

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

February 16, 2023

AGENDA

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

February 9, 2023

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, February 16, 2023 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095**

Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment
- III. Approval of Minutes of the January 19, 2023 Meeting
- IV. Ratification of Change in District Legal Representation
- V. Consideration of Renewal Proposals for FY23 Services
 - A. Janitorial Maintenance Services - Jani-King
 - B. Amenity Management and Field Operations Services – Riverside Management
- VI. Consideration of Proposal for Landscape Maintenance Services through September 30, 2023
- VII. Discussion of Landscape Maintenance RFP Process
- VIII. Discussion of Towels
- IX. Discussion of Charlie's Grill Weekend Operating Budget (Labor Day through Memorial Day)
- X. Consideration of Resolution 2023-06, Authorizing Investment of Funds in the Local Government Surplus Funds Trust Fund
- XI. Update on FPL Matters

- XII. Update on Development Status
- XIII. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - 1. Consideration of Work Authorization No. 27 for Increase in Hourly Rates
 - 2. Approval of Requisition Summary
 - C. District Manager
 - D. Amenity Manager
 - E. Operations Manager – Report
- XIV. Financial Reports
 - A. Balance Sheet and Income Statement
 - B. Assessment Receipts Schedule
 - C. Check Register
 - D. Consideration of Construction Funding Request No. 45 (Phase 3B)
 - E. Consideration of Construction Funding Request No. 4 (Phase 4)
- XV. Supervisors’ Requests and Audience Comments
- XVI. Next Scheduled Meeting – March 16, 2023 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095
- XVII. Adjournment

MINUTES

MINUTES OF MEETING
MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Meadow View at Twin Creeks Community Development District was held on Thursday, January 19, 2023 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:

Blaz Kovacic	Chairman
Aaron Lyman	Vice Chairman
Danielle Simpson	Supervisor
Tyler Thors	Supervisor
Frank Arias	Supervisor

Also present were:

Jim Oliver	District Manager
Ashley Ligas	District Counsel (by phone)
Scott Lockwood	District Engineer
Chris Hall	Field Operations Manager
Jennifer Erickson	Amenity Manager

The following is a summary of the discussions and actions taken at the January 19, 2023 meeting.

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Consideration of Appointing New Supervisors to Fill Vacancies in Seats 2 and 5

Mr. Oliver informed the Board seven candidates submitted their resumes and/or letters of interest, copies of which were provided to the Board for their review. Each candidate present was given an opportunity to address the Board.

Mr. Kovacic nominated Mr. Frank Arias and Mr. Tyler Thors. Ms. Simpson and Mr. Lyman stated their agreement with the nominations.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor appoint Mr. Tyler Thors and Mr. Frank Arias to Seats 2 and 5 were approved.

B. Oath of Office for Newly Appointed Supervisor

Mr. Oliver, being a notary public of the State of Florida, administered an oath of office to Mr. Arias and Mr. Thors.

C. General Information for New Supervisors

Mr. Oliver provided a brief overview of the Sunshine and public records laws and the forms that the new supervisors will need to complete. He recommended setting up a separate email address that will be dedicated to CDD communication.

D. Consideration of Resolution 2023-05, Designating Officers

Mr. Oliver stated Mr. Kovacic was elected as Chairman, Mr. Lyman is the Vice Chairman. Typically, we have the other board members serve as Assistant Secretaries, which allows them to take actions on behalf of the Board between meetings, particularly to sign documents. I would look for approval of a resolution naming Frank and Tyler as Assistant Secretaries for the District.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor Resolution 2023-05, designating officers was approved.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the December 15, 2022 Meeting

There were no comments on the minutes.

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

FIFTH ORDER OF BUSINESS

Discussion of FPL Matters

Mr. Oliver noted since the last meeting there has been no movement on the matter of FPL trying to secure easements to install high power lines along County Road 210.

SIXTH ORDER OF BUSINESS

Update on Development Status

Ms. Simpson stated we've scheduled construction of pickleball courts to start the first week in February. As we get closer to the start date, we will send out another e-blast letting everyone know what the construction route is for liability and safety reasons. We are wrapping up landscaping and final touch ups for Lakeside Park and Saturday we're doing the grand opening. In Phase 3B we've got some landscape finishing up.

Mr. Lyman stated in Phase 4 we're wrapping up the earthwork. Almost all of the utility work is complete, and the road work is at about 75%, so we're looking to wrap that up and turn it over to the builders in September.

Ms. Simpson stated the connector road is scheduled to pave the first week in February. We will send out an e-blast as soon as we hear anything.

Mr. Kovacic stated the St. Johns County School District will be constructing a dedicated entrance onto the school side from Twin Creeks, Twin Creeks will be widened with a dedicated lane, and the multi-use path will be slightly relocated, so there will be some disruption to a walkable amenity, so please be patient. We're going to stay on top of them to make sure they bring everything back to the way it looks now.

SEVENTH 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 Ms. Simpson with all in favor the requisition summary listing numbers 83-88 for Phase 3 and numbers 43-47 for Phase 4 was approved.
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C. District Manager

Mr. Oliver informed the Board the audit for Fiscal Year 2022 is underway.

D. Amenity Manager

Ms. Erickson went over the events held at the amenity center since the last meeting and the events that are upcoming. It was noted there have been complaints of lack of lighting in the area in which the food trucks set up. She also informed the Board she expects to have a proposal put together next week for staffing Charlie’s grill like a concession stand, rather than having a food truck vendor.

D. Operations Manager

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.

The Board discussed options for fixing the issue of lack of grass growth in the dog park.

EIGHTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet & Income Statement

Copies of the financial statements as of November 30, 2022 were included in the agenda package for the Board’s review.

B. Assessment Receipts Schedule

A copy of the assessment receipts schedule showing the District’s assessments are 20% collected was included in the agenda package.

C. Check Register

A copy of the check register totaling \$295,173.99 was included in the agenda package for the Board’s review.

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

D. Consideration of Construction Funding Request No. 44 (Phase 3B) and No. 3 (Phase 4)

Copies of construction funding request numbers 44 totaling \$12,855.03 and number 3 totaling \$261,123.98 were included in the agenda package for the Board’s review.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor construction funding request numbers 44 and 3 were approved.

NINTH ORDER OF BUSINESS

Supervisors’ Requests and Audience Comments

Supervisor Requests

Ms. Simpson informed the Board that there have been issues with vandalism at the amenity center, and while Ms. Erickson is doing a great job helping to cover the evenings, it is something that needs to be reevaluated. A Jani-King proposal will be presented at the next meeting to add janitorial services for the Lakeside Park area during the week.

Audience Comments

A resident stated some residents have had a question regarding the land by the basketball courts, an open area. Is there anything being planned for that area?

Mr. Layman responded no; it’s always just been open tract area.

The resident also asked could there be any further consideration to have an additional pool, or something put in over by Phase 3B and 4? I hear all the time how busy this place gets.

Mr. Oliver responded this is a question that comes up in every CDD I have, especially as more residents move in. There’s nothing in the works right now, but ultimately it will be up to this Board or future boards to decide what additional amenities or facilities you decide to construct. Of course, a funding source would have to be determined and what happens often is those funds come from a refunding of the bonds, which is not likely to happen until 2028 because of the 10-year no call provisions on those bonds. The other approach is issuing additional bonds across the entire CDD.

The resident asked along the question of funding source, is there any consideration of talking to the builders out there?

Mr. Oliver responded you can always make the request and they have the right to say yes or no.

The resident asked there is supposedly reclaimed water being piped in. What is the update on that?

Mr. Lockwood responded St. Johns County utility department is the provider for this area, however they don't have any source of water. They get all their water from JEA, so what's happened is they need JEA to send water this way. We've asked JEA multiple times and gotten with the St. Johns County utility department to try to get agreements. The truth is, they are pushing water this way, but we've been told every summer for the last five years that it will come next summer.

The resident stated what's the cost of reclaimed water versus what we have today? I don't particularly care for the reclaimed water but if the costs are comparable, let's just stick with what we have.

Mr. Lockwood stated unfortunately it's a mandate. If reuse water is available, you are forced to take it because the theory is you're saving the environment.

A resident asked can I bury the pipe that is sticking up, so I don't hit it with my lawnmower? On my street, Convex, about half the people have already buried it.

Mr. Lyman stated I'll have to look at what you're referring to after the meeting.

A resident stated fireworks is something the community really likes to do, particularly for July 4th and this last year we were shut down on doing anything on CDD land. I'm wondering why. You see it done very successfully all over the county.

Mr. Oliver responded let's tee it up for the Board to consider at a future meeting well in advance of the 4th of July.

Ms. Simpson added it's currently in the policies that it's not allowed, so we'd have to look at that.

TENTH ORDER OF BUSINESS

Next Scheduled Meeting – February 16, 2023 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS



Meadow View at Twin Creeks Community Development District
c/o Jim Oliver and Blaz Kovacic
Governmental Management Services, LLC
475 West Town Place Suite 114
St. Augustine, Florida 32092
joliver@gmsnf.com
bkovacic@bbxcapital.com

RE: District Counsel Matter

Dear Sirs or Madams,

Effective February 6, 2023, Jere Earlywine will resign from KE LAW GROUP PLLC to join the law firm of KUTAK ROCK LLP.

Mr. Earlywine was providing services to you on the above-referenced matter. Therefore, this letter is to inform you that you have the option to choose to have Mr. Earlywine continue to represent you in this matter at his new law firm, or you may have KE LAW GROUP PLLC continue to represent you, in which case representation will be handled by Jennifer Kilinski. Alternatively, you can choose to retain an entirely new lawyer.

If you wish to have Jere Earlywine or a new lawyer continue to represent you, please be aware that you remain liable for fees and costs for services already provided by members of KE LAW GROUP PLLC through the date of this letter. We have attached for your convenience the most recent invoices for payment, which are exclusive of time that may have been incurred in the months of January or February.

Please advise Jere Earlywine and us in writing, as quickly as possible, of the Board's decision so that continuity in your representation is assured. You may do so by indicating your choice below and returning a signed and dated copy. Please retain the additional copy of this designation letter for your records.

Yours truly,



KE LAW GROUP PLLC

Instructions

I wish my file to stay with KE LAW GROUP PLLC.

I wish my file and trust account balance to be transferred to Jere Earlywine at KUTAK ROCK LLP.

I will retain new counsel and have them contact KE LAW GROUP PLLC to coordinate transfer of my file.



For the Client **Blaz Kovacic, Chairman**
Meadow View at Twin Creeks
Community Development District



INVOICE

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

KE Law Group, PLLC

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

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

MVTCDD-01

Meadow View at Twin Creeks CDD - General

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

plant removal; email regarding the same.

Total \$1,310.00

Detailed Statement of Account

Current Invoice

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

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

Please pay within 30 days.

FIFTH ORDER OF BUSINESS

A.



AMENDMENT TO MAINTENANCE AGREEMENT

CLIENT: _____

CONTACT: _____

ADDRESS: _____

TELEPHONE: _____

FAX: _____

OWNER: _____

ORIGINAL CONTRACT DATE: _____

ACCOUNT #: _____

NEW PRICE: _____ per _____

CHECK CLEANING DAY

OLD PRICE: _____ per _____

M T W TH F SA SU

AMOUNT: _____ per _____

AGREEMENT IS AMENDED AS FOLLOWS: (attach copy of revised cleaning shcedule)

ALL OTHER TERMS AND CONDITIONS TO REMAIN THE SAME.

EFFECTIVE DATE: _____

CLIENT:

JANI-KING:

Jennifer Clark-Erickson

Authorized Signature

Authorized Signature

Printed Name

Printed Name

Date: _____

Date: _____

B.

RIVERSIDE MANAGEMENT SERVICES, INC.

9655 Florida Mining Boulevard West – Building 300 – Suite 305 – Jacksonville, Florida 32257

January 19, 2023

Jim Oliver
Meadow View at Twin Creeks Community Development District
475 West Town Place, Suite 114
World Golf Village
St. Augustine, Florida 32092

Re: Amenity Manager, Assistant Manager, Field Operations Manager, Lifeguards, Canoe Launch Attendants, and Snack Bar Attendants

Dear Jim:

Please consider this proposal for Riverside Management Services, Inc. to continue providing the following services for the Meadow View at Twin Creeks Community Development District:

<u>Services</u>	<u>FY 2023 Adopted Budget</u>	<u>FY2023 Proposed Fee</u>
Amenity Manager/Assistant Manager	\$125,000	\$88,046
Field Operations Manager	\$43,200	\$43,200
Lifeguards / Pool Attendants	\$51,750	\$51,750
Canoe Launch Attendant	\$31,050	\$31,050
Snack Bar Attendant	\$17,940	\$17,940

The ownership and management at Riverside Management Services, Inc. would like to thank the Board of Supervisors in advance for your consideration of our request to help offset the continued rise in cost to operate in these unprecedented times. Should you have any questions or comments, please feel free to give me a call.

Sincerely,

Darrin Mossing

Darrin Mossing
President

EIGHTH ORDER OF BUSINESS

SOBO Concepts (SAGE 100660)
 401 E Las Olas Blvd # 130-110
 Fort Lauderdale, FL 33301

PO/Ref #:
 Job #: 11449
 Date: Feb 6, 2023

Phone: 305.503.9771 Fax: 305.503.5727
 Email - Dani@SOBOConcepts.com

Bill To:

Meadow View at Twin Creeks CDD
 Danielle Simpson
 850 Beacon Lake Parkway
 St. Augustine, Florida 32095
 United States

Phone: 602-373-7227
 Email: DSimpson@BBXCapital.com

Ship To:

Meadow View at Twin Creeks CDD
 Danielle Simpson
 850 Beacon Lake Parkway
 St. Augustine, Florida 32095
 United States

Phone: 602-373-7227
 Email: DSimpson@BBXCapital.com

Salesperson Dean Schwartz	Ship Via UPS Ground	Est. Ship Date	Payment Terms Due upon receipt
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Qty	Item #	Description	Unit Price	Ext. Price
420	HXFLE-OBKHH	 Promotional Terry Velour Beach Towel Color: Navy Size: 30"x60" Imprint: Beach Lake Lake Embroidered in White	\$10.40	\$4,368.00
	ADDCHG	Additional charges for Promotional Terry Velour Beach Towel Embroidery: \$2,045.45	\$2,045.45	\$2,045.45

Subtotal	\$6,413.45
Shipping	\$260.40
Tax (0%)	EXEMPT
Total	\$6,673.85

Quote Acceptance

If this quote is acceptable, please sign below and return.

Authorized Signature: _____ Print Name: _____ Date: _____

If you have a firm in-hands date, please make sure to confirm with your SWAG Specialist, prior to approving this quote.

If you need an exact pantone match, make sure to confirm with your SWAG Specialist, as not all products can be matched 100%.

Although our normal spoilage is insignificant, please allow for a 2% damage rate. We recommend purchasing additional in the event this is the case.

Due to the current pandemic, production and shipping times are taking much longer and are less reliable than normal. Make sure to place your orders well in advance to avoid any issues.

Payment due according to terms specified. Interest shall accrue at 1.5% per month (or highest rated permitted by law) on past due balance. If account is turned over to a collection agency or attorney, customer is responsible for and must pay, immediately upon demand, all costs of collection and legal fees and expenses incurred.

Unless otherwise specified, in writing, SOBO shall have the rights to use photos, mocks or other images of the products it creates, on its website, in social media or in online advertising.

SOBO has a satisfaction guaranteed policy. Please make sure to review your order, as soon as it arrives, to make sure the product(s) meet or surpass expectations. If there are any issues make sure to notify SOBO within 24 hours of receipt.

SOBO Concepts (SAGE 100660)
 401 E Las Olas Blvd # 130-110
 Fort Lauderdale, FL 33301

PO/Ref #:
 Job #: 11448
 Date: Feb 6, 2023

Phone: 305.503.9771 Fax: 305.503.5727
 Email - Dani@SOBOConcepts.com

Bill To:

Meadow View at Twin Creeks CDD
 Danielle Simpson
 850 Beacon Lake Parkway
 St. Augustine, Florida 32095
 United States

Phone: 602-373-7227
 Email: DSimpson@BBXCapital.com

Ship To:

Meadow View at Twin Creeks CDD
 Danielle Simpson
 850 Beacon Lake Parkway
 St. Augustine, Florida 32095
 United States

Phone: 602-373-7227
 Email: DSimpson@BBXCapital.com

Salesperson Dean Schwartz	Ship Via UPS Ground	Est. Ship Date	Payment Terms Due upon receipt
------------------------------	------------------------	----------------	-----------------------------------

Qty	Item #	Description	Unit Price	Ext. Price
445	FNJYF-QYQTK	 White Terry Velour Gym Towels (12"x44") Color: White Size: 12" x 44" Imprint: Beacon Lake Logo Embroidered in Full Color	\$4.25	\$1,891.25
	ADDCHG	Additional charges for White Terry Velour Gym Towels (12"x44") Embroidery: \$2,167.20	\$2,167.20	\$2,167.20

Subtotal	\$4,058.45
Shipping	\$178.00
Tax (0%)	EXEMPT
Total	\$4,236.45

Quote Acceptance

If this quote is acceptable, please sign below and return.

Authorized Signature: _____ Print Name: _____ Date: _____

If you have a firm in-hands date, please make sure to confirm with your SWAG Specialist, prior to approving this quote.

If you need an exact pantone match, make sure to confirm with your SWAG Specialist, as not all products can be matched 100%.

Although our normal spoilage is insignificant, please allow for a 2% damage rate. We recommend purchasing additional in the event this is the case.

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SOBO Concepts (SAGE 100660)
 401 E Las Olas Blvd # 130-110
 Fort Lauderdale, FL 33301

 Phone: 305.503.9771 Fax: 305.503.5727
 Email - Dani@SOBOConcepts.com

 PO/Ref #:
 Job #: 11447
 Date: Feb 6, 2023

Bill To:

 Meadow View at Twin Creeks CDD
 Danielle Simpson
 850 Beacon Lake Parkway
 St. Augustine, Florida 32095
 United States

 Phone: 602-373-7227
 Email: DSimpson@BBXCapital.com

Ship To:

 Meadow View at Twin Creeks CDD
 Danielle Simpson
 850 Beacon Lake Parkway
 St. Augustine, Florida 32095
 United States

 Phone: 602-373-7227
 Email: DSimpson@BBXCapital.com

Salesperson Dean Schwartz	Ship Via UPS Ground	Est. Ship Date	Payment Terms Due upon receipt
------------------------------	------------------------	----------------	-----------------------------------

Qty	Item #	Description	Unit Price	Ext. Price
220	HXFLE-OBKHH	 Promotional Terry Velour Beach Towel Color: Navy Size: 30"x60" Imprint: Beach Lake Lake Embroidered in White	\$10.48	\$2,305.60
	ADDCHG	Additional charges for Promotional Terry Velour Beach Towel Embroidery: \$1,071.43	\$1,071.43	\$1,071.43

Subtotal	\$3,377.03
Shipping	\$145.20
Tax (0%)	EXEMPT
Total	\$3,522.23

Quote Acceptance

If this quote is acceptable, please sign below and return.

Authorized Signature: _____ Print Name: _____ Date: _____

If you have a firm in-hands date, please make sure to confirm with your SWAG Specialist, prior to approving this quote.

If you need an exact pantone match, make sure to confirm with your SWAG Specialist, as not all products can be matched 100%.

Although our normal spoilage is insignificant, please allow for a 2% damage rate. We recommend purchasing additional in the event this is the case.

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SOBO Concepts (SAGE 100660)
 401 E Las Olas Blvd # 130-110
 Fort Lauderdale, FL 33301

 PO/Ref #:
 Job #: 11439
 Date: Feb 2, 2023

 Phone: 305.503.9771 Fax: 305.503.5727
 Email - Dani@SOBOConcepts.com

Bill To:

 Meadow View at Twin Creeks CDD
 Danielle Simpson
 850 Beacon Lake Parkway
 St. Augustine, Florida 32095
 United States

 Phone: 602-373-7227
 Email: DSimpson@BBXCapital.com

Ship To:

 Meadow View at Twin Creeks CDD
 Danielle Simpson
 850 Beacon Lake Parkway
 St. Augustine, Florida 32095
 United States

 Phone: 602-373-7227
 Email: DSimpson@BBXCapital.com

Salesperson Dean Schwartz	Ship Via UPS Ground	Est. Ship Date	Payment Terms Due upon receipt
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Qty	Item #	Description	Unit Price	Ext. Price
245	FNJYF-QYQTK	 White Terry Velour Gym Towels (12"x44") Color: White Size: 12" x 44" Imprint: Beacon Lake Logo Embroidered in Full Color	\$4.35	\$1,065.75
	ADDCHG	Additional charges for White Terry Velour Gym Towels (12"x44") Embroidery: \$1,148.44	\$1,148.44	\$1,148.44

Subtotal	\$2,214.19
Shipping	\$97.48
Tax (0%)	EXEMPT
Total	\$2,311.67

Quote Acceptance

If this quote is acceptable, please sign below and return.

Authorized Signature: _____ Print Name: _____ Date: _____

If you have a firm in-hands date, please make sure to confirm with your SWAG Specialist, prior to approving this quote.

If you need an exact pantone match, make sure to confirm with your SWAG Specialist, as not all products can be matched 100%.

Although our normal spoilage is insignificant, please allow for a 2% damage rate. We recommend purchasing additional in the event this is the case.

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SOBO has a satisfaction guaranteed policy. Please make sure to review your order, as soon as it arrives, to make sure the product(s) meet or surpass expectations. If there are any issues make sure to notify SOBO within 24 hours of receipt.

TENTH ORDER OF BUSINESS

RESOLUTION 2023-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE MEADOW VIEW AT TWIN CREEKS COMMUNITY
DEVELOPMENT DISTRICT AUTHORIZING
INVESTMENT OF FUNDS IN THE LOCAL GOVERNMENT
SURPLUS FUNDS TRUST FUND**

WHEREAS, the 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; and

WHEREAS, the District from time to time has funds on hand in excess of current needs;
and

WHEREAS, it is in the best interest of the District and its inhabitants that funds be invested to return the highest yield consistent with proper safeguards;

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

SECTION 1. That the District Manager or his/her designee, be, and he/she is hereby authorized to transmit such funds to the State Board of Administration to be invested according to applicable laws of the State of Florida consistent with the needs of Meadow View at Twin Creeks Community Development District. Such authorization includes authority to withdraw funds from the State Board of Administration by giving timely notice and appropriate confirmation.

SECTION 2. That this Authorization shall be continuing in nature until revoked by Meadow View at Twin Creeks Community Development District.

PASSED AND ADOPTED this 16th day of February, 2023.

ATTEST:

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

Print Name: Jim Oliver
District Manager

Chairperson

THIRTEENTH ORDER OF BUSINESS

B.

1.

**MEADOW VIEW AT TWIN CREEK COMMUNITY DEVELOPMENT DISTRICT
WORK AUTHORIZATION NO. 27
2022/2023 GENERAL CONSULTING ENGINEERING SERVICES**

Scope of Work

England, Thims & Miller, Inc. shall provide general consulting engineering services for the Meadow View at Twin Creeks Community Development District as directed by the Board of Supervisors or their designee. General consulting services shall include, but not be limited to:

1. Attending Meetings
2. Preparation of Engineering Reports and Studies
3. Preparation of Cost Estimates and Budgets
4. Technical Support for Community Development District Staff
5. Development and Analysis of District Projects
5. Operation and Maintenance Inspections
7. Prepare Presentation Documents for District Meetings

The outlined services shall be performed on a time and material basis at the currently approved rate and expense schedule. The estimated fee shall not be exceeded without further authorization. This estimated fee is not a guaranteed maximum cost.

ESTIMATED FEE \$15,000.00

**Basis of Estimated Fee
England Thims & Miller, Inc.
Hourly Fee Schedule 2022/2023**

CEO/CSO.....	\$400.00	/Hr.
President.....	\$350.00	/Hr.
Executive Vice President.....	\$335.00	/Hr.
Vice President	\$260.00	/Hr.
Senior Engineer/ Senior Project Manager.....	\$215.00	/Hr.
Project Manager.....	\$200.00	/Hr.
Director.....	\$185.00	/Hr.
Engineer.....	\$175.00	/Hr.
Assistant Project Manager	\$155.00	/Hr.
Senior Planner /Planning Manager.....	\$200.00	/Hr.
Senior Environmental Scientist.....	\$215.00	/Hr.
Planner.....	\$163.00	/Hr.
CEI Senior Project Engineer.....	\$230.00	/Hr.
CEI Project Manager/Project Administrator.....	\$184.00	/Hr.
CEI Senior Inspector.....	\$163.00	/Hr.
CEI Inspector	\$132.00	/Hr.
Senior Landscape Architect.....	\$184.00	/Hr.
Landscape Architect.....	\$165.00	/Hr.
Senior Technician/Senior Specialist.....	\$163.00	/Hr.
GIS Program Manager.....	\$180.00	/Hr.
GIS Analyst	\$140.00	/Hr.
GIS Consultant.....	\$150.00	/Hr.
Senior Engineering Designer / Senior LA Designer.....	\$160.00	/Hr.
Engineering Intern	\$140.00	/Hr.
Engineering/Landscape Designer.....	\$140.00	/Hr.
CADD/GIS Technician.....	\$132.00	/Hr.
Project Coordinator / CSS.....	\$100.00	/Hr.
Administrative Support.....	\$95.00	/Hr.

*ETM's standard hourly billing rates are reevaluated annually prior to the beginning of the calendar year and subject to an increase not to exceed five (5) percent per year.

Cost such as subconsultants, printing, telephone, delivery service, mileage and travel shall be invoiced at direct costs plus 15%.

Time of Performance

Services rendered will commence upon District approval and will be completed on or before September 30, 2021.

Approval

Submitted by: _____
England, Thims & Miller, Inc.

Date: _____

Approved by: _____
Meadow View at Twin Creeks Community Development District

Date: _____

2.

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

REQUISITION SUMMARY

2021 Phase 3

2020 Phase 4

Thursday, February 16, 2023

2021 Phase 3 TO BE APPROVED				
2/16/2023	89	ETM	Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 206735 (Jan 2023)	\$ 836.07
2/16/2023	90	ETM	Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 206734 (Jan 2023)	\$ 731.25
2/16/2023	91	Sterling Specialties, Inc.	Remove and relocate section of dog park fence - Invoice 14253	\$ 980.00
2/16/2023	92	West Orange Nurseries, Inc.	Irrigation Repairs Beacon Lake Phase 3A - Invoice 66801	\$ 2,055.33
2/16/2023	93	West Orange Nurseries, Inc.	Lift Station Screening - Phase 3A - Invoice 66800	\$ 9,415.00
2/16/2023	94	Kompan	Lakeside Park Equipment - 50% Remaining Balance - Invoice 114771	\$ 120,000.00
2/16/2023	95	West Orange Nurseries, Inc.	Beacon Lake Flowers - Invoice 75639	\$ 13,714.92
2/16/2023	96	West Orange Nurseries, Inc.	Lakeside Park landscaping - Invoice 66805	\$ 14,171.49
2/16/2023	97	West Orange Nurseries, Inc.	Landscaping maintenance - 66803	\$ 6,099.38
TOTAL 2021 Phase 3 REQUISITIONS TO BE APPROVED				\$168,003.44
2021 Phase 4 TO BE APPROVED				
2/16/2023	48	W. Gardner, LLC	Beacon Lake Phase 4 (Clearing/Earthwork) Application for Payment No. 12 (Jan 2023)	\$ 15,071.75
2/16/2023	49	W. Gardner, LLC	Beacon Lake Phase 4 (Paving/Drainage) Application for Payment No. 10 (Jan 2023)	\$ 304,209.20
2/16/2023	50	W. Gardner, LLC	Beacon Lake Phase 4 (Utilities) Application for Payment No. 10 (Jan 2023)	\$ 479,053.37
TOTAL 2021 Phase 4 REQUISITIONS TO BE APPROVED				\$798,334.32
TOTAL REQUISITIONS TO BE APPROVED FEBRUARY 16, 2023				\$966,337.76

E.

Meadow View at Twin Creeks

2/16/2023

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
February 16, 2023

To: Board of Supervisors

From: Chris Hall
Field Operations Manager

Jennifer Clark-Erickson
Amenity Manager

RE: Beacon Lake Field Operations & Amenity Management Report – January 19, 2023

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 February 2022.
 - We have 3 food trucks at Food Truck Alley every Friday night from 5:00pm - 8:00pm
- 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
- Mary Music Time - Started back on February 2, 2023 for toddlers in the social room. We have 2 full classes
- Book Club - 2nd Wednesday monthly.
- Kids STEM Robotics – Robotics weekly classes begin Monday, January 23rd
 - 3:45pm-5:15pm – 8-week program
 - Students will build robots, solve challenges and battle their friends
- Lakeside Park Grand Opening - The event was a huge hit with residents, over 300 people showed up, we gave away swag bags and answered questions. Residents are excited for this additional amenity.
- Bingo - low turnout due to old format, I have revamped the Bingo night to accommodate a family friendly environment 2.15.2023
- Paint Night - 2.18.2023 - Cost \$5.00 per person we have sold most of the tickets.
- Spring Break - Kids ninja/obstacle all age friendly day 3.18.2023, we will have food trucks onsite
- Polynesian Luau - Date TBD Dancers, music and food trucks. Small entrance fee to secure attendance.
- Food Demo - Resident Chef Colin from The Groovey Ladle will host 2 demos on May 6th.
- Charlie's Grill - I have prices for concession food and supplies through Sea Breeze

Lakeside Park Grand Opening





Beacon Lake

FEBRUARY

Newsletter

Made with PosterMyWall.com

BEACON LAKE

EVENT CALENDAR

Feb
8th

BOOK CLUB | 7 PM - 9 PM

COME JOIN THE BEACON LAKE BOOK CLUB WEDNESDAY FEBRUARY 8TH 7PM - 9PM IN THE SOCIAL ROOM

Feb
13th

BUNCO | 7 PM - 9 PM

JOIN US FOR A NIGHT OF DICY FUN. BUNCO WILL BE PLAYED IN THE SOCIAL ROOM FROM 7 PM - 9 PM

Feb
15th

BINGO | 7 PM - 9 PM

JOIN US FOR A FAMILY FRIENDLY NIGHT OF BINGO. IN THE SOCIAL ROOM FROM 7 PM - 9 PM

Feb
22th

PAINT NITE | 7 PM - 9 PM

JOIN US FOR A FUN NIGHT OF PAINTING. \$5.00 TICKETS ARE AVAILABLE. LIMITED SEATING. WE WILL BE COMPLETING A BEACH THEMED 8X10 CANVAS.

Feb
22th

DOMINOS | 7 PM - 9 PM

MEXICAN TRAIN DOMINOS - FUN FOR ALL. COME MEET YOUR NEIGHBORS FOR A COMPETITIVE EVENING OF FUN.

Made with PosterMyWall.com

FOOD BEACON LAKE FEBRUARY

FOOD TRUCK

FOOD TRUCK ALLEY



2.3.2023
Mama's Food
The Tot Spot
Papa Churros

2.10.2023
What's the Catch
The Stuffed Potatoe
About Time Creamery

2.17.2023.
Backwood Meat Smokers
Saffron
Tikiz

2.24.2023
Tangos R Us
Pizza Brigade
Henry's Kettle Corn

BEACON LAKE

BOOK CLUB

WEDNESDAY FEBRUARY 8TH
7:00 - 9:00PM

LAKE HOUSE SOCIAL ROOM

A promotional poster for a Bunco Night event. The background is split vertically into black on the left and pink on the right. The word "BUNCO" is written in large, black, stylized letters with a pink outline, and "Night!" is written below it in a similar style. Several dice are scattered around the text, some white and some black. The event details are written in white text at the bottom.

**BUNCO
Night!**

TUESDAY, FEBRUARY 13TH
7:00 PM - 9:00 P.M.

Lake House Social Room



BINGO

You're invited

GAME - FUN - PRIZE

◆ — — ◆ — — ◆ — — ◆ — — ◆ — — ◆
Wednesday, February 15th
From 7:00 - 9:00PM
Lake House Social Room
Fun for all ages!

BEACON LAKE PRESENTS

PAINT *Party*

\$5.00 PER PERSON

SATURDAY FEB. 18TH 6PM

Made with PosterMyWall.com

Lake House - Social Room p: 904-217-3052

[Buy Tickets Today](#)

BEACON LAKE PRESENTS

WEDNESDAY
FEBURARY
22ND

Mexican Train DOMINO

LAKE HOUSE SOCIAL ROOM

7:00PM - 9:00PM

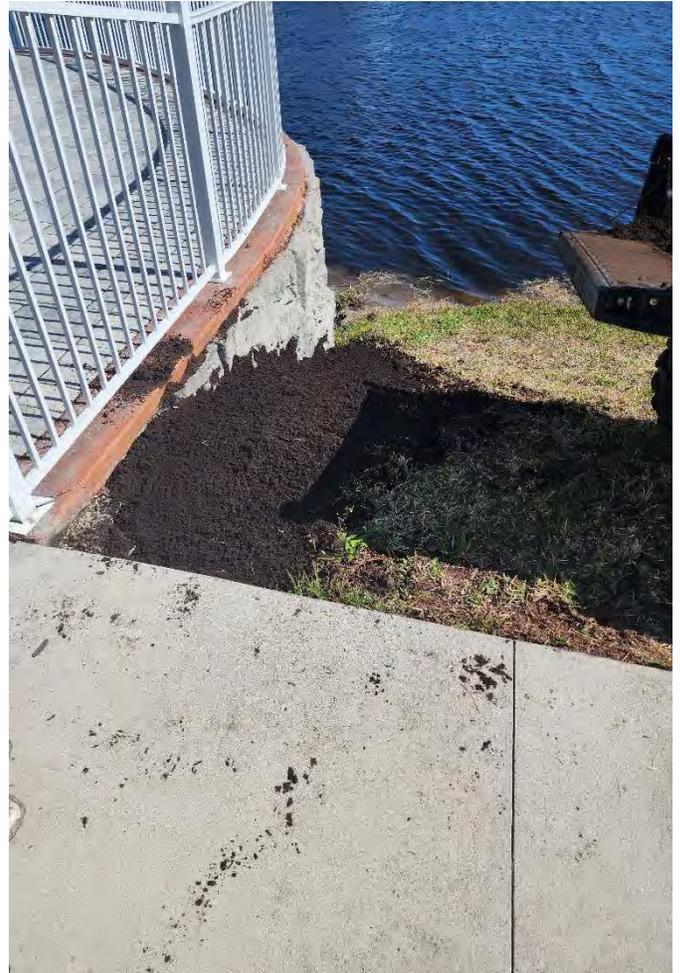
Weekly Maintenance

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

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

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

Completed Projects



Installed drain and pipe to alleviate washout from pool deck drainage. Sod is being installed this week.

Completed Projects



Every white pole light that was out has been replaced with LED drivers and bulbs.

Completed Projects



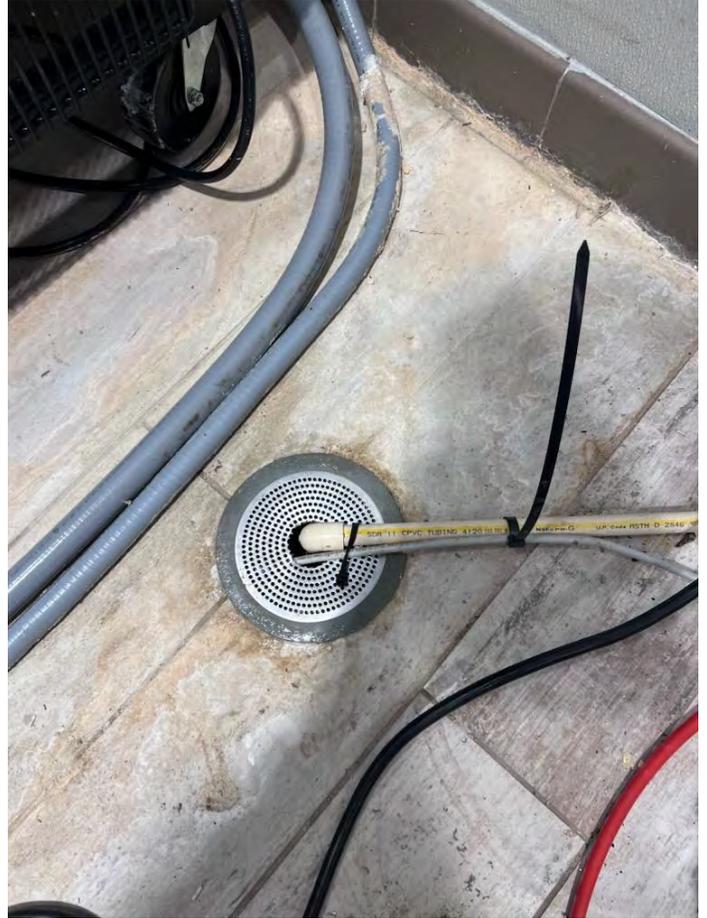
Nine (9) parking lot lights have been replaced.

Completed Projects



Leaning street signs have been straightened in the neighborhoods.

Completed Projects



Installed a new drain and cut it so the drainpipe for the ice machine will go down the drain and prevent water on the floor in the kitchen.

Completed Projects



Repaired dog park obstacle.

Completed Projects



Debris removal throughout the community

Completed Projects



Sign removal and broken hose reel was replaced.

Conclusion

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

Respectfully,

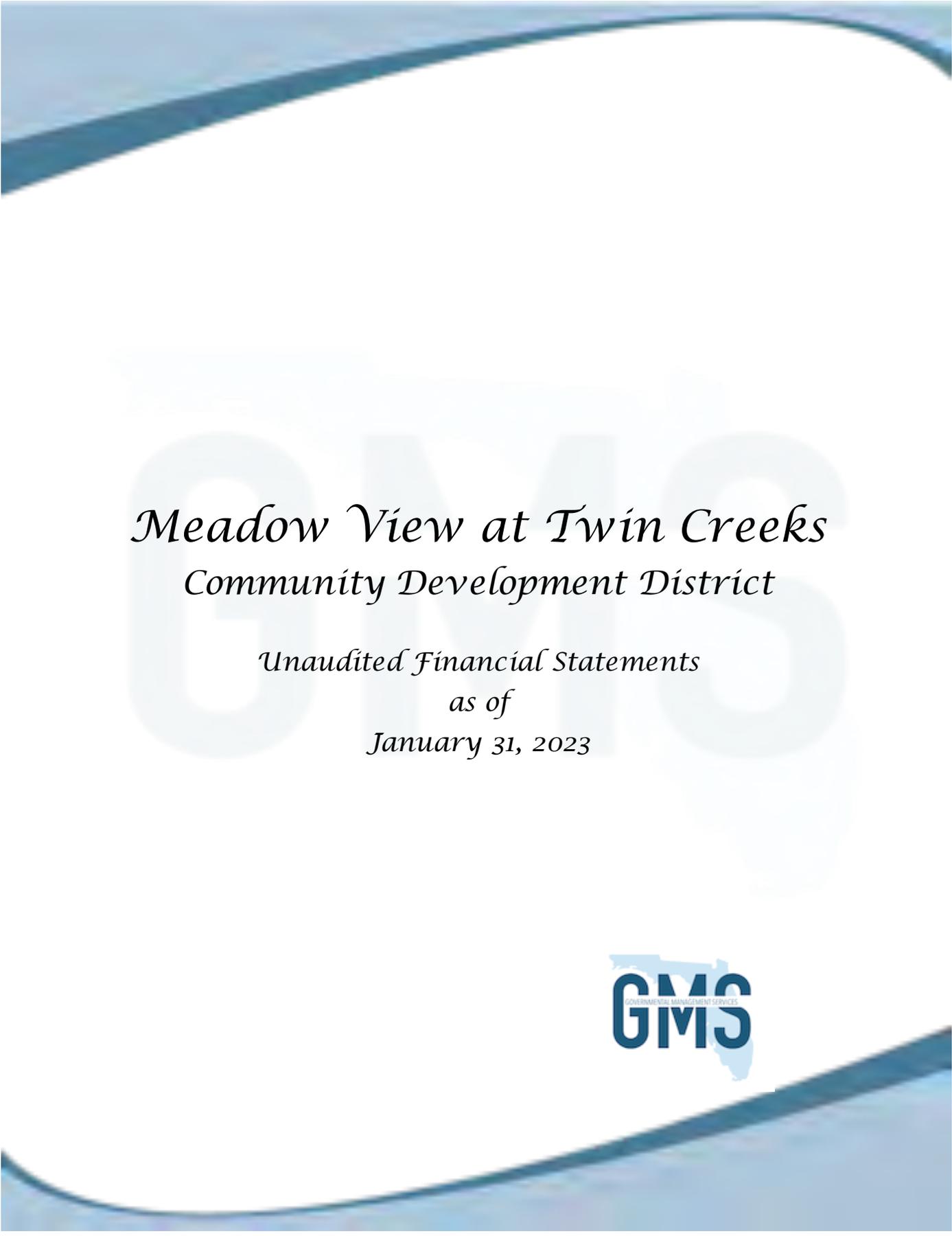
Chris Hall

Jennifer Clark-Erickson



FOURTEENTH ORDER OF BUSINESS

A.



*Meadow View at Twin Creeks
Community Development District*

*Unaudited Financial Statements
as of
January 31, 2023*



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9	Debt Service Fund Series 2020 Income Statement
10	Debt Service Fund Series 2021-Phase 3B Income Statement
11	Debt Service Fund Series 2021 Phase 4 Income Statement
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13-14	Long Term Debt Summary
15	Assessment Receipt Schedule

Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

January 31, 2023

	General	Debt Service	Capital Project	Governmental Fund Totals
Assets:				
Cash	\$368,390	---	---	\$368,390
Investments:				
Custody - US Bank	\$1,106,973	---	---	\$1,106,973
Series 2016 A1				
Reserve	---	\$134,681	---	\$134,681
Revenue	---	\$391,543	---	\$391,543
Series 2016 A2				
Revenue	---	---	---	\$0
Prepayment	---	---	---	\$0
Series 2018 A1				
Reserve	---	\$185,617	---	\$185,617
Revenue	---	\$514,931	---	\$514,931
Series 2018 A2				
Reserve	---	---	---	\$0
Revenue	---	\$2,756	---	\$2,756
Prepayment	---	\$1	---	\$1
Series 2019 A1				
Reserve	---	\$78,120	---	\$78,120
Revenue	---	\$221,022	---	\$221,022
Series 2020 A1				
Reserve	---	\$37,986	---	\$37,986
Revenue	---	\$93,214	---	\$93,214
Prepayment	---	\$901	---	\$901
Series 2020 A2				
Revenue	---	\$1,698	---	\$1,698
Interest	---	\$0	---	\$0
Prepayment	---	\$0	---	\$0
Series 2020 A3				
Reserve	---	\$18,566	---	\$18,566
Revenue	---	\$0	---	\$0
Interest	---	\$0	---	\$0
Series 2021-PH3B				
Reserve	---	\$141,115	---	\$141,115
Revenue	---	\$140,966	---	\$140,966
Interest	---	\$303	---	\$303
Construction	---	---	\$1,354	\$1,354
Series 2021-PH4				
Reserve	---	\$211,869	---	\$211,869
Revenue	---	\$423,738	---	\$423,738
Interest	---	\$466	---	\$466
Construction	---	---	\$11,861	\$11,861
Due From Developer	\$25,696	---	\$250,728	\$276,424
Electric Deposits	\$3,360	---	---	\$3,360
Prepaid Expenses	\$3,534	---	---	\$3,534
Total Assets	\$1,507,953	\$2,599,491	\$263,942	\$4,371,387
Liabilities:				
Accounts Payable	\$31,519	---	---	\$31,519
Accrued Expenses	\$674	---	---	\$674
Retainage Payable	---	---	\$250,728	\$250,728
Due to Developer	\$63,671	---	---	\$63,671
Total Liabilities	\$95,864	\$0	\$250,728	\$346,592
Fund Balances:				
Nonspendable	\$6,894	\$0	---	\$6,894
Restricted for Capital Projects	---	---	\$13,214	\$13,214
Restricted for Debt Service	---	\$2,599,491	---	\$2,599,491
Restricted for Fence Agreement	\$4,950	---	---	\$4,950
Unassigned	\$1,400,245	---	---	\$1,400,245
Total Fund Balances	\$1,412,089	\$2,599,491	\$13,214	\$4,024,795
Total Liabilities & Fund Equity	\$1,507,953	\$2,599,491	\$263,942	\$4,371,387

Meadow View at Twin Creeks

Community Development District

GENERAL FUND

Statement of Revenues & Expenditures

For the Period ending January 31, 2023

	Adopted	Prorated	Actual	
	Budget	Thru 01/31/23	Thru 01/31/23	Variance
REVENUES:				
Assessments - Tax Roll (1)	\$1,209,376	\$984,736	\$984,736	\$0
Assessments - Direct	\$603,935	\$520,317	\$520,317	\$0
Interest/Miscellaneous Income	\$5,000	\$1,667	\$2,184	\$518
Restricted - Easement Fence Fund	\$0	\$0	\$4,950	\$4,950
Facility Revenue	\$10,000	\$3,333	\$4,500	\$1,167
TOTAL REVENUES	\$1,828,311	\$1,510,054	\$1,516,688	\$6,634

EXPENDITURES:

ADMINISTRATIVE:

Engineering	\$36,000	\$12,000	\$6,245	\$5,755
Attorney Fees	\$30,000	\$7,500	\$4,859	\$2,641
Annual Audit	\$7,500	\$0	\$0	\$0
Arbitrage	\$3,600	\$2,400	\$2,400	\$0
Assessment Roll	\$10,000	\$10,000	\$10,000	\$0
Dissemination	\$20,000	\$6,667	\$4,167	\$2,500
Trustee Fees	\$21,000	\$20,583	\$20,583	\$0
Management Fees	\$52,094	\$17,365	\$17,365	(\$0)
Information Technology	\$1,550	\$517	\$517	(\$0)
Website Compliance	\$1,100	\$367	\$367	(\$0)
Telephone	\$700	\$233	\$842	(\$609)
Postage	\$1,000	\$333	\$508	(\$175)
Insurance	\$8,802	\$8,802	\$7,885	\$917
Printing and Binding	\$2,000	\$667	\$255	\$412
Legal Advertising	\$1,500	\$500	\$288	\$212
Other Current Charges	\$1,600	\$533	\$0	\$533
Office Supplies	\$300	\$100	\$2	\$98
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
ADMINISTRATIVE EXPENDITURES	\$198,921	\$88,741	\$76,458	\$12,283

AMENITY CENTER:

Utilities				
Telephone/Cable/Internet	\$10,900	\$3,633	\$3,770	(\$136)
Electric	\$45,800	\$15,267	\$14,817	\$449
Water/Irrigation	\$20,000	\$6,667	\$6,964	(\$298)
Gas	\$2,136	\$712	\$647	\$65
Trash Removal	\$4,860	\$1,620	\$2,540	(\$920)
Security				
Security Monitoring	\$1,440	\$480	\$555	(\$75)
Gate Monitoring	\$16,235	\$5,412	\$6,194	(\$782)
Gate Repairs	\$0	\$0	\$315	(\$315)
Access Cards	\$4,000	\$1,333	\$683	\$650
Contracted Security	\$20,000	\$6,667	\$0	\$6,667
Management Contracts				
Facility Management	\$125,000	\$41,667	\$27,320	\$14,346
Pool Attendants	\$51,750	\$17,250	\$0	\$17,250
Canoe Launch Attendant	\$31,050	\$10,350	\$0	\$10,350
Snack Bar Attendant	\$17,940	\$5,980	\$0	\$5,980
Field Mgmt / Admin	\$43,200	\$14,400	\$14,400	\$0
Pool Maintenance	\$20,000	\$6,667	\$5,192	\$1,475
Pool Chemicals	\$15,000	\$5,000	\$3,297	\$1,703

Meadow View at Twin Creeks

Community Development District

GENERAL FUND

Statement of Revenues & Expenditures

For the Period ending January 31, 2023

	Adopted	Prorated	Actual	
	Budget	Thru 01/31/23	Thru 01/31/23	Variance
AMENITY CENTER CONTINUED				
Janitorial	\$22,275	\$7,425	\$11,640	(\$4,215)
Facility Maintenance	\$30,000	\$10,000	\$10,449	(\$449)
Private event Attendant	\$5,000	\$1,267	\$1,267	\$0
Repairs & Maintenance	\$36,000	\$12,000	\$17,748	(\$5,748)
Capital Projects	\$12,000	\$3,640	\$3,640	\$0
Snack Bar Inventory- CGS	\$1,000	\$333	\$0	\$333
Food Service License	\$650	\$217	\$0	\$217
Rental and Leases	\$27,691	\$9,230	\$6,923	\$2,308
Subscriptions	\$12,000	\$4,000	\$996	\$3,004
Pest Control	\$2,600	\$867	\$818	\$49
Supplies	\$2,500	\$833	\$264	\$570
Towel/Linen Service	\$2,000	\$667	\$1,084	(\$417)
Furniture, Fixtures & Equipment	\$5,000	\$22	\$22	\$0
Special Events	\$35,000	\$15,977	\$15,977	\$0
Holiday Decorations	\$20,000	\$15,385	\$15,385	\$0
Fitness Center Repairs/Supplies	\$3,100	\$1,033	\$3,001	(\$1,968)
Office Supplies	\$1,500	\$500	\$644	(\$144)
ASCAP/BMI Licenses	\$800	\$267	\$0	\$267
Property Insurance	\$54,949	\$54,949	\$45,816	\$9,133
Permit and License	\$575	\$0	\$0	\$0
AMENITY CENTER EXPENDITURES	\$703,951	\$281,716	\$222,367	\$59,349
GROUND MAINTENANCE EXPENDITURES				
Hydrology Quality/Mitigation	\$6,400	\$2,133	\$0	\$2,133
Electric	\$30,000	\$10,000	\$8,932	\$1,068
Landscape Maintenance	\$646,800	\$215,600	\$186,349	\$29,251
Landscape Contingency	\$85,000	\$28,333	\$3,997	\$24,336
Lake Maintenance	\$27,000	\$9,000	\$7,227	\$1,773
Grounds Maintenance	\$12,000	\$4,000	\$2,864	\$1,136
Pump Repairs	\$5,000	\$1,359	\$1,359	\$0
Streetlighting	\$49,890	\$16,630	\$16,511	\$119
Streetlight Repairs	\$5,000	\$1,667	\$0	\$1,667
Storm Cleanup	\$0	\$0	\$1,220	(\$1,220)
Irrigation Repairs	\$22,200	\$22,200	\$24,402	(\$2,202)
Miscellaneous	\$5,000	\$1,667	\$0	\$1,667
Contingency	\$31,149	\$10,383	\$6,505	\$3,878
GROUNDS MAINTENANCE EXPENDITURES	\$925,439	\$322,972	\$259,365	\$63,607
TOTAL EXPENDITURES	\$1,828,311	\$693,430	\$558,190	\$135,240
OTHER SOURCES/(USES)				
Interfund Transfer In/(Out)	\$0	\$0	\$29,390	\$29,390
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$29,390	\$29,390
EXCESS REVENUES (EXPENDITURES)	\$0		\$987,888	
FUND BALANCE - Beginning	\$0		\$424,201	
FUND BALANCE - Ending	\$0		\$1,412,089	

(1) Includes special assessments for gate monitoring.

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2016 A1

Statement of Revenues & Expenditures

For the Period ending January 31, 2023

	Adopted Budget	Prorated Thru 01/31/23	Actual Thru 01/31/23	Variance
REVENUES:				
Special Assessments - 2016 A1	\$443,364	\$361,020	\$361,020	\$0
Interest Income	\$20	\$7	\$1,733	\$1,726
TOTAL REVENUES	\$443,384	\$361,027	\$362,753	\$1,726
EXPENDITURES:				
Series 2016 A1				
Interest Expense - 11/1	\$159,000	\$159,000	\$159,000	\$0
Interest Expense - 5/1	\$159,000	\$0	\$0	\$0
Principal Expense - 5/1	\$125,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$443,000	\$159,000	\$159,000	\$0
OTHER SOURCES/(USES)				
Interfund Transfer In/(Out)	\$0	\$0	(\$29,390)	(\$29,390)
TOTAL OTHER SOURCES AND USES	\$0	\$0	(\$29,390)	(\$29,390)
EXCESS REVENUES (EXPENDITURES)	\$384		\$174,362	
FUND BALANCE - Beginning	\$213,453		\$351,862	
FUND BALANCE - Ending	\$213,837		\$526,224	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2018 A1 and A2

Statement of Revenues & Expenditures

For the Period ending January 31, 2023

	Adopted	Prorated	Actual	
	Budget	Thru 01/31/23	Thru 01/31/23	Variance
REVENUES:				
Assessments - A1	\$612,550	\$498,770	\$498,770	\$0
Interest Income	\$50	\$17	\$2,032	\$2,015
TOTAL REVENUES	\$612,600	\$498,787	\$500,802	\$2,015
EXPENDITURES:				
Series 2018 A1				
Interest Expense - 11/1	\$232,819	\$232,819	\$232,819	\$0
Interest Expense - 5/1	\$232,819	\$0	\$0	\$0
Principal Expense - 5/1	\$150,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$615,638	\$232,819	\$232,819	\$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)		\$267,983	
FUND BALANCE - Beginning	\$232,667		\$435,321	
FUND BALANCE - Ending	\$229,629		\$703,303	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2019 A1/A2

Statement of Revenues & Expenditures

For the Period ending January 31, 2023

	Adopted Budget	Prorated Thru 01/31/23	Actual Thru 01/31/23	Variance
REVENUES:				
Assessments - A1	\$257,353	\$209,556	\$209,556	\$0
Interest Income	\$20	\$7	\$881	\$874
TOTAL REVENUES	\$257,373	\$209,563	\$210,437	\$874
EXPENDITURES:				
2019 A1				
Interest Expense - 11/1	\$99,460	\$99,460	\$99,460	\$0
Interest Expense - 5/1	\$99,460	\$0	\$0	\$0
Principal Expense - 5/1	\$60,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$258,920	\$99,460	\$99,460	\$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)		\$110,977	
FUND BALANCE - Beginning	\$107,891		\$188,165	
FUND BALANCE - Ending	\$106,345		\$299,142	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2020 A1/A2/A3

Statement of Revenues & Expenditures

For the Period ending January 31, 2023

	Adopted Budget	Prorated Thru 01/31/23	Actual Thru 01/31/23	Variance
REVENUES:				
Assessments A1	\$113,041	\$92,046	\$92,046	\$0
Interest Income	\$50	\$17	\$514	\$497
TOTAL REVENUES	\$113,091	\$92,063	\$92,560	\$497
EXPENDITURES:				
2020 A1				
Interest Expense - 11/1	\$43,566	\$43,566	\$42,609	\$956
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	\$43,566	\$42,609	\$956
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)		\$49,951	
FUND BALANCE - Beginning	\$62,751		\$102,414	
FUND BALANCE - Ending	\$44,136		\$152,365	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2021 PH 3B

Statement of Revenues & Expenditures

For the Period ending January 31, 2023

	Adopted Budget	Prorated Thru 01/31/23	Actual Thru 01/31/23	Variance
REVENUES:				
Assessments	\$280,483	\$140,966	\$140,966	\$0
Interest Income	\$0	\$0	\$1,115	\$1,115
TOTAL REVENUES	\$280,483	\$140,966	\$142,081	\$1,115
EXPENDITURES:				
Interest Expense - 11/1	\$87,161	\$87,161	\$87,161	\$0
Interest Expense - 5/1	\$87,161	\$0	\$0	\$0
Principal Expense - 5/1	\$105,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$279,323	\$87,161	\$87,161	\$0
OTHER SOURCES/(USES)				
Interfund Transfer In/(Out)	\$0	\$0	(\$98)	(\$98)
TOTAL OTHER SOURCES AND USES	\$0	\$0	(\$98)	(\$98)
EXCESS REVENUES (EXPENDITURES)	\$1,160		\$54,822	
FUND BALANCE - Beginning	\$87,170		\$227,563	
FUND BALANCE - Ending	\$88,330		\$282,385	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2021 PH 4

Statement of Revenues & Expenditures

For the Period ending January 31, 2023

	Adopted Budget	Prorated Thru 01/31/23	Actual Thru 01/31/23	Variance
REVENUES:				
Assessments	\$423,738	\$423,738	\$423,738	\$0
Interest Income	\$0	\$0	\$1,687	\$1,687
TOTAL REVENUES	\$423,738	\$423,738	\$425,424	\$1,687
EXPENDITURES:				
Interest Expense - 11/1	\$133,909	\$133,909	\$133,909	\$0
Interest Expense - 5/1	\$133,909	\$0	\$0	\$0
Principal Expense - 5/1	\$155,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$422,818	\$133,909	\$133,909	\$0
OTHER SOURCES/(USES)				
Interfund Transfer In/(Out)	\$0	\$0	(\$1,317)	(\$1,317)
TOTAL OTHER SOURCES AND USES	\$0	\$0	(\$1,317)	(\$1,317)
EXCESS REVENUES (EXPENDITURES)	\$920		\$290,198	
FUND BALANCE - Beginning	\$133,919		\$345,874	
FUND BALANCE - Ending	\$134,839		\$636,072	

Meadow View at Twin Creeks

Community Development District

Capital Projects Funds

Statement of Revenues & Expenditures

For the Period ending January 31, 2023

	Series	Series
	2021-PH 3B	2021 - PH 4
REVENUES:		
Interest Income	\$8	\$5,206
Developer Contributions	\$257,994	\$331,987
TOTAL REVENUES	\$258,003	\$337,194
EXPENDITURES:		
Capital Outlay	\$195,936	\$724,924
TOTAL EXPENDITURES	\$195,936	\$724,924
OTHER SOURCES/(USES)		
Interfund Transfer In (Out)	\$98	\$1,317
TOTAL OTHER SOURCES/(USES)	\$98	\$1,317
EXCESS REVENUES (EXPENDITURES)	\$62,164	(\$386,414)
FUND BALANCE - Beginning	(\$60,810)	\$398,274
FUND BALANCE - Ending	\$1,354	\$11,861

Meadow View at Twin Creeks

Community Development District

Long Term Debt Report

Series 2016 A1 Special Assessment Bonds	
Interest Rate:	4.5% -5.5%
Maturity Date:	11/1/47
Reserve Fund Definition:	30% of Max Annual Debt Service
Reserve Fund Requirement:	\$133,012.50
Reserve Balance:	\$134,681.27
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:	\$185,616.57
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:	\$78,120.28
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

Meadow View at Twin Creeks

Community Development District

Long Term Debt Report

Series 2020 A1 Special Assessment Bonds	
Interest Rate:	4.25%
Maturity Date:	5/1/26
Reserve Fund Definition:	30% of MADS
Reserve Fund Requirement:	\$34,348.13
Reserve Balance:	\$37,985.65
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	182,143.77	-	-	-	-	101,848.80	-	111,148.10	212,996.90
TOLL SOUTHEAST	40,990.59	-	-	-	-	-	-	12,304.90	12,304.90
DREAM FINDERS	-	-	-	-	-	39,116.88	423,737.50	396,864.17	859,718.54
DIRECT RECEIPTS	223,134.36	-	-	-	-	140,965.68	-	520,317.17	1,085,020.34
TAX ROLL RECEIPTS	489,505.21	361,019.99	498,770.02	209,556.01	92,046.46	-	-	984,736.38	2,146,128.86
TOTAL RECEIPTS	712,639.57	361,019.99	498,770.02	209,556.01	92,046.46	140,965.68	-	1,505,053.55	3,231,149.20

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
4	12/12/2022	17,068.27	23,580.80	9,907.37	4,351.76	-	-	46,556.28	101,464.48
5	12/15/2022	46,703.18	64,523.14	27,109.11	11,907.55	-	-	127,389.94	277,632.92
6	1/20/2023	272,649.13	376,680.57	158,260.66	69,515.23	-	-	743,691.55	1,620,797.14
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
TOTAL TAX ROLL RECEIPTS		361,019.99	498,770.02	209,556.01	92,046.46	-	-	984,736.38	2,146,128.86

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%	50%	0%	86.2%	82.9%
PERCENT COLLECTED TAX ROLL	81%	81%	81%	81%	0%	0%	81.4%	81.4%
PERCENT COLLECTED TOTAL	81%	81%	81%	81%	50%	0%	83.0%	81.9%

C.

Meadow View at Twin Creeks Community Development District

Check Run Summary

12/1/22 - 1/31/23

Date	Check Numbers	Amount
General Fund		
12/1/22 - 12/31/22	1882-1924	\$195,513.20
1/1/23 - 1/31/23	1925-1974	\$600,439.58
Total Checks		\$795,952.78
Autopayments		
12/2/22	Wellbeats	\$249.00
12/2/22	Florida National Gas	\$75.28
12/7/22	Republic Services	\$696.14
12/19/22	St Johns County Utility Dept	\$2,473.27
12/21/22	AT&T	\$69.55
12/21/22	Comcast	\$799.93
12/28/22	FPL	\$10,040.71
12/30/22	Wells Fargo Credit Card	\$3,378.95
12/30/22	TECO	\$137.93
1/3/23	Florida National Gas	\$143.38
1/3/23	Wellbeats	\$249.00
1/5/23	AT&T	\$174.99
1/6/23	Republic Services	\$692.23
1/18/23	St Johns County Utility Dept	\$2,356.93
1/18/23	AT&T	\$69.55
1/23/23	Comcast	\$836.65
1/27/23	FPL	\$11,143.52
1/30/23	AT&T	\$79.54
Total Paid Electronically		\$33,666.55
Total General Fund		\$829,619.33

* Fedex Invoices will be available upon request

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/05/22	00162	12/01/22	11581	202212	320	57200	45505		ZACHARY SULLIVAN DBA BIG Z POOL	*	1,298.00	1,298.00	001882
			DEC POOL MAINTENANCE										
12/05/22	00156	11/30/22	66389	202211	320	57200	44207		HI-TECH SYSTEM	*	166.25	166.25	001883
			SERVICE CALL										
12/08/22	00006	10/03/22	87233	202210	310	51300	54000		DEPARTMENT OF ECONOMIC OPPORTUNITY	*	175.00	175.00	001884
			FY23 SPECIAL DIST FEE										
12/15/22	00163	12/08/22	CFR#1 RE	202212	300	13100	10100		W.GARDNER, LLC	*	81,259.55	81,259.55	001885
			PAYMENT 22005A.09 PHASE 4										
12/22/22	00162	11/30/22	11629	202211	320	53800	45013		ZACHARY SULLIVAN DBA BIG Z POOL	*	700.00	700.00	001886
			STORM CLEAN UP										
12/22/22	00153	11/30/22	5094996	202211	310	51300	48000		CA FLORIDA HOLDINGS, LLC	*	288.32	288.32	001887
			7933050 ELECTION MEETING										
12/22/22	00006	12/09/22	87233	202212	300	13100	10200		DEPARTMENT OF ECONOMIC OPPORTUNITY	*	25.00	25.00	001888
			LATE FEE										
12/22/22	00096	8/16/22	000809A	202212	320	57200	44206		DREAM GROUP USA	*	13,236.50	13,236.50	001889
			FINAL PAYMENT										
12/22/22	00004	12/12/22	17775	202212	320	57200	44210		EGIS INSURANCE ADVISORS, LLC	*	3,850.00	3,850.00	001890
			ADDITIONAL PREMIUM										
12/22/22	00005	11/30/22	0205797	202211	310	51300	31100		ENGLAND THIMS & MILLER, INC	*	1,811.00	1,811.00	001891
			NOV ENGINEERING SRVS										
12/22/22	00001	12/01/22	93	202212	310	51300	34000		DEC MANAGEMENT FEES	*	4,341.17		
		12/01/22	93	202212	310	51300	35300		DEC WEBSITE ADMIN	*	91.67		
		12/01/22	93	202212	310	51300	35100		DEC INFORMATION TECH	*	129.17		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/01/22	93	12/01/22	93	202212	310	310-51300	31600		DEC DISSEMINATION	*	1,041.67		
12/01/22	93	12/01/22	93	202212	310	310-51300	51000		OFFICE SUPPLIES	*	.93		
12/01/22	93	12/01/22	93	202212	310	310-51300	42000		POSTAGE	*	64.49		
12/01/22	93	12/01/22	93	202212	310	310-51300	42500		COPIES	*	84.45		
12/01/22	93	12/01/22	93	202212	310	310-51300	41000		TELEPHONE	*	27.65		
GOVERNMENTAL MANAGEMENT SERVICES											5,781.20	001892	
12/22/22	00047	12/15/22	23362	202212	310	310-51300	31200		ARB SE 2016FYE 10/31/22	*	600.00		
		12/15/22	23362	202212	310	310-51300	31200		ARB SE 2018FYE 10/31/2022	*	600.00		
GRAU AND ASSOCIATES											1,200.00	001893	
12/22/22	00146	12/01/22	JAK12220	202212	320	320-57200	45507		DEC JANITORIAL SERVICES	*	2,772.91		
JANI-KING OF JACKSONVILLE											2,772.91	001894	
12/22/22	00014	12/01/22	0618655	202212	320	320-57200	45915		DEC LEASE PAYMENT	*	2,307.62		
MUNICIPAL ASSET MANAGEMENT, INC											2,307.62	001895	
12/22/22	00022	11/30/22	13129561	202211	320	320-57200	45506		NOV POOL CHEMICALS	*	335.54		
POOLSURE											335.54	001896	
12/22/22	00022	11/30/22	13129561	202211	320	320-57200	45506		NOV ACTIVITY POOL	*	95.70		
POOLSURE											95.70	001897	
12/22/22	00022	12/08/22	13129561	202212	320	320-57200	45506		DEC ACTIVITY POOL CHEM	*	95.70		
POOLSURE											95.70	001898	
12/22/22	00020	11/30/22	196	202211	320	320-57200	45500		NOV ASST MANAGER	*	275.00		
RIVERSIDE MANAGEMENT SERVICES											275.00	001899	
12/22/22	00020	11/30/22	197	202211	320	320-57200	49400		NOV EVENT ASSISTANT	*	300.00		
RIVERSIDE MANAGEMENT SERVICES											300.00	001900	
MVTP MEADOW VIEW TP BPEREGRINO													

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/22/22	00020	11/30/22 198	202211 320-57200-45509	NOV EVENT ATTENDANT RIVERSIDE MANAGEMENT SERVICES	*	225.00	225.00 001901
12/22/22	00020	12/09/22 199	202211 320-57200-44206	HOLIDAY DECORATIONS	*	357.49	
		12/09/22 199	202211 320-57200-45918	AMENITY SUPPLIES	*	80.78	
		12/09/22 199	202211 320-53800-45006	GROUPS MAINTENANCE	*	985.00	
		12/09/22 199	202211 320-57200-44200	REPAIRS AND REPLACEMENTS	*	2,235.05	
		12/09/22 199	202211 320-57200-45508	FACILITY MAINTENCANCE	*	1,732.42	
				RIVERSIDE MANAGEMENT SERVICES			5,390.74 001902
12/22/22	00020	12/01/22 194	202212 320-57200-45504	DEC CONTRACT ADMIN	*	3,600.00	
		12/01/22 194	202212 320-57200-45500	DEC FACILITY MANAGEMENT	*	6,503.83	
				RIVERSIDE MANAGEMENT SERVICES			10,103.83 001903
12/22/22	00072	12/14/22 12142022	202212 310-51300-42000	2022 NOTICE POSTAGE	*	238.00	
				ST. JOHNS COUNTY TAX COLLECTOR			238.00 001904
12/22/22	00087	12/06/22 1010502	202211 320-57200-45508	ANNUAL FIRE BACKFLOW CERT	*	105.00	
				WAYNE AUTOMATIC FIRE SPRINKLERS INC			105.00 001905
12/22/22	00013	10/10/22 65198	202210 320-53800-45009	PH 2 IRRIGATION REPAIR	*	7,612.50	
				WEST ORANGE NURSERIES, INC			7,612.50 001906
12/22/22	00013	11/23/22 65211	202211 320-53800-45004	OVER-SEED BERMUDA/RYE	*	6,191.25	
				WEST ORANGE NURSERIES, INC			6,191.25 001907
12/22/22	00013	11/23/22 65212	202211 320-53800-45009	3A IRRIGATION REPAIRS	*	3,060.05	
				WEST ORANGE NURSERIES, INC			3,060.05 001908
12/22/22	00013	11/23/22 65213	202211 320-53800-45009	PH 2 IRRIGATION REPAIRS	*	2,693.75	
				WEST ORANGE NURSERIES, INC			2,693.75 001909

MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
12/22/22	00013	11/29/22 65215	202211 320-53800-45009	BACKFLOW REPAIR WEST ORANGE NURSERIES, INC	*	414.09	414.09 001910
12/22/22	00013	12/01/22 65207	202212 320-53800-45003	LNDSCP MAINT PH 2 PART 2 WEST ORANGE NURSERIES, INC	*	8,420.00	8,420.00 001911
12/22/22	00040	12/01/22 JAX 4698	202212 320-53800-45003	DEC LANDSCAPE MAINTENANC YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC	*	17,812.00	17,812.00 001912
12/27/22	00164	12/19/22 0005	202212 320-57200-49400	3 HRS BARTENDING 12/19/22 WILLIAM ERICKSON	*	300.00	300.00 001913
12/29/22	00156	8/02/22 368971A	202212 320-57200-44202	BALANCE DUE SPEAKER INST HI-TECH SYSTEM	*	3,639.95	3,639.95 001914
12/29/22	00126	12/09/22 4957	202211 310-51300-31500	NOV GENERAL COUNSEL KE LAW GROUP, PLLC	*	2,766.00	2,766.00 001915
12/29/22	00022	12/14/22 13129561	202212 320-57200-45506	DEC POOL CHEMICALS POOLSURE	*	247.50	247.50 001916
12/29/22	00022	12/14/22 13129561	202212 320-57200-45506	DEC POOL CHEMICALS POOLSURE	*	377.85	377.85 001917
12/29/22	00043	10/01/22 165467	202210 320-57200-45919	HAND AND POOL TOWELS SIMPLY LINEN SOLUTIONS	*	108.60	108.60 001918
12/29/22	00043	11/03/22 165530	202211 320-57200-45919	POOL AND HAND TOWELS SIMPLY LINEN SOLUTIONS	*	145.10	145.10 001919
12/29/22	00043	12/01/22 165789	202211 320-57200-45919	HAND AND POOL TOWELS SIMPLY LINEN SOLUTIONS	*	186.10	186.10 001920
12/29/22	00043	12/15/22 166157	202212 320-57200-45919	POOL/HAND TOWELS SIMPLY LINEN SOLUTIONS	*	158.10	158.10 001921

MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/29/22	00048	12/20/22 100941	202212 320-57200-44207	REPAIR BIKE HANDLEBAR SOUTHEAST FITNESS REPAIR	*	170.00	170.00 001922
12/29/22	00046	12/13/22 20508730	202212 320-57200-45917	DEC PEST CONTROL TURNER PEST CONTROL LLC	*	199.50	199.50 001923
12/29/22	00165	12/14/22 75626	202212 320-53800-45003	INSTALL GERANIUMS WEST ORANGE NURSERIES INC TREE/	*	8,975.00	8,975.00 001924
1/05/23	00069	12/13/22 CFR #43 REQ #80	202212 300-13100-10100	INV #9154 BASHAM & LUCAS DESIGN GROUP INC	*	1,715.07	1,715.07 001925
1/05/23	00069	12/13/22 CFR #43 REQ #81	202212 300-13100-10100	INV #9191 BASHAM & LUCAS DESIGN GROUP INC	*	800.00	800.00 001926
1/05/23	00005	12/13/22 CFR #43 REQ #77	202212 300-13100-10100	INV #205798 ENGLAND THIMS & MILLER, INC	*	2,486.25	2,486.25 001927
1/05/23	00005	12/13/22 CFR #43 REQ #78	202212 300-13100-10100	INV #205800 ENGLAND THIMS & MILLER, INC	*	1,264.00	1,264.00 001928
1/05/23	00095	12/13/22 CFR #43 REQ #82	202212 300-13100-10100	INV #89968 SMITH TRUCKING COMPANY, INC	*	10,047.00	10,047.00 001929
1/05/23	00013	12/13/22 CFR #43 REQ #79	202212 300-13100-10100	INV #65198 WEST ORANGE NURSERIES, INC	*	7,612.50	7,612.50 001930
1/06/23	00038	12/15/22 274121	202212 320-57200-45400	DEC FIRE MONITORING SER ATLANTIC SECURITY	*	110.95	110.95 001931
1/06/23	00045	12/27/22 76327	202212 320-53800-45005	SERVICE CALL FUTURE HORIZONS, INC.	*	150.00	150.00 001932
1/06/23	00024	12/22/22 12222022	202301 300-20700-10000	11/19 DRM FASM DS 2021-3B MEADOW VIEW AT TWIN CREEKS CDD C/O	*	39,116.88	39,116.88 001933

MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	....CHECK.... #
1/06/23	00024	12/22/22 12232022	202301 300-20700-20000 11/19 DREAMFASMT DS2021-4	MEADOW VIEW AT TWIN CREEKS CDD C/O	*	423,737.50	423,737.50	001934
1/06/23	00009	12/23/22 6771247	202301 310-51300-33000 FY23 TR FEE SE 2018 A1A2	US BANK	*	3,125.00		
		12/23/22 6771247	202301 300-15500-10000 FY24 TR FEE SE 2018 A1A2		*	625.00		
		12/23/22 6771247	202301 310-51300-33000 INCIDENTIAL EXPENSES		*	290.63		
				US BANK			4,040.63	001935
1/06/23	00009	12/23/22 6773495	202212 310-51300-33000 FY23 TRUST FEE SE 2021	US BANK	*	5,416.67		
		12/23/22 6773495	202212 300-15500-10000 FY24 TRUST FEE SE 2021		*	1,083.33		
		12/23/22 6773495	202212 310-51300-33000 INCIDENTIAL EXPENSES		*	503.75		
				US BANK			7,003.75	001936
1/06/23	00009	12/28/22 6776099	202212 310-51300-33000 FY23 TRU FEE SE 2016 A-1	US BANK	*	3,291.67		
		12/28/22 6776099	202212 300-15500-10000 FY34 TRU FEE SE 2016 A-1		*	658.33		
		12/28/22 6776099	202212 310-51300-33000 INCIDENTIAL EXPENSES		*	306.13		
				US BANK			4,256.13	001937
1/17/23	00162	1/01/23 11744	202301 320-57200-45505 JAN POOL MAINTENANCE	ZACHARY SULLIVAN DBA BIG Z POOL	*	1,298.00	1,298.00	001938
1/17/23	00076	11/29/22 44544	202211 320-53800-45009 REPLACE MOTOR&CHECK VALVE	EAST COAST WELLS & PUMPS SERVICE	*	3,500.00	3,500.00	001939
1/17/23	00039	1/05/23 15240105	202301 320-57200-45508 HOOD SYSTEM SERVICE	FIRST COAST FIRE & SAFETY	*	380.00	380.00	001940
1/17/23	00045	11/30/22 75930	202211 320-53800-45005 NOV LAKE MAINTENANCE	FUTURE HORIZONS, INC.	*	1,769.14	1,769.14	001941
1/17/23	00045	12/28/22 76341	202212 320-53800-45005 DEC LAKE MAINTENANCE	FUTURE HORIZONS, INC.	*	1,769.14	1,769.14	001942

MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/17/23	00001	1/01/23 94	202301 310-51300-34000	JAN MANAGEMENT FEES	*	4,341.17		
		1/01/23 94	202301 310-51300-35300	JAN WEBSITE ADMIN	*	91.67		
		1/01/23 94	202301 310-51300-35100	JAN INFORMATION TECH	*	129.17		
		1/01/23 94	202301 310-51300-31600	JAN DISSEMINATION SERVICE	*	1,041.67		
		1/01/23 94	202301 310-51300-51000	OFFICE SUPPLIES	*	.54		
		1/01/23 94	202301 310-51300-42000	POSTAGE	*	49.39		
		1/01/23 94	202301 310-51300-42500	COPIES	*	28.20		
		1/01/23 94	202301 310-51300-41000	TELEPHONE	*	20.00		
							5,701.81	001943

1/17/23	00020	1/01/23 200	202301 320-57200-45504	JAN CONTRACT ADMIN	*	3,600.00		
		1/01/23 200	202301 320-57200-45500	JAN FACILITY MANAGEMENT	*	6,503.83		
							10,103.83	001944

1/17/23	00020	12/31/22 201	202212 320-57200-45500	ASSISTANT MANAGER	*	400.00		
							400.00	001945

1/17/23	00020	12/31/22 202	202212 320-57200-49400	EVENT ASSISTANT	*	705.00		
							705.00	001946

1/17/23	00020	12/31/22 203	202212 320-57200-45509	PRIVATE EVENT ATTENDANT	*	127.00		
							127.00	001947

1/17/23	00020	12/31/22 204	202212 320-57200-45500	DEC NIGHT SECURITY	*	630.00		
							630.00	001948

1/17/23	00148	1/04/23 21277	202301 320-57200-45420	SERVICE CALL GATE	*	315.00		
							315.00	001949

1/17/23	00013	1/01/23 66779	202301 320-53800-45003	JAN LAND MAINT BEC LK 3A	*	9,100.00		
							9,100.00	001950

MVTP MEADOW VIEW TP BPEREGRINO								

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/17/23	00013	1/01/23	66780	202301	320-53800-45003		JAN MAINT PH2 TH SECTION WEST ORANGE NURSERIES, INC	*	9,011.47	9,011.47	001951
1/17/23	00013	12/01/22	65208	202212	320-53800-45003		DEC LAND MAINT BEC LK 3A WEST ORANGE NURSERIES, INC	*	9,100.00	9,100.00	001952
1/17/23	00013	12/01/22	65209	202212	320-53800-45003		DEC LAND MAINT PH 2 WEST ORANGE NURSERIES, INC	*	9,011.47	9,011.47	001953
1/17/23	00013	1/01/23	66778	202301	320-53800-45003		JAN LAND MAINT PH 2 PT 2 WEST ORANGE NURSERIES, INC	*	8,420.00	8,420.00	001954
1/17/23	00080	12/19/22	LICX1192	202301	320-57200-50000		FPL LICX1192193 BOND SMITH-MANUS	*	1,805.00	1,805.00	001955
1/25/23	00038	1/16/23	277712	202301	320-57200-45400		JAN CELL FIRE MONITORING ATLANTIC SECURITY	*	110.95	110.95	001956
1/25/23	00038	11/15/22	270263	202211	320-57200-45400		NOV SECURITY MONITORING ATLANTIC SECURITY	*	110.95	110.95	001957
1/25/23	00167	1/17/23	062423	202301	320-57200-49400		JULY 24 EVENT BLESILA FUATA DBA PRINCE PELE'S	*	925.00	925.00	001958
1/25/23	00036	1/17/23	03182023	202301	320-57200-49400		MARCH 18TH EVENT BOUNCERS,SLIDES, AND MORE INC	*	2,610.00	2,610.00	001959
1/25/23	00096	11/04/22	809A	202212	320-57200-44206		ELETRICAL OUTLET INSTALL DREAM GROUP USA	*	1,550.00	1,550.00	001960
1/25/23	00005	1/05/23	0206292	202212	310-51300-31100		DEC REQS/MEETING ENGLAND THIMS & MILLER, INC	*	868.88	868.88	001961
1/25/23	00114	11/22/22	721850	202210	320-57200-45410		ADD RESIDENT AS OF 10/31 HIDDEN EYES LLC DBA ENVERA SYSTEMS	*	160.00	160.00	001962

MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/25/23	00114	12/01/22	722333	202301	320	57200	45410		JAN GATE MONITORING	*	1,560.54		
		12/27/22	723049	202212	320	57200	45410		ADD RESIDENT	*	32.00		
HIDDEN EYES LLC DBA ENVERA SYSTEMS												1,592.54	001963
1/25/23	00114	8/24/22	718627	202208	320	57200	45410		ADD 2 RESIDENTS	*	64.00		
HIDDEN EYES LLC DBA ENVERA SYSTEMS												64.00	001964
1/25/23	00047	1/12/23	23467	202301	310	51300	31200		SERIES 2021 PH3B 10/31/22	*	600.00		
		1/12/23	23467	202301	310	51300	31200		SERIES 2021 PH4 10/31/22	*	600.00		
GRAU AND ASSOCIATES												1,200.00	001965
1/25/23	00166	12/12/22	2275	202212	320	57200	44300		200 PROXIMITY BADGE	*	682.95		
ID WORKPLACE LLC												682.95	001966
1/25/23	00146	1/01/23	JAK01230	202301	320	57200	45507		JAN JANITORIAL SERVICES	*	2,772.91		
JANI-KING OF JACKSONVILLE												2,772.91	001967
1/25/23	00126	1/09/23	5227	202212	310	51300	31500		DEC FPL/BOARD MEETING	*	357.50		
KE LAW GROUP, PLLC												357.50	001968
1/25/23	00022	1/09/23	13129561	202301	320	57200	45506		JAN POOL ACID-POOL	*	95.70		
POOLSURE												95.70	001969
1/25/23	00022	1/29/23	13129561	202301	320	57200	45506		JAN SODIUM BICARBONATE	*	149.90		
POOLSURE												149.90	001970
1/25/23	00020	1/12/23	205	202212	320	53800	45006		DEC GROUNDS MAINTENANCE	*	956.00		
		1/12/23	205	202212	320	57200	45508		DEC FACILITY MAINTENANCE	*	1,128.00		
		1/12/23	205	202212	320	57200	44200		DEC REPAIRS & REPLACEMENT	*	1,762.73		
RIVERSIDE MANAGEMENT SERVICES												3,846.73	001971
1/25/23	00077	12/15/22	37038	202212	320	57200	44200		DEC PLANNED MAINTENANCE	*	505.00		
THIGPEN HEATING & COOLING, INC.												505.00	001972
MVTP MEADOW VIEW TP BPEREGRINO													

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/25/23	00009	12/30/22 6776845	202212 310-51300-33000	FY23 SERIES 2021 TTEE FEE	*	5,836.50	
		12/30/22 6776845	202212 300-15500-10000	FY24 SERIES 2021 TTEE FEE	*	1,167.25	
							7,003.75 001973

1/25/23	00142	12/16/22 13021	202212 320-57200-45507	CASE DISINFECTING WIPES	*	345.30	
							345.30 001974

						TOTAL FOR BANK A	795,952.78
						TOTAL FOR REGISTER	795,952.78



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

Invoice 11581

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

DATE 12/01/2022	PLEASE PAY \$1,298.00	DUE DATE 12/31/2022
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PRODUCT/SERVICE	QTY	RATE	AMOUNT
Services	1	1,298.00	1,298.00

Monthly Pool Service, No Chemicals Included

162

2 Pools on Site: Lap and Family Pool
 Service Visits Schedule:
 October-March 2 visits per week: Mon/Fri
 April-September 3 visits per week:
 Mon/Wed/Fri

1 320 57200 45505 Pool Maint
 Approved 11.30.22
 Jennifer Erickson

RECEIVED
 NOV 28 2022
 BY: *[Signature]*

Cleaning Services Include the Following:
 -Skimming of the pool surface, keeping the gutters free from debris.
 -Vacuum
 -Brushing of the walls/stairs
 -Waterline Tile Cleaning
 -Backwashing of the filters
 -Filtration Maintenance i.e., pump baskets, Orings
 -Water Chemistry, to check and balance chemicals
 -DOH Documentation Logging

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

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



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 66389
Invoice Date: 11/30/2022
Completed: 11/30/2022
Terms: Due On Receipt
Bid#:
Service Ticket: 66389
475 West Town Place

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

1 320 57200 44207 Fitness Center repairs/supply
Approved 11.30.2022 Jennifer Erickson

HiTechFlorida.com

Description	Qty	Rate	Amount
1-12074-TV-1 - TV - Beacon Lake - 850 Beacon Lake Pkwy, St Augustine, FL			
Minimum Service Call Charge	1.00	\$95.00	95.00
Service Labor	0.75	\$95.00	71.25
Sales Tax			0.00

RECEIVED
NOV 28 2022
BY: ✓

156
1320 57200 4420.7

Tech Resolution Note:

Me and Vic took a look at there 2 gym tvs and the wellbeats cpu. We were able to get the cable boxes working by switching hdmi inputs on the back of the tv. From the well eats there was a usb to hdmi adapter to an hdmi splitter that then went to both tvs. The hdmi splitter and the usb to hdmi adapter were good. As well as hdmi cables. The issue was on the wellbeats cpu. I had the wellbeats to

FFI and showed the manager what parts to have replaced. We tested the hdmi's to the tvs with a pc they are still good. She was able to get the tvs to work. You will need your customer number and billing zip code to create a new log. Payments
\$166.25
\$0.00
Support@hitechflorida.com
Balance Due \$166.25

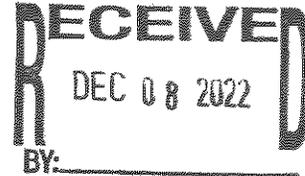
Florida Department of Economic Opportunity, Special District Accountability Program
FY 2022/2023 Special District Fee Invoice and Update Form
 Required by Sections 189.064 and 189.010, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 87233			Date Invoiced: 10/03/2022
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2022: \$175.00

STEP 1: Review the following information, make changes directly on the form, and sign and date:

1. Special District's Name, Registered Agent's Name, and Registered Office Address:

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



- 2. Telephone: (904) 940-5850
- 3. Fax: (904) 940-5899
- 4. Email: joliver@gmsnf.com
- 5. Status: Independent
- 6. Governing Body: Elected
- 7. Website Address: www.meadowviewattwincreeksdcd.com
- 8. County(ies): St. Johns
- 9. Function(s): Community Development
- 10. Boundary Map on File: 03/18/2016
- 11. Creation Document on File: 03/18/2016
- 12. Date Established: 03/07/2016
- 13. Creation Method: Local Ordinance
- 14. Local Governing Authority: St. Johns County
- 15. Creation Document(s): County Ordinance 2016-11
- 16. Statutory Authority: Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds: Yes
- 18. Revenue Source(s): Agreement, Assessments
- 19. Most Recent Update: 10/20/2021

6
 1310 573, 54, 11
 FY23 SPECIAL DISTRICT FEE

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature: James Oliver Date 11/4/2022

STEP 2: Pay the annual fee or certify eligibility for the zero fee:

- a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.
- b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, ALL of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.
 - 1. This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
 - 2. This special district is in compliance with the reporting requirements of the Department of Financial Services.
 - 3. This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2020/2021 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: Denied: Reason: _____

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.

Meadow View at Twin Creeks

Community Development District

Construction Funding Request #1

December 8, 2022

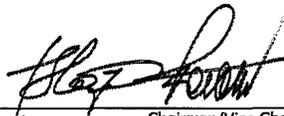
Req. PAYEE

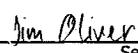
38	W Gardner LLC Beacon Lake Phase 4 Clearing/Earthwork - Contractor Application for Payment 22005A.09 (Oct2022)	\$	81,259.55
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Total Funding Request		\$	81,259.55
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Please make check payable to:

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

Signature: 
Chairman/Vice Chairman

DocuSigned by:
Signature: 
Secretary/Asst. Secretary



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

Invoice 11629

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

DATE 11/30/2022	PLEASE PAY \$700.00	DUE DATE 12/10/2022
---------------------------	-------------------------------	-------------------------------

PRODUCT/SERVICE	QTY	RATE	AMOUNT
RE: HURRICANE NICOLE STORM CLEANUP			
Services Service 11/11/22 to restore pool and remove debris post hurricane Nicole.	1	700.00	700.00

Thank you for your business!

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

TOTAL DUE \$700.00

THANK YOU.

1162
 1 320 57200 45505 Pool Maint
 Approved 12.1.22
 Jennifer Erickson

RECEIVED
 DEC 6 2022
 BY: ✓

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

LOCALiQ

FLORIDA

ACCOUNT NAME Meadow View At Twin Creeks Cdd		ACCOUNT # 764130	PAGE # 1 of 1
INVOICE # 0005094993	BILLING PERIOD Nov 1- Nov 30, 2022	PAYMENT DUE DATE December 20, 2022	
PREPAY (Memo Info) \$0.00	UNAPPLIED (Included in amt due) \$0.00	TOTAL AMOUNT DUE \$288.32	
BILLING ACCOUNT NAME AND ADDRESS Meadow View At Twin Creeks Cdd 475 W. Town Pl. Ste. 114 Saint Augustine, FL 32092-3649 		BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com	FEDERAL ID 47-2390983
<p>Legal Entity: Gannett Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.</p>			

00007641300000000000000050949930002883267177

Starting in October ad placements will be assessed a monthly creative processing fee to cover fees associated with award winning ad design, toning, imaging, and sizing. Previous Account Number: MOR 15651

Date	Description	Amount
11/1/22	Balance Forward	\$589.53
11/14/22	PAYMENT - THANK YOU	-\$589.53

Package Advertising:

Start-End Date	Order Number	Description	PO Number	Package Cost
11/2/22-11/9/22	7933050	meeting and election		\$288.32

RECEIVED
DEC 14 2022
BY: _____

RECEIVED
DEC 12 2022
153
130 513, 48, 111

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

LOCALiQ

FLORIDA

ACCOUNT NAME Meadow View At Twin Creeks Cdd		PAYMENT DUE DATE December 20, 2022		AMOUNT PAID	
ACCOUNT NUMBER 764130		INVOICE NUMBER 0005094993			
CURRENT DUE \$288.32	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00
					TOTAL AMOUNT DUE \$288.32

REMITTANCE ADDRESS (Include Account# & Invoice# on check) CA Florida Holdings, LLC PO Box 631244 Cincinnati, OH 45263-1244	TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW: <input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX Card Number _____ Exp Date ____/____/____ CVV Code _____ Signature _____ Date _____
---	---

00007641300000000000000050949930002883267177

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:

11/02/2022, 11/09/2022

and that the fees charged are legal.

Sworn to and subscribed before on 11/09/2022

Melissa Kelly

Legal Clerk

Vicky Felty

Notary, State of WI, County of Brown

979.25

My commission expires

Publication Cost: \$288.32

Order No: 7933050

Customer No: 764130

of Copies:

1

PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

VICKY FELTY
Notary Public
State of Wisconsin

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT. Notice is hereby given to the public and all landowners within Meadow View at Twin Creeks Community Development District ("District") the location of which is generally described as comprising a parcel or parcels of land containing approximately 60.22 acres and located generally north of the Twelve Mile Swamp, west of U.S. Highway 1 North, east of I-95 and south of C.R. 212 West in St. Johns County, Florida, advising that a meeting of landowners will be held for the purpose of electing one (1) person to the District's Board of Supervisors ("Board") and individually, "supervisor", immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board. DATE: NOVEMBER 30, 2022

TIME: 10:00 A.M.
PLACE: LAKE HOUSE AT BEACON LAKE
830 BEACON LAKE PARKWAY
ST. AUGUSTINE, FLORIDA 32095
Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Governmental Management Services, L.L.C. 415 West Town Place, Suite 114, St. Augustine, Florida, 32092, (904) 282-5822 ("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting. The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record of such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the record is to be based.
Jim Oliver
District Manager
SAR 11/2 11/9/2022 #7933050

Florida Department of Economic Opportunity, Special District Accountability Program

Fiscal Year 2022 - 2023 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

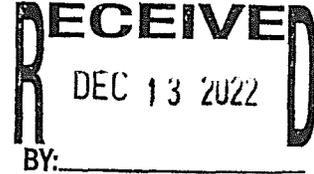
Date Invoiced: 10/03/2022	1st Fees Date: 12/03/2022			Invoice No: 87233
Annual Fee: \$175.00	1st Late Fee: \$25.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 01/09/2023: \$200.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

Meadow View at Twin Creeks Community Development District

Mr. James Oliver
 Governmental Management Services, LLC
 475 West Town Place, Suite 114
 St. Augustine, Florida 32092



- 2. Telephone: 904-940-5850 Ext:
- 3. Fax: 904-940-5899
- 4. Email: joliver@gmsnf.com
- 5. Status: Independent
- 6. Governing Body: Elected
- 7. Website Address: www.meadowviewattwincreeksd.com
- 8. County(ies): St. Johns
- 9. Special Purpose(s): Community Development
- 10. Boundary Map on File: 03/18/2016
- 11. Creation Document on File: 03/18/2016
- 12. Date Established: 03/07/2016
- 13. Creation Method: Local Ordinance
- 14. Local Governing Authority: St. Johns County
- 15. Creation Document(s): County Ordinance 2016-11
- 16. Statutory Authority: Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds: Yes
- 18. Revenue Source(s): Agreement, Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: *J. Oliver* Date 12/13/2022

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Florida Department of Economic Opportunity.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

- 1. ___ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,
- 2. ___ This special district is in compliance with its Fiscal Year 2022 - 2023 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2022 - 2023 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: ___ Denied: ___ Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Mail this document and payment (if paying by check) to the Florida Department of Economic Opportunity, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to (850) 717-8430.

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

#	Services	Qty	Price	Discount	Tax	Total
24	36" Lighted Wreath - Condo Entrance 36" Pre Lit Wreath	4.00	\$125.00	\$0.00	No Tax	\$500.00
25	Lighted Garland - Condo Entrance 9' Lighted Garland	4.00	\$99.00	\$0.00	No Tax	\$396.00
26	Lighted Garland - Landing 9' Lighted Garland	4.00	\$99.00	\$0.00	No Tax	\$396.00
27	Light topiaries behind sign - Condo	3.00	\$60.00	\$0.00	No Tax	\$180.00
28	Additional Plugs and Wires Plugs, wires, Timers	1.00	\$1,090.00	\$0.00	No Tax	\$1,090.00
29	Light plants in pots of roundabout	5.00	\$50.00	\$0.00	No Tax	\$250.00
30	Light Palm up to 20 - Lakehouse entrance Wrap Palm trunk with lights up to 20 ft	2.00	\$200.00	\$0.00	No Tax	\$400.00
31	Light Palm up to 10 - Lakehouse entrance Wrap Palm trunk with lights up to 20 ft	2.00	\$150.00	\$0.00	No Tax	\$300.00
32	Electrical Outlets installation	1.00	\$1,550.00	\$0.00	No Tax	\$1,550.00
					Subtotal	\$28,023.00
					Grand Total (\$)	\$28,023.00
					Payment via Check on Aug 26, 2022	(-) \$13,236.50
					Balance Due	\$14,786.50

Payment Schedule

Deposit (47.23%)	Paid on Aug 26, 2022	\$13,236.50
------------------	----------------------	-------------

Accepted payment methods

Credit Card, Check, Cash

Accepting Mobile Payments

Message

Thank you for your business.

INVOICE



Customer	Meadow View at Twin Creeks Community Development District
Acct #	643
Date	12/12/2022
Customer Service	Kristina Rudez
Page	1 of 1

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

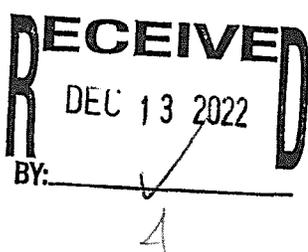
Payment Information	
Invoice Summary	\$ 3,850.00
Payment Amount	
Payment for:	Invoice#17775
100122283	

Thank You

Please detach and return with payment



Customer: Meadow View at Twin Creeks Community Development District

Invoice	Effective	Transaction	Description	Amount
17775	12/09/2022	Policy change	Policy #100122283 10/01/2022-10/01/2023 Florida Insurance Alliance Package - Add Property Due Date: 12/12/2022 <div style="text-align: center;">  </div> 1320 STR. 44210 Additional Premium	3,850.00

Total
\$ 3,850.00

Thank You

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

Remit Payment To: Egis Insurance Advisors P.O. Box 748555 Atlanta, GA 30374-8555	(321)233-9939 sclimer@egisadvisors.com	Date
		12/12/2022



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

November 30, 2022
 Project No: 17348.00000
 Invoice No: 0205797

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

Work Description:
 Prepare Monthly requisitions
 Attend CDD Meeting at Amenity Center
 Prepare Direct Pay App for Rinker
 Scan and sign requisitions
 Discuss Project closeout with the Team

Professional Services rendered through November 26, 2022

Professional Personnel

		Hours	Rate	Amount
Senior Engineer/Senior Project Manager				
Lockwood, Scott	11/5/2022	1.75	194.00	339.50
Lockwood, Scott	11/19/2022	6.25	194.00	1,212.50
Lockwood, Scott	11/26/2022	.50	194.00	97.00
Administrative Support				
Blair, Shelley	11/19/2022	2.00	81.00	162.00
Totals		10.50		1,811.00
Total Labor				1,811.00

Invoice Total this Period \$1,811.00

RECEIVED
 DEC 01 2022
 BY: _____

RECEIVED
 DEC 01 2022
 BY: _____

5
 1000
 GENERAL CONSULT
 1310 51300 31100

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 93
Invoice Date: 12/1/22
Due Date: 12/1/22
Case:
P.O. Number:

Bill To:

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

(1)
1310 51311

Description	Hours/Qty	Rate	Amount
Management Fees - December 2022	34000	4,341.17	4,341.17
Website Administration - December 2022	35300	91.67	91.67
Information Technology - December 2022	35100	129.17	129.17
Dissemination Agent Services - December 2022	37600	1,041.67	1,041.67
Office Supplies	21000	0.93	0.93
Postage	4241	64.49	64.49
Copies	4251	84.45	84.45
Telephone	47000	27.65	27.65

RECEIVED
DEC 02 2022
BY: ✓
1

Total	\$5,781.20
Payments/Credits	\$0.00
Balance Due	\$5,781.20

Grau and Associates

951 W. Yamato Road, Suite 280
 Boca Raton, FL 33431-
 www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Meadow View at Twin Creeks Community Development District
 1408 Hamlin Avenue, Unit E
 Saint Cloud, FL 34771*

Invoice No. 23362
 Date 12/15/2022

SERVICE	AMOUNT
Project: Arbitrage - Series 2016 FYE 10/31/22	\$ <u>600.00</u>
Project: Arbitrage - Series 2018 FYE 10/31/22	\$ <u>600.00</u>

Total 1,200.00

RECEIVED
 DEC 16 2022
 BY:

047
 001 310 51300 31200
 ARB SE 2016

Current Amount Due \$ 1,200.00

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,200.00	0.00	0.00	0.00	0.00	1,200.00

Payment due upon receipt.

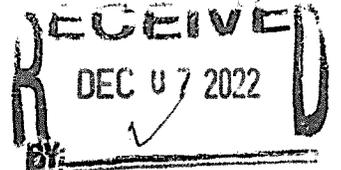
Municipal Asset Management, Inc.

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

INVOICE

INVOICE NO: 0618655
DATE: 12/1/2022

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



DUE DATE	RENTAL PERIOD
1/7/2023	

PMT NUMBER	DESCRIPTION	AMOUNT
48	Lease payment due pursuant to Tax-Exempt Lease Purchase Agreement dated October 25, 2018 for the acquisition of fitness equipment 14 DEC LEASE PAYMENT 1300 5000 45915	2,307.62

TOTAL DUE \$2,307.62

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

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

THANK YOU FOR YOUR BUSINESS!

Invoice #	Due Date	Total Due	Amount Enclosed
0618655	1/7/2023	\$2,307.62	

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

Municipal Asset Management, Inc.
25288 Foothills Drive North
Suite 225
Golden, CO 80401



Invoice

Date 11/30/2022
Invoice # 131295611457

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

Terms	Net 20
Due Date	12/20/2022
PO #	
Delivery Ticket #	Sales Order #1342066
Delivery Date	11/30/2022
Delivery Location	Meadow View at Twin Creeks CDD Activity Po...
Customer #	13BEA030
AZ License #	#331721
Ship To	Meadow View at Twin Creeks CDD 755 Cr-210 W St Johns FL 32259

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

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

Item ID	Item	Quantity	Units	Rate	Amount
160-050	Pool Acid bulk by Gallon 22 45410 1 320 57200 45506 - Pool Chem. Approved 12/2/22 Jennifer Erickson RECEIVED DEC 02 2022 BY: ✓ PER BERN CHANGE CODE 12/2/22	30	gal	3.19	95.70

Subtotal	95.70
Shipping Cost (FEDEX GROUND)	0.00
Total	95.70
Amount Due	\$95.70

Remittance Slip

Customer
13BEA030
Invoice #
131295611457

Amount Due \$95.70
Amount Paid _____
Make Checks Payable To
Poolsure
PO Box 55372
Houston, TX 77255-5372



131295611457



Invoice

Date
Invoice #

12/8/2022
131295611525

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

Terms	Net 20
Due Date	12/28/2022
PO #	
Delivery Ticket #	Sales Order #1342119
Delivery Date	12/7/2022
Delivery Location	Meadow View at Twin Creeks CDD Activity Po...
Customer #	13BEA030
AZ License #	#331721

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

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

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

Item ID	Item	Quantity	Units	Rate	Amount
160-050	Pool Acid bulk by Gallon	30	gal	3.19	95.70

022
DEC POOL CHEM
1320 51200 45 \$96

Subtotal	95.70
Shipping Cost (FEDEX GROUND)	0.00
Total	95.70
Amount Due	\$95.70

Remittance Slip

Customer
13BEA030
Invoice #
131295611525

Amount Due \$95.70

Amount Paid _____

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



131295611525

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

Invoice

Invoice #: 196
 Invoice Date: 11/30/2022
 Due Date: 11/30/2022
 Case:
 P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Assistant Manager through November 2022 1.320.57200.45500 JD ✓	11	25.00	275.00

Jerry Lambert
 12-6-22

Total	\$275.00
Payments/Credits	\$0.00
Balance Due	\$275.00

Riverside Management Services, Inc

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

Invoice

Invoice #: 197
Invoice Date: 11/30/2022
Due Date: 11/30/2022
Case:
P.O. Number:

Bill To:

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

RECEIVED
DEC 07 2022
BY: _____
20

Description	Hours/Qty	Rate	Amount
Special Event Assistant through November 2022 1.320.57200.49400	12	25.00	300.00
 12-6-22			

Total	\$300.00
Payments/Credits	\$0.00
Balance Due	\$300.00

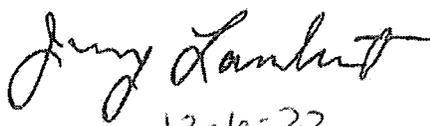
Riverside Management Services, Inc
 9655 Florida Mining Blvd. W.
 Building 300, Suite 305
 Jacksonville, FL 32257

Invoice

Invoice #: 198
 Invoice Date: 11/30/2022
 Due Date: 11/30/2022
 Case:
 P.O. Number:

RECEIVED
 DEC 07 2022
 BY: _____
 20

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

Description	Hours/Qty	Rate	Amount
Private Event Attendant through November 2022 1,320.57200.45509	9	25.00	225.00
 12-6-22			

Total	\$225.00
Payments/Credits	\$0.00
Balance Due	\$225.00

MEADOW VIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT
PRIVATE EVENT ATTENDANT BILLABLE HOURS
THROUGH NOVEMBER 2021

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
11/5/22	4	E.W.	Private Event Attendant
11/26/22	5	N.C.	Private Event Attendant
TOTAL	<u>9</u>		

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

Invoice

Invoice #: 199
 Invoice Date: 12/9/2022
 Due Date: 12/9/2022
 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 November 1 - November 30, 2022		4,649.83	4,649.83
Maintenance Supplies		740.91	740.91
<p>RECEIVED DEC 19 2022 BY: _____</p> <p><i>020</i></p>			
Approved Chris Hall			
Holiday Decorations - \$357.49 001.320.57200.44206			
Amenity Supplies - \$80.78 001.320.57200.45918			
Grounds Maintenance - \$985.00 001.320.53800.45006			
Repairs and Replacements - \$2235.05 001.320.57200.44200			
Facilities Maintenance - \$1732.42 001.320.57200.45508			
<p><i>Jerry Lambert</i> 12-15-22</p>			

Total	\$5,390.74
Payments/Credits	\$0.00
Balance Due	\$5,390.74

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
11/2/22	1	P.S.	Removed debris from roadways and common areas
11/2/22	4	K.B.	Removed debris around lakes, removed debris around amenity center, pool deck, food truck alley and parking lot, checked and changed all trash receptacles, straightened and organized all pool deck furniture, wiped down tables at amenity center, picked up lost and found items from pool deck
11/3/22	4	K.B.	Picked up debris around main lakes, removed debris around pool deck, food truck alley, tennis courts and parking lot, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, removed debris from roadways, blew leaves and rocks off basketball courts
11/4/22	8	P.S.	Inspected playground, adjusted strike plate in women's restroom, removed Toll Brothers sign, removed cobwebs from exterior of building, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, removed debris from common areas
11/4/22	2	K.B.	Straightened and organized all pool deck furniture, wiped down tables at amenity center, removed debris around amenity center, pool deck, food truck alley and parking lot, checked and changed all trash receptacles, picked up lost and found items from pool deck
11/7/22	8	P.S.	Prepared social room for voting day, removed debris around basketball courts, roadways and front entrances, blew leaves and debris off tennis courts and basketball courts, put all umbrellas in storage due to high wind warning, secured tennis court netting, sprayed weeds around pool and tennis courts, emptied and restocked dog waste receptacles
11/7/22	2	K.B.	Removed debris around amenity center, pool deck, food truck alley and parking lot, checked and changed all trash receptacles, straightened and organized all pool deck furniture, wiped down tables at amenity center, picked up lost and found items from pool deck
11/8/22	1.5	K.B.	Straightened and organized all pool deck furniture, wiped down tables at amenity center, removed debris around amenity center, pool deck, food truck alley and parking lot, checked and changed all trash receptacles, picked up lost and found items from pool deck
11/9/22	8	P.S.	Replaced exterior light bulbs, fixed sliding door in social room, dropped netting at tennis courts and basketball courts in preparation for storm, prepped pool area for storm, stored signs for lake house and kayaks, secured all furniture and cushions for storm
11/9/22	5	K.B.	Removed debris from around lakes and lake beds, straightened and organized all pool deck furniture, wiped down tables at amenity center, removed debris around amenity center, pool deck, food truck alley and parking lot, checked and changed all trash receptacles, picked up lost and found items from pool deck
11/11/22	8	P.S.	Cleaned debris from storm, re-hung signs, removed debris from roadways and common areas, emptied and restocked all dog waste receptacles, checked and changed trash receptacles, blew leaves and debris off tennis courts, straightened and organized pool decks and common areas
11/14/22	8	P.S.	Removed debris from entrance ways and roadways, put fall/Halloween decorations away, took down holiday decorations, put up tree in social room, caution taped off future park area, fixed two signs that were damaged during the storm
11/14/22	2	K.B.	Straightened and organized all pool deck furniture, wiped down tables at amenity center, removed debris around amenity center, pool deck, food truck alley and parking lot, checked and changed all trash receptacles, picked up lost and found items from pool deck
11/15/22	2	K.B.	Removed debris around lakes, removed debris around amenity center, pool deck, food truck alley and parking lot, checked and changed all trash receptacles, straightened and organized all pool deck furniture, wiped down tables at amenity center, picked up lost and found items from pool deck
11/15/22	1.5	P.W.	Put windscreens up on all courts
11/15/22	2	K.B.	Straightened and organized all pool deck furniture, wiped down tables at amenity center, removed debris around amenity center, pool deck, food truck alley and parking lot, checked and changed all trash receptacles, picked up lost and found items from pool deck
11/16/22	8	P.S.	Pressure washed five benches and chairs around fire pit, rehung netting at basketball courts, disposed of hay bails and cleaned area, blew leaves and debris off basketball courts and turf, set all clocks to proper times, removed debris from roadways, finished putting up netting at tennis courts and blew leaves and debris off tennis courts, put umbrellas back around pool deck
11/16/22	3	K.B.	Removed debris around lakes, removed debris around amenity center, pool deck, food truck alley and parking lot, checked and changed all trash receptacles, straightened and organized all pool deck furniture, wiped down tables at amenity center, picked up lost and found items from pool deck, assisted in removing fall decorations
11/17/22	5	P.S.	Adjusted tennis court timer, attempted to connect televisions to cameras in event room, removed debris from roadways

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
11/18/22	8	P.S.	Worked to fix camera to television set up, painted benches, attached more zip ties to netting on basketball courts, repaired sign, removed debris from roadways, checked and changed trash receptacles, emptied and restocked dog waste receptacles
11/18/22	2	K.B.	Straightened and organized all pool deck furniture, wiped down tables at amenity center, removed debris around amenity center, pool deck, food truck alley and parking lot, checked and changed all trash receptacles, picked up lost and found items from pool deck
11/21/22	2	K.B.	Removed debris around amenity center, pool deck, food truck alley and parking lot, checked and changed all trash receptacles, straightened and organized all pool deck furniture, wiped down tables at amenity center, picked up lost and found items from pool deck
11/22/22	8	P.S.	Repaired three lights at main entrances, filled rodent hole on Convex, assisted in decorating the Christmas tree, organized storage area, secured loose netting at tennis courts, straightened and organized all pool deck furniture, removed debris from roadways and common areas
11/23/22	3	K.B.	Straightened and organized all pool deck furniture, wiped down tables at amenity center, removed debris around amenity center, pool deck, food truck alley and parking lot, checked and changed all trash receptacles, picked up lost and found items from pool deck
11/25/22	8	P.S.	Hung crew sign back up, emptied and restocked all dog waste receptacles, removed debris from roadways, checked and changed all trash receptacles, blew leaves and debris off pool deck, basketball courts and common areas
11/25/22	2.5	K.B.	Removed debris around amenity center, pool deck, food truck alley and parking lot, checked and changed all trash receptacles, straightened and organized all pool deck furniture, wiped down tables at amenity center, picked up lost and found items from pool deck
11/28/22	8	P.S.	Purchased and put up outdoor live tree, repaired light in social room, emptied and restocked dog waste receptacles, removed debris from roadways, entrances and common areas, checked and changed all trash receptacles
11/28/22	2	K.B.	Straightened and organized all pool deck furniture, wiped down tables at amenity center, removed debris around amenity center, pool deck, food truck alley and parking lot, checked and changed all trash receptacles, picked up lost and found items from pool deck
11/29/22	2	K.B.	Assisted with tree ornaments, straightened and organized all pool deck furniture, wiped down tables at amenity center, removed debris around amenity center, pool deck, food truck alley and parking lot, checked and changed all trash receptacles, picked up lost and found items from pool deck
11/30/22	2	K.B.	Removed debris around amenity center, pool deck, food truck alley and parking lot, checked and changed all trash receptacles, straightened and organized all pool deck furniture, wiped down tables at amenity center, picked up lost and found items from pool deck

TOTAL 130.5

MILES 185

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

Riverside Management Services, Inc

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

Invoice

Invoice #: 194
Invoice Date: 12/1/2022
Due Date: 12/1/2022
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
1.320.57200.45504 - Contract Administration - December 2022		3,600.00	3,600.00
1.320.57200.45500 - Facility Management - Meadow View - December 2022		6,503.83	6,503.83

RECEIVED
DEC 07 2022
BY: 

Jerry Lambert
12-6-22

Total	\$10,103.83
Payments/Credits	\$0.00
Balance Due	\$10,103.83



P.O. Box 9001
ST. AUGUSTINE, FLORIDA 32085
P: 904 209 2250
F: 904 209 2283
WWW.SJCTAX.US

072
1310 513,11 48,111
RECEIVED
DEC 19 2022
BY: _____

December 14, 2022

Meadow View at Twin Creeks

INVOICE

In accordance with Florida Statute 197.322(3): "Postage shall be paid out of the general fund of each local governing board, upon statement thereof by the tax collector".

Your share of the postage for the mailing of the 2022 Real Estate, Tangible Personal Property, Railroad and Non Ad Valorem notices is as follows:

Postage Due: \$ 238.00

If you have any questions, please contact me or Christopher Swanson at 209-2251.

Sincerely,

Dennis W. Hollingsworth, C.F.C.
St. Johns County Tax Collector

INNOVATION INTEGRITY EXPERTISE

MAILING ADDRESS FOR ALL LOCATIONS: P.O. BOX 9001, ST. AUGUSTINE, FL 32085-9001

ST. AUGUSTINE - MAIN
4030 LEWIS SPEEDWAY
ST. AUGUSTINE, FL 32084

DUPONT CENTER
6658 US 1 SOUTH
ST. AUGUSTINE, FL 32086

JULINGTON CREEK
725 FLORA BRANCH BLVD
SAINT JOHNS, FL 32250

PONTE VEDRA
151 SAWGRASS CORNERS DR, STE 100
PONTE VEDRA, FL 32082



INVOICE
1010502
INVOICE DATE
12/06/2022

**MINUTES
MATTER.®**

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

Saint Augustine, FL 32095

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

Saint Augustine, FL 32095

CALL NO.	CUSTOMER NO.	P.O. NUMBER	TERMS	BRANCH
648561	MVA002		COD	11326 Distribution Ave W Jacksonville, FL 32256-2745
COMMENTS				

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE (BEFORE TAXES)
2.00	Annual Fire Backflow Certification 11/29/2022	\$35.00	\$70.00
1.00	Annual Domestic Backflow Certification 11/29/2022	\$35.00	\$35.00

Please reference invoice number on payment. Thank You!

VISA & MASTERCARD ACCEPTED

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

Questions Regarding this invoice please contact:

Name: Holly B Bartle
Phone: 9042683030
Email: hbbartle@waynefire.com

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

Remit To:

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

87

1 320 57200 44211 permits and licenses
Approved Jennifer Erickson 12.7.2022

RECEIVED
DEC 07 2022
BY: _____



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 Ph 2 - Irrigation
Repair

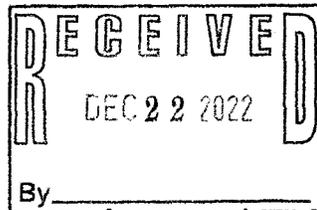
INVOICE 65198

DATE 10/10/2022 TERMS Net 30

DUE DATE 11/09/2022

ACTIVITY	DESCRIPTION	QTY	INSTALLED	AMOUNT
Maintenance	Beacon Lake Phase 2 - Irrigation Repair Re-route mainline, lateral lines, and zone wiring. Re-locate 2 existing valves. Install new piping & wiring in sleeves for any future repairs needed.	1	7,612.50	7,612.50

TOTAL DUE \$7,612.50



Approved - 12-22-2022
Irrigation Repairs
001.320.53800.45009
Chris Hall

13

PH2 IRRIG REPAIR



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

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

SHIP TO
Meadow View @ Twin Creeks
C/O GMS
Beacon Lake Entry #2 & TH -
Over-seed Bermuda

INVOICE 65211

DATE 11/23/2022 TERMS Net 30

DUE DATE 12/23/2022

ACTIVITY	DESCRIPTION	QTY	INSTALLED	AMOUNT
Maintenance	Over-seed Bermuda with Rye Work performed 11/18/22	1	6,191.25	6,191.25

TOTAL DUE \$6,191.25

13
Approved 12-8-2022
Landscape Contingency
001.320.53800.45004
Chris Hall

RECEIVED
DEC 09 2022
BY: ✓



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

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

SHIP TO
Meadow View @ Twin Creeks
C/O GMS
Beacon Lake Phase 3A -
Irrigation Repairs

INVOICE 65212

DATE 11/23/2022 TERMS Net 30

DUE DATE 12/23/2022

ACTIVITY	DESCRIPTION	QTY	INSTALLED	AMOUNT
Maintenance	3A - October Irrigation Repairs Repairs needed on Controller #1 - Pump Station based on the October 2022 inspection of the system. Work performed - 11/17/22	1	2,231.25	2,231.25
Maintenance	3A - Mainline Repair Nov. 15 Basketball Court Work performed 11/17/22	1	828.80	828.80

TOTAL DUE \$3,060.05

Approved 12-8-2022
Irrigation Repairs
001.320.53800.45009
Chris Hall

13
RECEIVED
DEC 09 2022
BY: _____



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

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

SHIP TO
Meadow View @ Twin Creeks
C/O GMS
Beacon Lake PH 2 - Irrigation
Repairs

INVOICE 65213

DATE 11/23/2022 TERMS Net 30

DUE DATE 12/23/2022

ACTIVITY	DESCRIPTION	QTY	INSTALLED	AMOUNT
Maintenance	PH 2 - Irrigation Repairs Repairs needed on Controller #2 - Amenity Center based on the October 2022 inspection of the system Work completed 11/17/2022	1	2,693.75	2,693.75

TOTAL DUE \$2,693.75

13
Approved 12-8-2022
Irrigation Repairs
001.320.53800.45009
Chris Hall

RECEIVED
DEC 09 2022
BY: _____



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
Entry 2 & TH - Backflow Repair

INVOICE 65215

DATE 11/29/2022 TERMS Net 30

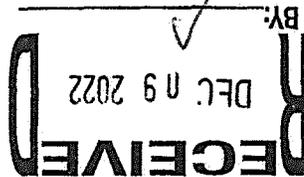
DUE DATE 12/29/2022

ACTIVITY	DESCRIPTION	QTY	INSTALLED	AMOUNT
Maintenance	Backflow Repair - Repaired 2" male adapter off of pump station. Work completed 11/28/22	1	414.09	414.09

TOTAL DUE

\$414.09

Approved 12-8-2022
Irrigation Repairs
001.320.53800.45009
Chris Hall





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 65207

DATE 12/01/2022 TERMS Net 30

DUE DATE 12/31/2022

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

TOTAL DUE \$8,420.00

RECEIVED
DEC 01 2022
BY: _____

13

1320 538, 45, 3

WILLIAM ERICKSON URGENT TAX NOTICE
1381 FORREST DR
FERNANDINA BE 32034

INVOICE

0005

VENDOR FILE 01

19 December 2022

300

PAYMENT DUE BY: 29 December 2022

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

William Erickson
1381 Forrest Dr
Fernandina Beach, FL 32034

QUANTITY	DETAILS	UNIT PRICE	LINE TOTAL
3	Hours bartending (setup and break down included)	100.00	300.00

SPECIAL EVENTS 164



~~001 300 50.00 11~~

Discount

Net Total \$300.00

Tax

USD \$ TOTAL \$300.00

Hi-Tech System Associates, Inc.

2498 Centerville Road
Tallahassee, FL 32308
(850) 385-7649

Invoice

Customer	Meadow View at Twin Creeks CDD
Customer Number	12074
Invoice Number	368971 A
Invoice Date	8/2/2022
PO Number	0
PAYMENTS APPLIED THRU	12/15/2022
Job / Service Ticket #	5973-1

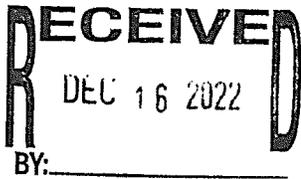
CURRENT CHARGES

Description	Amount
<i>Beacon Lake, 850 Beacon Lake Pkwy, St Augustine, FL</i>	
8.00 Job Installation	
2.00 Episode 70V IP-Enabled Amplifier 300W x 2 Channe	
7.00 Episode Landscape Series 360 Speaker Each	
	Subtotal: \$7,339.91
Tax	550.49
Payments/Credits Applied	(4,250.45)
	Invoice Balance Due: \$3,639.95

IMPORTANT MESSAGES

distributed audio

1 320 57200 44200 Repairs
Approved 12.15.2022 Jennifer Erickson



156
1 320 572, 44202

Page 1

Please detach and return this portion with your payment to ensure proper credit.



Hi-Tech System Associates, Inc.

2498 Centerville Road
Tallahassee, FL 32308
(850) 385-7649

REMITTANCE INFORMATION

Customer Number	12074
Invoice Number	368971
Invoice Date	8/2/2022
Due Date	8/2/2022
Invoice Balance Due	\$3,639.95

TOTAL DUE \$3,639.95

Amount Enclosed: _____

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

Hi-Tech System Associates, Inc.
2498 Centerville Road
Tallahassee, FL 32308



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

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

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

HiTechFlorida.com

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

156A
 GF
 AM
 1320.525.44202

Tech Resolution Note:
 distributed audio
 {Branch_Message_2}

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

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

Total	\$7,890.40
Payments	\$-550.49
Balance Due	\$7,339.91

37-Deposit 3,699.96

Credit Memo

Credit Number	Issue Date
368995	8/5/2022
Customer Number	Credit Date
12074	8/5/2022

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

Remit To: **Hi-Tech System Associates, Inc.**
2498 Centerville Road
Tallahassee, FL 32308

10/19 apply credit to final speaker balance.
installation

Customer Name	Customer Number	PO Number	Issue Date	Credit Date
Meadow View at Twin	12074		8/5/2022	8/5/2022

Quantity	Description	Amount	Credit Due
1.00	Beacon Lake, 850 Beacon Lake Pkwy, St Augustine, FL CM-Adjust Sales Tax	550.49	550.49

Tax	0.00
Used Amount	550.49

Date	Credit #	Description	Amount	Credit Due
8/5/2022	368995	Accounting Error	550.49	0.00

To remove sales tax that should not have been charged.



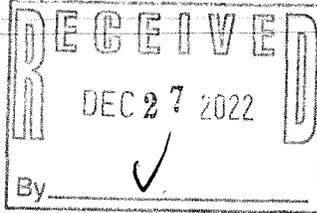
INVOICE

126

Invoice # 4957
Date: 12/09/2022
Due On: 01/08/2023

KE Law Group, PLLC

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



1310 51300 31500
NOW GENERAL COUNSEL

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

MVTCDD-01

Meadow View at Twin Creeks CDD - General

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	JE	11/02/2022	Prepare for and attend call with eminent domain attorney; follow-up calls with engineer and others relating to same; revise proxy forms; email regarding the same.	1.10	\$325.00	\$357.50
Service	AL	11/03/2022	Draft agreement for aquatic services; confer with district staff.	0.70	\$225.00	\$157.50
Service	AL	11/04/2022	Review and organize district records.	0.10	\$225.00	\$22.50
Service	KI	11/04/2022	Review and organize district records.	0.10	\$185.00	\$18.50
Service	JE	11/12/2022	Review and revise FPL attorney agreement; email regarding the same.	0.50	\$325.00	\$162.50
Service	JE	11/15/2022	Confer with eminent domain counsel regarding contract; prepare language for contract; email regarding the same; email to Chair in response to inquiry.	0.40	\$325.00	\$130.00
Service	JE	11/16/2022	Review draft agenda; prepare for meeting.	0.20	\$325.00	\$65.00
Service	JE	11/23/2022	Conference calls and emails regarding election and upcoming Board transition.	0.60	\$325.00	\$195.00
Service	JE	11/25/2022	Research removal and replacement process; review statutory provisions and rules; email regarding removal and replacement of Board Supervisors.	0.40	\$325.00	\$130.00
Service	JE	11/29/2022	Review proxy forms, property records and	0.50	\$325.00	\$162.50

			Department of State records; email regarding proxies.			
Service	JE	11/30/2022	Prepare for, travel to and from and attend landowner's election; meeting with eminent domain counsel; confer with Board Supervisor regarding the same; follow-up regarding the same.	4.20	\$325.00	\$1,365.00
					Total	\$2,766.00

Detailed Statement of Account

Other Invoices

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

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due	
4957	01/08/2023	\$2,766.00	\$0.00	\$2,766.00	
				Outstanding Balance	\$4,076.00
				Total Amount Outstanding	\$4,076.00

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

Please pay within 30 days.



Invoice

Date 12/14/2022
Invoice # 131295611897

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

Terms	Net 20
Due Date	1/3/2023
PO #	
Delivery Ticket #	Sales Order #1342174
Delivery Date	12/13/2022
Delivery Location	Meadow View at Twin Creeks CDD Activity Po...
Customer #	13BEA030
AZ License #	#331721

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

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

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

Item ID	Item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	150	gal	1.65	247.50
	<p style="text-align: center;">22</p> <p>Approved - 12-22-2022 Pool Chemicals 001.320.57200.45506 Chris Hall</p> <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> <p style="text-align: center; font-weight: bold; font-size: 1.2em;">RECEIVED</p> <p style="text-align: center;">DEC 22 2022</p> <p>By _____</p> </div>				

Subtotal	247.50
Shipping Cost (FEDEX GROUND)	0.00
Total	247.50
Amount Due	\$247.50

Remittance Slip

Customer
13BEA030
Invoice #
131295611897

Amount Due \$247.50

Amount Paid _____

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



131295611897



Invoice

Date Invoice #

12/14/2022 131295611899

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

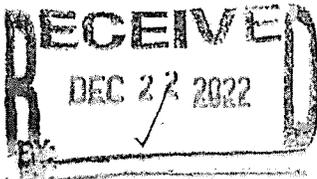
Terms	Net 20
Due Date	1/3/2023
PO #	
Delivery Ticket #	Sales Order #1342136
Delivery Date	12/8/2022
Delivery Location	Meadow View at Twin Creeks CDD Pool (Beac...
Customer #	13BEA030
AZ License #	#331721

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

Ship To	Meadow View at Twin Creeks CDD 755 Cr-210 W St Johns FL 32259
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LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per month late charge and attorney fees.

Item ID	Item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	200	gal	1.65	330.00
160-050	Pool Acid bulk by Gallon	15	gal	3.19	47.85



022
DEC Pool Chem
1320 572, 45504

Subtotal 377.85
Shipping Cost (FEDEX GROUND) 0.00
Total 377.85
Amount Due \$377.85

Remittance Slip

Customer
13BEA030
Invoice #
131295611899

Amount Due \$377.85

Amount Paid _____

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



131295611899

Simply Linen Solutions

A Division of Star Brite Laundries, LLC

Past Due

mailed 11/27/22

124 Century 21 Drive, Suite 3

Jacksonville, FL 32216

(904) 855-4014

www.simplylinensolutions.com

CUSTOMER NAME: <u>Beacon Lake</u>				INVOICE NUMBER L 165467				DATE <u>10/1/22</u>	TYPE <u>LOG</u>	CONTRACT DATE	
<u>Meadowview @ Twin Lakes</u>								<u>K15</u>	<u>---</u>	<u>1x or 2x</u>	<u>lv</u>
M	T	W	TH	F	S	SU	PO#	PMT TERMS	TAX	FREQ.	ROUTE
ITEM DESCRIPTION	COLOR	ADDITIONAL INFO	CRTR %	DATE: QUANT.	DATE: QUANT.	DATE: QUANT.	DATE: QUANT.	UNIT PRICE	TOTAL AMOUNT	ADJ AMOUNT	
LAUNDRY SERVICE											
Hand Towels					<u>62</u>	<u>10</u>		<u>.20</u>	<u>14.40</u>		
POOL ↓					<u>17</u>	<u>10</u>		<u>.60</u>	<u>16.20</u>		
1 320 57200 45919 Linen				Approved 12.22.2022 Jennifer Frickson							
CART						<u>1</u>	<u>1</u>	<u>2.75</u>	<u>5.50</u>		
MAT	<u>Blu</u>	<u>2x3x5</u>					<u>2</u>	<u>5.00</u>	<u>10.00</u>		
↓	<u>Lozo/Blu</u>	<u>4x6</u>					<u>2</u>	<u>5.75</u>	<u>11.50</u>		
WRAP/PACKAGING						<u>1</u>	<u>1</u>	<u>5.00</u>	<u>10.00</u>		
SERVICE (INCLUDES: EQUIPMENT / DELIVERY)						<u>1</u>	<u>1</u>	<u>14.50</u>	<u>29.00</u>		
Rental linens and textiles are the property of Simply Linen Solutions. Rates are based on a weekly time period. Customer is responsible for lost/damaged/abused linens & textiles and will be billed for replacement. Additional rental and/or replacement costs will be billed for all non-returned linens and textiles. Inventories kept longer than one week are subject to additional fees. Invoices not paid within 30 days of delivery date will incur 10% late fee and interruption of service. Credits are not issued for returned un-used linens.								AMOUNT	<u>96.60</u>		
Delivery Received by: <u>[Signature]</u> Date: _____								SURCHARGES	<u>12.00</u>		
Signature of Customer								TAX	<u>---</u>		
STRICTLY PROHIBITED: LAUNDERING OR LENDING OF SUPPLIER-OWNED GOODS.								TOTAL	<u>108.60</u>		

RECEIVED
DEC 22 2022
By ✓

MEADOWVIEW
43

1320 572 45919
OCT HAND / POOL TOWEL

Simply Linen Solutions

A Division of Star Brite Laundries, LLC

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

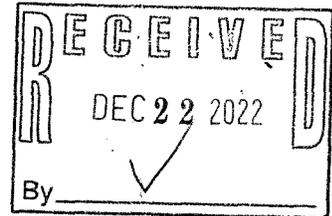
CUSTOMER NAME: Beacon Lake Meadowview @ Twin Lakes				INVOICE NUMBER L 165530				DATE 11/3/22	TYPE LOG	CONTRACT DATE	
M	T	W	TH	F	S	SU	PO#	7/15	TAX	FREQ.	ROUTE IV
ITEM DESCRIPTION		COLOR	ADDITIONAL INFO	DATE: QUANT.	DATE: QUANT.	DATE: QUANT.	DATE: QUANT.	UNIT PRICE	TOTAL AMOUNT	ADJ AMOUNT	
LAUNDRY SERVICE											
HAND TOWELS						55	8	.20	12.60		
Pool ↓						39	16	.60	33.00		
1 320 57200 45919 Linen Approved 12.22.2022 Jennifer Erickson											
Mat (2)		blue	3X5			2	2	5.00	20.00		
↓ (2)		LO60	4X6			2	2	5.75	23.00		
CART						1	1	2.75	5.50		
WRAP/PACKAGING											
SERVICE (INCLUDES: EQUIPMENT / DELIVERY)											
								AMOUNT	133.10		
								SURCHARGES	12.00		
								TAX			
								TOTAL	145.10		

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Delivery Received by: *[Signature]* Date: **11/2/22**
 Signature of Customer

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

Called Jennifer & LM 12/7/22 no email so I can email invoices



43

*Now HAND/Pool
1320 57200 45919*

Simply Linen Solutions

A Division of Star Brite Laundries, LLC

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

CUSTOMER NAME: <u>Beacon Lake</u> <u>Meadowview @ Twin Lakes</u>				INVOICE NUMBER L 165789				DATE <u>12/1/22</u>	TYPE <u>COG</u>	CONTRACT DATE	
<input checked="" type="checkbox"/> M	<input type="checkbox"/> T	<input type="checkbox"/> W	<input checked="" type="checkbox"/> TH	<input type="checkbox"/> F	<input type="checkbox"/> S	<input type="checkbox"/> SU	PO#	PMT TERMS <u>N15</u>	TAX	FREQ.	ROUTE
ITEM DESCRIPTION	COLOR	ADDITIONAL INFO	QUANTITY	DATE: <u>12/1/22</u>	DATE: <u>12/2/22</u>	DATE: <u>12/3/22</u>	DATE: <u>12/1/22</u>	UNIT PRICE	TOTAL AMOUNT	ADJ AMOUNT	
LAUNDRY SERVICE											
<u>hand Towels</u>			<u>61</u>				<u>36</u>	<u>.20</u>	<u>19.40</u>		
<u>Pool ↓</u>			<u>13</u>				<u>14</u>	<u>.60</u>	<u>16.20</u>		
		1 320 57200 45919 Linen		Approved 12/22/2022		Jennifer Erickson					
<u>3x5</u>	<u>blue</u>			<u>2</u>			<u>2</u>	<u>5.00</u>	<u>20.00</u>		
<u>4x6</u>	<u>LD60</u>			<u>2</u>			<u>2</u>	<u>5.75</u>	<u>23.00</u>		
CART			<u>1</u>			<u>1</u>		<u>2.75</u>	<u>5.50</u>		
WRAP/PACKAGING			<u>1</u>		<u>1</u>	<u>1</u>	<u>1</u>	<u>5.00</u>	<u>20.00</u>		
SERVICE / DELIVERY			<u>1</u>		<u>1</u>	<u>1</u>	<u>1</u>	<u>14.50</u>	<u>58.00</u>		
Rental linens and textiles are the property of Simply Linen Solutions. Rates are based on a weekly time period. Customer is responsible for lost/damaged/abused linens & textiles and will be billed for replacement. Additional rental and/or replacement costs will be billed for all non-returned linens and textiles. Inventories kept longer than one week are subject to additional fees. Invoices not paid within 30 days of delivery date will incur 10% late fee and interruption of service. Credits are not issued for returned un-used linens.								AMOUNT	<u>162.10</u>		
Delivery Received by: <u>[Signature]</u> Date: <u>12.1.22</u>								SURCHARGES	<u>24.00</u>		
Signature of Customer								TAX	<u>—</u>		
STRICTLY PROHIBITED: LAUNDERING OR LENDING OF SUPPLIER-OWNED GOODS.								TOTAL	<u>186.10</u>		

RECEIVED
 DEC 22 2022
 By [Signature]

MEADOWVIEW
43
1320 572, 45919
New Hand/Pool Tow

Simply Linen Solutions

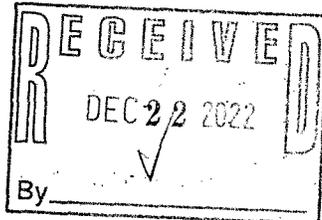
A Division of Star Brite Laundries, LLC

Beacon Manager @ EMSNF.com

2 wks on tek
 ← emailed

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

CUSTOMER NAME: <u>Beacon Lake</u>				INVOICE NUMBER				DATE	TYPE	CONTRACT DATE	
<u>Meadowview @ Twin Lakes</u>				<u>L 166157</u>				<u>12/15/22</u>	<u>LOG</u>		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PO#	PMT TERMS	TAX	FREQ.	ROUTE
ITEM DESCRIPTION		COLOR	ADDITIONAL INFO	%DISC	DATE QUANT.	DATE QUANT.	DATE QUANT.	DATE QUANT.	UNIT PRICE	TOTAL AMOUNT	ADJ AMOUNT
LAUNDRY SERVICE											
Hand Towels						<u>35</u>			<u>20</u>	<u>7.00</u>	
Pool ↓						<u>1</u>			<u>.60</u>	<u>.60</u>	
			<u>1 320 57200 45919 Linen</u>								
			<u>Approved 12.22.2022 Jennifer Erickson</u>								
<u>3x5</u>		<u>blue</u>				<u>2</u>		<u>2</u>	<u>5.00</u>	<u>20.00</u>	
<u>4x6</u>		<u>Lobo</u>				<u>2</u>		<u>2</u>	<u>5.75</u>	<u>23.00</u>	
CART									<u>2.75</u>	<u>5.50</u>	
WRAP/PACKAGING									<u>5.00</u>	<u>20.00</u>	
SERVICE / DELIVERY									<u>14.50</u>	<u>58.00</u>	
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Delivery Received by: <u>[Signature]</u> Signature of Customer									SURCHARGES	<u>24.00</u>	
Date: <u>12.8.22</u>									TAX	<u>[Signature]</u>	
STRICTLY PROHIBITED: LAUNDERING OR LENDING OF SUPPLIER-OWNED GOODS.									TOTAL	<u>158.10</u>	



MEADOWVIEW
 43
 1320 57200 45919
 DEC HAND/Pool Towel



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

Invoice #100941
 Invoice Date: 12/20/2022

-48
 1320 57200 44207

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

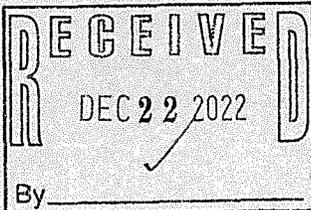
Invoice 1 320 57200 45508 AMENITY-FACILITY MAINT
 Approved 12/22/2022
 Jennifer Erickson

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			
12/20/2022 Diagnosis or Repair Life Fitness SBK (Middle bike) Issue: The handlebar is loose	1.00 hour	\$0.00 / hour	\$0.00
— Product: Flat Rate Fee Labor is only an estimate, additional labor may occur.	1.00 Ea	\$170.00 / Ea	\$170.00
Subtotal:			\$170.00
Tax:			\$0.00
Total:			\$170.00
Amount Paid:			\$0.00
Balance Due:			\$170.00



Pay Now

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

Billing Receipt - Please Return With Payment Remittance

Bill To:	Marc or Denise 850 Beacon Lake Pkwy St Augustine, FL 32095	Account	[101093] Meadow View At Twin Creeks A.K.A Beacon Lake
		Invoice #	100941
		Date	Tuesday, December 20, 2022
Remit To:	Southeast Fitness Repair 14476 Duval Place West #208 Jacksonville, FL 32218	Amount Paid	_____
		Check Number	_____

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



PAYMENT ADDRESS:
 Turner Pest Control LLC - P.O. Box 952503 • Atlanta, Georgia 31192-2503
 904-355-5300 • Fax: 904-353-1489 • Toll Free: 800-225-5305 • turnerpest.com

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

Service Slip/Invoice

INVOICE: 20508730
DATE: 12/13/2022
ORDER: 20508730

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

Work Location: [385188] 904-627-9271
 Beacon Lake Amenity Center
 Brian Stephens
 850 Beacon Lake Parkway
 St Augustine, FL 32095-7458

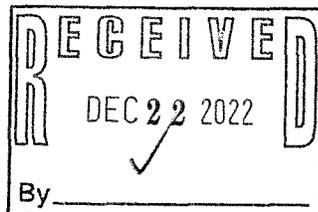
Work Date	Time	Target Pest	Technician	Time In
12/13/2022	11:55 AM	MICE, RATS, ROACH, S		11:55 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	12/13/2022		12:25 PM

Service	Description	Price
---------	-------------	-------

CPCM	Commercial Pest Control - Monthly Service	\$199.50
SUBTOTAL		\$199.50
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$199.50

Approved - 12-22-2022
 Pest Control
 001.320.57200.45917
 Chris Hall

AMOUNT DUE \$199.50



046
 DEC PEST CONTROL

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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



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

BILL TO
Meadow View at Twin Creeks
CDD

INVOICE 75626

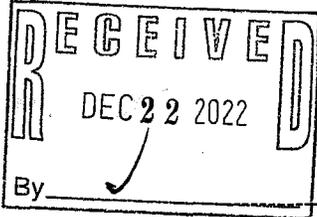
DATE 12/14/2022 TERMS Net 30

DUE DATE 01/13/2023

P.O. NUMBER
BeaconLakeAnnuals

	DESCRIPTION	QTY	RATE	AMOUNT
Geranium 4.5" Pot	4.5" Geraniums Red/ White	4,500	1.35	6,075.00
INSTALL 4"	4.5" Installation Labor	4,500	0.60	2,700.00
Delivery Charge- Non-Local	Fuel Subcharge Non-Local Jacksonville, Florida	1	200.00	200.00

RECIEVED BY:



SUBTOTAL	8,975.00
TAX	0.00
TOTAL	8,975.00

13

TOTAL DUE \$8,975.00

Approved - 12-22-2022
Landscape Maintenance
001.320.53800.45003
Chris Hall

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

Meadow View at Twin Creeks

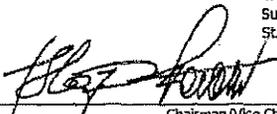
Community Development District

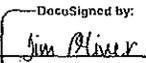
Construction Funding Request #43
December 13, 2022

Req.	PAYEE		
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 CDs - 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

DocuSigned by:
Signature:  _____
Secretary/Asst. Secretary



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
01/05/2023	\$110.95	12/15/2022

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

INVOICE NO. 274121

Site: 850 Beacon Lakes Pkwy St Augustine
Site Address: 850 Beacon Lakes Pkwy St Augustine FL 32092
Period: 01/01/2023 to 01/31/2023
Recurring No.: 4197
Job Name:
Order No.:

1 320 57200 45400 Security Monitoring
 Approved Jennifer Ericksomn
 12.28.22

Description
 Meadow View @ Twin Creeks

Monthly Security Monitoring

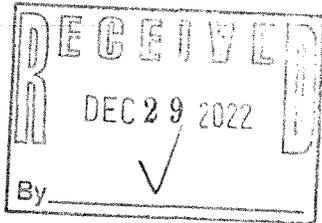
Item	Quantity	Unit Price	Total
Cellular Fire Monitoring	1.00	\$79.00	\$79.00
Monitoring with Cellular Communicator	1.00	\$31.95	\$31.95
Sub-Total ex Tax			\$110.95
Tax			\$0.00
Total			\$110.95

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

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

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

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



30
 JAN FIRE MONT
 SEC.
 1 320 572,, 454,,

Future Horizons, Inc

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

INVOICE

Invoice Number: 76327
 Invoice Date: Dec 27, 2022
 Page: 1

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

1 320 57200 45410 Security Gate
 Approved 12.27.2022 Jennifer Erickson

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

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

Customer ID	Customer PO	Payment Terms	
Beacon02	Per Contract	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
Kenney01	Hand Deliver	11/17/22	1/26/23

Quantity	Item	Description	Unit Price	Amount
1.00	Aerator Service	Aerator Service Call for unit not spraying correctly. Removed grass clippings and trash from debris screen. Work performed 11/17/2022	150.00	150.00
<p>45 1320 538,45.5</p>				
Subtotal				150.00
Sales Tax				
Freight				
Total Invoice Amount				150.00
Payment/Credit Applied				
TOTAL				150.00

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

**Meadow View at Twin Creeks
COMMUNITY DEVELOPMENT DISTRICT**

General Fund

Check Request

Date	Amount	Authorized By
December 22, 2022	\$39,116.88	Sheryl Fulks

Payable to:

Meadow View at Twin Creeks CDD C/O US BANK #24

Date Check Needed:

Budget Category:

ASAP	1.300.20700.10000 ✓
------	---------------------

Intended Use of Funds Requested:

11/19 Dreamfinders Asmnts DS 2021-3B
<i>(Attach supporting documentation for request.)</i>

**Meadow View at Twin Creeks
COMMUNITY DEVELOPMENT DISTRICT**

General Fund

Check Request



Date	Amount	Authorized By
December 22, 2022	\$423,737.50	Sheryl Fulks

Payable to:

Meadow View at Twin Creeks CDD C/O US BANK #24

Date Check Needed:

Budget Category:

ASAP	001.300.20700.20000
------	---------------------

Intended Use of Funds Requested:

11/19 Dreamfinders Asmnts DS 2021-4
<i>(Attach supporting documentation for request.)</i>



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

Invoice Number: 6771247
 Invoice Date: 12/23/2022
 Account Number: 238311000
 Direct Inquiries To: SCOTT SCHUHLE
 Phone: 954-938-2476

MEADOWVIEW AT TWIN CREEKS 2018A1 & 2018A2

Accounts Included 238311000 238311001 238311002 238311003 238311004 238311005
 In This Relationship: 238311006 238311007 238311008 238311009 238311010

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 12/01/2022 - 11/30/2023				\$3,750.00
Incidental Expenses 12/01/2022 to 11/30/2023	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,040.63

Vendor # 9 ✓

\$3750 x 10/12 = \$3125 FY 23 Trustee Fee SE 2018 A1A2 1.310.573.330
 \$3750 x 2/12 = \$625 FY 24 Trustee Fee SE 2018 A1A2 1.300.155.1000
 \$290.63 Incidental Expenses 1.310.573.330





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

Invoice Number: 6771247
Account Number: 238311000
Invoice Date: 12/23/2022
Direct Inquiries To: SCOTT SCHUHLE
Phone: 954-938-2476

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

MEADOWVIEW AT TWIN CREEKS 2018A1 & 2018A2

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE \$4,040.63

All invoices are due upon receipt.

RECEIVED DEC 29 2022

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

MEADOWVIEW AT TWIN CREEKS 2018A1 & 2018A2

Invoice Number: 6771247
Account Number: 238311000
Current Due: \$4,040.63
Direct Inquiries To: SCOTT SCHUHLE
Phone: 954-938-2476

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 238311000
Invoice # 6771247
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





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

Invoice Number: 6773495
 Invoice Date: 12/23/2022
 Account Number: 273795000
 Direct Inquiries To: SCOTT SCHUHLE
 Phone: 954-938-2476

MEADOW VIEW AT TWIN CREEKS COMMUNITY
 DEVELOPMENT DISTRICT SPECIAL ASSESSMENT
 BONDS, SERIES 2021 PHASE 3B REVENUE ACCOUNT

Accounts Included	244483000	244483001	244483002	244483003	244483004	244483005
In This Relationship:	273795000	273795001	273795002	273795003	273795004	273795005

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04111 Paying Agent / Regist / Trustee Agent	1.00	3,750.00	100.00%	\$3,750.00
04111 Paying Agent / Regist / Trustee Agent	1.00	2,750.00	100.00%	\$2,750.00
Subtotal Administration Fees - In Advance 12/01/2022 - 11/30/2023				\$6,500.00
Incidental Expenses 12/01/2022 to 11/30/2023	6,500.00	0.0775		\$503.75
Subtotal Incidental Expenses				\$503.75
TOTAL AMOUNT DUE				\$7,003.75

Vendor - # 9 ✓

$\$6500 \times 10/12 = \5416.67 FY23 Trustee fee SE 2021 1.310.513.330
 $\$6500 \times 2/12 = \1083.33 FY24 Trustee fee SE 2021 1.300.155.1000
 $\$503.75$ Incidental Expenses 1.310.513.330





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

Invoice Number: 6773495
Account Number: 273795000
Invoice Date: 12/23/2022
Direct Inquiries To: SCOTT SCHUHLE
Phone: 954-938-2476

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

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT
BONDS, SERIES 2021 PHASE 3B REVENUE ACCOUNT

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE \$7,003.75

All invoices are due upon receipt.

RECEIVED DEC 29 2022

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

MEADOW VIEW AT TWIN CREEKS COMMUNITY
DEVELOPMENT DISTRICT SPECIAL ASSESSMENT
BONDS, SERIES 2021 PHASE 3B REVENUE ACCOUNT

Invoice Number: 6773495
Account Number: 273795000
Current Due: \$7,003.75
Direct Inquiries To: SCOTT SCHUHLE
Phone: 954-938-2476

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 273795000
Invoice # 6773495
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





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

Invoice Number: 6776099
 Invoice Date: 12/28/2022
 Account Number: 276793000
 Direct Inquiries To: SCOTT SCHUHLE
 Phone: 954-938-2476

MEADOWVIEW AT TWIN CREEKS COMMUNITY
 DEVELOPMENT DISTRICT SPECIAL ASSESSMENT
 BONDS, SERIES 2016A-1

Accounts Included 276793000 276793001 276793002 276793003 276793004 276793005
 In This Relationship: 276793006 276793007 276793008 276793009 276793010

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,950.00	100.00%	\$3,950.00
Subtotal Administration Fees - In Advance 12/01/2022 - 11/30/2023				\$3,950.00
Incidental Expenses 12/01/2022 to 11/30/2023	3,950.00	0.0775		\$306.13
Subtotal Incidental Expenses				\$306.13
TOTAL AMOUNT DUE				\$4,256.13

Vendor - 9

$\$3950 \times 10/12 = 3291.67$ FY23 Trustee fee SE 2016 A-1 1,310,573.330
 $\$3950 \times 2/12 = 658.33$ FY24 Trustee fee SE 2016 A-1 1,300,155,1000
 ✓ $\$306.13$ Incidental Expenses 1,310,572.330





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

Invoice Number: 6776099
Account Number: 276793000
Invoice Date: 12/28/2022
Direct Inquiries To: SCOTT SCHUHLE
Phone: 954-938-2476

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

MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT
BONDS, SERIES 2016A-1

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE \$4,256.13

All invoices are due upon receipt.

RECEIVED DEC 31 2022

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

MEADOWVIEW AT TWIN CREEKS COMMUNITY
DEVELOPMENT DISTRICT SPECIAL ASSESSMENT
BONDS, SERIES 2016A-1

Invoice Number: 6776099
Account Number: 276793000
Current Due: \$4,256.13
Direct Inquiries To: SCOTT SCHUHLE
Phone: 954-938-2476

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 276793000
Invoice # 6776099
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





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

Invoice 11744

BILL TO

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

DATE
 01/01/2023

PLEASE PAY
 \$1,298.00

DUE DATE
 01/31/2023

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/Fri
 April-September 3 visits per week:
 Mon/Wed/Fri

RECEIVED
 JAN 05 2023
 BY: _____

- Cleaning Services include the Following:
- Skimming of the pool surface, keeping the gutters free from debris.
 - Vacuum
 - Brushing of the walls/stairs
 - Waterline Tile Cleaning
 - Backwashing of the filters
 - Filtration Maintenance i.e., pump baskets, Orings
 - Water Chemistry, to check and balance chemicals
 - DOH Documentation Logging

162
 Jan Pool Maint
 172 Stokes Landing Rd, US 171

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

If you have any questions please give us a call at 904-868-4660
 Zach Sullivan
 Big Z Pool Service, LLC
 Licensed & Insured CPC#1459355

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

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

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

Any work outside of the work described
below such as additional visits, or service
work to equipment, emergency calls, algae
treatments are billed at the rate of \$175/
hour, 2 hours minimum effective 9/1/22
from the previous rate of \$125. Emergency
Calls, after hours: Monday through Friday
after 6 and weekends. A 1-year agreement
is required.

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

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

Thank you for your business!

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

Approved - 1-4-2023
Pool Maintenance
001.320.57200.45505
Chris Hall

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

THANK YOU.

If you have any questions please give us a call at 904-868-4660!
Zach Sullivan
Big Z Pool Service, LLC
Licensed & Insured CPC#1459355

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

INVOICE

DATE	INVOICE #
11/29/2022	44544

BILL TO:

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

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

QUANTITY	DESCRIPTION	RATE	AMOUNT
	SITE: BEACON LAKE QUOTED: - PULLED SUB - REPLACED MOTOR & CHECK VALVE 	3,500.00	3,500.00
18% APR will be applied to any invoice not paid in full within 30 days. Visa or Mastercard Accepted		Total	\$3,500.00
*ALL PUMPS CARRY A ONE YEAR MANUFACTURER'S WARRANTY. PARTS & LABOR ARE PROVIDED FREE OF CHARGE FOR A 30 DAY PERIOD FOLLOWING INSTALLATION. LABOR IS NOT COVERED UNDER WARRANTY AFTER THE FIRST 30 DAYS AND WILL BE BILLED AT THE CURRENT BUSINESS RATE. *ALL DISCREPANCIES MUST BE REPORTED WITHIN 10 DAYS. *REASONABLE COLLECTION & ATTORNEY'S FEES WILL BE ASSESSED TO ALL ACCOUNTS PLACED FOR COLLECTION.		Payments/Credits	\$0.00
		Balance Due	\$3,500.00

1 320 57200 44200 Repairs
 Approved 1.6.2023 Jennifer Erickson



Invoice

5905 Macy Avenue
 Jacksonville, Florida 32211
 www.firstcoastfire.net
 904-346-0111

Date	Invoice #
1/5/2023	1524010523

Bill To
Meadowview at Twin Lakes Riverside Management Services 850 Beacon Lakes Parkway St. Augustine, FL 32085

Ship To
Meadowview at Twin Lakes 850 Beacon Lakes Parkway St. Augustine, FL 32085

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 15	RLE	1/5/2023			Beacon Lakes Clubhouse - 11...

Quantity	Item Code	Description	Price Each	Amount
1	System Service	Hood System Service	175.00	175.00T
1	System Service Ad...	Additional System Service	85.00	85.00T
1	SYA439230	Ansul APC 360 HL Fuse Link	20.00	20.00T
2	SYA439231	Ansul APC 450 HL Fuse Links	20.00	40.00T
3	SYA439232	Ansul APC 500 HL Fuse Links	20.00	60.00T
			0.00	0.00
			Total	\$380.00

Future Horizons, Inc
 403 N First Street
 PO Box 1115
 Haslings, FL 32145
 USA

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

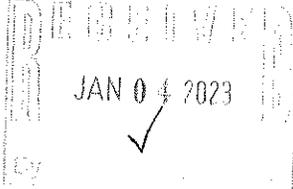
INVOICE

Invoice Number: 78341
 Invoice Date: Dec 28, 2022
 Page: 1

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

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

Customer ID	Customer PO	Payment Terms	
Beacon02	Per Contract	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver		1/27/23

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in 12/2022	1,769.14	1,769.14
		Approved - 1-4-2023 Lake Maintenance 001.320.53800.45005 Chris Hall 		
Subtotal				1,769.14
Sales Tax				
Freight				
Total Invoice Amount				1,769.14
Payment/Credit Applied				
TOTAL				1,769.14

Check/Credit Memo No:

Overdue Invoices are subject to finance charges.

Future Horizons, Inc

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

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

INVOICE

Invoice Number: 75930
 Invoice Date: Nov 30, 2022
 Page: 1

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

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

Customer ID	Customer PO	Payment Terms	
Beacon02	Per Contract	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver		12/30/22

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in November, 2022 NOO LK MAINT AS ✓ Approved 12-2-2022 Lake Maintenance 001.320.53800.45005 Chris Hall	1,769.14	1,769.14

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

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

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

Invoice

Invoice #: 94
 Invoice Date: 1/1/23
 Due Date: 1/1/23
 Case:
 P.O. Number:

Bill To:

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

1310 513.11

Description	Hours/Qty	Rate	Amount
Management Fees - January 2023 34000		4,341.17	4,341.17
Website Administration - January 2023 35300		91.67	91.67
Information Technology - January 2023 35100		129.17	129.17
Dissemination Agent Services - January 2023 31600		1,041.67	1,041.67
Office Supplies 51000		0.54	0.54
Postage 42000		49.39	49.39
Copies 42511		28.20	28.20
Telephone 41000		20.00	20.00

PAID
 JAN 05 2023
 By: ✓

Total \$5,701.81

Payments/Credits \$0.00

Balance Due \$5,701.81

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

Invoice

Invoice #: 200
 Invoice Date: 1/1/2023
 Due Date: 1/1/2023
 Case:
 P.O. Number:

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

Description	Hours/Qty	Rate	Amount
1.320.57200.45504 - Contract Administration - January 2023 1.320.57200.45500 - Facility Management - Meadow View - January 2023		3,600.00 6,503.83	3,600.00 6,503.83
		Total	\$10,103.83
		Payments/Credits	\$0.00
		Balance Due	\$10,103.83

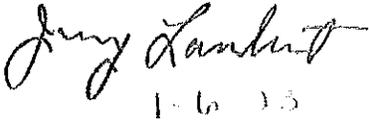


Riverside Management Services, Inc
 9655 Florida Mining Blvd. W.
 Building 300, Suite 305
 Jacksonville, FL 32257

Invoice

Invoice #: 201
 Invoice Date: 12/31/2022
 Due Date: 12/31/2022
 Case:
 P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Assistant Manager through December 2022 001.320.570.00.45500   1-6-23	16	25.00	400.00

Total	\$400.00
Payments/Credits	\$0.00
Balance Due	\$400.00

MVTC CDD

ASSISTANT MANAGER INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
16	Assistant Manager Covers December 2022	\$ 25.00	\$ 400.00
	TOTAL DUE:		<u>\$ 400.00</u>

Facility Management 001.320.57200.45500

MEADOW VIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT
ASSISTANT MANAGER BILLABLE HOURS
THROUGH DECEMBER 2022

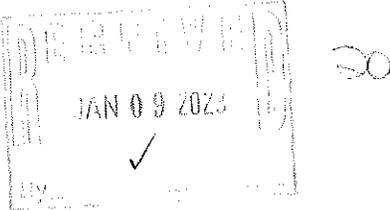
<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
12/12/22	8	D.L.	Facility Assistant
12/13/22	8	L.H.	Facility Assistant
TOTAL	<u>16</u>		

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

Invoice

Invoice #: 202
 Invoice Date: 12/31/2022
 Due Date: 12/31/2022
 Case:
 P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Special Event Assistant through December 2022 1.320.57200.49400 	28.2	25.00	705.00
<p><i>Jerry Lambert</i> 1-10-23</p>			

Total	\$705.00
Payments/Credits	\$0.00
Balance Due	\$705.00

MVTC CDD

SPECIAL EVENT ASSISTANT INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
28.2	Special Event Assistant Covers December 2022	\$ 25.00	\$ 705.00
	TOTAL DUE:		<u>\$ 705.00</u>

Special Event Assistant 1.320.57200.49400

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

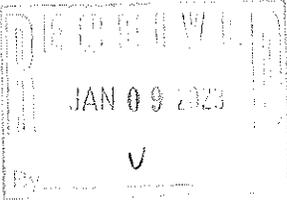
<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
12/2/22	3	L.H.	Special Event - Food Truck Friday
12/9/22	3	E.W.	Special Event - Food Truck Friday
12/10/22	4.65	E.W.	Special Event - Winter/Santa Event
12/10/22	4.05	J.W.	Special Event - Winter/Santa Event
12/16/22	4	D.L.	Special Event - Food Truck Friday & Movie
12/30/22	3	L.H.	Special Event - Set Up for Event on New Years
12/30/22	1.5	K.B.	Special Event - Food Truck Friday
12/31/23	5	N.C.	Special Event - Assist and Clean UP for Event on New Years
TOTAL	<u>28.2</u>		

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

Invoice

Invoice #: 203
Invoice Date: 12/31/2022
Due Date: 12/31/2022
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Private Event Attendant through December 2022 1.320.57200.45509  20  1-6-23	5.08	25.00	127.00

Total	\$127.00
Payments/Credits	\$0.00
Balance Due	\$127.00

MVTC CDD

PRIVATE EVENT ATTENDANT INVOICE DETAIL

Quantity	Description	Rate	Amount
5.08	Private Event Attendant Covers December 2022	\$ 25.00	\$ 127.00
	TOTAL DUE:		<u>\$ 127.00</u>

Private Event Attendant 1.320.57200.45509

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

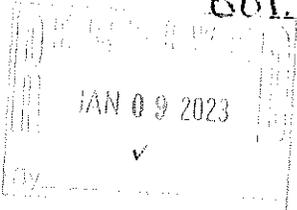
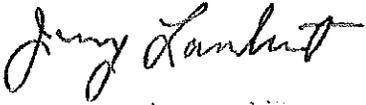
<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
12/18/22	5.08	E.W.	Private Event Attendant
TOTAL	<u>5.08</u>		

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

Invoice

Invoice #: 204
 Invoice Date: 12/31/2022
 Due Date: 12/31/2022
 Case:
 P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Night Security through December 2022	18	35.00	630.00
	DO		
 1-10-23			

Total	\$630.00
Payments/Credits	\$0.00
Balance Due	\$630.00

MVTC CDD
NIGHT SECURITY INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
18	Night Security	\$ 35.00	\$ 630.00
	Covers December 2022		
	TOTAL DUE:		<u>\$ 630.00</u>

Facility Management 001.320.57200,45500

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MEADOW VIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT
NIGHT SECURITY BILLABLE HOURS
THROUGH DECEMBER 2022

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
12/27/22	4	J.E.	Night Security
12/28/22	4	J.E.	Night Security
12/29/22	4	J.E.	Night Security
12/30/22	4	J.E.	Night Security
12/31/22	2	J.E.	Night Security
TOTAL	<u>18</u>		



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

Invoice

DATE	INVOICE NO.
1/4/2023	21277

1 320 57200 45420 Gate Repairs
 Approved Jennifer Erickson 1.3.2023

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

SHIP TO

P.O. NO.	TERMS	DUE DATE	REP	SHIP DATE	SHIP VIA	FOB	PROJECT
	net-15	1/19/2023	MR	1/4/2023			
ITEM	DESCRIPTION			QTY	RATE	AMOUNT	
Labor	To check why gate was not closing at 7pm. Found bushes blocking the closing photocell, cleaned up the area and checked with PJ from Envera. Tested all operations, okay. Left gates working. Includes travel time			3.5	90.00	315.00	

RECEIVED
 JAN 05 2023
 BY: ✓

148
 1320 57200 45420

Thank You For Being Our Customer	Subtotal	\$315.00
----------------------------------	-----------------	----------

Sales Tax (6.5%)	\$0.00
-------------------------	--------

Total	\$315.00
--------------	----------

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

Balance Due	\$315.00
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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 66779

DATE 01/01/2023 TERMS Net 30

DUE DATE 01/31/2023

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

TOTAL DUE \$9,100.00

13
Approved - 1-4-2023
Landscape Maintenance
001.320.53800.45003
Chris Hall

RECEIVED
JAN 05 2023
BY: ✓

Jan Beck 1/5/23



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 66780

DATE 01/01/2023 TERMS Net 30

DUE DATE 01/31/2023

SHIP DATE
03/01/2019

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

TOTAL DUE \$9,011.47

13
Approved - 1-4-2023
Landscape Maintenance
001.320.53800.45003
Chris Hall

JAF

RECEIVED
JAN 05 2023
BY: _____



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 65208

DATE 12/01/2022 TERMS Net 30

DUE DATE 12/31/2022

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

TOTAL DUE \$9,100.00

13 ✓

Approved - 12-2-2022
Landscape Maintenance
001.320.53800. 45003
Chris Hall



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 65209

DATE 12/01/2022 TERMS Net 30

DUE DATE 12/31/2022

SHIP DATE
03/01/2019

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

TOTAL DUE \$9,011.47

135

Approved - 12-2-2022
Landscape Maintenance
001.320.53800.45003
Chris Hall



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 66778

DATE 01/01/2023 TERMS Net 30

DUE DATE 01/31/2023

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

13
Approved - 1-4-2023
Landscape Maintenance
001.320.53800.45004
Chris Hall

RECEIVED
JAN 05 2023
BY: _____

10-12 Pitz Lake Plant

Smith-Manus
 2307 River Road, Suite 200
 Louisville, KY 40206-5005
 Phone: (502) 636-9191
 Fax: (502) 636-5328



Remit to:
 Smith-Manus
 2307 River Road, Suite 200
 Louisville, KY 40206-5005

Account MeadowCDD - 208
 Meadow View at Twin Creeks CDD
 475 West Town Place
 Suite 114
 St. Augustine, FL 32092

Statement: DECEMBER 22
 PLEASE PAY THE TOTAL DUE.
 Terms: Due Upon Receipt

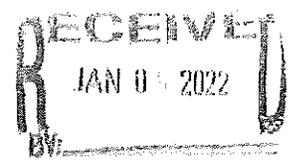
Bond Number Owner/Obligee Effective Current/Future Previous Month Overdue
 Entity/Department: Meadow View at Twin Creeks CDD

Bond Number	Owner/Obligee	Effective	Current/Future	Previous Month	Overdue
EACX4028403	Florida Power and Light Company	12/19/2022	\$0.00	\$11,580.00	\$0.00
LICX1192193	Florida Power & Light Company	1/23/2023	\$1,805.00	\$0.00	\$0.00
Total Subaccount:			\$1,805.00	\$11,580.00	\$0.00
Total Account:			\$1,805.00	\$11,580.00	\$0.00

Handwritten notes:
 \$1,805.00 090
 1320 572.00
 REP CLEAR BOND

Stamp: JAN 1 2022
 BY: [Signature]

Total Transactions Due: \$13,365.00
Unapplied Funds: \$0.00
Total Amount Due Now: \$13,365.00





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

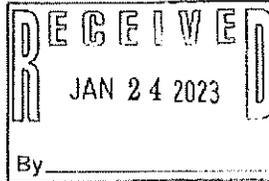
PLEASE PAY BY	AMOUNT	INVOICE DATE
02/06/2023	\$110.95	01/16/2023

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

INVOICE NO. 277712

Site: 850 Beacon Lakes Pkwy St
 Augustine
Site Address: 850 Beacon Lakes Pkwy
 St Augustine FL 32092
Period: 02/01/2023 to 02/28/2023
Recurring No.: 4197
Job Name:
Order No.:

1 320 57200 45410 Security Gate
 Approved 1.24.2023 Jennifer Erickson



1.320.572.45400
 January

Description
 Meadow View @ Twin Creeks

Monthly Security Monitoring

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

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

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

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

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



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
02/06/2023	\$110.95	01/16/2023

INVOICE NO. 277712

How To Pay

INVOICE NO. 277712



Credit Card (MasterCard, Visa, Amex)



Mail

Detach this section and mail check to:

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

Credit Card No.

Card Holder's Name: _____ CCV: _____

Expiry Date: / Signature: _____

NAME: Meadow View at Twin Creeks CCD **DUE DATE:** 02/06/2023 **AMOUNT DUE:** \$110.95

Please Reference: 277712



SMARTHOME.BIZ
SMART HOME SPECIALISTS

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

PLEASE PAY BY	AMOUNT	INVOICE DATE
12/06/2022	\$110.95	11/15/2022

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

INVOICE NO. 270263

Site: 850 Beacon Lakes Pkwy St
Augustine
Site Address: 850 Beacon Lakes Pkwy
St Augustine FL 32092
Period: 12/01/2022 to 12/31/2022
Recurring No.: 4197
Job Name:
Order No.:

Description 1 320 57200 45400 Security Monitoring
Meadow View @ Twin Creeks Approved Jennifer Erickson 11.28.22

Monthly Security Monitoring

Nov

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

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

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

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

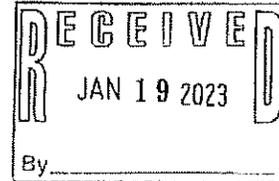
Sub-Total ex Tax	\$110.95
Tax	\$0.00
Total Inc Tax	\$110.95
Amount Applied	\$0.00
Balance Due	\$110.95



PRINCE PELE'S POLYNESIAN REVUE
(904) 699-3472 (cell)

\$ INVOICE \$

January 17, 2023



INVOICE NO: 062423

CHECK PAYABLE TO:

PRINCE PELE'S POLYNESIAN REVUE
Blcsila Fuata
1132 Hyacinth St.
St. Augustine, FL 32092

FEDERAL EMPLOYER ID NUMBER: 59-6587125

TYPE OF SERVICE: Entertainment for BEACON LAKE residence

FEE FOR SERVICES RENDERED: \$1,850.00

DEPOSIT \$ 925.00 (Due by February 01, 2023)

BALANCE: \$ 925.00

DUE ON DATE OF EVENT (Prior to start of Show)

(Gratuity is "optional" but very much appreciated)

DATE OF SERVICE (to be) PERFORM (ed): June 24, 2023



PRINCE PELE'S POLYNESIAN REVUE
 1132 Hyacinth St. St. Augustine, FL 32092
 (904) 699-3472 cell

ENGAGEMENT AGREEMENT

This will confirm the agreement made this 17th day of January 2023 between PRINCE PELE'S POLYNESIAN REVUE, hereinafter referred to as ARTIST, and Jennifer Clark-Erickson for Beacon Lake St Augustine, hereinafter referred to as PURCHASER.

The PURCHASER hereby engages the ARTIST hereby agrees to perform the engagement hereinafter provide, upon all of the terms and conditions herein set forth.

1. PLACE/ADDRESS of ENGAGEMENT: Beacon Lake Amenity Ctr, 850 Beacon Lake Pkwy, St AugusstineFL
2. DATE of ENGAGEMENT/EVENT: Saturday, July 24, 2023
3. HOUR(s) OF PERFORMANCE: 12:00-2:00pm (performed with recorded music) (Orchid Pkg)
4. STAGE REQUIREMENTS: Min. 12'x12' PERFORMANCE Area ^ELECTRICAL Power Box
 DRESSING RM: Artist must secure a NEARBY Room for the numerous costume changes.
5. FULL PRICE AGREED UPON: \$1,850.00 Plus meal at the lusu for performers (sandwich, pizza, buffet)
 CANCELLATION FEE: 50% of Total price agreed upon. OVERTIME FEE: \$65 per 30 minutes increments

DEPOSIT: \$925.00 (non-refundable) (rtm w/signed contract). NLT February 01, 2023.

Payable to: BLES FUATA or PRINCE PELE'S POLYNESIAN REVUE (mailing address listed ABOVE)

BALANCE: \$925.00 to be paid to BLESSIE FUATA *date of event prior to start*

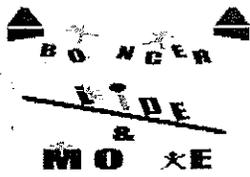
CANCELLATION or RESCHEDULING: A fully executed contract, with non-refundable deposit, must be returned to ARTIST asap to guarantee and confirm date of performance. By securing, confirming and signing this contract agreement, ARTIST will no longer accept offers from other organizations, therefore, if date on this agreement is to be changed, cancelled or rescheduled acceptable to both parties, DEPOSIT will not be refunded. . Rescheduling will require new contract.

Once set-up, full amount is due, no exception

Return to ARTIST by a specific date (as noted above) in order to *guarantee and confirm date* or this contract is not valid.

PURCHASER'S SIGNATURE _____ DATE _____

ARTIST'S SIGNATURE Blessie Fuata DATE January 17, 2023.

		Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003		Invoice		
				Date: March 18th, 2023 Invoice No.: 03182023.03		
<u>Name / Address</u> Attn: Jennifer Clark-Ericson Meadow View at Twin Creeks Riverside Management Service Inc. Governmental Management Services Inc.		Additional Details: Hours will be 11a-2p 1 320 57200 49400 Special Events Approved 1.17.2023 Jennifer Erickson				
<u>Description</u>		<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>Subtotal</u>	<u>Extended</u>
1	Mobile Rockwall (3hrs.)	1	\$900.00		\$900.00	\$900.00
2	50ft Dual-Lane Obstacle Course	1	\$350.00		\$350.00	\$350.00
3	21' Super Slide	1	\$350.00		\$350.00	\$350.00
4	Toddler Unit	1	\$200.00		\$200.00	\$200.00
5	Human Hamster Balls	1	\$550.00		\$550.00	\$550.00
6	Generator	2	\$100.00		\$100.00	\$200.00
7	Onsite Supervision	4	\$60.00		\$60.00	\$60.00
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
Comments:		Subtotal				\$2,610.00
		Sales Tax (0.0%)				\$0.00
		Total				\$2,610.00

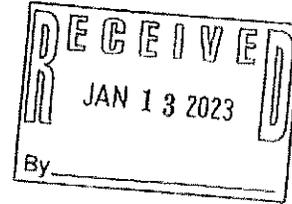
RECEIVED
 JAN 17 2023
 By _____

Invoice for Service

Invoice No: 809
 Invoice Date: Nov 4, 2022

Dream Lights of Florida

Dream Group USA Corp
 7540 103rd St
 Suite 206
 Jacksonville, FL 32210
 (904) 404-5483 Office
 www.dreamlightsfl.com
 www.dreamgroupusa.com
 info@dreamlightsfl.com



Bill To:

Meadow View At Twin Creeks Cdd
 Danielle Simpson
 850 Beacon Lake Parkway
 St. Augustine, FL 32095
dsimpson@bbxcapital.com
 602-373-7227 Cell

Job Date	Description	Qty	Each	Amount
Nov 4, 2022	36" Lighted Wreath - Landing	4	\$125.00	\$500.00
	48" Lighted Wreath - Landing	3	\$225.00	\$675.00
	48" Lighted Wreath - Landing	1	\$150.00	\$150.00
	36" Lighted Wreath - Condo Entrance	4	\$125.00	\$500.00
	36" Lighted Wreath - Condo Entrance	4	\$99.00	\$396.00
	Lighted Garland - Landing	4	\$99.00	\$396.00
	Light topiaries behind sign - Condo	3	\$60.00	\$180.00
	Additional Plugs and Wires	1	\$1,090.00	\$1,090.00
	Light plants in pots of roundabout	5	\$50.00	\$250.00
	Light Palm up to 20 - Lakehouse entrance	2	\$200.00	\$400.00
	Light Palm up to 10 - Lakehouse entrance	2	\$150.00	\$300.00
	Line Roof in C7 Rear of Amenity Center	175	\$4.00	\$700.00
	Line Roof in C7 - Front of amenity Center	240	\$4.00	\$960.00
	Flag pole animated wrap - Amenity Center	1	\$2,100.00	\$2,100.00
	Palm Tree Trunk Lighting (Over 15') - in pool area	12	\$150.00	\$1,800.00
	48" Lighted Wreath - Amenity Center	4	\$225.00	\$900.00
	Line Peak in C7 - in pool area gazebo	50	\$3.50	\$175.00
	Light Palms in Roundabout	5	\$195.00	\$975.00
	Light Trees in Roundabout	5	\$65.00	\$325.00
	5' LED Tree	5	\$125.00	\$625.00
	36" Lighted Wreath on sign - Main Entrance	4	\$125.00	\$500.00
	Line Roof in C7 - Lighthouse	140	\$5.00	\$700.00

Job Date	Description	Qty	Each	Amount
	Spotlights on lighthouse	4	\$400.00	\$1,600.00
	60" Lighted Wreath - Main Entrance	2	\$350.00	\$700.00
	Lighted Garland - Main Entrance	6	\$125.00	\$750.00
	Light Topiaries at sign WW - Main Entrance	3	\$60.00	\$180.00
	Lit Pole Decor on Lampposts - Main Entrance	6	\$500.00	\$3,000.00
	Base Tree wrap and animated snow tubes - Main entrance	6	\$475.00	\$2,850.00
	36" Lighted Wreath - Publix Entrance	4	\$125.00	\$500.00
	Lighted Garland - Publix Entrance	4	\$99.00	\$396.00
	Base Tree wrap and animated snow tubes - Publix entrance	4	\$475.00	\$1,900.00
Dec 12, 2022	Electrical Outlet Installation	1	\$1,550.00	\$1,550.00

Invoice Total	\$28,023.00
Paid (Check) (Aug 26, 2022)	\$13,236.50
Balance Due	\$14,786.50
Paid (Check #1889) (Jan 2, 2023)	\$13,236.50
Balance Due	\$1,550.00
Balance Forward	\$0.00
Customer Total	\$1,550.00

Thank you for your Business!

1.32.572.44206



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

January 05, 2023
 Project No: 17348.00000
 Invoice No: 0206292

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

Work Description:
 Prepare Monthly requisitions and Attend CDD Meeting at Beacon Lake Amenity Center
Professional Services rendered through December 31, 2022
 Professional Personnel

	Hours	Rate	Amount
Senior Engineer/Senior Project Manager			
Lockwood, Scott 12/17/2022	3.75	194.00	727.50
Administrative Support			
Blair, Shelley 12/17/2022	1.00	81.00	81.00
Totals	4.75		808.50
Total Labor			808.50
Expenses			
Mileage			52.50
Total Expenses	1.15 times		60.38
Invoice Total this Period			<u>\$868.88</u>

Envera

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

Invoice	
Invoice Number 721850	Date 11/22/2022
Customer Number 300380	Due Date 01/01/2023

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Meadow View at Twin Creeks CDD	300380		11/22/2022	01/01/2023

Quantity	Description	Months	Rate	Amount
1.00	Meadow View at Twin Creeks CDD - 850 Beacon Lake Pkwy, Saint Augustine, FL Add Res as of 10/31/22 11/01/2022 - 12/31/2022	2.00	\$80.00	\$160.00
			Subtotal:	\$160.00
	Tax			\$0.00
	Payments/Credits Applied			\$0.00
			Invoice Balance Due:	\$160.00

MyEnvera Count as of 10/31/22. 5 homes @ \$16.00 each

Approved - 11/28/2022

Security

~~002-330-53800-48400~~

Chris Hall

1. 32. 572. 48410

Date	Invoice #	Description	Amount	Balance Due
11/22/2022	721850	Alarm Monitoring Services	\$160.00	\$160.00

Envera

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

Invoice	
Invoice Number 721850	Date 11/22/2022
Customer Number 300380	Due Date 01/01/2023

Net Due: \$160.00

Amount Enclosed: _____

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



Envera
PO Box 2086
Hicksville, NY 11802

Envera

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

Invoice	
Invoice Number 722333	Date 12/01/2022
Customer Number 300380	Due Date 01/01/2023

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Meadow View at Twin Creeks CDD	300380		12/01/2022	01/01/2023

Quantity	Description	Months	Rate	Amount
<i>2358 - Gate Access - Meadow View at Twin Creeks CDD - 850 Beacon Lake Pkwy, Saint Augustine, FL</i>				
1.00	Envera Kiosk System 01/01/2023 - 01/31/2023	1.00	\$500.00	\$500.00
1.00	Data Management 01/01/2023 - 01/31/2023	1.00	\$150.00	\$150.00
1.00	Service & Maintenance 01/01/2023 - 01/31/2023	1.00	\$334.54	\$334.54
1.00	Virtual Gate Guard Monitoring 01/01/2023 - 01/31/2023	1.00	\$576.00	\$576.00
			Subtotal:	\$1560.54
	Tax			\$0.00
	Payments/Credits Applied			\$0.00
			Invoice Balance Due:	\$1560.54

Date	Invoice #	Description	Amount	Balance Due
12/1/2022	722333	Alarm Monitoring Services	\$1560.54	\$1560.54

Envera

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

Approved 12-2-2022
Security Monitoring
001.320.57200.45400
Chris Hall

Invoice	
Invoice Number 722333	Date 12/01/2022
Customer Number 300380	Due Date 01/01/2023

Net Due: \$1,560.54

Amount Enclosed: _____

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

001.320.57200.45400

Envera
PO Box 2086
Hicksville, NY 11802

Envera

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

1 320 57200 45410 Security Gate
Approved 12.27.2022 Jennifer Erickson

Invoice	
Invoice Number 723049	Date 12/27/2022
Customer Number 300380	Due Date 02/01/2023

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Meadow View at Twin Creeks CDD	300380		12/27/2022	02/01/2023

Quantity	Description	Months	Rate	Amount
1.00	Meadow View at Twin Creeks CDD - 850 Beacon Lake Pkwy, Saint Augustine, FL Add Res as of 11/30/22 12/01/2022 - 01/31/2023	2.00	\$16.00	\$32.00
Subtotal:				\$32.00
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$32.00

MyEnvera Count as of 11/30/22: 1 additional homes @ \$16.00 each

Date	Invoice #	Description	Amount	Balance Due
12/27/2022	723049	Alarm Monitoring Services	\$32.00	\$32.00

Envera

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

Invoice	
Invoice Number 723049	Date 12/27/2022
Customer Number 300380	Due Date 02/01/2023

Net Due: \$32.00

Amount Enclosed: _____

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



Envera
PO Box 2086
Hicksville, NY 11802

Envera

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

Invoice	
Invoice Number 718627	Date 08/24/2022
Customer Number 300380	Due Date 10/01/2022

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Meadow View at Twin Creeks CDD	300380		08/24/2022	10/01/2022

Quantity	Description	Months	Rate	Amount
<i>Meadow View at Twin Creeks CDD - 850 Beacon Lake Pkwy, Saint Augustine, FL</i>				
1.00	Add Res as of 7/31/22 08/01/2022 - 09/30/2022	2.00	\$32.00	\$64.00
Subtotal:				\$64.00
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$64.00

MyEnvera count as of 7/31/22. 2 additional homes @ \$16.00 each.

Approved - 11-28-2022
Security
~~002-330-53800-48400~~
Chris Hall

1. 82.572.45410

Date	Invoice #	Description	Amount	Balance Due
8/24/2022	718627	Alarm Monitoring Services	\$64.00	\$64.00

Envera

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

Invoice	
Invoice Number 718627	Date 08/24/2022
Customer Number 300380	Due Date 10/01/2022

Net Due: \$64.00

Amount Enclosed: _____

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

REMIT TO

Envera
PO Box 2086
Hicksville, NY 11802

Grau and Associates

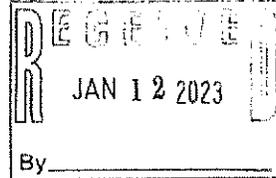
951 W. Yamato Road, Suite 280
 Boca Raton, FL 33431-
 www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Meadow View at Twin Creeks Community Development District
 1408 Hamlin Avenue, Unit E
 Saint Cloud, FL 34771*

Invoice No. 23467
 Date 01/12/2023



SERVICE	AMOUNT
Project: <u>Arbltrage - Series 2021 PH3B FYE 10/31/22</u>	\$ 600.00
Project: <u>Arbitrage - Series 2021 PH4 FYE 10/31/22</u>	\$ 600.00
Total	1,200.00
Current Amount Due	\$ 1,200.00

1.310.513.312

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,200.00	0.00	0.00	0.00	0.00	1,200.00

Payment due upon receipt.

1 320 57200 44300 access cards
 Approved Jen Erickson 12.14.2022

ID Workplace LLC

4171 West Hillsboro Blvd
 Suite 13
 Coconut Creek, FL 33073

Invoice

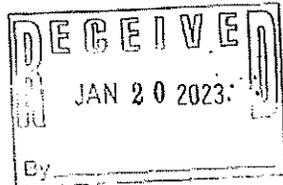
Date	Invoice #
12/12/2022	2275

Bill To
Meadow View CDD 475 W Town Place, Suite 114 St Augustine, FL 32092

Ship To
Beacon Lake 850 Beacon Lake Parkway Attn: Jennifer Clark-Erickson St Augustine, FL 32095

Rep	S.O. No.	P.O. No.	Terms
MW22	1257		Net 30

Item	Description	Ordered	Invoiced	Each	Total
Prox26ClamshellT	26 Bit Clamshell Proximity Badge	200	200	3.30	660.00
Shipping & Handling	UPS Shipping & Handling 12/12 - shipped UPS Track# 1ZY828A90390102093	1	1	22.95	22.95
Subtotal					\$682.95
Sales Tax (0.0%)					\$0.00
Total					\$682.95
Payments/Credits					\$0.00
Balance Due					\$682.95





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

Invoice	
Date	Number
01/01/2023	JAK01230401
Due Date	Cust #
01/31/2023	517013
Invoice Amount	Amount Remitted
\$ 2,772.91	

Sold To:
 MEADOW VIEW AT TWIN CREEKS CDD

 475 WEST TOWN PLACE
 STE 114
 ST AUGUSTINE FL 32092

For:
 BEACON LAKE

 859 BEACON LAKE PKWY
 ST AUGUSTINE FL 32095

Make All Checks Payable To: JANI-KING OF JACKSONVILLE
 RETURN THIS PORTION WITH YOUR PAYMENT

JANI-KING OF JACKSONVILLE
 Commercial Cleaning Services
 (904) 346-3000



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

For:
 BEACON LAKE
 859 BEACON LAKE PKWY
 ST AUGUSTINE FL 32095

Invoice No	Date	Cust No	Sismn No	PO Number	Franchisee	Due Date
JAK01230401	01/01/2023	517013	CRISTINE TRELLE		LEGACY CONCIERGE SERVICES, LLC	01/31/2023
Quantity	Description				Unit Price	Extended Price
1	MONTHLY CONTRACT BILLING AMOUNT FOR JANUARY 1 320 57200 45507 Janitorial Approved Jennifer Erickson 1.19.2023				2772.91	2772.91
					Amount of Sale	\$ 2,772.91
					Sales Tax	\$ 0.00
					Total	\$ 2,772.91

Make All Checks Payable To:
 JANI-KING OF JACKSONVILLE

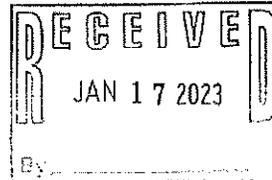


INVOICE

Invoice # 5227
Date: 01/09/2023
Due On: 02/08/2023

KE Law Group, PLLC

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



1,310.513.315

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

MVTCDD-01

Meadow View at Twin Creeks CDD - General

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	JE	12/04/2022	Email regarding FPL claim.	0.30	\$325.00	\$97.50
Service	JE	12/15/2022	Prepare for and attend Board meeting; email regarding the same.	0.80	\$325.00	\$260.00

Total **\$357.50**

Detailed Statement of Account

Other Invoices

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

pd 10/25/22

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
5227	02/08/2023	\$357.50	\$0.00	\$357.50

Outstanding Balance **\$1,667.50**
Total Amount Outstanding **\$1,667.50**

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

Please pay within 30 days.



Invoice

Date
Invoice #

1/9/2023
131295612087

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

Terms	Net 20
Due Date	1/29/2023
PO #	
Delivery Ticket #	Sales Order #1342420
Delivery Date	1/4/2023
Delivery Location	Meadow View at Twin Creeks CDD Pool (Beac...
Customer #	13BEA030
AZ License #	#331721

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

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

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

Item ID	Item	Quantity	Units	Rate	Amount
160-050	Pool Acid bulk by Gallon	30	gal	3.19	95.70
	1 320 57200 45506 - Pool Chem. Approved 1/11/23 Jennifer Erickson				

Subtotal 95.70
Shipping Cost (FEDEX GROUND) 0.00
Total 95.70
Amount Due \$95.70

Remittance Slip

Customer
13BEA030
Invoice #
131295612087

Amount Due \$95.70

Amount Paid

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



131295612087



invoice

Date
Invoice #

1/8/2023
131295612085

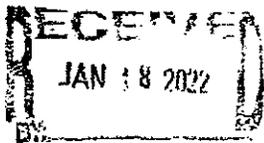
1707 Townhurst Dr
Houston TX 77043
ar@poolsure.com
800-858-POOL (7665)
www.poolsure.com

Terms	Net 20
Due Date	1/29/2023
PO #	
Delivery Ticket #	Sales Order #1342421
Delivery Date	1/4/2023
Delivery Location	Meadow View at Twin Creeks CDD Pool (Basc...
Customer #	138EA030
AZ License #	#331721
Ship To	Meadow View at Twin Creeks CDD 755 Cr-210 W St Johns FL 32259

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

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

Item ID	Item	Quantity	Units	Rate	Amount
135-010	Sodium Bicarbonate 50# bag	5		29.98	149.90



Subtotal 149.90
Shipping Cost (FEDEX GROUND) 0.00
Total 149.90
Amount Due \$149.90

Remittance Slip

Customer
138EA030
Invoice #
131295612085

Amount Due \$149.90
Amount Paid

Make Checks Payable To
Poolsure
PO Box 55372
Houston, TX 77265-5372

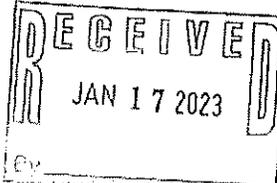


Riverside Management Services, Inc
 8855 Florida Mining Blvd. W.
 Building 300, Suite 305
 Jacksonville, FL 32257

Invoice

Invoice #: 205
 Invoice Date: 1/12/2023
 Due Date: 1/12/2023
 Case:
 P.O. Number:

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



Description	Hours/Qty	Rate	Amount
Facility Maintenance December 1 - December 31, 2022		3,648.32	3,648.32
Maintenance Supplies		198.41	198.41
Grounds Maintenance - \$956.00 001.320.53800.45006			
Facility Maintenance - \$1128.00 001.320.57200.45508			
Repairs and Replacements - \$1762.73 001.320.57200.44200			
Chris Hall			

Jerry Lambert
 1-17-23

Total	\$3,846.73
Payments/Credits	\$0.00
Balance Due	\$3,846.73

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
12/1/22	4	K.B.	Helped finish tree decorations and throw away porch tree, removed debris from roadway, removed debris around amenity center, pool deck, food truck alley and parking lot, checked and changed all trash receptacles, straightened and organized all pool deck furniture, wiped down tables at amenity center, picked up lost and found items from pool deck
12/2/22	6	P.S.	Resecured all basketball windscreens and some tennis court screens, blew leaves and debris off tennis courts, basketball courts, pool deck and playgrounds, emptied and restocked all dog waste receptacles, removed debris along roadways
12/2/22	2	K.B.	Straightened and organized all pool deck furniture, wiped down tables at amenity center, removed debris around amenity center, pool deck, food truck alley and parking lot, checked and changed all trash receptacles, picked up lost and found items from pool deck
12/5/22	8	P.S.	Repaired shelf in kitchen area, quikcreled hand rail at front entrance, blew leaves and debris off patio, pool deck and basketball courts, removed debris at tennis courts, basketball courts and playground, removed debris from roadways
12/5/22	3	K.B.	Removed debris around amenity center, pool deck, food truck alley and parking lot, checked and changed all trash receptacles, straightened and organized all pool deck furniture, wiped down tables at amenity center, picked up lost and found items from pool deck
12/6/22	4	P.S.	Concreted in hand rail, cleaned ceiling in kitchen
12/7/22	2	K.B.	Straightened and organized all pool deck furniture, wiped down tables at amenity center, removed debris around amenity center, pool deck, food truck alley and parking lot, checked and changed all trash receptacles, picked up lost and found items from pool deck
12/8/22	2	K.B.	Removed debris around amenity center, pool deck, food truck alley and parking lot, checked and changed all trash receptacles, straightened and organized all pool deck furniture, wiped down tables at amenity center, picked up lost and found items from pool deck
12/9/22	8	P.S.	Re-staked and caution taped park at Windermere, replaced two dog pot stations in dog park, secured retaining wall at playground, emptied and restocked all dog waste receptacles, checked and changed all trash receptacles, removed debris from roadways
12/12/22	8	P.S.	Pressure washed entrances and pavers, blew leaves and debris off pool deck and all common areas, removed debris from roadways, checked and changed all trash receptacles at pool deck and sports courts, blew leaves and debris off basketball courts, raised light strand on beach, replaced two lights and ballasts at roundabout, replaced blue light at croquet field, emptied and restocked all dog waste receptacles
12/14/22	3	K.B.	Straightened and organized all pool deck furniture, wiped down tables at amenity center, removed debris around amenity center, pool deck, food truck alley and parking lot, checked and changed all trash receptacles, picked up lost and found items from pool deck
12/15/22	2	P.S.	Removed debris around property, worked on dump bucket at splash park, worked on lights at roundabout
12/15/22	2	K.B.	Removed debris around amenity center, pool deck, food truck alley and parking lot, checked and changed all trash receptacles, straightened and organized all pool deck furniture, wiped down tables at amenity center, picked up lost and found items from pool deck
12/16/22	5	P.S.	Removed debris from roadways, emptied and restocked all dog waste receptacles, turned gas off in kitchen, installed five no parking signs
12/16/22	2	K.B.	Straightened and organized all pool deck furniture, wiped down tables at amenity center, removed debris around amenity center, pool deck, food truck alley and parking lot, checked and changed all trash receptacles, picked up lost and found items from pool deck
12/18/22	2	K.B.	Removed debris around amenity center, pool deck, food truck alley and parking lot, checked and changed all trash receptacles, straightened and organized all pool deck furniture, wiped down tables at amenity center, picked up lost and found items from pool deck
12/20/22	4	P.S.	Removed debris from roadways and common areas, blew leaves and debris off tennis courts and basketball courts, straightened two dog pots, emptied and restocked all dog waste receptacles
12/21/22	2	P.S.	Removed crown molding, checked gates at landing
12/21/22	2	K.B.	Straightened and organized all pool deck furniture, wiped down tables at amenity center, removed debris around amenity center, pool deck, food truck alley and parking lot, checked and changed all trash receptacles, picked up lost and found items from pool deck
12/22/22	2	K.B.	Removed debris around amenity center, pool deck, food truck alley and parking lot, checked and changed all trash receptacles, straightened and organized all pool deck furniture, wiped down tables at amenity center, picked up lost and found items from pool deck
12/23/22	7	P.S.	Reattached crown molding in clubhouse, secured tennis court netting, blew leaves and debris off tennis courts and basketball courts, removed Toll Brother sign, removed debris from along roadways, emptied and restocked dog waste receptacles
12/23/22	2	K.B.	Straightened and organized all pool deck furniture, wiped down tables at amenity center,

RMS

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
12/27/22	8	P.S.	removed debris around amenity center, pool deck, food truck alley and parking lot, checked and changed all trash receptacles, picked up lost and found items from pool deck Removed fallen street sign and disposed of it, replaced light bulb in men's restroom, blew leaves and debris off pool deck, turf, basketball courts, tennis courts, playground and walkways, removed debris from parks, common areas and roadways, emptied and restocked dog waste receptacles
12/27/22	2	K.B.	Removed debris around amenity center, pool deck, food truck alley and parking lot, checked and changed all trash receptacles, straightened and organized all pool deck furniture, wiped down tables at amenity center, picked up lost and found items from pool deck
12/28/22	2	K.B.	Straightened and organized all pool deck furniture, wiped down tables at amenity center, removed debris around amenity center, pool deck, food truck alley and parking lot, checked and changed all trash receptacles, picked up lost and found items from pool deck
12/30/22	6	P.S.	Removed debris from common areas and roadways, emptied and restocked dog waste receptacles, blew leaves and debris off sports courts, assisted amenities manager in decorating for New Year party

TOTAL 102

MILES 176

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 1/05/23

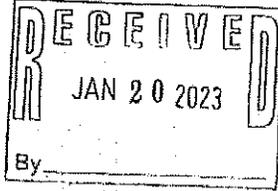
<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
MEADOWVIEW AT TWIN CREEKS CDD (MVTC)	12/5/22	Concrete Adhesive	8.26	P.S.
	12/5/22	Quikrete Concrete 10lb	12.33	P.S.
	12/5/22	Tie Wire	12.63	P.S.
	12/6/22	Quikrete Concrete 20lb	22.29	P.S.
	12/15/22	4x4-6' PT (4)	41.31	P.S.
	12/20/22	33 Gallon Trash Bags 40ct	16.07	P.S.
	12/20/22	60 Gallon Trash Bags 50ct	22.97	P.S.
	12/27/22	Trash Bags 40ct	16.07	P.S.
	1/2/23	Storage Totes (3)*	46.51	P.S.
		TOTAL	<u>\$198.41</u>	

THIGPEN

HEATING & COOLING, INC.

Since 1962

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



Invoice

Number: 37038

Date: 12/15/2022

Account No: 127224

Terms: NET DUE UPON RECEI

Reference: Order 37038

Service Advisor: David Salas

Customer PO#:

Billing Address:

Meadow View At Twin Creeks CDD
850 Beacon Lake Pkwy
Saint Augustine, FL 32095

Service Address:

Meadow View At Twin Creeks CDD
850 Beacon Lake Pkwy
Saint Augustine, FL 32095

NOTES

Arrived and performed maintenance on four split units. CU #4, model number 38AUZA08A0B5A0A0A0, serial number 1118C91472 needs a new capacitor rated 10uf/10mfd. Readouts were 6.8 and 7.4. Also, filter drier and suction accumulator are heavily rusted. After checking capacitors on HP #1 model number 25HCE460A300, serial number 1Q18E07754 and HP #2 model number 25HCE448A300, serial number 2118E03167 the condenser fan motor wasn't working. After further investigation, the two black fan wires were wire nutted to the high pressure switches and the switches have no continuity. Undid the fan from the high pressure switch, wire nutted the two fan wires and both units are running well at this time. Air handlers model number FB4CNP051, serial number 2118F20420 and model number FB4CNP048, serial number 1818F02115 needs blower housing pulled and cleaned. Evaporator coils can be cleaned in place, by cutting into the return. However, we'll need 16x16 metal patches in order to do so.

Item	Description	Qty	Unit	Price	Extended
CPM	Commercial Planned Maintenance	1.00		\$390.00	\$390.00
8L995G	23 5/16x21.5x1 Pleated Filter	2.00		\$0.00	\$0.00
8L155A	16x24x2 Pleated Filter	4.00		\$0.00	\$0.00
8L995F	19 7/8x21.5x1 Pleated Filter	1.00		\$0.00	\$0.00
MISC-ENVIRON-FEE	Misc. Supplies & Environmental	1.00		\$20.00	\$20.00
CPM	Commercial Planned Maintenance	1.00		\$95.00	\$95.00
6E511	PTK9102 TERMINAL KIT INSULATED WITH COMP/BOX	1.00		\$0.00	\$0.00

CACO56729

CACO56726

CN208226

THIGPEN

HEATING & COOLING, INC.

Since 1962

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

Invoice

Number: 37038

Date: 12/15/2022

Account No: 127224

Terms: NET DUE UPON RECEI

Reference: Order 37038

Service Advisor: David Salas

Customer PO#:

Equipment					
Type	Model	Brand	Serial	Age Coverage	Exp
AIRH	CB26UH-030-R-2LEN		6009C15692	14	
AIRH	CB26UH-030-R-2LEN		6009A20441	14	
AIRH	4TEC3F60B1000.TRA		9264RBE2V	14	
COND	4TWR3060A100CTRA		92222EM2F	14	
COND	13hpd-030-230-1 LEN		5807c07525		
COND	13hpd-030-230-1 LEN		5806j21769		
COND	13hpd-030-230-1 LEN		5807c56474		
COND	13hpd-030-230-1 LEN		5806j21766		
COND	13hpd-030-230-1 LEN		5807c07533		
HP	14HPX-042-230-1LEN		1913B09257	10	
FIL	DYNAMIC			10	
HP	14HPX-036-230-1LEN		1913B12475	10	
AIRH	CBX27UH-036-2LEN		1613B12131	10	

TERMS AND CONDITIONS

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

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

Non-Taxable: \$505.00
Taxable: \$0.00
Sub Total: \$505.00
Sales Tax: \$0.00
Freight:
Total: \$505.00
Total Paid:
Total Due: **\$505.00**

1. 320-572-6442

CACO56729

CACO56726

CN208226



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

Invoice Number: 6776845
Account Number: 273785000
Invoice Date: 12/30/2022
Direct Inquiries To: SCOTT SCHUHLE
Phone: 954-938-2476

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

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT
BONDS,
SERIES 2021 (PHASE 3B) AND SERIES2021 (PHASE 4)

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

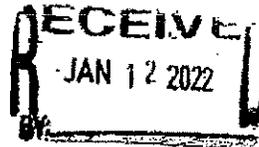
STATEMENT SUMMARY

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

TOTAL AMOUNT DUE

\$7,003.75

All Invoices are due upon receipt.



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

MEADOW VIEW AT TWIN CREEKS COMMUNITY
DEVELOPMENT DISTRICT SPECIAL ASSESSMENT
BONDS,
SERIES 2021 (PHASE 3B) AND SERIES2021 (PHASE 4)

Invoice Number: 6776845
Account Number: 273785000
Invoice Date: 12/30/2022
Direct Inquiries To: SCOTT SCHUHLE
Phone: 954-938-2476

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 273785000
Invoice # 6776845
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9890





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

Invoice Number: 6776845
 Invoice Date: 12/30/2022
 Account Number: 273795000
 Direct Inquiries To: SCOTT SCHUHLE
 Phone: 854-938-2476

MEADOW VIEW AT TWIN CREEKS COMMUNITY
 DEVELOPMENT DISTRICT SPECIAL ASSESSMENT
 BONDS,
 SERIES 2021 (PHASE 3B) AND SERIES2021 (PHASE 4)

Accounts Included	244483000	244483001	244483002	244483003	244483004	244483005
In This Relationship:	273795000	273795001	273795002	273795003	273795004	273795005

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04111 Paying Agent / Regist / Trustee Agent	1.00	3,750.00	100.00%	\$3,750.00
04111 Paying Agent / Regist / Trustee Agent	1.00	2,750.00	100.00%	\$2,750.00
Subtotal Administration Fees - In Advance 12/01/2022 - 11/30/2023				\$6,500.00
Incidental Expenses 12/01/2022 to 11/30/2023	6,500.00	0.0775		\$503.75
Subtotal Incidental Expenses				\$503.75
TOTAL AMOUNT DUE				\$7,003.75

$\$583.65 \times 10 = 5836.50$ FY23 1.310.513.33
 1167.25 FY24 1.300.155.1
\$7003.75



Wipes LLC

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



1 320 57200 45507 Janitorial
Approved Jennifer Erickson 1.20.23

INVOICE

BILL TO	SHIP TO	SHIP DATE	12/16/2022	INVOICE	13021
Beacon Lake (Meadow View at Twin Creeks CDD) - ST. Augustine FL	1054 Willow Branch Ave, Jacksonville, FL 32205	SHIP VIA	UPS	DATE	12/16/2022
850 Beacon Lake Parkway				TERMS	Net 30
St. Augustine, FL 32095				DUE DATE	01/15/2023

DESCRIPTION	QTY	RATE	AMOUNT
Wipes.com Disinfectant Wipes Case One (1) Case - Four (4) - 800 count rolls of EPA registered disinfecting wipes	3	98.96	296.88T
Shipping Freight Cost	3	16.14	48.42
SUBTOTAL			345.30
TAX			0.00
TOTAL			345.30
BALANCE DUE			\$345.30

D.

Meadow View at Twin Creeks

Community Development District
Construction Phase 3B

Construction Funding Request #45
February 9, 2023

Req.	PAYEE		
89	ETM Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 206735 (Jan 2023)	\$	836.07
90	ETM Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 206734 (Jan 2023)	\$	731.25
91	Sterling Specialties, Inc. Remove and relocate section of dog park fence - Invoice 14253	\$	980.00
92	West Orange Nurseries Inc Irrigation Repairs Beacon Lake Phase 3A - Invoice 66801	\$	2,055.33
93	West Orange Nurseries Inc Lift Station Screening - Phase 3A - Invoice 66800	\$	9,415.00
94	Kompan Lakeside Park Equipment - 50% Remaining Balance - Invoice 114771	\$	120,000.00
95	West Orange Nurseries Inc Beacon Lake Flowers - Invoice 75639	\$	13,714.92
96	West Orange Nurseries Inc Lakeside Park landscaping - Invoice 66805	\$	14,171.49
97	West Orange Nurseries Inc Landscaping maintenance - 66803	\$	6,099.38
Total Funding Request		\$	168,003.44

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

E.

Meadow View at Twin Creeks

Community Development District
Construction Phase 4

Construction Funding Request #4
February 9, 2023

Req.	PAYEE		
48	W Gardner LLC Beacon Lake Phase 4 (Clearing/Earthwork) Application for Payment No. 12 (Jan 2023)	\$	15,071.75
49	W Gardner LLC Beacon Lake Phase 4 (Paving/Drainage) Application for Payment No. 10 (Jan 2023)	\$	304,209.20
50	W Gardner LLC Beacon Lake Phase 4 (Utilities) Application for Payment No. 10 (Jan 2023)	\$	479,053.37
Total Funding Request		\$	798,334.32

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