MEADOW VIEW AT TWIN CREEKS

Community Development District

December 15, 2022

AGENDA

December 8, 2022

Board of Supervisors Meadow View at Twin Creeks CDD

Dear Board Members:

The Meadow View at Twin Creeks Community Development District Board of Supervisors Meeting is scheduled for Thursday, December 15, 2022 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095 Following is the <u>revised</u> agenda for the meeting:

- I. Roll Call
- II. Public Comment
- III. Organizational MattersA. Oath of Office for Newly Elected Supervisor
 - B. Acceptance of Resignation of Bruce Parker
 - C. Consideration of Appointing a New Supervisor to Fill Vacancy
 - D. Oath of Office for Newly Appointed Supervisor
 - E. Consideration of Resolution 2023-03, Canvassing and Certifying the Results of the Landowner's Election
 - F. Consideration of Resolution 2023-04, Designating Officers

IV. Minutes

- A. Approval of Minutes of the November 17, 2022 Meeting
- B. Acceptance of Minutes of the November 30, 2022 Meeting
- V. Discussion of FPL Matters
- VI. Update on Development Status

VII. Staff Reports

- A. District Counsel
- B. District Engineer Approval of Requisition Summary
- C. District Manager
- D. Amenity Manager
- E. Operations Manager Report

VIII. Financial Reports

- A. Balance Sheet and Income Statement
- B. Assessment Receipts Schedule
- C. Check Register
- D. Ratification of Construction Funding Request No. 1 for Phase 4
- E. Consideration of Construction Funding Request No. 43 (Phase 3) and No. 2 (Phase 4)
- IX. Supervisors' Requests and Audience Comments
- X. Next Scheduled Meeting January 19, 2023 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095
- XI. Adjournment

THIRD ORDER OF BUSINESS

E.

RESOLUTION 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners' meeting is required to be held within 90 days of the District's creation and every two years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners' meeting was held on November 30, 2022, at which the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvas the votes and declare and certify the results of said election.

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

<u>Section 1.</u> The following person is found, certified, and declared to have been duly elected as Supervisor of and for the District, having been elected by the votes cast in their favor as shown:

Danielle Simpson Votes 403

<u>Section 2.</u> In accordance with Section 190.006(2), Florida Statutes, and by virtue of the number of votes cast for the Supervisor, the above-named person is declared to have been elected for the following term of office:

Danielle Simpson 4 Year Term Seat 4

Section 3. This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 15th DAY OF DECEMER, 2022.

Attest:

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairman

F.

RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

NOW, THEREFORE, be it resolved by the Board of Supervisors of Meadow View at Twin Creeks Community Development District:

SECTION 1.	is appointed Chairman.
SECTION 2.	is appointed Vice Chairman.
SECTION 3.	is appointed Secretary and Treasurer.
	is appointed Assistant Secretary.
	is appointed Assistant Secretary.
	is appointed Assistant Secretary.
	is appointed Assistant Treasurer.
	is appointed Assistant Secretary.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 15TH DAY OF DECEMBER, 2022.

ATTEST

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

A.

MINUTES OF MEETING MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Meadow View at Twin Creeks Community Development District was held on Thursday, November 17, 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
Blaz Kovacic	Vice Chair
Aaron Lyman	Supervisor
Danielle Simpson	Supervisor
-	-

Also present were:

Jim Oliver Jere Earlywine Scott Lockwood Chris Hall Jennifer Erickson Paul Stratton Blake Dougherty

airman sor sor

District Manager District Counsel (by phone) District Engineer Field Operations Manager Amenity Manager RMS Yellowstone Landscape

The following is a summary of the discussions and actions taken at the November 17, 2022 meeting.

FIRST ORDER OF BUSINESS Call to Order

Mr. Oliver called the meeting to order and called the roll.

Public Comment SECOND ORDER OF BUSINESS

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the September 15, 2022 Meeting

There were no comments on the minutes.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor the minutes of the September 15, 2022 meeting were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-01, Adopting Amended Amenity Rules and Policies

Mr. Oliver noted the amenity policies have been discussed over several meetings and the two primary changes are restrictions on commercial rentals of the amenity facility and clearing up the language regarding the length of rentals for residents.

On MOTION by Mr. Parker seconded by Ms. Simpson with all in favor resolution 2023-01, adopting amended amenity rules and policies was approved.

FIFTH ORDER OF BUSINESS Consideration of Resolution 2023-02, Amending the Fiscal Year 2022 General Fund Budget

Mr. Oliver stated as a unit of government in Florida, we're required to have a financial audit conducted each year by an independent CPA firm. What this resolution does is brings certain line items into balance so we can start that audit. The revenues that were budgeted for the general fund were \$1.56 million. The actual amount received was \$1.555 million, so there is an adjustment of \$6,400. We also have some adjustments to the expenditures budget and the biggest adjustment was the increased landscaping costs approved through the year.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor resolution 2023-02, amending the Fiscal Year 2022 general fund budget was approved.

SIXTH ORDER OF BUSINESS

Ratification of Renewal of Agreement with Future Horizons for Aquatic Management Services

Mr. Oliver stated this is to maintain the ponds. It's a ratification because we went ahead and executed it to keep the service going.

On MOTION by Mr. Parker seconded by Ms. Simpson with all in favor the aquatic management services agreement with Future Horizons was ratified.

SEVENTH ORDER OF BUSINESS

Discussion of FPL Matters

Mr. Earlywine stated we received a notice about the possibility of Florida Power & Light coming in and doing some new lines at the front of the community, which we're obviously concerned about. We had an attorney who was handling it for us and all of it is in the preliminary stage, so we don't have a ton of information, but we felt like he wasn't being as proactive as we would have liked, so we have a new law firm we've researched that Mr. Oliver introduced us to. Trevor Hudson is the name of the lawyer, and he has a lot of experience in the area and seems to be very capable. With the new agreement, like the old one, the District doesn't pay anything for the services. The condemning authority, as part of a litigation process, covers the cost. So, this contract has that same out provision where we're not responsible for any costs and we can get out of the contract at any time upon notice. The only thing that is a little different than the last one is if there are costs the court doesn't deem reasonable and wouldn't be contestable, the District would be responsible for those costs in a litigation context.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor terminating the existing agreement with Foerster, Isaac & Yerkes, and entering into a contract with Brigham Property Rights Law Firm was approved.

EIGHTH ORDER OF BUSINESS Update on Development Status

Mr. Parker stated we're moving along with Phase 4 which has 299 lots. I would say summer of next year we will be substantially complete and start seeing houses going up. I'll ask Aaron to give us an update on the connector road from here to the townhouses.

Mr. Lyman stated most of the storm drain is done. They're going to start final grading after the holidays and get ready for installing some curbing.

Ms. Simpson stated Lakeside Park landscaping is in. We're waiting on site furnishings and playground equipment and a few minor changes from Basham Lucas. We've got AT&T going in next week.

Mr. Lockwood stated the County has essentially approved the pickleball court plans, but they've asked us to get an approval from the water management district.

Mr. Parker asked Ms. Simpson to check in with the pickleball court contractor to obtain a start and end date for the project.

NINTH ORDER OF BUSINESS Staff Reports

A. District Counsel

There being nothing further to report, the next item followed.

B. District Engineer – Approval of Requisition Summary

Mr. Lockwood gave a brief overview of the requisition summary, a copy of which was included in the agenda package.

On MOTION by Mr. Lyman seconded by Mr. Parker with all in favor the requisition summary listing numbers 64-76 for Phase 3 and numbers 30-39 for Phase 4 was approved.

C. District Manager

Mr. Oliver reminded the Board that two seats on the Board are to be filled by residents this year. No one qualified for the seats during the general election process, which was run by the Supervisor of Elections. E-blasts have been sent and the District's website has been updated to include an announcement of the vacancies. Residents of the District can submit resumes or letters of interest to GMS's office by December 31st. The Board will consider making appointments at the January 19, 2023 meeting. He also reminded the Board of a landowner's election to be held November 30, 2022.

D. Amenity Manager

Ms. Erickson went over the events held at the amenity center since the last meeting and the events that are upcoming.

E. Operations Manager – Report

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

TENTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet & Income Statement

Copies of the financial statements as of October 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 FY22 were 100% collected.

C. Check Register

A copy of the check register totaling \$365,749.68 was included in the agenda package for the Board's review.

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

D. Ratification of Construction Funding Request No. 41

A copy of construction funding request number 41 totaling \$150,538.39 was included the agenda package for the Board's review.

On MOTION by Mr. Lyman seconded by Mr. Parker with all in favor construction funding request number 41 was ratified.

E. Consideration of Construction Funding Request No. 42

A copy of construction funding request number 42 totaling \$21,226.03 was included in the agenda package for the Board's review.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor construction funding request number 42 was approved.

F. Construction of Funding Request No. 61

A copy of funding request number 61 totaling \$159,925.26 was included in the agenda package for the Board's review.

On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor funding request number 61 was approved.

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

Supervisor Requests

Mr. Kovacic stated that he has executed the underground facilities agreement with FP&L and the performance guaranty agreement with FP&L for Phase 4 on behalf of the CDD. He will be looking to purchase a bond for FP&L.

Audience Comments

A resident asked what happens if no resumes are received from residents interested in serving on the Board. Mr. Oliver responded that he thinks resumes will be received, but either way the Board has the right to appoint someone. He asked that if the resident is interested, they at least send an email stating their interest. Mr. Earlywine noted that Florida Law says that whoever is in the seat will carry forward, but a reasonable effort must be made to appoint residents to the seat.

The resident also stated I can't imagine there would be people that have the skill sets to be able to replace you guys. Mr. Parker stated it's staged, so the couple of residents that come on will be working with three others on the Board for at least a year so they will gain that knowledge. I've had three or four people contact me to ask me how to go about doing it, so that's why I asked Jim to send the notice out, so they know what to do. There's no doubt in my mind we are going to have at least a handful of resumes to go through.

The resident asked is the landowner's spot an additional new seat? Mr. Parker responded no.

TWELFTH ORDER OF BUSINESS

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

THIRTEENTH ORDER OF BUSINESS Adjournment

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

Secretary/Assistant Secretary

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Chairman/Vice Chairman

B.

MINUTES OF MEETING MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

The landowner's election and meeting of the Meadow View at Twin Creeks Community Development District was held on Wednesday, November 30, 2022 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway St. Augustine, Florida 32095.

Present were:

Danielle Simpson	Proxy Holder
Frank Arias	Proxy Holder
Jim Oliver	District Manager
Jere Earlywine	District Counsel

FIRST ORDER OF BUSINESS Roll Call Mr. Oliver called the meeting to order at 10:00 a.m.

SECOND ORDER OF BUSINESS Determination of Number of Voting Units Represented

Mr. Oliver stated we have 402 votes through proxies from four landowners; Dream Finder Homes, Toll Brothers, Heartwood 23, and DFC Beacon Lake, and we also have one landowner with us today, so the total votes represented are 403.

Election of a Chairman for the Purpose of the Landowners Meeting

Mr. Oliver served as Chairman.

 FOURTH ORDER OF BUSINESS
 Nominations for the Positions of Supervisor

 Ms. Simpson nominated herself. Mr. Arias stated that he had no nominations at the

time.

FIFTH ORDER OF BUSINESSCasting of BallotsThe ballots were cast at this time.

SIXTH ORDER OF BUSINESS Tabulation of Ballots Mr. Oliver noted that 403 votes were cast in Danielle Simpson's favor.

SEVENTH ORDER OF BUSINESS Landowners Questions and Comments

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS Adjournment

The meeting adjourned at approximately 10:07 a.m.

SEVENTH ORDER OF BUSINESS

B.

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

REQUISITION SUMMARY

2021 Phase 3

2020 Phase 4

Thursday, December 15, 2022

12/15/2022	77 ETM	Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 205798 (Nov 2022)	\$	2,486.2
12/13/2022			Ψ	2,400.
12/15/2022	78 ETM	Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 205800 (Nov 2022)	\$	1,264.0
12/15/2022	79 West Orange Nurseries, Inc.	Beacon Lake Phase 2 Irrigation Repair - Invoice 65198	\$	7,612.
12/15/2022	80 Basham Lucas	Beacon Lake CDs - Invoice 9154	\$	1,715.0
12/15/2022	81 Basham Lucas	Lakeside Park@BL CD's - Invoice 9191	\$	800.0
12/15/2022	82 Smith Trucking Company, Inc.	Beacon Lakes - Silt fence and seeding - Invoice 89968	\$	10,047.0
		TOTAL 2021 Phase 3 REQUISITIONS TO BE APPROVED		\$23,924.8

2021 Phase 4	2021 Phase 4 TO BE APPROVED							
12/15/2022	40	W. Gardner, LLC	Beacon Lake Phase 4 (Paving/Drainage) Application for Payment No. 8 (Nov 2022)	\$	182,001.37			
12/15/2022	41	W. Gardner, LLC	Beacon Lake Phase 4 (Clearing/Earthwork) Application for Payment No. 10 (Nov 2022)	\$	89,258.31			
12/15/2022	42	W. Gardner, LLC	Beacon Lake Phase 4 (Utilities) Application for Payment No. 8 (Nov 2022)	\$	21,787.66			
	TOTAL 2021 Phase 4 REQUISITIONS TO BE APPROVED \$293,				\$293,047.34			
TOTAL REQUISITIONS TO BE APPROVED December 15, 2022 \$3			\$316,972.16					

E.

12/15/2022

Meadow View at Twin Creeks

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 December 15, 2022

To: Board of Supervisors

From: Chris Hall Field Operations Manager

> Jennifer Clark-Erickson Amenity Manager

RE: Beacon Lake Field Operations & Amenity Management Report – December 15, 2022

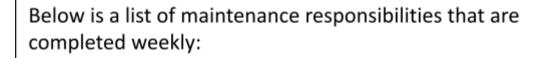
The following is a summary of items related to the field operations, maintenance and amenity management of Beacon Lake.



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
- Food drive went very well, collected almost 150 pounds of food for the St. Augustine food pantry.
- Kids STEM Robotics Robotics weekly classes begin Monday, November 15th
 - o 3:45pm-5:15pm 8-week program
 - Students will build robots, solve challenges and battle their friends
- Nov. 19th Food Demo and Pairing with Steve Boudreau had 50 attendees, residents loved it.
- Winterfest December 10th 4:00pm 7:00pm Dessert with Santa, bouncers and a full hot cocoa bar
- Letters to Santa 11.28-12.15.2022 received dozens of letters
- Wolfson Children's Hospital Giving Tree received some items for donation will continue until 12.16.2022
- NYE Celebration December 31st 7:30pm 10:30pm Musician, and dessert bar, bar and Vuca food truck for residents 21+ only.

Weekly Maintenance



- 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.





Twin Creeks sign came apart. It was glued back together.



Crew House sign and the Lake House sign were reinstalled after the hurricanes





Five LED lights and ballast were replaced on the tall white poles.



Loose railings were repaired with cement.





The front exit side fountain was repaired. The intake was clogged, and it is back up





Windscreens on the tennis courts and the basketball courts were taken down and reinstalled after the hurricanes



Fall savings event signs were removed and taken to Toll Brothers

In Progress Projects



Stakes and caution tape was put up to curb parking in the park area on Windermere. I have ordered No Parking signs and will install as soon as they arrive.

Conclusion

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

Respectfully,

Chris Hall Jennifer Clark-Erickson



EIGHTH ORDER OF BUSINESS

A.



Meadow View at Twin Creeks Community Development District

Unaudited Financial Statements as of October 31, 2022



Table of Contents

1	Balance Sheet
2-3	General Fund Income Statement
4-5	Month to Month
6	Funding Request
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

Community Development District

Combined Balance Sheet

October 31, 2022

Asets: Cash Cash Investments: Custody - US Bank Series 2016 A1 Reserve Revenue Prepayment Construction Series 2018 A1 Reserve Revenue Construction Series 2018 A2 Revenue Construction Series 2018 A2 Revenue Prepayment Series 2018 A2 Revenue Prepayment Series 2018 A2 Revenue Revenue Construction Series 2018 A2 Revenue Revenue Construction Series 2018 A2 Revenue Revenue Construction Series 2018 A2 Revenue Revenue Construction Series 2020 A1 Reserve Revenue	\$63,877 \$28,606 	 \$134,012 \$184,610 \$29,040 \$204 \$184,695 \$242,302	 \$357	\$63,87 \$28,600 \$134,01 \$184,610 \$29,044 \$20. \$35
Investments: Custody - US Bank Series 2016 A1 Reserve Revenue Series 2016 A2 Revenue Prepayment Construction Series 2018 A1 Reserve Revenue Construction Series 2018 A2 Revenue Prepayment Series 2018 A2 Revenue Construction Series 2018 A1 Reserve Revenue Construction Series 2020 A1 Reserve Revenue Interest Series 2020 A3 Reserve Revenue Interest Construction Series 2021 A1 Reserve Revenue Interest Revenue Interest Construction Series 2021 A1 Reserve Revenue Interest Revenue Interest Construction Series 2021 A3 Reserve Revenue Revenu	\$28,606 	 \$134,012 \$184,610 \$29,040 \$204 \$184,695	 \$357	\$28,600 \$134,011 \$184,610 \$29,044 \$20,
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Series 2018 A2 Revenue Prepayment Series 2019 A1 Reserve Revenue Construction Series 2020 A1 Reserve Revenue Construction Series 2020 A2 Revenue Interest Series 2020 A3 Reserve Revenue Interest Construction Series 2021 - PH3B Reserve Interest Construction Series 2021 - PH4				\$242,30
Revenue Prepayment Series 2019 A1 Reserve Revenue Construction Series 2020 A1 Revenue Prepayment Construction Series 2020 A2 Revenue Interest Series 2020 A3 Reserve Revenue Interest Construction Series 2021 A3 Reserve Interest Construction Series 2021 - PH3B Reserve Interest Construction			\$415	\$41
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Reserve Revenue Construction Series 2020 A1 Reserve Revenue Prepayment Series 2020 A2 Revenue Interest Prepayment Series 2020 A3 Reserve Revenue Interest Construction Series 2021 A3 Reserve Revenue Interest Construction Series 2021-PH3B Reserve Inerest Construction Series 2021-PH3E Reserve Inerest Construction		\$1		\$
Revenue Construction Series 2020 A1 Reserve Revenue Prepayment Construction Series 2020 A2 Revenue Interest Prepayment Series 2020 A3 Revenue Interest Construction Series 2021 A1 Revenue Interest Construction Series 2021-PH3E Construction Series 2021-PH4		* 55 500		A55 50
Construction Series 2020 A1 Reserve Revenue Prepayment Construction Series 2020 A2 Revenue Interest Series 2020 A3 Reserve Revenue Interest Construction Series 2021-PH3B Reserve Inerest Construction Series 2021-PH4		\$77,732 \$108,095		\$77,73 \$108,09
Series 2020 A1 Reserve Revenue Prepayment Construction Series 2020 A2 Revenue Interest Series 2020 A3 Reserve Revenue Interest Construction Series 2021-PH3B Reserve Interest Construction Series 2021-PH4		\$100,070	\$5,610	\$108,09 \$5,61
Reserve Revenue Prepayment Construction Series 2020 A2 Revenue Interest Series 2020 A3 Reserve Revenue Interest Construction Series 2021-PH3B Reserve Inerest Construction Series 2021-PH4			\$3,010	φ <i>υ</i> ,υ1
Prepayment Construction Series 2020 A2 Revenue Interest Prepayment Series 2020 A3 Reserve Revenue Interest Construction Series 2021-PH3B Reserve Inerest Construction Series 2021-PH4		\$34,416		\$34,41
Construction Series 2020 A2 Revenue Interest Prepayment Series 2020 A3 Reserve Revenue Interest Construction Series 2021-PH3B Reserve Inerest Construction Series 2021-PH4		\$45,935		\$45,93
Series 2020 A2 Revenue Interest Prepayment Series 2020 A3 Reserve Revenue Interest Construction Series 2021-PH3B Reserve Inerest Construction Series 2021-PH4		\$896		\$89
Revenue Interest Prepayment Series 2020 A3 Reserve Revenue Interest Construction Series 2021-PH3B Reserve Inerest Construction Series 2021-PH4			\$14,033	\$14,03
Interest Prepayment Series 2020 A3 Reserve Revenue Interest Construction Series 2021-PH3B Reserve Inerest Construction Series 2021-PH4				
Prepayment Series 2020 A3 Reserve Revenue Interest Construction Series 2021-PH3B Reserve Inerest Construction Series 2021-PH4		\$1,689		\$1,68
Series 2020 A3 Reserve Revenue Interest Construction Series 2021-PH3B Reserve Inerest Construction Series 2021-PH4		\$0 \$0		\$
Reserve Revenue Interest Construction Series 2021-PH3B Reserve Inerest Construction Series 2021-PH4		20		\$
Revenue Interest Construction Series 2021-PH3B Reserve Inerest Construction Series 2021-PH4		\$18,474		\$18,47
Construction Series 2021-PH3B Reserve Inerest Construction Series 2021-PH4		\$0		\$
Series 2021-PH3B Reserve Inerest Construction Series 2021-PH4		\$0		\$
Reserve Inerest Construction Series 2021-PH4			\$6	\$
Inerest Construction <u>Series 2021-PH4</u>				
Construction Series 2021-PH4		\$140,512		\$140,51
Series 2021-PH4		\$87,331		\$87,33
			\$1,249	\$1,24
Reserve		\$211,869		\$211,86
Interest		\$134,170		\$134,17
Construction			\$1,315,860	\$1,315,86
COI			\$152,300	\$152,30
Due from Other	\$399			\$39
Due From Developer	\$190,987			\$190,98
Electric Deposits	\$3,360			\$3,36
Prepaid Expenses	\$1,465			\$1,46
Assessement Receivable	\$33,893	\$14,228		\$48,12
Total Assets	\$322,586	\$1,652,956	\$1,489,830	\$3,465,37
Liabilities:				
Accounts Payable	\$36,282			\$36,28
Accrued Expenses	\$175			\$17
Contract Payable Retainage Payable			\$657,141 \$250,728	\$657,14 \$250,72
Due to Developer	\$3,502		\$250,720 	\$3,50
Total Liabilities	\$39,959	\$0	\$907,868	\$947,82
Fund Balances:				
Nonspendable	\$4,825	\$0		\$4,82
Restricted for Capital Projects			\$581,962	\$581,96
Restricted for Debt Service Restricted for Fence Agreement	 \$600	\$1,652,956		\$1,652,95 \$60
Restricted for Fence Agreement Unassigned	\$600 \$277,203			\$60 \$277,20
-				
Total Fund Balances	\$282,628	\$1,652,956	\$581,962	\$2,517,54
Total Liabilities & Fund Equity				

1

Community Development District GENERAL FUND

Statement of Revenues & Expenditures For the Period ending October 31, 2022

	Adopted	Prorated	Actual	
	Budget	Thru 10/31/22	Thru 10/31/22	Variance
REVENUES:				
Aggoggementa Tay Dell	\$1,193,141	\$20,600	¢20,600	\$0
Assessments - Tax Roll Assessments - Direct	\$1,195,141 \$603,935	\$20,609 \$45,615	\$20,609 \$45,615	\$0 \$0
Special Assessments - Gate Monitoring	\$16,235	\$ 4 5,015 \$0	\$43,015 \$0	\$0 \$0
Interest/Miscelleaneous Income	\$5,000	\$0 \$0	\$54	\$0 \$54
Restricted - Easement Fence Fund	\$3,000	\$0 \$0	\$54 \$600	\$600
Facility Revenue	\$10,000	\$833	\$3,750	\$2,917
-	-			
	\$1,828,311	\$67,057	\$70,627	\$3,570
EXPENDITURES:				
ADMINISTRATIVE:				
Engineering	\$36,000	\$3,000	\$3,565	(\$565
Attorney Fees	\$30,000	\$2,500	\$1,736	\$765
Annual Audit	\$7,500	\$0	\$0	\$0
Artbitrage	\$3,600	\$0	\$0	\$0
Assessment Roll	\$10,000	\$10,000	\$10,000	\$0
Dissemination	\$20,000	\$1,667	\$1,042	\$625
Trustee Fees	\$21,000	\$1,813	\$1,813	\$0
Management Fees	\$52,094	\$4,341	\$4,341	(\$0
Information Technology	\$1,550	\$129	\$129	(\$0
Website Compliance	\$1,100	\$92	\$92	(\$0
Telephone	\$700	\$58	\$736	(\$678
Postage	\$1,000	\$83	\$91	(\$7
Insurance	\$8,802	\$8,802	\$7,885	\$917
Printing and Binding	\$2,000	\$167	\$115	\$52
Legal Advertising	\$1,500	\$125	\$0	\$125
Other Current Charges	\$1,600	\$133	\$0	\$133
Office Supplies	\$300	\$25	\$0	\$25
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
ADMINISTRATIVE EXPENDITURES	\$198,921	\$33,110	\$31,718	\$1,391
AMENITY CENTER:				
Utilities				
Telephone/Cable/Internet	\$10,900	\$908	\$870	\$38
Electric	\$45,800	\$3,817	\$3,746	\$71
Water/Irrigation	\$20,000	\$1,667	\$1,151	\$516
Gas	\$2,136	\$178	\$156	\$22
Trash Removal	\$4,860	\$405	\$405	(\$0
Security				
Security Monitoring	\$1,440	\$120	\$111	\$9
Gate Monitoring	\$16,235	\$1,353	\$1,433	(\$80
Access Cards	\$4,000	\$333	\$0	\$333
Contracted Security	\$20,000	\$1,667	\$0	\$1,667
Management Contracts	,.==			. ,. = .
Facility Management	\$125,000	\$10,417	\$6,504	\$3,913
Pool Attendants	\$51,750	\$4,313	\$0,501	\$4,313
Canoe Launch Attendant	\$31,050	\$2,588	\$0 \$0	\$2,588
Snack Bar Attendant	\$17,940	\$1,495	\$0 \$0	\$1,495
Field Mgmt / Admin	\$43,200	\$3,600	\$3,600	\$1,493 \$0
Pool Maintenance	\$20,000	\$1,667	\$1,298	\$369
				\$309 \$790
Pool Chemicals	\$15,000	\$1,250	\$460	\$790

Community Development District GENERAL FUND

Statement of Revenues & Expenditures

1	For	the	P	eriod	lend	ling	0	cto	ber	• 3	1,	, 2	0	2	2
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	Adopted	Prorated	Actual	
	Budget	Thru 10/31/22	Thru 10/31/22	Variance
AMENITY CENTER CONTINUED	Ŭ			
Janitorial	\$22,275	\$1,856	\$1,680	\$177
Facility Maintenance	\$30,000	\$2,500	\$3,873	(\$1,373)
Private event Attendant	\$5,000	\$915	\$915	\$0
Repairs & Maintenance	\$36,000	\$3,000	\$12,021	(\$9,021)
Capital Projects	\$12,000	\$1,000	\$0	\$1,000
Snack Bar Inventory- CGS	\$1,000	\$83	\$0	\$83
Food Service License	\$650	\$54	\$0	\$54
Rental and Leases	\$27,691	\$2,308	\$2,308	\$0
Subscriptions	\$12,000	\$1,000	\$249	\$751
Pest Control	\$2,600	\$217	\$200	\$17
Supplies	\$2,500	\$208	\$20	\$189
Towel/Linen Service	\$2,000	\$167	\$137	\$30
Furniture, Fixtures & Equipment	\$5,000	\$5,000	\$22	\$4,978
Special Events	\$35,000	\$3,965	\$3,965	\$0
Holiday Decorations	\$20,000	\$0	\$0	\$0
Fitness Center Repairs/Supplies	\$3,100	\$258	\$2,194	(\$1,936)
Office Supplies	\$1,500	\$125	\$25	\$100
ASCAP/BMI Licenses	\$800	\$67	\$0	\$67
Property Insurance	\$54,949	\$54,949	\$41,966	\$12,983
Permit and License	\$575	\$575	\$0	\$575
Performance Guaranty Bonds	\$0	\$0	\$4,700	(\$4,700)
Terrormance Guaranty Bonas	\$ 0	ψŪ	ψ1,700	(\$1,700)
AMENITY CENTER EXPENDITURES	\$703,951	\$114,023	\$94,007	\$20,016
GROUND MAINTENANCE EXPENDITURES				
Hydrology Quality/Mitigation	\$6,400	\$533	\$0	\$533
Electric	\$30,000	\$2,500	\$2,095	\$405
Landscape Maintenance	\$646,800	\$53,900	\$44,343	\$9,557
Landscape Contingency	\$85,000	\$7,083	\$44,545 \$0	\$9,537 \$7,083
Lake Maintenance	\$27,000	\$2,250	\$0 \$1,769	\$481
Grounds Maintenance	\$27,000	\$2,250	\$1,769	\$481 \$77
	\$12,000 \$5,000			
Pump Repairs	\$5,000 \$49,890	\$5,000 \$4,157	\$1,359 \$3,922	\$3,641 \$235
Streetlighting Streetlight Repairs	\$49,890	\$4,157 \$417	\$3,922 \$0	\$235 \$417
0	\$5,000 \$0	\$417 \$0	\$0 \$520	
Storm Cleanup				(\$520)
Irrigation Repairs Miscellaneous	\$22,200	\$1,850	\$3,215	(\$1,365) \$417
	\$5,000	\$417	\$0	\$417
Contingency	\$31,149	\$2,596	\$0	\$2,596
GROUNDS MAINTENACE EXPENDITURES	\$925,439	\$81,703	\$58,146	\$23,557
TOTAL EXPENDITURES	\$1,828,311	\$228,836	\$183,872	\$44,965
			(*****	
EXCESS REVENUES (EXPENDITURES)	\$0		(\$113,244)	
FUND BALANCE - Beginning	\$0		\$395,872	
FUND BALANCE - Ending	\$0		\$282,628	

Community Development District General Fund

Month By Month Income Statement

Fiscal Year 2023

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Revenues:													
Assessments - Tax Roll	\$20,609	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,609
Assessments - Direct	\$45,615	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,615
Interest/Miscellaneious Income	\$54	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$54
Restricted - Easement Fence Fund	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600
Facility Revenue	\$3,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,750
Total Revenues	\$70,627	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$70,627
							•		•			•	
Expenditures:													
Administrative													
Engineering	\$3,565	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,565
Attorney Fees	\$1,736	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,736
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Artbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Assesment Roll	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000
Dissemination	\$1,042	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,042
Trustee Fees	\$1,813	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,813
Management Fees	\$4,341	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,341
Information Technology	\$129	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$129
Website Admin	\$92	\$0	\$0 \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$92
Telephone	\$736	\$0 \$0	\$0 \$0	\$0 \$0	\$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0	\$0 \$0	\$0	\$0	\$736
Postage	\$91	\$0 \$0	\$0	\$0 \$0	\$0	\$91							
Insurance	\$7,885	\$0 \$0	\$7,885										
		\$0 \$0		\$0 \$0									
Printing and Binding	\$115										\$0 \$0		\$115
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative Expenditures	\$31,718	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,718
Amenity Center													
Telephone	\$870	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$870
Electric	\$3,746	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,746
Water/Irrigation	\$1,151	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,151
Gas	\$156	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$156
Trash Removal	\$405	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$405
Security Monitoring	\$111	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$111
Gate Monitoring	\$1,433	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,433
Gate Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$0	\$0	\$0
Access Cards	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$0	\$0	\$0
Contracted Security	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0	\$0	\$0 \$0	\$0 \$0	\$0	\$0 \$0	\$0 \$0	\$0	\$0 \$0
Facility Management	\$6,504	\$0 \$0	\$6,504										
					\$0 \$0	\$0 \$0		\$0 \$0				\$0 \$0	
Pool Attendants	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0			\$0 \$0		\$0 ¢0	\$0 \$0	\$0 \$0		\$0 \$0
Canoe Launch Attendant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$0	\$0	\$0
Snack Bar Attendant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Field Mgmt / Admin	\$3,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,600
Pool Maintenance	\$1,298	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,298
Pool Chemicals	\$460	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$460
Janitorial	\$1,680	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,680
Facility Maintenance	\$3,873	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,873

Community Development District General Fund

Month By Month Income Statement

Fiscal Year 2023

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Amenity Center Continued													
Repairs & Maintenance	\$12,021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,021
New Capital Projects	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Snack Bar Inventory- CGS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Food Service License	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Rental and Leases	\$2,308	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,308
Subscriptions	\$249	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$249
Pest Control	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200
Supplies	\$20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20
Towel/Linen Service	\$137	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$137
Fruniture, Fixtures & Equipment	\$22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22
Special Events	\$3,965	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,965
Holiday Decorations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fitness Center Repairs/Supplies	\$2,194	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,194
Office Supplies	\$25	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25
ASCAP/BMI Licenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Insurance	\$41,966	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41,966
Permit and License	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Performance Guaranty Bonds	\$4,700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,700
Total Amenity Center Expenditures	\$94,007	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$94,007
Ground Maintenance Expenditures													
Hydrology Quality/Mitigation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electric	\$2,095	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,095
Landscape Maintenance	\$44,343	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,343
Landscape Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lake Maintenance	\$1,769	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,769
Grounds Maintenance	\$923	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$923
Pump Repairs	\$1,359	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,359
Streetlights	\$3,922	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,922
Streetlight Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Storm Cleanup	\$520	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$520
Irrigation Repairs	\$3,215	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,215
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Ground Maintenance Expenditures	\$58,146	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$58,146
Total Expenses	\$183,872	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$183,872

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
	, ,	, ,	0 / 2 / 2 2			\$174,100.75	. ,	
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	\$8,471.34	\$168,812.49	\$0.00
59	8/16/22	9/7/22	8/16/22	\$148,721.09	\$33,758.78		\$182,479.87	\$0.00
60	9/7/22	9/28/22	9/7/22	\$113,202.99	\$25,696.39		\$138,899.38	\$0.00
61	11/9/22						\$131,532.21	\$131,532.21
TOTAL				\$1,377,357.12	\$110,693.66	\$730,398.24	\$775,667.30	\$131,532.21

Community Development District

Debt Service Fund Series 2016 A1

Statement of Revenues & Expenditures For the Period ending October 31, 2022

	Adopted	Prorated	Actual	
	Budget	Thru 10/31/22	Thru 10/31/22	Variance
REVENUES:				
Special Assessments - 2016 A1	\$443,364	\$0	\$0	\$0
Interest Income	\$20	\$2	\$428	\$427
TOTAL REVENUES	\$443,384	\$2	\$428	\$427
EXPENDITURES:				
<u>Series 2016 A1</u>				
Interest Expense - 11/1	\$159,000	\$0	\$0	\$0
Interest Expense - 5/1	\$159,000	\$0	\$0	\$0
Principal Expense - 5/1	\$125,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$443,000	\$0	\$0	\$0
OTHER SOURCES/(USES)				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$384		\$428	
FUND BALANCE - Beginning	\$213,453		\$351,862	
FUND BALANCE - Ending	\$213,837		\$352,290	

Community Development District

Debt Service Fund Series 2018 A1 and A2 $\,$

Statement of Revenues & Expenditures

	Adopted	Prorated	Actual	
	Budget	Thru 10/31/22	Thru 10/31/22	Variance
REVENUES:				
Assessments - A1	\$612,550	\$0	\$0	\$0
Assessments - A2	\$0	\$0	\$0	\$0
Prepayments - A2	\$0	\$0	\$0	\$0
Interest Income	\$50	\$4	\$529	\$525
TOTAL REVENUES	\$612,600	\$4	\$529	\$525
EXPENDITURES:				
Series 2018 A1				
Interest Expense - 11/1	\$232,819	\$0	\$0	\$0
Interest Expense - 5/1	\$232,819	\$0	\$0	\$0
Principal Expense - 5/1	\$150,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$615,638	\$0	\$0	\$0
OTHER SOURCES/(USES)				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	(\$3,038)		\$529	
FUND BALANCE - Beginning	\$232,667		\$435,321	
FUND BALANCE - Ending	\$229,629		\$435,850	

Community Development District

Debt Service Fund Series 2019 A1/A2

Statement of Revenues & Expenditures

	Adopted	Prorated	Actual	
	Budget	Thru 10/31/22	Thru 10/31/22	Variance
REVENUES:				
Assessments - A1	\$257,353	\$0	\$0	\$0
Assessments - A2	\$0	\$0	\$0	\$0
Interest Income	\$20	\$2	\$229	\$227
Prepayments A2	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$257,373	\$2	\$229	\$227
EXPENDITURES:				
<u>2019 A1</u>				
Interest Expense - 11/1	\$99,460	\$0	\$0	\$0
Interest Expense - 5/1	\$99,460	\$0	\$0	\$0
Principal Expense - 5/1	\$60,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$258,920	\$0	\$0	\$0
OTHER SOURCES/(USES)				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	(\$1,547)		\$229	
FUND BALANCE - Beginning	\$107,891		\$188,165	
FUND BALANCE - Ending	\$106,345		\$188,394	

Community Development District Debt Service Fund Series 2020 A1/A2/A3 Statement of Revenues & Expenditures For the Period ending October 31, 2022

	Adopted	Prorated	Actual	
	Budget	Thru 10/31/22	Thru 10/31/22	Variance
REVENUES:				
Assessments A1	\$113,041	\$0	\$0	\$0
Assessments A2	\$0	\$0	\$0	\$0
Assessments A3	\$0	\$0	\$0	\$0
Prepayments A2	\$0	\$0	\$0	\$0
Prepayments A3	\$0	\$0	\$0	\$0
Interest Income	\$50	\$4	\$125	\$121
TOTAL REVENUES	\$113,091	\$4	\$125	\$121
EXPENDITURES:				
<u>2020 A1</u>				
Interest Expense - 11/1	\$43,566	\$0	\$0	\$0
Principal Expense - 11/01 (Prepayment)	\$20,000	\$0	\$0	\$0
Interest Expense - 5/1	\$43,141	\$0	\$0	\$0
Principal Expense - 5/1	\$25,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$131,706	\$0	\$0	\$0
OTHER SOURCES/(USES)				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	(\$18,615)		\$125	
FUND BALANCE - Beginning	\$62,751		\$102,414	
FUND BALANCE - Ending	\$44,136		\$102,539	

Community Development District Debt Service Fund Series 2021 PH 3B Statement of Revenues & Expenditures

	Adopted	Prorated	Actual	
	Budget	Thru 10/31/22	Thru 10/31/22	Variance
REVENUES:				
Assessments	\$280,483	\$0	\$0	\$0
Interest Income	\$0	\$0	\$281	\$281
TOTAL REVENUES	\$280,483	\$0	\$281	\$281
EXPENDITURES:				
Interest Expense - 11/1	\$87,161	\$0	\$0	\$0
Principal Expense - 11/01 (Prepayment)	\$0	\$0	\$0	\$0
Interest Expense - 5/1	\$87,161	\$0	\$0	\$0
Principal Expense - 5/1	\$105,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$279,323	\$0	\$0	\$0
OTHER SOURCES/(USES)				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
Bonds Proceeds	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$1,160		\$281	
FUND BALANCE - Beginning	\$87,170		\$227,563	
FUND BALANCE - Ending	\$88,330		\$227,843	

Community Development District

Debt Service Fund Series 2021 PH 4

Statement of Revenues & Expenditures

	Adopted	Prorated	Actual	
	Budget	Thru 10/31/22	Thru 10/31/22	Variance
REVENUES:				
Assessments	\$423,738	\$0	\$0	\$0
Interest Income	\$0	\$0	\$426	\$426
TOTAL REVENUES	\$423,738	\$0	\$426	\$426
EXPENDITURES:				
Interest Expense - 11/1	\$133,909	\$0	\$0	\$0
Principal Expense - 11/01 (Prepayment)	\$0	\$0	\$0	\$0
Interest Expense - 5/1	\$133,909	\$0	\$0	\$0
Principal Expense - 5/1	\$155,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$422,818	\$0	\$0	\$0
OTHER SOURCES/(USES)				
Interfund Transfer In/(Out)	\$0	\$0	(\$261)	(\$261)
TOTAL OTHER SOURCES AND USES	\$0	\$0	(\$261)	(\$261)
EXCESS REVENUES (EXPENDITURES)	\$920		\$165	
FUND BALANCE - Beginning	\$133,919		\$345,874	
FUND BALANCE - Ending	\$134,839		\$346,039	

Community Development District

Capital Projects Funds

Statement of Revenues & Expenditures

	Series	Series	Series	Series	Series	Series
	2016 A1/A2	2018	2019	2020	2021-PH 3B	2021 - PH 4
REVENUES:						
Interest Income	\$0	\$1	\$7	\$17	\$2	\$2,190
Developer Contributions	\$0 \$0	\$1 \$0	\$7 \$0	\$17 \$0	\$62,058	\$2,190 \$0
TOTAL REVENUES	\$0	\$1	\$7	\$17	\$62,060	\$2,190
EXPENDITURES:						
Capital Outlay	\$0	\$0	\$0	\$0	\$0	\$0
Cost of Issuance 2021 PH 3B	\$0	\$0	\$0	\$0	\$0	\$0
Cost of Issunace 2021 PH 4	\$0	\$0	\$0	\$0	\$0	\$0
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	\$0	\$0
OTHER SOURCES/(USES)						
Interfund Transfer In (Out)	\$0	\$0	\$0	\$0	\$0	\$261
TOTAL OTHER SOURCES/(USES)	\$0	\$0	\$0	\$0	\$0	\$261
EXCESS REVENUES (EXPENDITURES)	\$0	\$1	\$7	\$17	\$62,060	\$2,452
FUND BALANCE - Beginning	\$357	\$414	\$5,603	\$14,022	(\$60,810)	\$557,840
FUND BALANCE - Ending	\$357	\$415	\$5,610	\$14,039	\$1,249	\$560,292

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:	\$134,012.35
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:	\$184,694.67
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:	\$77,732.28
Bonds outstanding - 2/25/2019	\$3,660,000
Less: May 1, 2020	(\$50,000)
Less: May 1, 2021	(\$50,000)
Less: May 1, 2022	(\$55,000)
Current Bonds Outstanding	\$3,505,000

Community Development District

Long Term Debt Report

Series 2020 A1 Special Assessment Bonds	
Series 2020 AT Special Assessment Donus	
Interest Rate:	4.25%
Maturity Date:	5/1/26
Reserve Fund Definition:	30% of MADS
Reserve Fund Requirement:	\$34,348.13
Reserve Balance:	\$34,416.07
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 2023 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	SERIES 2021- 3B DEBT ASMT NET	SERIES 2021-4 DEBT ASMT NET	FY23 O&M NET	TOTAL ASSESSED
HEARTWOOD 23 LLC	152	-	-	-	-	212,679.91	-	182,460.76	395,140.67
TOLL SOUTHEAST	18	-	-	-	-	28,685.71	-	24,609.78	53,295.49
DREAM FINDERS	329	-	-	-	-	39,116.88	423,737.50	396,864.17	859,718.54
TOTAL DIRECT INVOICE	499	-	-	-	-	280,482.50	423,737.50	603,934.71	1,308,154.71
TAX ROLL ASSESSED	977	443,364.15	612,533.25	257,353.12	113,041.11	-	-	1,209,342.44	2,635,634.07
TOTAL ASSESSED	1,476	443,364.15	612,533.25	257,353.12	113,041.11	280,482.50	423,737.50	1,813,277.15	3,943,788.78

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- 3B DEBT SERVICE RECEIVED	SERIES 2021-4 DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL RECEIVED
HEARTWOOD 23 LLC	349,525.48	-	-	-	-	-	-	45,615.19	45,615.19
TOLL SOUTHEAST	53,295.49	-	-	-	-	-	-	-	-
DREAM FINDERS	-	-	-	-	-	39,116.88	423,737.50	396,864.17	859,718.54
DIRECT RECEIPTS	402,820.97	-	-	-	-	39,116.88		442,479.36	905,333.73
TAX ROLL RECEIPTS	2,489,399.75	24,599.41	33,985.51	14,278.87	6,271.92	-	-	67,098.61	146,234.32
TOTAL RECEIPTS	2,892,220.72	24,599.41	33,985.51	14,278.87	6,271.92	39,116.88	-	509,577.97	1,051,568.05

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- 3B DEBT ASMT RECEIVED	SERIES 2021-4 DEBT ASMT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
1	11/2/2022	571.19	789.13	331.55	145.63	-	-	1,558.02	3,395.52
2	11/17/2022	11,866.81	16,394.69	6,888.16	3,025.59	-	-	32,368.51	70,543.76
3	11/28/2022	12,161.41	16,801.69	7,059.16	3,100.70	-	-	33,172.08	72,295.04
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
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		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
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		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
TOTAL TAX ROLL RECEIPTS		24,599.41	33,985.51	14,278.87	6,271.92	-	-	67,098.61	146,234.32

DIRECT INVOICE INSTALLMENTS DUE 10/1/22, 1/1/23, 4/1/23, 7/1/23 FOR O&M AND 4/15/23, 10/15/23 FOR D/S

PERCENT COLLECTED DIRECT	0%	0%	0%	0%	14%	0%	73.3%	69.2%
PERCENT COLLECTED TAX ROLL	6%	6%	6%	6%	0%	0%	5.5%	5.5%
PERCENT COLLECTED TOTAL	6%	6%	6%	6%	14%	0%	28.1%	26.7%



Meadow View at Twin Creeks Community Development District

Check Run Summary

10/1/22 - 10/31/22

Date	Check Numbers	Amount
General Fund		
10/3/22	1804-1810	\$60,482.67
10/12/22	1811-1827	\$98,547.85
10/25/22	1828-1842	\$80,518.86
	Total Checks	\$239,549.38
Autopayments		
10/3/22	Wellbeats	\$249.00
10/4/22	Florida National Gas	\$85.28
10/7/22	Republic Services	\$405.19
10/19/22	St Johns County Utility Dept	\$1,150.98
10/18/22	AT&T	\$69.55
10/21/22	Comcast	\$800.34
10/28/22	FPL	\$9,762.46
10/28/22	Wells Fargo Credit Card	\$4,526.15
10/31/22	TECO	\$70.88
	Total Paid Electronically	\$17,119.83

Total General Fund

\$256,669.21

* Fedex Invoices will be available upon request

AP300R YEAR-TO-DATE *** CHECK DATES 10/01/2022 - 10/31/2022 ***	ACCOUNTS PAYABLE PREPAID/COMPUTER MEADOW VIEW @ TWIN CREEKS GF BANK A MEADOW VIEW-GENERAL	CHECK REGISTER	RUN 12/08/22	PAGE 1
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT#	. VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
10/03/22 00069 9/08/22 CFR#40 R 202209 300-13100 REO#61 INV#9071	-10100	*	2,403.75	
REQ#01 INV#90/1	BASHAM & LUCAS DESIGN GROUP INC			2,403.75 001804
10/03/22 00005 9/08/22 CFR#40 R 202209 300-13100		*	1,027.50	
REQ#57 INV#204513	ENGLAND THIMS & MILLER, INC			1,027.50 001805
10/03/22 00005 9/08/22 CFR#40 R 202209 300-13100		*	7,248.42	
REQ#58 INV#204515	ENGLAND THIMS & MILLER, INC			7,248.42 001806
10/03/22 00049 9/08/22 CFR#40 R 202209 300-13100		*	1,575.50	
REQ#60 INV#27981 9/08/22 CFR#40 R 202209 300-13100	-10100	V	1,575.50-	
REQ#60 INV#27981	HARBINGER			.00 001807
10/03/22 00049 9/08/22 CFR#40 R 202209 300-13100		*	13,212.00	
REQ#62 INV#DP82681	HARBINGER			13,212.00 001808
10/03/22 00049 9/08/22 CFR#40 R 202209 300-13100		*	23,091.00	
REQ#63 INV#DP82682	HARBINGER			23,091.00 001809
10/03/22 00095 9/08/22 CFR#40 R 202209 300-13100		*	13,500.00	
REQ#59 INV#84260-RFP11	SMITH TRUCKING COMPANY, INC			13,500.00 001810
10/12/22 00135 10/01/22 11317 202210 320-57200	-45505		1,298.00	
OCT POOL MAINT SERVICES	ZACHARY SULLIVAN DBA BIG Z POOL			1,298.00 001811
10/12/22 00036 8/20/22 082022.2 202208 320-57200	-49400	*	1,505.00	
SPORTS ARENA EVENT	BOUNCERS, SLIDES, AND MORE INC			1,505.00 001812
10/12/22 00153 8/31/22 4846904 202208 310-51300		*		
NTC OF PUB HEARING FY23	CA FLORIDA HOLDINGS,LLC			311.48 001813
10/12/22 00155 10/03/22 19-0924 202209 320-57200		*	896.00	
SECURITY MTR 9/1-9/4 10/03/22 19-0924 202209 320-57200 SECURITY MTR 9/7-9/11	-45440	*	1,120.00	

AP300R *** CHECK DATES 10/01/2022 - 10/31/2	YEAR-TO-DATE ACCOUNTS P 022 *** MEADOW VIEW BANK A MEAD	AYABLE PREPAID/COMPUTER @ TWIN CREEKS GF OW VIEW-GENERAL	CHECK REGISTER	RUN 12/08/22	PAGE 2
CHECK VEND#INVOICE DATE DATE INVOICE Y	.EXPENSED TO RMO DPT ACCT# SUB SUBCL	VENDOR NAME ASS	STATUS	AMOUNT	CHECK AMOUNT #
10/03/22 19-0924 20			*	1,120.00	
10/03/22 19-0924 20			*	1,120.00	
SECURITY M		SECURITY AGENCY			4,256.00 001814
10/12/22 00076 9/14/22 43895 20	2209 320-53800-45009			2,950.00	
RPR SUB PU	MP EAST COA 	ST WELLS & PUMPS SERVICE			2,950.00 001815
10/12/22 00005 5/09/22 202817 20				829.50	
CUP MAPS	ENGLAND	THIMS & MILLER, INC			829.50 001816
10/12/22 00114 9/23/22 719849 20	2208 320-57200-45400			128.00	
ADD RES 8/ 10/01/22 720306 20	31,9/1-10/31 2210 300-15500-10000		*	1,464.54	
SEC MONITO	RING 11/1-11/30 HIDDEN E	YES LLC DBA			1,592.54 001817
10/12/22 00001 9/15/22 90 20	2210 310-51300-31000			10,000.00	
FY23 ASSES	SMENT ROLL CERT GOVERNME 	NTAL MANAGEMENT SERVICES			10,000.00 001818
10/12/22 00001 10/01/22 91 20	2210 310-51300-34000			4,341.17	
OCT MANAGE 10/01/22 91 20	2210 310-51300-35300		*	91.67	
OCT WEBSIT 10/01/22 91 20	2210 310-51300-35100		*	129.17	
OCT INFORM 10/01/22 91 20	2210 310-51300-31600		*	1,041.67	
10/01/22 91 20	AGENT SERVICES 2210 310-51300-42000		*	90.55	
POSTAGE 10/01/22 91 20	2210 310-51300-42500		*	114.75	
	2210 310-51300-41000		*	736.35	
TELEPHONE	GOVERNME	NTAL MANAGEMENT SERVICES			6,545.33 001819
10/12/22 00146 9/26/22 JAK09220 20	2209 320-57200-45507			615.00	
DEEP CLEAN 10/01/22 JAK10220 20	2210 320-57200-45507		*	1,522.91	
OCT JANITO	RIAL CLEANING JANI-KIN 	G OF JACKSONVILLE			2,137.91 001820

AP300R YEAR-TO-DATE ACCOUN *** CHECK DATES 10/01/2022 - 10/31/2022 *** MEADOW BANK A	VTS PAYABLE PREPAID/COMPUTER C VIEW @ TWIN CREEKS GF MEADOW VIEW-GENERAL	CHECK REGISTER	RUN 12/08/22	PAGE 3
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# SUB S	VENDOR NAME SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
10/12/22 00126 8/16/22 3792 202207 310-51300-31500 JUL GENERAL COUNSEL		*	395.00	
KE I	LAW GROUP, PLLC			395.00 001821
10/12/22 00022 9/16/22 13129561 202209 320-57200-45506		*	699.13	
SEP POOL CHEMICALS 9/16/22 13129561 202209 320-57200-45506 SEP ACTIV POOL CHEMICALS		*	343.20	
9/26/22 13129561 202209 320-57200-45506 SEP POOL CHEMICALS		*	556.05	
9/26/22 13129561 202209 320-57200-45506 SEP ACTIV POOL CHEMICALS		*	343.20	
	LSURE			1,941.58 001822
10/12/22 00020 10/01/22 184 202210 320-57200-45504 OCT CONTRACT ADMIN		*	3,600.00	
10/01/22 184 202210 320-57200-45500 OCT FAC MANAGEMENT		*	6,503.83	
10/06/22 185 202210 320-57200-44200 RPLCD BRKN BEARING		*	2,800.00	
RVLCD BRAN BEAKING RIVE	ERSIDE MANAGEMENT SERVICES			12,903.83 001823
10/12/22 00159 9/23/22 14448 202210 320-57200-49400 DJ ROSS EVENT 11/5/22		*	400.00	
POS	S RUBEN DBA			400.00 001824
10/12/22 00046 9/20/22 19166667 202209 320-57200-45917 SEP PEST CONTROL		*	199.50	
	NER PEST CONTROL LLC			199.50 001825
10/12/22 00013 8/18/22 65158 202208 320-53800-45004 ADD CORD GRASS PH2 SPORTS		*	4,451.36	
8/30/22 65160 202208 320-53800-45004 PH2 LANDSCAPE ENHNCD WORK		*	1,512.50	
9/01/22 65154 202209 320-53800-45003 SEP LANDSCAPE MAINT PH2P2		*	8,420.00	
9/01/22 65155 202209 320-53800-45003 SEP LANDSCAPE MAINT 3A		*	9,100.00	
9/01/22 65156 202209 320-53800-45003		*	9,011.47	
WEST	GORANGE NURSERIES, INC			32,495.33 001826
10/12/22 00040 9/01/22 JAX42547 202209 320-53800-45003 SEP LANDSCAPE MAINTENANCE		*	17,811.85	
9/02/22 JAX42245 202209 320-53800-45004 RELOCATE 2 CRAPE MYRTLES		*	975.00	
	LOWSTONE LANDSCAPE-SOUTHEAST, I	JLC		18,786.85 001827

AP300R *** CHECK DATES	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COM 10/01/2022 - 10/31/2022 *** MEADOW VIEW @ TWIN CREEKS GF BANK A MEADOW VIEW-GENERAL	PUTER CHECK REGISTER	RUN 12/08/22	PAGE 4
CHECK VEND# DATE	INVOICEEXPENSED TO VENDOR NAME DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
10/25/22 00038	10/07/22 265351-D 202210 320-57200-44200 RPLC EQUIP-LIGHTNING DMGD	*	3,255.00	
	ATLANTIC SECURITY			3,255.00 001828
10/25/22 00036	10/04/22 11052022 202210 320-57200-49400	*	2 080 00	
	10/07/22 204944 202209 310-51300-31100	INC		2,080.00 001829
10/25/22 00005	10/07/22 204944 202209 310-51300-31100	*	1,770.50	
	SEP PROFESSIONAL SERVICES ENGLAND THIMS & MILLER, IN(2		1,770.50 001830
10/25/22 00045	9/30/22 75046 202209 320-53800-45005	*	1,769.14	
	SEP LAKE MAINTENANCE FUTURE HORIZONS, INC.			1,769.14 001831
10/25/22 00126	10/19/22 4483 202209 310-51300-31500	*	1,310.00	
	SEP GENERAL SERVICES KE LAW GROUP, PLLC			1,310.00 001832
10/25/22 00014	10/01/22 618602 202210 320-57200-45915	*	2,307.62	
	OCT FITNESS EQUIP LEASE MUNICIPAL ASSET MANAGEMENT	, INC		2,307.62 001833
10/25/22 00150	9/15/22 128 202209 320-57200-45508	*	2,700.00	
	FACILITY MAINTENANCE MY CLEAN ROOF			2,700.00 001834
10/25/22 00020	9/30/22 186 202209 320-57200-45509	*	887.50	
	SEP PRIV EVENT ATTENDANT 9/30/22 187 202209 320-57200-49400	*	337.50	
	SPEC EVNT ASSIST THRU9/22 9/30/22 188 202209 320-57200-45501	*	2,054.82	
	LIFEGUARD SRVS THRU 9/22 9/30/22 189 202209 320-57200-45502	*	163.19	
	KAYAK ATTNDNT 9/1-10/2/22 10/13/22 190 202209 320-57200-45508	*	2,878.00	
	SEP FAC MAINT 10/13/22 190 202209 320-57200-44200	*	1,958.00	
	SEP MAINT SUPPLIES RIVERSIDE MANAGEMENT SERVIO	CES		8,279.01 001835
10/25/22 00161	9/22/22 0422 202209 320-57200-44200	*	405.00	
	CLEAN CLBHS FIREPLACE RODNEY SULLIVAN DBA			405.00 001836

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER *** CHECK DATES 10/01/2022 - 10/31/2022 *** MEADOW VIEW @ TWIN CREEKS GF BANK A MEADOW VIEW-GENERAL	CHECK REGISTER	RUN 12/08/22	PAGE 5
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
10/25/22 00048 10/07/22 100568 202210 320-57200-44207 RPR FITNESS EQUIPMENT SOUTHEAST FITNESS REPAIR	*	1,003.30	1,003.30 001837
10/25/22 00148 6/01/22 19730 202206 320-57200-45420 RPR EXIT GATES THE GATE STORE,INC.	*		337.50 001838
10/25/22 00160 10/19/22 0335 202210 320-57200-49400 10/31/22 SAX EVENT TROY V HARRIS JR DBA	*	850.00	
10/25/22 00046 10/17/22 19369930 202210 320-57200-45917 OCT PEST CONTROL TURNER PEST CONTROL LLC	 *	199.50	199.50 001840
10/25/22 00013 8/15/22 75556 202208 320-53800-45004 INSTL CALADIUMS-SUMMER'22	*	9,488.82	
10/01/22 65164 202210 320-53800-45003	*	9,011.47	
OCT LNDSCP MAINT-PH2TWNHS 10/01/22 65165 202210 320-53800-45003	*	8,420.00	
OCT LNDSCP MAINT-PH2P2 10/01/22 65166 202210 320-53800-45003 OCT LNDSCP MAINT-3A	*	9,100.00	
WEST ORANGE NURSERIES, INC			36,020.29 001841
10/25/22 00040 9/29/22 JAX43473 202209 320-53800-45009	*	420.00	
IRRIG RPR AT CONTROLLER C 10/15/22 JAX44146 202210 320-53800-45003	*	17,812.00	
OCT LANDSCAPE MAINTENANCE YELLOWSTONE LANDSCAPE-SOUTHEAST,	, LLC		18,232.00 001842
		239 549 38	
TOTAL FOR REC	JISTER	239,549.38	

Community Development District

Construction Funding Request #40 September 8, 2022

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

Total Funding Request \$ 62,058.17

Please make check payable to	o: Meadow View at Twin Creeks CDD c/o GMS LLC 475 West Town Place Suite 114 St. Augustine FL 32092
Signature:	Chairma /Vice Chairman
Signature:	\smile
DHAN A MAR	Secretary/Asst. Secretary

.....

Approved JErickson	200 45505 Pool Maint 9.30.22 Blg Z Pool Service, LLC 172 Stokes Landing Rd Saint Augustine, FL 32095 office@bigzpoolservice.com bigzpoolservice.com	135A 135A		ə 11317
BILL TO Meadow View At Twin Creeks CDD (Beacon Lake) 850 Beacon Lake Parkway St Augustine, FL 32095	<u></u>	DATE 10/01/2022	PLEASE PAY \$1,298.00	DUE DATE 10/31/2022
PRODUCT/SERVICE	QTY	RATE		AMOUNT
Services 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/ April-September 3 visits per week: Mon/Wed/Fri	Fri			
Cleaning Services Include the Following -Skimming of the pool surface, keeping gutters free from debris. -Vacuum -Brushing of the walls/stairs				
-Waterline Tile Cleaning -Backwashing of the filters -Filtration Maintenance i.e., pump bask Orings				
-Water Chemistry, to check and balanc chemicals -DOH Documentation Logging				
Note: we will keep the feature pump tra	p			

If you have any questions please give us a call at 904-868-46601 Zach Sullivan Big Z Pool Service, LLC Licensed & Insured CPC#1459355

PRODUCT/SERVICE QTY	RATE	AMOUN
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	TOTAL DUE	\$1,298.00
card is subject to a 3.5% processing fee.		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

•

10/3/22 - Approved 1.320.57200.49400 9.30.22 Jennifer Erickson

36A

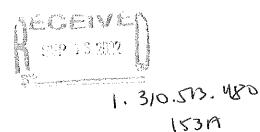
					invo	ice
	BO NOEB	Bouncers	, Slides, and	More Inc.	Date: August 20, 20	22
		1915 Blue	ebonnet Wa	y	involce No.: 08202	2.28
	-L DE	Fleming	sland, F L			
	8	32003				
L	MID XE					
	<u>Name / Address</u>	Addition	al Details:			
	Attn:					
	Meadow View at Twin Creeks					İ
	Riverside Management Service Inc.					
	Governmental Management Services Inc.					
	Description	Quantity	<u>Rate</u>	Discount	Subtotal	Extended
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 LaneAvalanche	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
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10	a province and province and the second statement of the second statement of the second statement of the second					
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20						
	nents:	Subtotal		<u> </u>		\$1,505.00
		Sales Tax	(0.0%)	······		\$0.00
		Total			-	\$1,505.00

	ACCO	ACCOUNT #	PAGE #	
LOCALIQ	Meadow View	At Twin Creeks Cdd	764130	1 of 1
FLORIDA	INVOICE #	BILLING PERIOD	PAYMENT DU	ie date
FLORIDA	0004846904	Aug 1- Aug 31, 2022	September 2	0, 2022
	PREPAY (Memo Info)			INT DUE
	\$0.00	-\$94.24	\$709.2	25
BILLING ACCOUNT NAME AND ADDRESS	BILLING INQUIRIE	S/ADDRESS CHANGES	FEDERA	LID
	1-877-736-7612 0	r smb@ccc.gannett.com	47-23909	983
Meadow View At Twin Creeks Cdd 475 W. Town Pl. Ste. 114 Saint Augustine, FL 32092-3649]]]]]]]]]]]]]]]]]]]]]]]]]]]]]]]]]]]]	tate of 18% pe Advertiser claim must be submitt or the claim will	Legal Entity: Gannett Med dilitons: Past due accounts a r annum or the maximum lag is for a credit related to rates ed in writing to Publisher within be waived. Any credit lowards lays of Issuance or the credit w All funds payable in US of	re subject to interest al rate (whichever is incorrectly involced of 30 days of the invoic a future advertising m ill be forfeited.	i less). or peid :e date

00007641300000000000048469040007092567179

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

Date	Desc	ription						Amount
8/1/22	Balan	ce 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



PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT LOCALIQ ACCOUNT NAME PAYMENT DUE DATE AMOUNT PAID Meadow View At Twin Creeks Cdd September 20, 2022 **FLORIDA** ACCOUNT NUMBER **INVOICE NUMBER** 764130 0004846904 120+ DAYS CURRENT **30 DAYS** 60 DAYS 90 DAYS UNAPPLIED TOTAL AMOUNT DUE DUE PAST DUE PAST DUE PAST DUE PAST DUE PAYMENTS \$311.48 \$311.48 \$0.00 \$180.53 \$0.00 -\$94.24 \$709.25 REMITTANCE ADDRESS (Include Account# & Involce# on check) TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW: VISA MASTERCARD DISCOVER AMEX CA Florida Holdings, LLC PO Box 631244 Card Number Cincinnati, OH 45263-1244 Exp Date CVV Code 1 1 Signature Date

000076413000000000000048469040007092567179

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

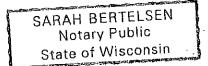
The St Augustine Record, a daily newspaper published in St Johns County, Florida; and of general circulation in St Johns County; and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's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

MM	hul	11-
Legal Clerk	hR	А
Notary, State of WI, County of Brown		
My commision expires		
Publication Cost:	\$622.96	
Order No:	7567434	# of Copies:
Customer No:	764130	0
PO #:		
THIS IS NOT	' AN INVOIC	E!

Please do not use this form for payment remittance.



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 SUPERVISOR'S MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Meadow View at Twin Creeks. Community Development District ("District") will field 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 22092.

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 first 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 ("OtaM Assessmenta") upon the landa located within the District, to fund the Proposed Budget for Fiscal Year 2022/2023; to consider the adoption of an assessment on and, to provide for the layr, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and layr, O&M Assessmants 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 benefitted property within the District for the purpose of funding the District's general actinistrative, operations, and maintenance budget. A georgaphic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached herato. The table below shows the achedule of the proposed O&M Assessments, which are subject to change at the hearing:

'Land Use'	Total # of Linits / Arres	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	\$1,479.19
73' Premium Lots	103	1,39	\$1,586.81

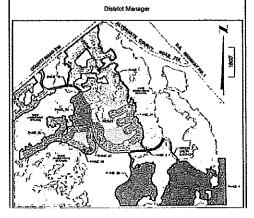
(1) Annual ORAS Assessment as shown does not include County collection costs and easily payment discussion

The OBM Assessments may be collected on the County tax roll or by direct bill from the Districts Menager. Note that the OBM Assessments are in addition to any deb service assessments, if any previously levice by the District and due to be collected for Flacal Year 2022/2023, IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FALURE 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, LLO Ph: S04-940-5650 ("District Manager's Office"). The public hearings and meeting may be continued to a date, time, and place to be apecified 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 Ibidrid Manager's Office al eact forty-eight (%) 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 (177) / 1-800-855-8770 (Voice), for sid in contacting the District Manager's Office.

Please note that all affected property owners have the tight to appear and comment at the public hearings and meeting, and may also file written objections with the Dishid Manager's Office within twenty (d) 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 varbatim 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 heaits to contact the District Manager's Office.



1 320 57200 45400 Security Monitoring Approved Jennifer Erickson 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 2	022	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 Se 2022	eptember	40	28.00	1,120.00T
Long Term Security Services Commercial	Security Services 21-25 Septembe	r 2022	40	28.00	1,120.00T
	posing us as your security provider. preciate the opportunity. 5536	SUBTOTAL TAX (0) TOTAL			4,256.00 0.00 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

INVOICE

DATE	INVOICE #
9/14/2022	43895

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

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	D	ESCRIPTION		RATE	AMOUNT
	SITE: BEACON LAKE - C MAIN ENTRANCE - ENTRANCE SIDE	@ BEACON PKWY	,		
	QUOTED: - PULLED & SET SUB PU	MP		2,100.00	2,100.00
	MATERIAL: 5 HP, 230V, SINGLE PHA	SE LIQUID END		850.00	850.00
	*NOTE: - 2" UNION ON DISCHAR (DRIPPING/LEAKING) - PLUMBED TIGHT TO FI REPLACEMENT OR REM	LOW METER THAT			
	C.H.a Terisar	un hion Repairs 53800.4	768		
	1.320.	53800.4	5009		
18% APR will be applie Visa or Mastercard Acce	d to any invoice not paid in fu opted	Il within 30 days.	Тс	otal	\$2,950.00
LABOR ARE PROVID INSTALLATION, LAB	A ONE YEAR MANUFACT ED FREE OF CHARGE FOR IOR IS NOT COVERED UNI BE BILLED AT THE CURRE	A 30 DAY PERIOD I DER WARRANTY AF	FOLLOWING Pa	yments/Ci	redits \$0.00
*ALL DISCREPANCIE	S MUST BE REPORTED WI ECTION & ATTORNEY'S F.	THIN 10 DAYS.		lance Du	I e \$2,950.00



1. 310.513.31100 SA

17348.00000

Meadow View at Twin Creeks Community Development District 475 W Town Place Suite 114 St. Augustine, FL 32092 May 09, 2022 Project No: Invoice No:

9/23 Approved

0202817

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

CDD Meeting in person 4-21-22 Send CUP Maps to Edmond Work on Cup Issues with Edmund (SJRWMD) Prepare and review monthly requisitions <u>Professional Services rendered through April 30, 2022</u> **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 Labo	r				829.50
		Invo	ice Total this	Period	\$829.50

England-Thims & Miller, Inc. BEALEDS IN PLANES SURFORMED AND LADGE AND THE COMMENTS MITS COST. AUGUST MEMORY AND A DECEMBER DOWNER CONTROL DOWNER CONTROL DOWNER

Envera	Appro 9,23,2	57200 45400 Security ved Jennifer Erickson	Monitoring	In	voic	e
8281 Blaikie Cou Sarasota, FL 342 (941) 556-0743	rt	1149		Invoice Number 719849	0	Date 09/ 23/2022
				Customer Numbe 300380		Due Date 11/01/2022
				Paç	je: 1	
Custor	mer Name	Customer Number	PO Number	Invoice Da	ite	Due Date
Meadow View a	it Twin Creeks CDD	300380		09/23/202	2	11/01/2022
Quantity	Description			Months	Rate	Amount
Meadow View a	t Twin Creeks CDD	- 850 Beacon Lake Pkwy, Sai	nt Augustine, FL			
1.00	Add Res as of 8 09/01/2022 - 10			2.00	\$64.00	\$128.00
					Subtotal:	\$128.00
	Tax					\$0.00
	Payments/Cre	dits Applied				\$0.00
				Invoice Bala	ance Due:	\$128.00

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

Date 9/23/2022	Invoice # 719849	Description Alarm Monitoring Services		nount Balance Due 28.00 \$128.00
Envera 8281 Blaikie Court Sarasota, FL 34240	3		Inv	oice
(941) 556-0743	,		Invoice Number 719849	Date 09/23/2022
			Customer Number 300380	Due Date 11/01/2022
			Net Due: \$128.00 Amount Enclosed:	
Meadow View at C/O GMS LLC 475 West Town P Saint Augustine,			Envera PO Box 2086 Hicksville, NY 11802	

1 320 57200 45400 Security Monitoring Approved Jennifer Erickson 10.03.22

Envera

8281 Blaikie Court Sarasota, FL 34240 (941) 556-0743 114A

Invoice

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

Page: 1

Custo	mer Name	Customer Number	PO Number	Invoice E	ate	Due Date
Meadow View a	at Twin Creeks CDD	300380	an an an Arran an Ar Arran an Arran an Arr	10/01/20	22	11/01/2022
Quantity	Descri ption		see to the projection of the state	Months	Rate	Amount
2358 - Gate Ac	cess - Meadow View a	nt Twin Creeks CDD - 850 Be	acon Lake Pkwy, Saint	Augustine, FL		·
1.00	Envera Klosk Sy 11/01/2022 - 11/	and the second		1.00	\$500.00	\$500.00
1.00	Data Manageme 11/01/2022 - 11/			1.00	\$150.00	\$150.00
1.00	Service & Mainte 11/01/2022 - 11/	G 66166		1.00	\$334.54	\$334.54
1.00	Virtual Gate Gua 11/01/2022 - 11/			1.00	\$480.00	\$480.00
					Subtotal:	\$1464.54
	Тах					\$0.00
	Payments/Cred	its Applied				\$0.00
				invoice Ba	lance Due:	\$1 46 4.5 4

Date 10/1/2022	Invoice # 720306	Description Alarm Monitoring Services	Am \$146	ount Balance Due 4.54 \$1464 .54
Envera				
8281 Blaikie Court Sarasola, FL 3424			Invo	Dice
(941) 556-0743	U .		Invoice Number 720306	Date 10/01/2022
			Customer Number	Due Date
			300380	11/01/2022
			Net Due: \$1,464.54 Amount Enclosed:	
Meadow View at C/O GMS LLC 475 West Town F Saint Augustine,		E C	Envera PO Box 2086 Hicksville, NY 11802	

Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 90 Invoice Date: 9/15/22 Due Date: 9/15/22 Case: P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2023		10,000.00	0 10,000.00
1.310.513.310			
IA			
	Total		\$10,000.00
	Paymen	ts/Credits	\$0.00
	Balance	Due	\$10,000.00

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

Invoice

Invoice #: 91 Involce Date: 10/1/22 Due Date: 10/1/22 Case: P.O. Number:

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

Management Fees - October 2022 Website Administration - October 2022 Information Technology - October 2022 Dissemination Agent Services - October 2022 Postage Copies 1.310.513.425 Telephone 1.310.513.410		4,341.17 91.67 91.67 129.17 1,041.67 90.55 114.75 736.35 90.55 736.35
	Total Payments/Cre	\$6,545.33 edits \$0.00

MA

1.320.57200.45507 Approved 9.27.22 146A Jennifer Erickson

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

32207

Invoice Date Number 09/26/2022 JAK09220575 **Due Date** Cust# Upon Receipt 486022 Invoice Amount Amount Remitted \$ 615.00

Sold To: MEADOW VIEW AT TWIN CREEKS CDD

475 WEST TOWN PLACE STE 114 ST AUGUSTINE FL 32092

BEACON LAKE

859 BEACON LAKE PKWY

ST AUGUSTINE

BEACON LAKE

ST AUGUSTINE

859 BEACON LAKE PKWY

For:

For:

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

FL 32095

Sold To: MEADOW VIEW AT TWIN CREEKS CDD 475 WEST TOWN PLACE STE 114 ST AUGUSTINE FL 32092

PO Number Franchisee Due Date **Invoice No** Date Cust No Sismn No 09/26/2022 486022 KINGDOM HANDS INVESTMENTS, LLC Upon Receipt JAK09220575 CRISTINE TRELLE

Quantity	Description	Unit Price	Extended Price
1	DEEP CLEAN OF ENTIRE KITCHEN	615.00	615.00
	Make All Checks Payable To:	Amount of Sale Sales Tax	\$ 615.00 \$ 0.00
	Make All Checks Payable To: JANI-KING OF JACKSONVILLE	Total	\$ 615.00

1 320 57200 45507 Approved 9.30.22 146A Jennifer Erickson JANI-KING OF JACKSONVILLE 5700 ST. AUGUSTINE ROAD JACKSONVILLE FL 32207 (904) 346-3000

Janj The king of Jean O
 Invoice

 Date
 Number

 10/01/2022
 JAK10220290

 Due Date
 Cust #

 10/31/2022
 486022

 Invoice Amount
 Amount Remitted

 \$ 1,522.91
 10/2000

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

ST AUGUSTINE

859 BEACON LAKE PKWY

BEACON LAKE

For:

FL 32095

PO Number Invoice No Date Cust No Sismn No Due Date Franchisee JAK10220290 10/01/2022 486022 10/31/2022 **CRISTINE TRELLE** KINGDOM HANDS INVESTMENTS, LLC Quantity Description **Unit Price** Extended Price 1 MONTHLY CONTRACT BILLING AMOUNT FOR OCTOBER 1522.91 1522.91 Amount of Sale \$ 1,522.91 Sales Tax 0.00 \$ Make All Checks Payable To: Total \$ 1,522.91 JANI-KING OF JACKSONVILLE

INVOICE

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

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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

Туре	Professional	Date	Notes	Quantity	Rate	Total
Service	AL	07/15/2022	Follow up on security services agreement.	0.10	\$225.00	\$22.50
Service	МН	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
				Tot	al	\$395.00

Detailed Statement of Account

Current Invoice				
Involce 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 Please pay within 30 days		Group, PLLC	٩	119- approved by J.O.

1.310.573.315 126A

Page 1 of 1

haran	sure	Jennifer Ericks Invoice	2214	Date Invoice :	# 1	9/16/2022 131295610103
1707 Townhurst Dr			Terms	Net 20		
Houston TX 77043			Due Date	10/6/2022		
ar@poolsure.com 800-858-POOL (76	65)		PO #		·····	
www.poolsure.com		De	livery Ticket #	Salas Order #1	341092	
			Delivery Date	9/7/2022		
lill To	uman Areana à Saiter Area	Del	Ivery Location	Meadow View 8	t Twin Creeks CI	DD Pool (Beac
Aeadow View at Twin	Creeks CDD		Customer#	13BEA030		
75 West Town Place			AZ License #	#331721		
Sulte 114 St. Augustine FL 320			Ship To	755 Cr-210 \ St Johns FL	32259	
ATE FEE: This constitute nonih late charge and alto	s notice under the truth in lend orney fees.	ing act that any accounts	remaining unpaid af	er the due date	are subject to 1	172% per
tem ID	Item		Quantity	Units	Rate	Amount
15-300	Bleach Minibulk Delivere		22		1.65	371.25
35-057	Stabilizer/CYA-Bag		.	1	148.00	148.00
35-010	Sodium Bicarbonate 50#	h		5	29,98	179.8
55-610		~~3				
	SE	2 2 3 2022 J				
			Shipp	ing Cost (FE	Subtot DEX GROUNI Tot Amount Di	D) 0.00 al 699.13
emittance Slip			Amount Due		\$699,13	



- . .

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pool	sure	Invoice		Date Invoice	#	9/16/2022 131295610104
1707 Townhurst Dr			Terms	Net 20		
Houston TX 77043 ar@poolsure.com			Due Date	10/6/2022		
800-858-POOL (760	35)		PO#			
www.poolsure.com		Deli	very Ticket #	Sales Order #1	1341091	
			Delivery Date	9/7/2022		
Bill T o		Deliv	ery Location	Meadow View	at Twin Creeks CI	DD Activity Po
Meadow View at Twin	Creeks CDD		Customer #	13BEA030		
475 West Town Place			AZ License #	#331721		
Suite 114 St. Augustine FL 3209	12		Ship To	Meadow View at Twin Creeks C 755 Cr-210 W St Johns FL 32259		eks CDD
month late charge and atto				-		
Item ID 115-300	Item Bleach Minibulk Delivered		Quantity 150	Units	Rate 1.65	Amount 247.50
				J		
160-050	Pool Acid bulk by Gallon		30	gal	3.19	95.70
	1 320 57200 45506 Approved 9.20.202 Jennifer Erickson みみや	1	S			

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

Remittance Slip

Customer 13BEA030 Invoice # 131295610104



Amount Due Amount Paid \$343.20

Make Checks Payable To

Poolsure PO Box 55372 Houston, TX 77255-5372

	sure	Invoice		Date Involce #	# 1	9/26/2022 31295610254
1707 Townhurst Dr			Terms	Net 20		
Houston TX 77043 ar@poolsure.com			Due Date	10/16/2022		
800-858-POOL (76	65)		PO #			
www.poolsure.com		Del	ivery Ticket #	Sales Order #13	341354	
			Delivery Date	9/26/2022		
Bill To		Deliv	ery Location	Meadow View a	t Twin Creeks CD	D Activity Po
Meadow View at Twin	Creeks CDD		Customer #	13BEA030		
475 West Town Place Suite 114 St. Augustine FL 32092			AZ License #	#331721		
			Ship To	Meadow Viev 755 Cr-210 V St Johns FL		ks CDD
month late charge and atto	notice under the truth in lenc rney fees.	ling act that any accounts re	Pc(224	prevel	are subject to 1 200.45506	
Item ID	ltem		Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivere	đ	150	gal	1.65	247.50
160-050	Pool Acid bulk by Gallon		30	gal	3,19	95.70

Subtotal Sh**ipping Cost (F**EDEX GROUND) Total Amount Due

343.20 0.00 343.20 \$343.20

Remittance Slip

Customer 13BEA030 Involce # 131295610254



Amount Due Amount Paid \$343.20

Make Checks Payable To

Poolsure PO Box 55372 Houston, TX 77255-5372

T		1 320 57200 45506 Approved 10.5.2021 Jennifer Erickson	Pool Chemic 22A	als		
pool	sure	Invoice		Date Invoice #	1:	9/26/2022 31295610258
1707 Townhurst Dr			Terms	Net 20		
Houston TX 77043 ar@poolsure.com			Due Date	10/16/2022		
800-858-POOL (766	35)		PO #			
www.poolsure.com			ivery Ticket #	Sales Order #13	41355	
			Delivery Date	9/26/2022		
Bill To		Delly	very Location	Meadow View at	Twin Creeks CD	D Pool (Beac
Meadow View at Twin	Creeks CDD		Customer #	13BEA030		
475 West Town Place Suite 114			AZ License #	#331721		
St. Augustine FL 3209	92		Ship To	Meadow View 755 Cr-210 W St Johns FL 3	v at Twin Cree / 32259	ks CDD
LATE FEE: This constitutes month late charge and atto	notice under the truth in i mey fees.	nding act that any accounts re	maining unpaid af	er the due date	are subject to 1	1/2% per
Item ID	Item		Quantity	Units	Rate	Amount
Item ID 115-300	Item Bleach Minibulk Delive	ered	Quantity 25	and all a state of the state of	Rate 1.65	Amount 412.50
115-300	Bleach Minibulk Dellve		25) gal	1.65	412.50
			Contraction of the second states of the second stat) gal		

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

\$556,05

ł

Remittance Silp

Customer 13BEA030 Invoice # 131295610258

131295610258

Amount Due Amount Paid

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

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

Invoice

Invoice #: 184 Invoice Date: 10/1/2022 Due Date: 10/1/2022 Case: P.O, Number:

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

Description	20 A	Hours/Qly Rate	Amount
1.320.57200.45504 - Contract Administration - (1.320.57200.45500 - Facility Management - Me 2022	October 2022	3,60	Amount 00.00 3,600.00 03.83 6,503.83
Ang Land	ht		
		Total	\$10,103.83
		Payments/Credit	
		Balance Due	\$10,103.83

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

Invoice

Invoice #: 185 Invoice Date: 10/6/2022 Due Date: 10/6/2022 Case: P.O. Number:

10/6 approved by JO

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

,

Description	20A	Hours/Aty	Flate	Amount
Replaced broken 2 1/4° pillow block bearing for the tipping to the splash park	ł		2,800.00	2,800.00
Repair / Replace 1.320,57200,4420				
1.320.57200.4420	D			
Juny Lanhut 10.6.22				
		Total	······································	\$2,800.00
		Paymen	ts/Credits	\$0.00
		Balance	Due	\$2,800.00
			\checkmark	

MEADOW VIEW AT TWIN CREEKS CDD

RIVERSIDE MANAGEMENT SERVICES, INC. INVOICE DETAIL

DescriptionAmountReplaced broken 2 1/4" pillow block bearing for the
tipping water bucket on the splash park\$ 2,800.00

TOTAL DUE:

\$ 2,800.00

SO

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 1.320 572.494

Description	Date	Time	Pri	IGE .
DJ Ross	November 5th, 2022	•	\$	400.00
Total Due by November 5th, 2022	ļ		\$	400.00

Please make out all checks to Live Entertainment Solutions.

I ECEIVED

SEP 2 3 2022

1

Service Slip/Invoice Pest Turner Pest Control LLC INVOICE: 19166667 P.O. Box 952503 DATE: 9/20/2022 Allanta, GA 31192-2503 904-355-5300 ORDER: 19166667 Control PAVNETIT ADDRESS; Taxas Peri Control LLC + P.O. Box \$57563 + Adarta, Georgia Sti \$2.569 904-356-5563 - Fax: 904-358 - Tox Fraz ICO #25-6565 - furtherpest.com West fatt for [385188] (385188) 904-627-9271 to anon Meadow View at Twin Creeks CDD Beacon Lake Amenity Center Chris Hall **Brian Stephens** 475 W Town pl 850 Beacon Lake Parkway St Augustine, FL 32095-7458 Sulte 114 Saint Augustine, FL 32092 Workedate Trine Televel Van filmeth \$/20/2022 01:01 PM MICE, RATS, ROACH, S 01:01 PM Punchase Order Terms Deast Service Map Book Time (991 NET 30 0/20/2022 01:33 PM Passifikon l'une -CPCM Commercial Pest Control - Monthly Service \$199.50 SUBTOTAL \$199,50 TAX \$0.00 AMT. PAID \$0,00 TOTAL \$199,50 46A C. Hanc Pest Control 1.320.57200.45917 AMOUNT DUE \$199.50 1 Alexandre **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 08/18/2022 TERMS/Net:30

INSTALLED

4,451.36

DUE DATE 09/17/2022

(OTY)

1

ACTIVITY DESCRIPTION	

Maintenance Sports Park Add Cord grass in between each court (3 areas) Cypress mulch Work performed 08/17/22

TOTALDUE

\$4,451.36

AMOUNT

4,451.36

13A

C. Aan Landscape Contingency 1.320.53800.45004



West Orange Nurserles, 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
	Monthly Lawn Maintenance : Includes Pest Control & Fertilization to Property	1	8,420.00	8,420.00
	TOTAL DUE		\$I	B,420.00

13A

C. Ham Landscope 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 Not 30

\$9,100.00

DUE DATE 10/01/2022

Maintenance	Monthly Lawn Maintenance : Includes Pest Control &	1	9,100.00	9.100.00
	Fertilization to Property		•	•,•••••

13A C. Harn Landscape Maint, 1.320.53800. 45003

TOTAL DUE



West Orange Nurserles, 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

\$9,011.47

DUE DATE 10/01/2022

SHIP DATE

03/01/2019

1	9,011.47	9,011.47
·	***	
9		

BB

C. Hour Land scope Maint. 1. 320. 53800. 45003

TOTALDUE



West Orange Nurserles, 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

Description of the second s

SHIP TO Meadow View @ Twin Creeks Beacon Lake Phase 2 Landscape Enhancement Work

INVOICE 65160

DATE 08/30/2022 TERMS Net 30.

DUE DATE 09/29/2022

ACTIVITY DESCRIPTION	QTY	INSTALLED	AMOUNT	
Maintenance Beacon Lake Phase 2 - Landscape Enhancement Work Performed 08/23/22	1	1,512.50	1,512.50	
TOTALIDUE		\$	1,512.50	

C. Har 13A Candscape Contingency

1. 320. 53800. 45004



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

Property Name; Meadow View at Twin Creeks CDD

ĺ	N	V	$\langle \rangle$	Ì	Ć,	27

INVOICE # INVOICE DATE JAX 425473 9/1/2022 TERMS PO NUMBER Net 30

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: October 1, 2022 Invoice Amount: \$17,811.85

escription Current Amount Ionthly Landscape Maintenance September 2022 \$17,811.85

Invoice Total

\$17,811.85

40A C. Acce-Landscope Maint.

1.320, 53800. 45003

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



Bill To:

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

Property Name: Meadow View at Twin Creeks CDD

INVOICE

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

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

Description Relocate 2 Crap	Curr	ent Amount
Labor		\$975.00

Invoice Total

\$975.00

C. Haven 40A Land scape Confingency 1.320.53800.45004

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



1 320 57200 General Fund Approved 10.7.2022 Jennifer Erickson

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

\$3,255.00

	PLEASE PAY BY AMOUNT	INVOICE DATE
Mandam Minus at Train Ora alta COD	11/04/2022 \$3,255,00	10/07/2022
Meadow View at Twin Creeks CCD 475 West Town Place Suite #114 St Augustine FL 32092	INVOICE NO. 26535	
	Site: 850 Beacon La Augustine Site Address: 850 Beacon La St Augustine F	kes Pkwy
38A * Install new equipment to replace original equipment that was damaged by lightening strike.	Job No.: 73496 Job Name: Order No.:	
	-	
Equipment & Installation		
A00533	Sub-Total ex Tax	\$6,510.00
	Tax	\$0.00
	Total	\$6,510.00
	Previous Claim Amount (0.00%)	\$0.00
	This Claim Amount (50.00%)	\$3,255.00
	Amount Remaining (50.00%)	\$3,255.00
"Thank you-we really appreciate your business! Please send payment within 21 days	of Sub-Total ex Tax	\$3,255.00
receiving this invoice.	Tax	\$0.00
IMPORTANT: Please remember to test your system monthly.	Total inc Tax	\$3,255.00
Need automation for your home? Visit us online at www.smarthome.biz	Amount Applied	\$0.00
There will be a 1.5% interest charge per month on late invoices.	Balance Due	\$3,255.00
How To Pay		DIGE NO. 265351
now to ray		
Credit Card (MasterCard, Visa, Amex)	Mali	
Nonactivase of C	Detach this section and mail check to:	
Credit Card No.	Atlantic Security 1714 Cesery Blvd Jacksonville, FL 32211	

Į CCV; Card Holder's Name: Expiry Date: // Signature: NAME: Meadow View at Twin Creeks CCD DUE DATE: 11/04/2022 AMOUNT DUE:

Please Reference: 265351



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

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

PLEASE PAY BY 11/04/2022



INVOICE DATE 10/07/2022

INVOICE NO. 265351 - DEPOSIT

Site: Job No.: Job Name: Örder No.:

850 Beacon Läkes Pkwy St Augustine Site Address: 850 Beacon Lakes Pkwy St Augustine FL 32092 73496

. Gradetsin

AMOUNT DUE:

Equipment & Installation Access

\$6,510.00
\$0.00
\$6,510.00
\$0.00
\$3,255.00
\$3,255.00

"Thank you-we really appreciate your business! Please send payment within 21 days of	Sub-Total ex Tax	\$3,255.00
receiving this involce.	Tax	\$0.00
IMPORTANT: Please remember to test your system monthly.	Total inc Tax	\$3,255.00
Need automation for your home? Visit us online at www.smarthome.biz	Amount Applied	\$0.00
	Balance Due	\$3,255.00
There will be a 1.5% interest chame per month on late invoices		

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

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Meadow View at Twin Creeks CCD

Signature:

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ccv:

How To Pay

NAME:

Credit Card (MasterCard, Visa, Amex)

Credit Card No.

Card Holder's Name

Expiry Date: 1

D. Please Reference: 265351

Mail

Detach this section and mail check to: Atlantic Security

1714 Cesery Blvd Jacksonville, FL 32211

DUE DATE: 11/04/2022 \$3,255.00

C. Hall 10/17/22 Repairs & Replace mentes 001. 320.57200. 44200 38 A

Page 1/3

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



PLEASE PAY BY	AMOUNIT	INVOICE DATE
11/04/2022	\$3,255.00	10/07/2022

INVOICE NO. 265351 - DEPOSIT

Original Contract					
Description	Total Value		Current		To Date
		%	8	%	S
Access	\$6,510.00	50.00	\$3,255.00	50.00	\$3,255.00
Total	\$6,510.00	50.00	\$3,255.00	50.00	\$3,255.00

Claim Breakdown (Am	ount including Tax)			
Date	Invoice No.	Claimed	Paid	Amount Outstanding
10/07/2022	265351	\$3,255.00	\$0.00	\$3,255.00
Total		\$3,255.00	\$0.00	\$3,255.00

Contract Summary	
Claim to Date	\$3,255.00
Remaining Claim Balance	\$3,255.00

1 320 57200 49400 Special Events Approved 10.4.2022 Jennifer Erickson 36 Jr

					Invo	ice
	BONCER	Bouncers, Slides, and More Inc. 1915 Bluebonnet Way			Date: November 5th	, 2022
					invoice No.: 11052022.06	
	DE		Fleming Island, FL 32003			
	8	-				
	mo Xe					
	Name / Address	Addition	al Details:	11a-2p	· · · · · · · · · · · · · · · · · · ·	
	<u>Attn:</u>					
	Beacon Lakes					
	850 Beacon Lake Pkwy					
[St. Augustine, FL					
	Description	<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	Subtotal	<u>Extended</u>
1	Atomic Bungee	1	\$1,100.00	20%	\$990.00	\$990.00
2	Double Lane Obstacle Course	1	\$375.00	10%	\$337.50	\$337.50
3	XL Combination Inflatable	1	\$275.00	10%	\$247.50	\$247.50
4	22' XL Slide	1	\$450.00	10%	\$405.00	\$405.00
5	Generator	2	\$100.00	50%	\$50.00	\$100.00
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
Com	ments:	Subtotal				\$2,080.00
		Sales Tax	(0.0%)			\$0.00
		Total				\$2,080.00

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

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

Professional Services rendered through October 1, 2022

Professional Personnel

		Hours	Rate	Amount	
Senior Engineer/Senior Proj	ject 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	
Adminstrative Support					
Blair, Shelley	9/10/2022	1.50	81.00	121.50	
Totals		10.00		1,770.50	
Total Labo	r				1,770.50
		invo	ice Total this	Period	\$1,770.50

October 07, 2022

17348.00000

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0204944

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SA

1.310.513,311

Project No:

Invoice No:

Outstanding Invoices

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

England-Thims&Miller, Inc.

ENGRIGHER + PLANNERS + SURVEYORS + GIS + LANOSCAPE ARCHTECTS 14775 C45 SI, Augustice Pool + Andronecte, Platin Scient + Leisut + CA40002584 LC-0000318

Future Horizons, Inc 403 N First Street PO Box 1115 Hastings, FL 32145 USA			Invoice Number: Invoice Date: Page:	75046 Sep 30, 2022 1
Voice: 904-692-1187 Fax: 904-692-1193				
Bill To: Meadow View at Twin Creeks CDD District Accountant 1408 Hamlin Avenue, Unit E Saint Cloud, FL 34771		District Accou	Avenue, Unit E	an a
an a				
Customer ID Beacon02	Customer PO Per Contract		an a	nt Terms) Days
Sales Rep ID	Shipping Method		Ship Date	Due Date
	Hand Deliver		en e	10/30/22
Quantity Item 1.00 Aquatic Weed Control	Description Aquatic Weed Control service In September	e performed	Unit Price 1,769.1	Amount 14 1,769.14
	45A (. Hall Lake Mainten 001. 320. 5380			:
1.	Lake Mainten			1
	001. 320. 5380	5.45005		
· . · ·	Subtotal			1,769.14
Check/Credit Memo No:	Sales Tex Freight Total Involce Amount Payment/Credit Appliad			1,769.14
	TOTAL			1,769.14

Overdue involces are subject to finance charges.

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

Туре	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

INVOICE

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

10/24 Approved by J.O.

1.310.57300.31500

126A

Page 1 of 2

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	noval; email rega		

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due Payn	nents Received	Balance Due
4483	11/18/2022	\$1,310.00	\$0.00	\$1,310.00
		0	utstanding Balance	\$1,310.00
		Total A	mount Outstanding	\$1,310.00

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

Please pay within 30 days.

Municipal Asset Management, Inc.

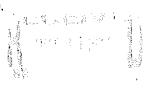
25288 Foothills Drive North Suite 225 Golden, CO 80401 (303) 273-9494

INVOICE

INVOICE NO: DATE: 0618602 10/1/2022

To: Meadow View at Twin Creeks CDD Jim Oliver 475West Town Place, Suite 114 St. Augustine, FL 32902 14A 1.320.572.45915 Oct fitness equip lease

10/12 Approved by J.O.



DUE DATE	RENTAL PERIOD
11/7/2022	

MT NUMBER	DESCRIPTION	AMOUNT
46	Lease payment due pursuant to Tax-Exempt Lease Purchase Agreement dated October 25, 2018 for the acquisition of fitness equipment	2,307.62

TOTAL DUE

\$2,307.62

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

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

THANK YOU FOR YOUR BUSINESSI

Invoice #	Due Date	Total Due	Amount Enclosed
0618602	11/7/2022	\$2,307.62	

Meadow View at Twin Creeks CDD Jim Oliver 475West Town Place, Suite 114 St. Augustine, FL 32902 Municipal Asset Management, Inc. 25288 Foothills Drive North Suite 225 Golden, CO 80401 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 build and cleaned windows	ling	\$1300.00
2)	Pressure washed all pool furnitur Light poles and pavilion fabric re		\$500.00
3)	Pressure washed paver brick pa on the side of the building. Also pressure washed sidewalks at fro building		\$500.00
4)	Pressure washed retaining wall o pond	round	\$400.00

Total \$2700.00

_____ ____

C. Hall Facility Maint. ISDA

001, 320, 57200. 45507

Make all checks payable to My Clean Root

Thank you for your business!

My Clean Roof 4771 Harpers Ferry Lone Jax FL \$2257 Phone: 904-210 6342 James Emyclean root, us

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

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

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

JUN			
Description	Hours/Qty	Flate	Amount
Private Event Attendant through September 2022	35.5	25.00	887.50
1.32.0.57200.45509			
$l \sim l \sim l$			
Any danted			
Jury Lanhit			
	 Total	<u> </u>	\$887.50
	Payments/	Credits	\$0.00
	Balance D		\$887.50

20A

MVTC CDD

PRIVATE EVENT ATTENDANT INVOICE DETAIL

<u>Quantity</u>	Description	Rate	Amount
35.5	Private Event Attendant	\$ 25.00	\$887.50
	Covers September 2022		
	TOTAL DUE:		\$887,50

Private Event Attendant 1.320.57200.45509

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

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

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

Invoice

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

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

2019

Description	Hours/Qty	Rate	Amount
pecial Event Assistant through September 2022	13.5	25.00	337.50
1.320.51200.49400			
Juny Lander J-			
$\Gamma \cup = \Gamma \cup \odot D$			
	Total		\$337.50
	Payments	/Credits	\$0.00
	Balance [Due	\$337.50

MVTC CDD

SPECIAL EVENT ASSISTANT INVOICE DETAIL

<u>Quantity</u>	Description	Rate	Amount
13.5	Special Event Assistant	\$ 25.00	\$337,50
	Covers September 2022		
	TOTAL DUE:		\$ 337,50

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Special Event Assistant 1.320.57200.49400

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

<u>Date</u>	<u>Hours</u>	Employee	Description
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	13.5		

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:

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

Description	2019	Hours/Qty Rate	Amount
Description Ifeguard Services through September 2022 1.3 つ 0. 5 7 つ 0 0. 4 5		119.12 17.2	
Juny Lanhit 10-1-22			
		Total	\$2,054.82
		Payments/Credits	\$0.00
		Balance Due	\$2,054,82

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MVTC CDD

LIFEGUARD INVOICE DETAIL

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

LIFEGUARDS #1.320.57200.45501

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

Date	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).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	1	

Invoice

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

Involce #: 189 Involce 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/ Gty	Rate	Amount
vak Attendant September 2022 through October 2, 2022	9.46	17.25	163.19
1 320.51200.45503			
Juny Landert			
	Total		\$163.1
	Payments	/Credits	\$0.0
	Balance D	liia	\$163.1

MVTC CDD

KAYAK ATTENDANT INVOICE DETAIL

Quantity	Description	I	Rate	A1	ncunt
9.46	Kayak Attendant	\$	17.25	\$	163.19
	Covers September 2022 - October 2, 2022				
	TOTAL DUE:			\$	163.19

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 9/25/22 10/2/22	5.88 1.53 2.05	E.W. E.W. E.W.	Kayak Attendant Kayak Attendant Kayak Attendant
TOTAL	9,46		

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

Invoice

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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 Maintenance Supplies		4,509.77 326.23	4,509.77 326.23
20A			
SCP. Amenity Fue Maintenance # 2878.00 001, 320, 57200, 45508			
Repairs and Replacements 001. 320. 57200, 44200 \$ 1958,00			
Cathack Jury Lanhut 10-17-22			
Jury Landert			
	Total		\$4,836.00
	Payment	s/Credits	\$0.00
	Balance	Due	\$4,836.00

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

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<u>Date</u>	<u>Hours</u>	Employee	Description
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	К.В.	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 walt 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, tubed bearings on bucket in splash park
9/12/22	2	к.в.	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	К.В.	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	К.В.	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	К ,В,	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 rake, 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 turi by pool, removed debris along roadways, emptied and restocked dog waste receptacles, picked up supplies
9/19/22	2	К.В.	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	К.В.	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 celling, removed debris along roadways, inspected playgrounds, leveled off mulch in play areas, checked and changed trash receptacles in common areas
9/21/22	2	К.В.	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

MVTC

Date	<u>Hours</u>	<u>Empioyee</u>	Description
			receptacles
9/22/22	1	К.В.	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
9/23/22	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	К.В.	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
9/26/22	2	К.В.	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.8.	Moved umbrellas and laid lounge chairs flat in preparations for humcane, 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	124.82	•	
MILES	317	, :	*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 10/05/22

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<u>DISTRICT</u> MEADOWVIEW	DATE	SUPPLIES	PRICE	EMPLOYEE
AT TWIN CREEKS CDD				
(MVTC)	9/12/22	Trim Screws for Chair Rail	5.72	P.S.
	9/12/22	Self Tapping Screws fir Diamond Plate	14.92	P.S.
	9/12/22	Chair Rail	28.73	P.S.
	9/19/22	Ceiling Paint 128oz	34.48	P.S.
	9/19/22	Cable Ties 100pk	22.56	P.S.
	9/22/22	Hex Bolts (8)	4.14	P.S.
	9/22/22	Hex Nuts (8)	1.29	P.S.
	9/22/22	Washers (8)	2.39	P.S.
	9/23/22	Funnel	2.84	P.S.
	9/23/22	3M Hooks	11.48	P.S.
	9/23/22	Hex Nuts (2)	0.32	P.S.
	9/23/22	Fender Washers (2)	0.60	P.S.
	9/23/22	Hex Bolt (2)	1.04	P.S.
	9/30/22	Zip Ties 500pk	58.40	P.S.
	9/30/22	Zip Ties 20pk (3)	13.59	P.S.
	10/3/22	Bleach	5.04	P.S.
	10/3/22	Mop Head	13.19	P.S.
	10/3/22	Microfiber Clothes 24pk	11.48	P.S.
	10/3/22	Gioves 100ct	20.67	P.S.
	10/4/22	14" Zip Ties 500pk	66.98	P.S.
	10/5/22	Graphite	6.41	P.S.
		TOTAL	\$326.23	=

1 320 57200 45913 Gas Approved 10.17.22 Jennifer Erickson





INVOICE

\$405.00

AMOUNT DUE

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

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(\$)
Gas Services - Fireplace Service - Clubhouse		\$405.00	\$405.00
Serviced 2 sided fireplace in clubhouse, cleaned inside and outside of fireplace, reset logs, added embers to complete		\$0.00	\$0.00
*Will return to paint exterior screen surround -current is not correct paint		\$0.00	\$0.00
	Subtotal		\$405.00
	Shipping		\$0.00
	TOTAL	4	405.00 USD
	Gas Services – Fireplace Service – Clubhouse Serviced 2 sided fireplace in clubhouse, cleaned inside and outside of fireplace, reset logs, added embers to complete	Gas Services – Fireplace Service – Clubhouse Serviced 2 sided fireplace in clubhouse, cleaned inside and outside of fireplace, reset logs, added embers to complete *Will return to paint exterior screen surround –current is not correct paint Subtotal Shipping	Gas Services - Fireplace Service - Clubhouse \$405.00 Serviced 2 sided fireplace in clubhouse, cleaned inside and outside of fireplace, reset logs, added embers to complete \$0.00 *Will return to paint exterior screen surround -current is not correct paint \$0.00 Subtotal Shipping

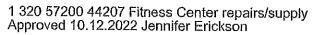
NOTES TO CUSTOMER

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, Angles 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 RDGasPlpeAndFireServices@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





SoutheastFITNESS Equipment Repart & 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	<u></u>	— , , , , , , , , , , , , , , , , , , ,	
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
	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

Page 1 of 2

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

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
	Augustine, FL 32093	Invoice #	100568
		Date	Friday, October 7, 2022
Remit To:	Southeast Fitness Repair	Amount Paid	
	14476 Duval Place West #208 Jacksonville, FL 32218	Check Number	

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

SHIP TO



148 A

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

P.O. NO.	TERM	S	DUE DATE	REP	SHIP DATE	SHIP	VIA	FOB	PROJECT
	net-18	5	6/16/2022	MR	6/1/2022				
ITEM			DES	CRIPTION		QT	Y	RATE	AMOUNT
_abor		5/27/2 fine. F blocki causin opera opera		entrance gates gates out of a ell when closi on. Remounte	s working lignment, ng, and ed the		3.75	90.00	337.50
Thank You For B	eing Our Cu	stome	r				Subto	tal	\$337.50
							Sales	Tax (6.5%)	\$0.00
							Tota	1	\$337.50
							Paym	ents/Credits	\$0.00

Balance Due

\$337.50



Invoice

160

Involce #		0336
Date	Cet 19th.	2022
Total		\$830

1.320.572.49400

Sax Therapyst Ent. LLC 1439 6th St Orange City, PL 32763 (407) 986-1790

Bill To: Meadow View at Twin Creeks Meadow View at Twin Creeks

Memo

Full balance for December 31, 2022

Paymont

Pay online with a credit card at https://gops to/pay/2szeo0quadk/q

Thank you. Sax Therapyst Ent. LLC appreciates and values your business!

1439 6th St. Orange City FL 32763. (407) 986-1790 booking@saxtherapystent.com. www.saxtherapystent.com

Service Sho/Invoice



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

W. NOW THE REAL PROPERTY IN CONTRACTOR OF CONTRACTOR OF CONTRACTOR OF CONTRACTOR OF CONTRACTOR OF CONTRACTOR OF	
INVOICE:	19369930
DATE:	10/17/2022
ORDER:	19369930

[385188] 1.12 1 1 Meadow View at Twin Creeks CDD Chris Hall 475 W Town pl Suite 114 Saint Augustine, FL 32092

(385188) 904-627-9271 Beacon Lake Amenity Center Brian Stephens 850 Beacon Lake Parkway St Augustine, FL 32095-7458

Work Date Time In 07:52 AM MICE, RATS, ROACH, S 10/17/2022 07:52 AM Purchase Order Time Out Terms Last Service NET 30 10/17/2022 08:24 AM Description Price Sarvice CPCM **Commercial Pest Control - Monthly Service** \$199.50 SUBTOTAL \$199.50 TAX \$0.00 AMT. PAID \$0.00 TOTAL \$199.50 Pest Control 46A 001, 320. 57200, 45917 AMOUNT DUE \$199.50 **TECHNICIAN SIGNATURE** CUSTOMER SIGNATURE 3. Construction of the second seco 1 · · · PLEASE PAY LROAT HUS INSOLU-.

EST. 1978	West Orange Nurseries Inc Tree / 4001 Avalon Road Winter Garden, FL 34787 US brooke@westorangeteam.com	Flower Division				
BILL TO Meadow View at Twin Creek	s	INVO	ICE 7555	6		
CDD		DATE)8/15/2022 T	TERMS N	et 30	
		DUE D	ATE 09/14/20	22		
P.O. NUMBER						
BeaconLakeSummer22'		10/2	1 Approved	0.5	38. 45004 13A	
DESCRIPTIO			QTY	RATE	AMOUNT	
INSTALL 4" 4.5" Installati	on Labor for 4,545 total Caladiums		4,545	0.65	2,954.25	
Caladiums4.5" 4.5" Caladiur	ns White/ Pink		4,545	1.35	6,135.75T	
RECIEVED BY:		SUBTOTAL			9,090.00	
		TAX			398.82	
		TOTAL			9,488.82	

TOTALIDUE \$9,488.82 

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 65164

DUE DATE 10/31/2022

DATE 10/01/2022 TERMS Net 30

SHIP DATE

03/01/2019

ACTIVITY DESCRIPTION OTY INSTALLED AMOUNT Maintenance Monthly Lawn Maintenance : Includes Pest Control & 1 9,011,47 9,011.47 Fertilization to Property

\$9,011.47 TOTAL DUE

C. Hall 13A Landscape Maint. 001. 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 Beacon Lake Phase II Part 2 (Phase 2 Parkway)

INVOICE 65165

DATE 10/01/2022 TERMS Net 30

DUE DATE 10/31/2022

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

3		10000			이상 영화는 사람이 지지 않는 것이 없다.	
E	TOTAL D				8,420.00	
2.	TOTAL D			11	10 7 47 4 7 4 10 S	
				1991 (p. 1992) (b. 1992)	and a subscription of the	

C. Hall 13A Landscape Maint. 001. 320. 53800. 45003



West Orange Nurserles, 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 65166

DATE 10/01/2022 TERMS Net 30

DUE DATE 10/31/2022

ACTIVITY	DESCRIPTION	άτγ ι	NSTALLED	AMOUNT	
Maintenance	Monthly Lawn Maintenance : includes Pest Control & Fertilization to Property	1	9,100.00	9,100.00	
	- Constation to Froberty	· 4	·	<u> </u>	-

TOTAL DUE \$9,100.00

Colfant Landscape Maint: 13A 001.320.53800,45003



Bill To:

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

Property Name: Meadow View at Twin Creeks CDD

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-	1	7	(ŝ	ŝ,	Ą.	S

INVOICE#	INVOICE DATE
JAX 434738	9/29/2022
TERMS	PONUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

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 40A Inigation Repairs 001. 320. 53800. 45009

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

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

		INVO	ICE			
YELLC	WSTONE	INVOICE#	INVOICE DATE			
		JAX 441464	10/15/2022			
Bill To:		TERMS	PO NUMBER			
	t Twin Creeks CDD	Net 30				
c/o GMS-NF, LLC 475 West Town Pl Suite 114 St. Augustine, FL 32092		<u>Remit To:</u> Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017				
Property Name:	Meadow Vlew at Twin Creeks CDD					
		Invoice Due Date:	November 14, 2022			
		Invoice Amount:	\$17,812.00			
Description Monthly Landscape	Maintenance October 2022		Current Amount \$17,812.00			

Invoice Total

\$17,812.00

C. Hack 40A Landscope Maint. 001, 320. 53800, 45003

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 | Fex 386.437.1286

D.

Meadow View at Twin Creeks Community Development District Construction Funding Request #1 December 8, 2022 Req. PAYEE 38 W Gardner LLC Beacon Lake Phase 4 Clearing/Earthwork - Contractor Application for Payment 22005A.09 (Oct2022) \$ 81,259.55

Total Funding Request		\$ 81,259.55
	Please make check payable to: gnature: DocuSigned by: gnature: Jim Diver D1BA5E5E7410478	
Si	D1BA5E5E741848	γ

FORM OF REQUISITION MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2021 Phase 4

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

- (A) Requisition Number: 38
- (B) Name of Payee: W. Gardner, LLC
 4929 Atlantic Blvd.
 Jacksonville, FL 32207
- (C) Amount Payable: \$ 81,259.55
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Beacon Lake Phase 4 Clearing/Earthwork Contractor Application for Payment 22005A.09 (Oct 2022)

(E) Fund or Account from which disbursement to be made: Phase 4 Acquisition and Construction Account

The undersigned hereby certifies that:

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

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

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

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

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

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

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

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

MEADOW VIEW AT TWIN CREEKS DEVELOPMENT DISTRICT **Résponsible** Officer

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

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

Consulting Engineer

November 17, 2022

APPLICATION AND CERTIFICATE FOR PAYMENT ANA DO CHONERT GTO2 (Instruction on reverse side) PAGE 1 OF 2 PAGES

10/25/2022

TO (OWNER): Meadow View at Twin Creeks Community Development District	PROJECT: Beacon Lakes 4		APPLICATION NO	: 22005A.09 Clearing/Earthwork	Dist	ribution to:
475 West Town Place, Suite 114 St. Augustine, Florida 32092 0			PERIOD TO:	10-31-2022	×	OWNER ARCHITECT CONTRACTOR
FROM (CONTRACTOR): W. Gardner, LLC 4929 Atlantic Blvd Jacksonville, FL 32207	(ARCHITECT):	0 0 0	ARCHITECT'S PROJECT NO:		Η	A/R
CONTRACT FOR Meadow View at Twin Creeks Community Devi	elopment District		CONTRACT DATE	2-1-2022		

CONTRACTOR'S APPLICATION FOR PAYMENT

Change Orders	approved in	ADDITIONS	DEDUCTIONS
previous months	s by Owner		
	TOTAL		
Approved thi	s Month	1	
Number	Date Approved		
	TOTALS	\$0.00	\$0.00
Net change by	Change Orders		\$0.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: W. Gardger, LLC	
By: MAT	Date:

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED. Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached

1. ORIGINAL CONTRACT SUM	\$2,962,690,51
2. Net change by Change Orders	\$0.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$2,962,690,51

5 RETAINAGE

5. RETAINAGE:		
a. 5% Completed Work	\$133,460.38	
(Column D+E on G703)		
b. 5% of Stored Material	\$0.00	
(Column F on G703)		
Total Retainage (Line 5a + 5b or		
	RETAINAGE	\$2,535,747.12
(Line 4 less Line 5 1		
7. LESS PREVIOUS CERTI		
	prior Certificate)	
	JE	
9. BALANCE TO FINISH, PI	LUS RETAINAGE	\$426,943.39
(Line 3 less Lin	e 6)	
State of: Florida	County of: Duval	
Subscribed and swor	n to before me this 25th day o	f October 2028
Notary Public: Mu	hele SuroBn	MICHELLE GLASS-OBRIEN
My commission expires	7192/7025	Notary Public, State Of Florida Commission No. HH 157070
		Commission (ND. 31) My Commission Expr. 2/22/2025
AMOUNT CERTIFIED.		Ny Commission Carp
(Attach explanation if a	mount certified differs from the	a amount applied for)
ARCHITECT:		
		Amount Certified
By: Daniel Eugene	Sims 199 Date:	11/07/2022 \$81,259.55
	ble, The AMOUNT CERTIFIED is pay	
	suance, payment and acceptance of p	
	Owner or Contractor under this Contra	

CONDITIONAL WAIVER AND RELEASE OF LIEN UPON PROGRESS PAYMENT

STATE OF FLORIDA COUNTY OF DUVAL

The undersigned lienor, in consideration of the sum of \$_81,259.55_ hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished through _______10/31/22_______ to W. Gardner, LLC_____on the job of Meedow View at Twin Creek______ to the following property:

Heron Oaks Drive St. Augustine, FL 32095

This waiver and release does not cover any earned but unpaid retainage nor any amounts due for labor, services, or materials furnished after the date specified.

Dated this 21 day of Alov, 2022

Company: W. Gardner, LLC

By: (Signature of Authorized Representative)

Its: Project Manager (Title)

State of Florida

County of Duval

The foregoing instrument wa	as acknowledge before	e me this <u>21</u> day day	of Nov , 2022, by	
Judson Cutts	as Project	Manage for	W. Gardner, LLC	

Muh Suan OB_ Notary Public State of Florida

Michelle Glass-oBrien Printed or Stamp Name of Notary

Personally Known ______ OR Produced Identification consisting of ______

and the standard and the
A DE ALES OBRIEN
MICHELLE GLASS-OBRIEN
* Notary Public, State CH 157070 Commission No. HH 157070
Commission No. HTT 12/2025 My Commission Expires: 7/22/2025
My Commission Exquire
Constant AND

Kornwater Po Inspections must occur	Ilution Prevention Plan once a week & within 24 hours of th	n Inspection Report ne end of a storm with 0.50" or greater	Form ID: 276; Submission ID: 25510 Report Date: 10/03/2022 @ 08:06 EDT
Project Name Beacon Lakes 4		FDEP NPDES Stormwater II	D#
1. Location Entrance	Rain Data 4"	Type of Control Silt Fence	
Date Installed/Modified	Current Condition Good		
Remarks:			
2. Location Project East	Rain Data 4"	Type of Control Silt Fence	
Date Installed/Modified	Current Condition Good		
Remarks:			
3. Location Project west	Rain Data 4"	Type of Control Silt Fence	
Date Installed/Modified	Current Condition Good		
Remarks:			
4. Location	Rain Data 0.00	Type of Control Silt Fence	
Date Installed/Modified	Current Condition Good		
Remarks:			
Inspector Information	n		

Name		Qualification	Date
First	Last	Superintendent	10/3/2022
Kenneth	Limback	Superintendent	TOTOTEDEE

The above signature also shall certify that this facility is in compliance with the Stormwater Pollution Prevention Plan and the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities if there are not any incidents of non-compliance identified above

Section Break

"I certify under penalty of law that this document and all attachments were prepared under my direction and supervision in accordance with the system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information submitted is to the best of my knowledge and belief true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fines and imprisonment for knowing violations."

By typing your First & Last name you agree to the terms and conditions of this document and acknowledge that you have read and understand the disclosure provided

Stormwater Pollution Prevention Plan Inspection Report Inspections must occur once a week & within 24 hours of the end of a storm with 0.50" or greater

Form ID: 276; Submission ID: 25510 Report Date: 10/03/2022 @ 08:06 EDT

Electronic Signature First Kenneth	<i>Last</i> Limback	Date 10/3/2022	Time
Witnessed by: First	Last	Date	Time

CuSign Envelope ID: 23A3E0EE-9562-4 Stormwater Po Inspections must occur	Ilution Prevention Plan	e end of a storm with 0.50" or greater	Form ID: 276; Submission ID: 257 Report Date: 10/10/2022 @ 10:35 ED
Project Name Beacon Lakes 4		FDEP NPDES Stormwater I	D#
1. Location Entrance	Rain Data 0.00	Type of Control Silt Fence	
Date Installed/Modified	Current Condition Good		
Remarks:			
2. Location Project East	Rain Data 0.00	Type of Control Silt Fence	
Date Installed/Modified	Current Condition Good		
Remarks:			
3. Location Project west	Rain Data 0.00	Type of Control Silt Fence	
Date Installed/Modified	Current Condition Good		
Remarks:			
4. Location	Rain Data 0.00	Type of Control Silt Fence	
Date Installed/Modified	Current Condition		
Remarks:			
Inspector Informatio	n		
Name First	Last	Qualification Superintendent	Date 10/10/2022

The above signature also shall certify that this facility is in compliance with the Stormwater Pollution Prevention Plan and the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities if there are not any incidents of noncompliance identified above

Limback

Section Break

Kenneth

"I certify under penalty of law that this document and all attachments were prepared under my direction and supervision in accordance with the system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information submitted is to the best of my knowledge and belief true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fines and imprisonment for knowing violations."

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Stormwater Pollution Prevention Plan Inspection Report Inspections must occur once a week & within 24 hours of the end of a storm with 0.50" or greater

Form ID: 276; Submission ID: 25718 Report Date: 10/10/2022 @ 10:35 EDT

Electronic Signature ^{First} Kenneth	<i>Last</i> Limback	Date 10/10/2022	Time
Witnessed by: First	Last	Date	Time

TRE S	tormwater Po	49A7-A1CD-86C421BB9563 Ilution Prevention Plan once a week & within 24 hours of th	e end of a storm with 0.50" or greater	Form ID: 276; Submission ID: 25785 Report Date: 10/13/2022 @ 09:25 EDT
Project Na Beacon La			FDEP NPDES Stormwater IE	D#
1. Locatio Entrance	n	Rain Data 0.25	Type of Control Silt Fence	
Date Insta	lled/Modified	Current Condition Good		
Remarks:				
2. Locatio Project Ea		Rain Data 0.25	Type of Control Silt Fence	
Date Insta	Illed/Modified	Current Condition Good		
Remarks:				
3. Locatio Project w		Rain Data 0.25	Type of Control Silt Fence	
Date Insta	alled/Modified	Current Condition Good		
Remarks:				
4. Locatio	on	Rain Data 0.00	Type of Control Silt Fence	
Date Insta	alled/Modified	Current Condition Good		
Remarks	:			
Inspec	tor Informatio	n		

Name		Qualification	Date
First	Last	Superintendent	10/13/2022
Kenneth	Limback	o ap et a transmission a	

The above signature also shall certify that this facility is in compliance with the Stormwater Pollution Prevention Plan and the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities if there are not any incidents of non-compliance identified above

Section Break

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Stormwater Pollution Prevention Plan Inspection Report Inspections must occur once a week & within 24 hours of the end of a storm with 0.50" or greater

Form ID: 276; Submission ID: 25785 Report Date: 10/13/2022 @ 09:25 EDT

Electronic Signature ^{First} Kenneth	Last Limback	Date 10/13/2022	Time
Witnessed by: First	Last	Date	Time

Inspections must occur	once a week & within 24 hours of th	ne end of a storm with 0.50" or greater	Form ID: 276; Submission ID: 25967 Report Date: 10/20/2022 @ 09:55 ED
Project Name Beacon Lakes 4		FDEP NPDES Stormwater II	D#
1. Location Entrance	Rain Data 0.00	Type of Control Silt Fence	
Date Installed/Modified	Current Condition Good		
Remarks:			
2. Location Project East	Rain Data 0.00	Type of Control Silt Fence	
Date Installed/Modified	Current Condition Good		
Remarks:			
3. Location Project west	Rain Data 0.00	Type of Control Silt Fence	
Date Installed/Modified	Current Condition		
Remarks:			
4. Location	Rain Data 0.00	Type of Control Silt Fence	
Date Installed/Modified	Current Condition Good		
Remarks:			
Inspector Informatio	'n		
Name ^{First} Kenneth	<i>Last</i> Limback	Qualification Superintendent	Date 10/20/2022

The above signature also shall certify that this facility is in compliance with the Stormwater Pollution Prevention Plan and the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities if there are not any incidents of non-compliance identified above

Section Break

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Stormwater Pollution Prevention Plan Inspection Report Inspections must occur once a week & within 24 hours of the end of a storm with 0.50" or greater

Form ID: 276; Submission ID: 25967 Report Date: 10/20/2022 @ 09:55 EDT

Electronic Signature _{First} Kenneth	Last Limback	Date 10/20/2022	Time
Witnessed by: First	Last	Date	Time

DocuSign Envelope I	D: 23A3E0EE-9562-49A7-A1CD-86C421BB9563	
WG	Stormwater Pollution Prevention Plan Inspection Report Inspections must occur once a week & within 24 hours of the end of a storm with 0.50" or greater	Fo Repo

Form ID: 276; Submission ID: 26215 Report Date: 10/31/2022 @ 08:05 EDT

Project Name Beacon Lakes 4		FDEP NPDES Stormwater ID#
1. Location Entrance	Rain Data 0.00	Type of Control Silt Fence
Date Installed/Modified	Current Condition Good	
Remarks:		
2. Location Project East	Rain Data 0.00	Type of Control Silt Fence
Date Installed/Modified	Current Condition Good	
Remarks:		
3. Location Project west	Rain Data 0.00	Type of Control Silt Fence
Date Installed/Modified	Current Condition Good	
Remarks:		
4. Location	Rain Data 0.00	Type of Control Silt Fence
Date Installed/Modified	Current Condition Good	
Remarks:		

Inspector Information

Name		Qualification	Date
<i>First</i> Kenneth	Last Limback	Superintendent	10/31/2022

The above signature also shall certify that this facility is in compliance with the Stormwater Pollution Prevention Plan and the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities if there are not any incidents of non-compliance identified above

Section Break

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Stormwater Pollution Prevention Plan Inspection Report Inspections must occur once a week & within 24 hours of the end of a storm with 0.50" or greater

Form ID: 276; Submission ID: 26215 Report Date: 10/31/2022 @ 08:05 EDT

Electronic Signature First Kenneth	Last Limback	Date 10/31/1922	Time
Witnessed by: First	Last	Date	Time

E.

Meadow View at Twin Creeks

Community Development District

Req. PAYEE

Construction Funding Request #43

December 13, 2022

-		
77	ETM Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 205798 (Nov 2022)	\$ 2,486.25
78	ETM Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 205800 (Nov 2022)	\$ 1,264.00
79	West Orange Nurseries Inc Beacon Lake Phase 2 Irrigation Repair - Invoice 65198	\$ 7,612.50
80	Basham Lucas Beacon Lake CDs - Invoice 9154	\$ 1,715.07
81	Basham Lucas Lakeside Park@BL CD's - Invoice 9191	\$ 800.00
82	Smith Trucking Company, Inc. Beacon Lakes - Silt fence and seeding - Invoice 89968	\$ 10,047.00
	Total Funding Request	\$ 23,924.82
	REQ #71 ATLANTIC COMPANIES DUPLICATE PAYMENT PAID OUT OF GENERAL FUND	\$ (3,255.00)
	Total Due From Developer	\$ 20,669.82

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

Req. PAYEE

40	W Gardner LLC Beacon Lake Phase 4 (Paving/Drainage) Application for Payment No. 8 (Nov 2022)	\$ 182,001.37
41	W Gardner LLC Beacon Lake Phase 4 (Clearing/Earthwork) Application for Payment No. 10 (Nov 2022)	\$ 89,258.31
42	W Gardner LLC Beacon Lake Phase 4 (Utilities) Application for Payment No. 8 (Nov 2022)	\$ 21,787.66

Total Funding Request

293,047.34

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

Construction Funding Request #2

December 8, 2022