT NAME AND ADDRESS Meadow View At Twin Creeks Cdd 475 W. Town Pl. Ste. 114 Saint Augustine, FL 32092-3649 		BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com	FEDERAL ID 47-2390983
<p>Legal Entity: Gannett Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.</p>			

00007641300000000000000049240310009010167174

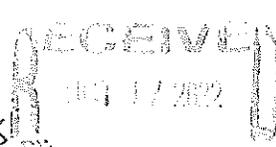
Starting In October ad placements will be assessed a monthly creative processing fee to cover fees associated with award winning ad design, toning, imaging, and sizing. Previous Account Number: MOR_15651

Date	Description	Amount
9/1/22	Balance Forward	\$709.26

Package Advertising:

Start-End Date	Order Number	Description	PO Number	Package Cost
9/1/22	7710132	Meeting 9/15/22		\$92.48
9/15/22	7764393	Public Meetings for Fiscal Year 22-23		\$99.28

- Budget hearing #36,29
5/17/22
ad: 3415524-01
- Past due - Aug prior meetings #311.48



153A
1,310.51300.4800

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

LOCALIQ FLORIDA		ACCOUNT NAME Meadow View At Twin Creeks Cdd	PAYMENT DUE DATE October 20, 2022	AMOUNT PAID \$92.48 \$99.28 = \$581.53 \$86.29 \$311.48		
		ACCOUNT NUMBER 764130	INVOICE NUMBER 0004924031			
CURRENT DUE \$191.78	30 DAYS PAST DUE \$311.48 <i>paid</i>	60 DAYS PAST DUE \$311.48	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$180.53	UNAPPLIED PAYMENTS -\$94.24	TOTAL AMOUNT DUE \$901.01
REMITTANCE ADDRESS (Include Account# & Invoice# on check) CA Florida Holdings, LLC PO Box 631244 Cincinnati, OH 45263-1244			TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW: <input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX <i>please apply</i> Card Number _____ Exp Date / / CVV Code _____ Signature _____ Date _____			

00007641300000000000000049240310009010167174

LOCALIQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

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

Saint Augustine FL 32092-3649

STATE OF FLORIDA, COUNTY OF ST JOHNS

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

09/15/2022

and that the fees charged are legal.
Sworn to and subscribed before on 09/15/2022

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$99.28

Order No: 7764393

Customer No: 764130

PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF MEETINGS MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Meadow View at Twin Creeks Community Development District will hold their regularly scheduled public meetings for Fiscal Year 2022-2023 at the Lake House at Beacon Lake located at 850 Beacon Lake Parkway, St. Augustine, Florida 32092 at 10:00 a.m. on the third Thursday of each month listed (unless notified otherwise*) as follows:

October 20, 2022

November 17, 2022

December 15, 2022

January 19, 2023

February 16, 2023

March 16, 2023

April 20, 2023

May 18, 2023

June 15, 2023

July 20, 2023

August 17, 2023

September 21, 2023

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record of the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-6850, or by visiting the District's website at www.MeadowViewatTwinCreeksCD.com.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at (904) 940-6850 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-255-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

James Oliver
District Manager

SAR 9/15/22

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

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

Saint Augustine FL 32092-3649

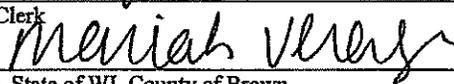
STATE OF FLORIDA, COUNTY OF ST JOHNS

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09/01/2022

and that the fees charged are legal.
Sworn to and subscribed before on 09/01/2022



Legal Clerk


Notary, State of WI, County of Brown
8.25.22

My commission expires
Publication Cost: \$92.48
Order No: 7710132 # of Copies: 1
Customer No: 764130
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the Meadow View at Twin Creeks Community Development District ("District") will hold a regular meeting on Thursday, September 15, 2022 at 10:00 a.m. at the Lake House Amenity Center located at 850 Beacon Lake Parkway, St. Augustine, Florida 32095, where the Board may consider any business that may properly come before it ("Meeting"). An electronic copy of the agenda may be obtained by contacting the office of the District Manager, c/o Governmental Management Services, LLC, at (904) 940-5850 or jolliver@gmsnl.com ("District Manager's Office") and is also expected to be available on the District's website, www.meadowviewattwincreeksdcd.com at least seven days prior to the meeting.

The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Meeting may be continued to a date, time, and place to be specified on the record at such Meeting.

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

Any person requiring special accommodations of the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. If you are unable to participate by telephone, please contact the District Manager's office at (904) 940-5850 or jolliver@gmsnl.com for further accommodations.

James Oliver
District Manager
SAR 9/1/22

From: Courtney Hogge chogge@gmsnf.com
Subject: Fwd: Account 764130 Billing Question
Date: October 19, 2022 at 3:20 PM
To: Margaret Bronson mbronson@gmsnf.com

Margaret,

I've confirmed the remaining 90 days past due amount of \$86.29 on the Meadow View at Twin Creeks statement is associated with the qualifying period ad. If you can confirm you haven't already paid for this ad in the past few months, then please proceed to pay the entire balance owed.

Thank you!
Courtney Hogge
Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092
P: (865) 238-2622
chogge@gmsnf.com

Begin forwarded message:

From: CCC-SMB <SMB@ccc.gannett.com>
Subject: Fw: Account 764130 Billing Question
Date: October 19, 2022 at 2:19:27 PM EDT
To: "chogge@gmsnf.com" <chogge@gmsnf.com>

153A
1.310.573 00.48000

Tue, May 17, 2022
8:09:15AM

Legal Ad Invoice

The St. Augustine Record

Send Payments to:
The St. Augustine Record Dept 1261
PO BOX 121261
Dallas, TX 75312-1261

Acct: 15651
Phone: 4078415524
E-Mail:
Client: MEADOW VIEW AT TWIN CREEKS CDD

Name: MEADOW VIEW AT TWIN CREEKS CDD
Address: 475 WEST TOWN PLACE, SUITE 114

City: SAINT AUGUSTINE State: FL Zip: 32092

Ad Number: 0003415524-01
Start: 05/17/2022
Placement: SA Legals
Copy Line: NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE MEADOW VIEW A

Caller: Courtney Hogge
Issues: 1
Rep: Elexsis ISC-Blum

Paytype: BILL
Stop: 05/17/2022

Lines 45
Depth 3.75
Columns 1
Price \$67.32

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Meadow View at Twin Creeks Community Development District ("District") will commence at noon on June 13, 2022, and close at noon on June 17, 2022. Candidates must qualify for the office of Supervisor with the St. Johns County Supervisor of Elections located at 4455 Avenue A, Suite 101, St. Augustine, Florida 32095; Ph: (888) 960-2959. All candidates shall qualify for individual seats in accordance with Section 9B.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Johns County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Meadow View at Twin Creeks Community Development District has two (2) seats up for election, specifically seats 2 and 5. Each seat carries a four-year term of office. Elections are non-partisan and will be held at the same time as the general election on November 8, 2022, and in the manner prescribed by law for general elections.

For additional information, please contact the St. Johns County Supervisor of Elections.

0003415524, May 17, 2022



NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Meadow View at Twin Creeks Community Development District ("District") will commence at noon on June 13, 2022, and close at noon on June 17, 2022. Candidates must qualify for the office of Supervisor with the St. Johns County Supervisor of Elections located at 4455 Avenue A, Suite 101, St. Augustine, Florida 32095; Ph: (888) 960-2959. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Johns County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Meadow View at Twin Creeks Community Development District has two (2) seats up for election, specifically seats 2 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 8, 2022, and in the manner prescribed by law for general elections.

For additional information, please contact the St. Johns County Supervisor of Elections.

0003415524, May 17, 2022

THE ST. AUGUSTINE RECORD
Affidavit of Publication

MEADOW VIEW AT TWIN CREEKS CDD
475 WEST TOWN PLACE, SUITE 114

SAINT AUGUSTINE, FL 32092

ACCT: 15651
AD# 0003415524-01

PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a SA Notice Misc in the matter of QUALIFYING PERIOD FOR CANDIDATES was published in said newspaper in the issue dated 05/17/2022.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

NOTICE OF QUALIFYING PERIOD
FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS
OF THE
MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT DIS-
TRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Meadow View at Twin Creeks Community Development District ("District") will commence at noon on June 13, 2022, and close at noon on June 17, 2022. Candidates must qualify for the office of Supervisor with the St. Johns County Supervisor of Elections located at 4455 Avenue A, Suite 101, St. Augustine, Florida 32095; Ph: (888) 960-2959. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Johns County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Meadow View at Twin Creeks Community Development District has two (2) seats up for election, specifically seats 2 and 5. Each seat carries a four-year term of office. Elections are non-partisan and will be held at the same time as the general election on November 8, 2022, and in the manner prescribed by law for general elections.

For additional information, please contact the St. Johns County Supervisor of Elections.
0003415524, May 17, 2022

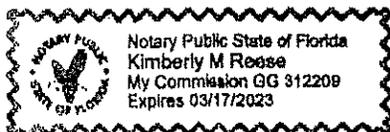
Sworn to (or affirmed) and subscribed before me by means of

physical presence or
 online notarization

this ___ day of MAY 17 2022

by [Signature] who is personally known to me or who has produced as identification

[Signature]
(Signature of Notary Public)



Riverside Management Services, Inc

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

Invoice

Invoice #: 180
Invoice Date: 8/31/2022
Due Date: 8/31/2022
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Special Event Assistant through August 2022 <i>1.320.57200.49400</i>	25	25.00	625.00

Total \$625.00

Payments/Credits \$0.00

Balance Due \$625.00

Jerry Lambert
9-9-22

MVTC CDD

SPECIAL EVENT ASSISTANT INVOICE DETAIL.

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
25	Special Event Assistant Covers August 2022	\$ 25.00	\$ 625.00
	TOTAL DUE:		<u>\$ 625.00</u>

Special Event Assistant 1.320.57200.49400

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/5/22	3	E.W.	Special Event - Food Truck Friday
8/12/22	3	E.W.	Special Event - Food Truck Friday
8/19/22	4	E.W.	Special Event - Food Truck Friday/Trivia Night
8/20/22	4	E.W.	Special Event - Back to School Bash
8/20/22	4	H.C.	Special Event - Back to School Bash
8/20/22	5	D.P.	Special Event - Back to School Bash
8/26/22	2	D.L.	Special Event - Food Truck Friday
TOTAL	<u>25</u>		

Riverside Management Services, Inc

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

Invoice

Invoice #: 181
Invoice Date: 8/31/2022
Due Date: 8/31/2022
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Private Event Attendant through August 2022 <i>1.320, 572 00.45509</i>	38.5	25.00	962.50

Total \$962.50

Payments/Credits \$0.00

Balance Due \$962.50

Jerry Lambert
 9-9-22

MVTC CDD

PRIVATE EVENT ATTENDANT INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
38.5	Private Event Attendant Covers August 2022	\$ 25.00	\$ 962.50
	TOTAL DUE:		<u>\$ 962.50</u>

Private Event Attendant 1.320.57200.45509

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/10/22	4	L.H.	Private Event Attendant
8/12/22	4	L.H.	Private Event Attendant
8/13/22	4	L.H.	Private Event Attendant
8/19/22	4	L.H.	Private Event Attendant
8/21/22	3	E.W.	Private Event Attendant
8/21/22	3	E.W.	Private Event Attendant
8/26/22	4	D.L.	Private Event Attendant
8/27/22	4.25	E.W.	Private Event Attendant
8/27/22	4.25	E.W.	Private Event Attendant
8/28/22	4	E.W.	Private Event Attendant
TOTAL	<u><u>38.5</u></u>		

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

Invoice

Invoice #: 182
Invoice Date: 8/31/2022
Due Date: 8/31/2022
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Lifeguard Services through August 2022 1.320.57000.45501	257.41	17.25	4,440.32

Jerry Lambert
9-9-22

Total	\$4,440.32
Payments/Credits	\$0.00
Balance Due	\$4,440.32

MVTC CDD
LIFEGUARD INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
257.41	Lifeguard Services	\$ 17.25	\$ 4,440.32
	Covers August 2022		
	TOTAL DUE:		<u>\$ 4,440.32</u>

LIFEGUARDS #1.320.57200.45501

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/1/22	6.63	M.L.	Lifeguarding
8/1/22	6.72	H.A.	Lifeguarding
8/1/22	6.72	S.T.	Lifeguarding
8/2/22	5.85	M.L.	Lifeguarding
8/2/22	5.95	H.A.	Lifeguarding
8/2/22	3.78	M.G.	Lifeguarding
8/3/22	6.48	M.L.	Lifeguarding
8/3/22	6.73	H.A.	Lifeguarding
8/3/22	6.52	J.P.	Lifeguarding
8/4/22	6.72	M.L.	Lifeguarding
8/4/22	6.75	H.A.	Lifeguarding
8/4/22	6.7	S.T.	Lifeguarding
8/5/22	6.45	G.V.	Lifeguarding
8/5/22	6.43	M.L.	Lifeguarding
8/5/22	6.4	C.V.	Lifeguarding
8/6/22	6.52	J.A.	Lifeguarding
8/6/22	4.23	G.V.	Lifeguarding
8/6/22	6.35	C.V.	Lifeguarding
8/7/22	6.7	J.A.	Lifeguarding
8/7/22	6.42	G.V.	Lifeguarding
8/7/22	6.43	C.V.	Lifeguarding
8/7/22	1.5	M.G.	Lifeguarding
8/13/22	4.58	J.A.	Lifeguarding
8/13/22	4.45	G.V.	Lifeguarding
8/13/22	4.33	M.L.	Lifeguarding
8/13/22	4.37	C.V.	Lifeguarding
8/14/22	6.52	J.A.	Lifeguarding
8/14/22	6.32	G.V.	Lifeguarding
8/14/22	6.32	M.L.	Lifeguarding
8/14/22	6.22	M.G.	Lifeguarding
8/20/22	6.3	J.A.	Lifeguarding
8/20/22	6.05	G.V.	Lifeguarding
8/20/22	5.92	M.L.	Lifeguarding
8/20/22	6.08	C.V.	Lifeguarding
8/21/22	5.92	J.A.	Lifeguarding
8/21/22	5.65	G.V.	Lifeguarding
8/21/22	5.62	M.L.	Lifeguarding
8/21/22	4.78	S.T.	Lifeguarding
8/27/22	6.7	J.A.	Lifeguarding
8/27/22	6.45	G.V.	Lifeguarding
8/27/22	6.45	C.V.	Lifeguarding
8/28/22	6.38	J.A.	Lifeguarding
8/28/22	6.05	G.V.	Lifeguarding
8/28/22	2.97	M.G.	Lifeguarding
TOTAL	<u>257.41</u>		

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 Lake</u>				INVOICE NUMBER				DATE	TYPE	CONTRACT DATE	
<u>Meadowview @ Twin Lakes</u>				<u>L 165623</u>				<u>9/8/22</u>	<u>LOG</u>		
M	T	W	TH	F	S	SU	PO#	N15	TAX	1x or 2xw FREQ.	1v ROUTE

ITEM DESCRIPTION	COLOR	ADDITIONAL INFO	S CR %	DATE:	DATE:	DATE:	DATE:	UNIT PRICE	TOTAL AMOUNT	ADJ AMOUNT
				QUANT.	QUANT.	QUANT.	QUANT.			
LAUNDRY SERVICE										
HAND TOWEL						<u>66</u>	<u>22</u>	<u>20</u>	<u>17.60</u>	
Pool ↓						<u>42</u>	<u>30</u>	<u>.60</u>	<u>43.20</u>	
Mats		<u>2x3</u>						<u>5.00</u>		
		<u>4x6</u>					<u>1</u>	<u>5.75</u>	<u>5.75</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.

Delivery Received by: [Signature] Date: 9/9/22
 Signature of Customer

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

AMOUNT	<u>111.05</u>
SURCHARGES	<u>12.00</u>
TAX	<u>—</u>
TOTAL	<u>123.05</u>

\$ 123.05