# MEADOW VIEW AT TWIN CREEKS

Community Development District

March 16, 2023



# Meadow View at Twin Creeks Community Development District

475 West Town Place, Suite 114 St. Augustine, Florida 32092 www.meadowviewattwincreekscdd.com

March 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, March 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 February 16, 2023 Meeting
- IV. Consideration of RFP Documents for Landscape and Irrigation Maintenance Services
- V. Consideration of Proposals for Janitorial Services
- VI. Discussion of Charlie's Grill Weekend Operating Budget (Memorial Day through Labor Day)
- VII. Discussion of Dog Park Options
- VIII. Discussion of Facility Rentals for Commercial Purposes
- IX. Update on FPL Matters
- X. Update on Development Status
- XI. Staff Reports
  - A. District Counsel
  - B. District Engineer Approval of Requisition Summary
  - C. District Manager

- D. Amenity Manager
- E. Operations Manager Report
- XII. Financial Reports
  - A. Balance Sheet and Income Statement
  - B. Assessment Receipts Schedule
  - C. Check Register
  - D. Consideration of Construction Funding Request No. 46 (Phase 3B)
  - E. Ratification of Construction Funding Request No. 5 (Phase 4)
  - F. Consideration of Construction Funding Request No. 6 (Phase 4)
- XIII. Supervisors' Requests and Audience Comments
- XIV. Next Scheduled Meeting April 20, 2023 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095
- XV. Adjournment



# 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, February 16, 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

Jere Earlywine District Counsel (by phone)

Scott Lockwood District Engineer
Jennifer Erickson Amenity Manager

Alison Mossing Riverside Management Services
Paul Stratton Riverside Management Services

The following is a summary of the discussions and actions taken at the February 16, 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 Approval of the Minutes of the January 19, 2023 Meeting

There were no comments on the minutes.

On MOTION by Mr. Kovacic seconded by Mr. Arias with all in favor the minutes of the January 19, 2023 meeting were approved.

# FOURTH ORDER OF BUSINESS Ratification of Change in District Legal Representation

Mr. Earlywine explained that per the Florida Bar rules, his prior firm sent out a letter announcing Mr. Earlywine's departure and asking the client whether they want to stay with the current firm, follow Mr. Earlywine to the new firm, or choose another alternative. Mr. Kovacic signed the letter with instructions to transfer the District's files to Mr. Earlywine at his new firm, Kutak Rock.

On MOTION by Mr. Kovacic seconded by Mr. Thors with all in favor transferring legal representation from KE Law Group to Kutak Rock was ratified.

#### FIFTH ORDER OF BUSINESS

# **Consideration of Renewal Proposals for FY23 Services**

#### A. Janitorial Maintenance Services

Mr. Oliver reminded the Board that the District entered into a contract with Jani-King approximately 10 months ago and areas have been added to the scope of work over time. The new total annual amount proposed would be roughly \$32,000. He also noted a second comparable proposal was obtained from City Services totaling \$22,000 annually, which is in line for what is budgeted for Fiscal Year 2023.

This item was tabled.

# B. Amenity Management and Field Operations Services – Riverside Management

Mr. Oliver presented the proposal from Riverside Management Services for Fiscal Year 2023, a copy of which was included in the agenda package.

Mr. Kovacic asked that a meeting be set up between Ms. Simpson and Ms. Mossing to discuss the scope of services.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor the proposal from Riverside Management Services for Fiscal Year 2023 was approved.

#### SIXTH ORDER OF BUSINESS

Consideration of Proposal for Landscape Maintenance Services through September 30, 2023

Mr. Oliver reminded the Board that the District previously entered into a contract with Yellowstone for landscape maintenance services on May 9, 2019 that included three one-year renewals beyond the first year. The total cost of services provided by both Yellowstone and West Orange Nurseries requires the District go through the RFP process when seeking proposals. It was noted a draft scope of the RFP package will be brought to the next meeting for Board approval, with proposals expected to be brought back to the May meeting for consideration. In the meantime, Yellowstone has a contract in place and Martex is a subcontractor for West Orange Nursery, who holds the contract for the installation and growing period of the newer areas and that contract is ending. Something will need to be put in place for the remaining months for the newer areas until the RFP process can be completed. Mr. Oliver recommended delegating authority to a board member to work with staff to negotiate a contract with Martex at the same rate for the remainder of the fiscal year.

Mr. Thors stated that the contract for Martex would need to be rewritten as it currently contains contradicting terms regarding the end date of the contract.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor authorizing a Supervisor to work with staff on negotiating a contract with Martex was approved.

# SEVENTH ORDER OF BUSINESS Discussion of Landscape Maintenance RFP Process

This item was discussed under the sixth order of business.

#### EIGHTH ORDER OF BUSINESS Discussion of Towels

Mr. Oliver noted the purpose of this item is to discuss whether to continue purchasing towels to be used in the fitness room and pool deck areas.

Mr. Kovacic stated that originally 150 towels were purchased at the start of the project, which have been almost completely diminished. There would now need to be enough towels

purchased to serve around 1,000 residents, so it has become a budgetary concern. He noted he was not in favor of replenishing it.

A resident commented that she has seen people take the towels.

Ms. Erickson stated that during the busy season \$800 is being spent to launder the towels that are left and rugs.

On MOTION by Mr. Arias seconded by Mr. Thors with all in favor, discontinuing replenishing the towels was approved.

#### NINTH ORDER OF BUSINESS

Discussion of Charlie's Grill Weekend Operating Budget (Memorial Day through Labor Day)

Ms. Erickson stated that the feedback from food truck operators on Charlie's Grill is that there are not enough hours and not enough money to be made.

Mr. Oliver stated that he would like to know how many hours would be enough to attract an operator of the grill.

#### TENTH ORDER OF BUSINESS

Consideration of Resolution 2023-06, Authorizing Investment of Funds in the local Government Surplus Fund Trust Fund

Mr. Oliver explained that a CDD is a unit of government and as such is limited to ways in which it can invest public funds. The State Board of Administration of Florida is an account that can invest those funds and it currently holds a return of investment of around 4.5%. The funds can be moved to the operations account as needed.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor, Resolution 2023-06, authorizing investment of funds in the local government surplus funds trust fund was approved.

#### ELEVENTH ORDER OF BUSINESS Discussion of FPL Matters

Ms. Simpson informed the Board that a member of the law firm hired by the District for this matter was on site recently with an appraiser to tour the grounds.

# TWELFTH ORDER OF BUSINESS Update on Development Status

Ms. Simpson provided updates on the pickleball courts. A proposal is anticipated for the access point. Paving has taken place, which requires three days to cure. The fence should be going up in the next few days. The courts are expected to be completed in April.

Ms. Simpson also noted that the connector road was paved and asked people to stay off the roads until they're cleared by St. Johns County.

A resident asked what can be done to control the speed of the dump trucks in the neighborhood.

Mr. Kovacic responded that St. Johns County Sheriff's office would have to be called to enforce the speed limits.

# THIRTEENTH ORDER OF BUSINESS Staff Reports

# A. District Counsel

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

# **B.** District Engineer

# 1. Consideration of Work Authorization No. 27 for Increase in Hourly Rates

Mr. Lockwood stated that the purpose of this work authorization is to update England-Thims & Miller's hourly rates, which have not been adjusted in the last five years.

On MOTION by Mr. Lyman seconded by Mr. Kovacic with all in favor, work authorization number 27 for England-Thims & Miller was approved.

### 2. Approval of Requisition Summary

Mr. Lockwood gave a brief overview of the requisition summary, a copy of which was included in the agenda package. It was noted requisitions 92 and 97 for Phase 3B will be paid through the general fund so they will be removed from the requisition summary.

On MOTION by Mr. Lyman seconded by Ms. Simpson with all in favor the requisition summary listing numbers 89-91 and 93-96 for Phase 3B and numbers 48-50 for Phase 4 was approved.

#### C. District Manager

Mr. Oliver informed the Board a preliminary budget will be presented in April, approved in May, and adopted in August.

#### D. Amenity Manager

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

# **D.** Operations Manager

Mr. Stratton 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.

Mr. Arias asked for an update on fixing the issue of lack of grass growth in the dog park.

Mr. Stratton responded that the operations manager has taken measurements of the area that needs to be replaced. Mr. Lyman suggested planning on replacing with fresh sod occasionally. The Board discussed options for moving shade structures to avoid damage due to lack of sunlight. Mr. Oliver stated that he would get with the operations manager on options to bring back for consideration, but in the meantime would plan to add replacement of turf to the RFP.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor, installing new sod at the dog park was approved.

# FOURTEENTH ORDER OF BUSINESS Financial Reports

#### A. Balance Sheet & Income Statement

Copies of the financial statements as of January 31, 2023 were included in the agenda package for the Board's review. Mr. Oliver noted two negative variances are janitorial services and repairs and maintenance. Those line items will continue to be monitored.

# B. Assessment Receipts Schedule

A copy of the assessment receipts schedule showing the District's assessments are just under 82% collected was included in the agenda package.

# C. Check Register

A copy of the check register totaling \$829,619.33 was included in the agenda package for the Board's review.

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

# D. Consideration of Construction Funding Request No. 45 (Phase 3B)

A copy of construction funding request number 45 was included in the agenda package for the Board's review. Mr. Oliver noted that the funding request will be adjusted to remove the requisitions mentioned under the engineer's report.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor construction funding request number 45 was approved as revised.

# E. Consideration of Construction Funding Request No. 4 (Phase 4)

A copy of construction funding request number 4 totaling \$798,334.32 was included in the agenda package.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor construction funding request number 4 was approved.

# FIFTEENTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

# **Supervisor Requests**

Mr. Kovacic informed the Board and residents of a dog bite incident that occurred at the dog park and stated that kind of stuff will not be tolerated.

#### **Audience Comments**

A resident asked when the Lakeside Amenity Center will be able to be reserved for events.

Ms. Simpson responded that it's currently first come, first serve. She added if anyone wants something such as a bounce house or bubble truck that they should contact Ms. Erickson and ensure that she has the vendors insurance certificate on file.

The resident also stated that there is a lot of garbage on the edges of the lake.

Ms. Simpson recommended emailing the operations manager Chris Hall, Ms. Erickson, or herself for items such as that.

SIXTEENTH ORDER OF BUSINESS

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

SEVENTEENTH ORDER OF BUSINESS Adjournment

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

Secretary/Assistant Secretary	Chairman/Vice Chairman



# LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES REQUEST FOR PROPOSALS MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

St. Johns County, Florida

Notice is hereby given that the Meadow View at Twin Creeks Community Development District ("District") will accept proposals from qualified firms ("Proposers") interested in providing landscape and irrigation maintenance services, all as more specifically set forth in the Project Manual. The Project Manual, including among other materials, contract documents, project scope and any technical specifications, will be available for public inspection and may be obtained by sending an email to joliver@gmsnf.com. In order to submit a proposal, each Proposer must (1) be authorized to do business in Florida, and hold all required state and federal licenses in good standing; and (2) have at least five (5) years of experience with landscape maintenance projects. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those Proposers who have attended the pre-proposal meeting and registered.

Firms desiring to provide services for this project must submit one (1) written proposal AND a PDF file on a flash-drive no later than May 9, 2023 at 2:00 p.m. (EST) at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Attention: Jim Oliver. Additionally, as further described in the Project Manual, each Proposer shall supply a proposal bond or cashier's check in the amount of \$25,000 with its proposal. Proposals shall be submitted in a sealed package that shall bear "RESPONSE TO REQUEST FOR PROPOSALS (Meadow View at Twin Creeks Community Development District – Landscape & Irrigation Maintenance) ENCLOSED" on the face of it. Unless certain circumstances exist where a public opening is unwarranted, proposals will be publicly opened at the time and date stipulated above; those received after the time and date stipulated above may be returned un-opened to the Proposer. Any proposal not completed as specified or missing the required proposal documents may be disqualified.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours after issuance of the Project Manual. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents. Additional information and requirements regarding protests are set forth in the Project Manual and the District's Rules of Procedure, which are available from the District Manager, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Attention: Jim Oliver (904) 940-5850.

Rankings will be made based on the Evaluation Criteria contained within the Project Manual. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to other than the lowest price proposal. The District has the right to reject any and all proposals and waive any technical errors, informalities or irregularities if it determines in its discretion it is in the best interest of the District to do so. Any and all questions relative to this project shall be directed in writing by e-mail only to Jere Earlywine at jere.earlywine@kutakrock.com, Katie Ibarra at katie.ibarra@kutakrock.com and Chris Hall at chall@rmsnf.com, with a further copy to: Jim Oliver at joliver@gmsnf.com.

Meadow View at Twin Creeks Community Development District Jim Oliver, District Manager

# MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

# REQUEST FOR PROPOSALS LANDSCAPE MAINTENANCE SERVICES

# **EVALUATION CRITERIA**

1.	Personnel & Equipment	(20 Points Possible)	( Points Awarded)
manag perforr set ind resume	This category addresses the following of personnel, including the project mane the property; present ability to mane the work; geographic location; subcludes certification, technical training, es, certifications, etc., with proposal. Fleadlines and be responsive to client need	nager and other specific nage this project; propo ocontractor listing; inver and experience with Please also provide evide	cally trained individuals who will used staffing levels; capability of intory of all equipment; etc. Skill similar projects. Please include
2.	<u>Experience</u>	(25 Points Possible)	( Points Awarded)
	A full twenty-five (25) points will be aw t record and experience of the Proposer n; past performance in any other contrac	in similar projects; volun	
3.	<b>Understanding Scope of RFP</b>	(15 Points Possible)	( Points Awarded)
This category addresses the following issues: Does the proposal demonstrate an understanding of the District's needs for the services requested? Does it provide all information as requested by the District including pricing, scheduling, staffing, etc.? Does it demonstrate clearly the ability to perform these services? Were any suggestions for "best practices" included? Does the proposal as a whole appear to be feasible, in light of the scope of work? Did the contractor use the forms provided from the Project Manual in responding to the proposal?			
4.	Financial Capacity	(5 Points Possible)	( Points Awarded)
should	This category addresses whether the ces and stability as a business entity ne include proof of ability to provide inside the financial statements, or similar informations.	ecessary to implement a surance coverage as rec	and execute the work. Proposer
5.	<u>Price</u>	(20 Points Possible)	( Points Awarded)
	Twenty (20) points will be awarded to to to to the ct Amount). AN AVERAGE OF ALL THREE FOR PRICING - THE INITIAL TERM AND	YEARS PRICING IS TO BE	CONSIDERED WHEN AWARDING

proposers will receive a percentage of this amount based upon a formula which divides the low bid by

the proposer's bid and is then multiplied by the number of points possible in this part of the Price evaluation.

EXAMPLE: Contractor "A" turns in a bid of \$210,000 and is deemed to be low bid and will receive the full 20 points. Contractor "B" turns in a bid of \$265,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible (20).  $(210,000/265,000) \times 20 = 15.85$ , therefore, Contractor "B" will receive 15.85 of 20 possible points. Contractor "C" turns in a bid of \$425,000. Bid "A" is divided by Bid "C" then multiplied by the number of points possible (20).  $(210,000/425,000) \times 20 = 9.88$ , therefore, Contractor "C" will receive 9.88 of 20 points.

6.	Reasonableness of ALL Numbers	(15 Points Possible)	( Points Awarded)
	Up to fifteen (15) points will be awarde including, but not limited to fertilizer or rements) provided, including Parts 1, 2, ales.	quantities, mulch quant	ities based on Contractor's field
	Proposer's Total Score	(100 Points Possible)	( Points Awarded)

**END** 





# 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	
ALL OTHER TERMS AN	D CONDITION	NS TO REMAIN THE SAME.
EFFECTIVE DATE:		
CLIENT:		JANI-KING:
Dennifer Clark-Trickson		
Jennifer Clark-Trickson Authorized Signature		Authorized Signature
Printed Name		Printed Name
Date:		Date:



February 9th, 2023

Beacon Lake Jennifer Clark-Erickson 850 Beacon Lake Parkway St. Augustine, FL 32095

Dear Ms. Clark-Erickson:

City Wide clients see a difference in the quality of services we deliver. That's why we boast a client retention rate in excess of 93 percent.

City Wide's focus is providing you with superior building maintenance services to take the stress off your shoulders. We understand how time consuming and frustrating it is to constantly be dealing with underperforming maintenance crews while keeping up with all of your other responsibilities. Our goal is to become an invaluable part of your facilities management team by providing you TWO of the highest trained, most responsive people available to assist you in any of your building maintenance needs.

We are here to serve you! Most service companies represent their own work, City Wide represents you. If you are unhappy, you won't hear excuses, you'll see improved results. Your assigned managers will make sure the crews in your building consistently perform to your expectations until you become a VERY satisfied client. Our commitment is to make sure that we make you look good every chance we get!

I want to personally thank you for considering City Wide Maintenance. We look forward to hearing from you.

Sincerely, City Wide Facility Solutions

layton Fiddler

Clayton Fiddler Sales Executive

4963 Beach Boulevard Jacksonville, FL 32207 P 904.737.4969 F 904.737.4973 GoCityWide.com

# The Big Picture Overview

City Wide understands the importance of the basics. Properly trained quality people with healthy cleaning products are the price of entry into the cleaning industry, but you want more than just the basics. With City Wide, you'll receive more than just a clean building, you'll also gain more time and reduce stress.

# We represent a new kind of choice.

With City Wide, you're not choosing between two maintenance companies; you're choosing between the same thing you've always had and an improved way of handling your janitorial services. You're choosing a company that will become an extension of your management team with the ability to reduce the time and stress associated with managing your janitorial and other vendors.

Why continue to hire one janitorial company after another resulting in the same problems, when you can hire a company who is committed to reducing your stress level and saving you time?

# Welcome to a Smarter Way to Maintain Your Building.

City Wide is a management company in the building maintenance industry with more than 50 years' experience offering janitorial and 20-plus other facility services.

No matter how many or few services you require, City Wide will take the hassle out of the equation. You have enough on your plate, so we assign you a Facility Services Manager (FSM), aided by a Night Manager, to ensure each building is getting the proper attention to detail it deserves 24 hours a day. Your FSM meets with you during the day to help



City Wide offers you more services, consistent results and more control all while reducing overal cost!

increase quality while reducing cost. Your Night Manager oversees the services being done in your facility to ensure superior work on every project.

# Why Choose City Wide?

For one service or many, City Wide will provide unparalleled assistance in the form of:

- One point of contact
- · Simplified invoicing
- 24 hour client care
- Competitive pricing
- · Facility Services Manager and Night Manager
- Proactive evaluation of your building

Our clients see a difference in the quality of service delivered by City Wide. That's why we boast a retention rate of more than 90%.

# **Company History**

In 1961, a young entrepreneur named Frank Oddo decided to open up his own janitorial company when he couldn't find the right job. He grew City Wide from the ground up to become one of the most prominent companies in the building maintenance industry. In 1996 his son, Jeff, took over as the active president and continues in that role today. Jeff is credited with redirecting the company on to a path that would come to set the company apart in the building maintenance world.

- Transitioned from traditionally staffed to management company
- Began to offer more than 20 different services
- "Sit on the same side of the table" as the
- · client represent their needs
- Focus on vendor selection, compliance & overall client satisfaction

An FSM, assisted by a Night Manager, were assigned to every account, dramatically reducing the amount of stress and time associated with managing vendors.

Nearly 50 years later, City Wide has become one of the country's superior service management companies. We provide building maintenance in hundreds of buildings throughout the United States and clean thousands of buildings and nearly 100 million square feet of commercial space every night.

# We Live Our Values Every Day

- · Lifetime client relations
- Delivering on every promise
- Honesty & integrity

Our values serve as the foundation upon which we will work with each other, our clients, and our suppliers toward mutual success. Everyone associated with our organization is constantly challenged to live these values.

# **City Wide Mission Statement**

By serving others we make a difference in our clients' lives and our community by improving quality, reducing costs and/or saving our clients time.



City Wide is revolutionizing the building maintenance industry.

# The City Wide Model

City Wide is a management company that collaborates with medium sized businesses to offer building maintenance solutions for commercial properties.

What exactly does that mean?



- 1. Most people in charge of their building maintenance and janitorial needs have multiple areas of responsibility and have many different challenges.
- No time to manage vendor problems
- Little experience in maintenance industry
- Too many responsibilities, not enough time
- Hassle with changing vendors
- 2. City Wide provides you with one point of contact.
- 1 person to address & handle problems
- Your needs represented
- Management of vendors and quality control
- 30 day implementation process
- 3. We align with small and medium sized businesses, or Service Providers, to execute your services.
- Highly skilled in services they offer
- Owner mentality
- Tedious selection process and training
- Performance bonds posted on each account
- Reduced turnover, more consistent results

City Wide provides these businesses a way to grow without needing to focus on anything but the execution of their services.

You have a choice. You can continue to work with companies who employ the same model you've always worked with and continue to deal with limited management, high turnover and unsecured buildings or you can choose City Wide. With City Wide you'll receive phenomenal management, highly executed services with owner mentality and someone representing your needs.

# 20+ Building Maintenance Solutions.

# 1 Point of Contact.

# The City Wide Advantage

Because of City Wide's unique business model, we are able to provide you with a much higher level of results while reducing the amount of stress and time associated with managing maintenance providers.



# **Your Facility Services Manager**

With City Wide, your happiness is at the top of our list. We will assign you one person responsible for your satisfaction before you even sign the dotted line. Your Facility Services Manager will:

- · Become your eyes and ears in the facility
- Ensure we've delivered on promises set forth in the service agreement
- Communicate your needs to the service providers
- Meet with you regularly
- 24 hour resolution policy

In short, our goal is to provide you with the help you've always needed but thought you couldn't afford. Your Facility Services Manager comes with no additional fees attached.

Let us do the dirty work to make you look good.



# Building Maintenance Solutions

We are pleased to present this proposal for Building Maintenance Services for your offices. We have made an extensive survey of your facility in order to design a maintenance program tailored to meet your specific requirements. The following proposal outlines in detail our plan to make your building more efficient by implementing and managing a specific program for cleanliness and maintenance.

As you read our proposal and others, you will come across a great deal of information. There are two important facts you should be aware of before we move ahead:

- 1. City Wide has a superior track record in client retention! We mention this not because we are boastful, but because we believe in the power of an approval rating exceeding 90%. To ensure quality, we closely track the satisfaction of our customers. Each year, we track our customer retention numbers month by month and the results are the envy of the industry.
- 2. City Wide is truly different than the rest. All maintenance companies are not created equal. We are excellent managers and deliberately do things differently at City Wide. We believe our focus on management is the reason our relationships with our clients are so strong.

# ONE POINT OF CONTACT Facility Services Manager







Your one point of contact strives to understand your building as fully as possible. They know you have more important thing to do and takes care of the details for you.

No matter how many, or few, services you require, City Wide will take the hassle out of the equation. You have enough on your plate, so City Wide lends you a hand by giving you your own Facility Service Manager, assisted by a Night Manager, for 24 hour supervision of your building.

You Facility Service Manager was chosen from thousands of applicants, then required to complete the most rigorous training program in the industry – including attendance at City Wide University in KC, and passing our Performance Plus Training class.

Your Facility Service Manager meets with you during the day with the primary responsibility of helping to increase quality while reducing cost. Your Night Manager, supervised by your Facility Service Manager, oversees the afterhours services being done in your facility to ensure superior work on every project. Due to our unique business model, we are able to provide all of this at same price or lower than others in the industry.

**Russ Christianson**Director of Operations

**Raymond Flores** Facility Services Manager **Cynthia Cardona** Night Manager

# **QC Inspection Report**

# **Night Manager**

Patrick O'Brien

Customer Info Call Nbr/Date/Type

Putnam Surgical Group 0000101892 8/30/2019

414 Zeagler Drive QC

Palatka FL 32177 QC Josh Carlson

Customer	Customer	QC Rating	Cust	QCM
Rating	Contact		Complaint	Comments
5	Weekly Inspection	4	N	Sweep

behind flower pots in lobby.

Suite 201 –

damp wipe wall behind trash can in break room.

Suite 305 Dust tops of patricians.

Great work on 3<sup>rd</sup> floor restrooms, this is an important area. Keep it up.

Time to dust the blinds... especially the conference rooms and corner offices.

Remover prints from elevator doors and vacuum elevator tracks.



# A Manager's Best Friend

- Facility Managers
- Operations Managers
- Office Managers
- Purchasing Managers

No matter what your title, City Wide provides janitorial and building maintenance services to a variety of industries including medical facilities, retail establishments, banks, schools, mid-rise and high rise buildings in addition to other commercial properties.

We are a nationally recognized building maintenance company and are proud to be trusted by management professionals across all industries.

Time Spent		
EXTERNAL		
Budgets		
Meetings		
Forecasting		
Satisfaction		
Requests		
Other		

VENDORS  Sales People  Bidding  Interviewing  Sourcing  Inspections  Managing  Paying	Time Saved
Bidding Interviewing Sourcing Inspections Managing Paying	VENDORS
Interviewing  Sourcing Inspections  Managing  Paying	Sales People
Sourcing Inspections Managing Paying	Bidding
Inspections  Managing  Paying	Interviewing
Managing Paying	Sourcing
Paying	Inspections
	Managing
0.1	Paying
Other	Other

# **Advanced Technology**

The best technology means nothing without the right people using it for the right reasons. City Wide has designed proprietary technology tools to help manage the details in your building on your behalf. These tools are easy to use and were created to provide you consistent results!

The City Wide Proprietary Technology Program (PTP) allows us to consistently manage the details so you won't have to! These proprietary technology tools drive our accountability to you. The program runs on handheld computers that are easy to use and portable. This **remote technology** allows our managers to have instant access to all information associated with their account.



# **Key Benefits of the City Wide Maintenance PTP:**

**Inspections:** All inspection results are captured in the field as they are completed. This allows clients to have access to a complete history that includes who is in their buildings, when they are there and what information they are capturing. Trends are measured and used to constantly improve processes.

**Supply Orders:** Every location in every city has their own history of supply usage and cost associated with their unique needs. All orders are placed and downloaded to vendors immediately in the field to reduce delays and misunderstandings. On time delivery and a reduction of inventory is achieved through this technology.

**Extra Services:** These services are scheduled in the field to improve efficiency, resulting in reduced billing; less paperwork and scheduling conflicts.

**Communication:** Electronic transfer of information is automatically executed at 3:00 p.m. for all team members, allowing a seamless flow of information. Escalating workflows ensure complaint resolution and reduces the chances for reoccurring mistakes.

**History:** With a quick review of the account history all questions can be answered in the field, allowing us to save our clients time. Our computer generated scheduler program tracks all contractual obligations.

**Dashboards:** Because everything is electronically captured in the field, we have the ability to quickly determine which facilities may need more attention. Real time information is vital to our success.

#### Satisfaction Guaranteed

**City Wide has a 24-hour Complaint Resolution Policy** designed to resolve any concern or complaint the same day it is brought to our attention. As a result, 90% of all complaints are resolved before you come into work the next day.

**Customer Satisfaction Surveys** will be sent to you via email 30 days after City Wide starts cleaning your facility; 90 days later and quarterly thereafter. Let us know how we can better serve you.



# Introducing Performance Plus.

We believe every person deserves the opportunity to function at his or her highest and healthiest potential while at work. Performance Plus allows just that, letting you thrive in a clean environment at a price that won't break the bank. City Wide's system is unique in the industry because our focus directly attacks the problem of indoor air quality. We looked at every function it takes to maintain your building and developed a highly-sustainable and easily executable solution to improve each.

# Details of Performance Plus.

Performance Plus was created to deliver a sustainable solution to your janitorial needs without the substantial cost associated with other programs. City Wide looked at all of the high profile certifications available and combined the best of each to create a solution to sustainable cleaning without the high cost.

# How do we create a cleaner building?

Performance Plus was designed around six proprietary steps and strategies to maximize the time spent cleaning your building. These strategies focus on preemptively attacking dirt before it ever enters the building with matting programs and using

high efficient chemicals and equipment to ensure that more dirt is removed each night.

# How do we deliver a lower cost?

Our proprietary team cleaning program makes us more efficient with the time spent in each building. Over the course of our relationship, Performance Plus results in less dirt in your building on a daily basis. Instead of putting more money in our own pockets for the reduction in time, we pass those savings on to you.

While other companies may spend less time in your building and skim over areas in order to give you a lower bid, City Wide has chosen to employ high efficient strategies and methods to remove more dirt in less time.



# Chemicals & Equipment



Building Maintenance Solutions

# AFOIS SWINN 1 100

#### Betco Fastdraw AF315 #7

This neutral pH disinfectant has been formulated to aid in the reduction of cross-contamination while providing long lasting freshness against tough odors. When used as directed, AF315 is effective

against a wide variety of gram-positive and gram-negative bacteria. The effective cleaning product will not dull most floors.

<u>USE:</u> Preparation of use-solution: Add 5 oz. per gallon of water, to disinfect hard, precleaned nonporous surfaces.

# Betco Fastdraw Peroxide #11



For daily use on floors, showers, glass, and other hard surfaces. This one product can clean your entire facility. Removes mold stains and soap scum on tile, grout, and bathtub surfaces and fixtures. <u>USE:</u> Dilute with cold water only.

For GENERAL PURPOSE dilute 1:32 – 1:64 oz. or 4 oz./gal - 2 oz/gal depending on soil level. Spray and wipe.



#### Betco Fastdraw PH7 #1

When used as directed, it will thoroughly wet, emulsify, and suspend soil from highly polished floor surfaces without attacking the floss of the floor. Guaranteed to never dull, haze, or leave a film. **USE:** 1.

Dilute .5 oz/gal or 4ml/L of water, depending on soil conditions. 2. Apply cleaning solution using a mop or autoscrubber. 3. Pick up the solution. Rinsing is not required except in very dirty situations. 4. Allow floor to dry thoroughly.

#### **Blue Microfibers**

**USE:** All Non-restroom areas.



# **Orange Microfibers**

**USE:** Restrooms only.



32 oz. Trigger Spray Bottles NOTE: All spray bottles are to be properly labeled for contents.



# Chemicals & Equipment



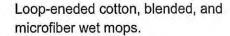
Building Maintenance Solutions



Wavebrake® Mop Bucket & Winger System
- The WaveBrake mop bucket and wringer
system reduces splashing, which means a
safer environment, cleaner floors, and
improved productivity. The optional dirty
water bucket helps produce cleaner, less
slippery floors by separating dirty water from
clean water. High efficiency wringer is easy to
use and lasts longer.



Green Cleaning with Microfiber - Microfibers are specially designed non-abrasive, non-linting fibers, small enough to penetrate into surface pores and remove tiny dust particles for a deep clean. Microfiber is environmentally responsible, requiring less water and chemicals to clean. Drying time is reduced by 50%, saving valuable time and energy.





Microfiber Dust Mop - Electromagnetically charged microfiber loops deep clean large areas.



Microfiber Wet Mop & Pad - Microfiber penetrates surface pores to remove even the tiniest dirt particles.



Microfiber Flex Duster - Electromagnetically charged microfibers attract and hold dust, dirt and grime. Launderable.



Color-Coded Microfibers to avoid crosscontamination



Toilet Bowl Swab / Scrubbers



55 Gallon Brutes with Dollies



Brute Caddies with pockets



Janitorial Carts



Backpack Vacuums – Comfort Pak 10, Green Label Approved by the Carpet and Rug Institute



Upright Vacuum – Dual motor CarpetMaster 200 with HEPA filtration.

# **Employee Uniform Samples**



Business Maintenance Solutions

# **City Wide Polo Shirt**





#### Men's Pleated Work Pant - PT32

# **Product Details**

#### Men's Pleated Work Pant - PT32

Fabric: 8 oz. Twill.

Blend: 65% Polyester / 35% Combed cotton.

Finish: Post-cure durable press.

Silhouette: Slight taper. Care: Industrial wash.

Closure: Heavy duty brass ratcheting zipper,

button closures.

Pocket: Two slack style front pockets, two set-in hip pockets, left has button closure, darts over hip pockets for better fit.

Waistband: Innerlined for body and shape, folder

set band w/ outlet.

Other: Synthetic blend pocketing and waistband

trim. Double front pleats. Soft hand twill.



# In Conclusion

Regardless of the size and scope of your operation and the range of your immediate needs, City Wide can manage the job. We have developed a proprietary business model and are dedicated to a vision that does not simply try to do better than the competition, but ensures 100% client satisfaction.

We have a superior track record in customer retention for a reason and welcome the opportunity to show you why first hand. City Wide appreciates that selecting the right vendor means taking in to account all the information you've received. What's important to remember is you are not being given the choice between two maintenance companies.

This is not an "apples to apples" comparison; it's truly "apples to oranges." You're being given the choice between another janitorial company or a management company who will become an extension of your team. We'll let the facts speak for themselves.

We appreciate this opportunity to earn your business.

# The Services We Provide

Although you may only require janitorial services today, it's beneficial to know you've hired more than just a cleaning company. In hiring City Wide you've hired a management company with one point of contact that can assist you with more than 20 building maintenance services, rather than many vendors with unique contacts for each service. City Wide provides you the greatest advantage once we relieve you of the stress of managing your building maintenance needs, in addition to, your janitorial.

By providing just one point of contact for everything from carpet cleaning to janitorial supplies to window washing, your FSM reduces the stress and time spent dealing with vendors who are a constant source of problems. He or she will pro-actively help you keep your building in top shape and work with you to maximize your budget to get the most out of your building. Here is a short list of some of the other services we provide:

# Lawn Care

- Mow & edge
- Blow off sidewalk and parking lot
- Trim shrubs and trees
- Annuals

# Floor Care Specialists

- Strip/Refinish all resilient tile and hard surface floors
- · Scrub rest room floors

# Carpet Care Specialists

 Clean carpets using appropriate method; extraction, bonnet, and dry form

# Window Washers

 Wash interior and/or exterior windows, ground level to high-rise

# Construction Clean-up

• Prepare a site for use after construction

# **Pressure Washing**

Eliminate build up from the exterior of your buildings

# **Lighting Services**

 Replace difficult to reach and high voltage lighting

# **Parking Lots**

- Striping
- Pothole repair
- · Parking lot sweeping

# **Janitorial Supplies**

- Toilet Tissue
- Soap & dispensers
- Paper towels
- Break room supplies



# **Transition Planning**

**New Account Implementation**- With 30 days notice we will implement the following in order to ensure a smooth transition. We will be able to start the entire project on shorter notice if 30 days is not an option.

Transition from one building service provider to another can be a positive experience. The key is a high degree of care, study and planning. City Wide knows the pitfalls of the changing providers and will work with you very closely to create a flexible plan that will benefit the maintenance of your facility. We fully recognize the potential for transition difficulties and our transition planning virtually eliminates these challenges.

In order to insure success from the very first day we spend extra time planning the most optimum way to transition into a new facility. Extra attention is given to create daily, weekly, quarterly and annual schedules and job cards.

Depending upon the complexity of the transition, the planning team may include the Owner, Director of Operations, Night Manager & Team Lead.

#### **30 DAYS TILL START**

- 1) Select planning team assigned and planning begins.
- 2) Assign your Facility Service Manager and Night Manager

#### **25 DAYS TILL START**

- 3) Building walk through, with the Client, will be scheduled for the City Wide Facility Services Manager and the City Wide Sales Representative to view the facility, review the scope of work and discuss items of importance. It is important that introducing your FSM to key contacts be done at this time.
- 4) During the pre-start walk-through building keys, alarm codes and emergency procedures will be issued to the proper personnel.
- 5) Equipment will be ordered

#### **20 DAYS TILL START**

6) City Wide will select the certified Service Provider/cleaners. The crew will be overstaffed initially so that we will have right number of people to ensure a smooth transition. Additionally, a pre-start walk-through and work loading briefings with the crew and supervisory personnel will be conducted to verify that we have thought of all contingencies.



Building
Maintenance
Solutions 7

7) Workload the facility; job cards for each position will be developed and nightly building inspection checklists will be created for each area of the building. These checklists will also include instructions for any unique requirements for a particular area.

#### **10 DAYS TILL START**

- 8) All personnel will be required to pass a background check prior to working in the building. All personnel will be uniformed and wear badges and will have completed the proper safety training prior to working in the building.
- 9) Cleaning team attends an orientation where we train the cleaning crew and team lead to perform the scope of work as agreed to.

#### **WEEK OF START**

- 10) Deliver all equipment and supplies maintained on site, to secure area. MSDS sheets will be maintained in the secure area. Equipment will be tested.
- 11) Perform initial clean and project work, if necessary.
- 12) The City Wide Facility Services Manager and/or Night Manager will be required to assist with the start up to ensure a proper smooth transition. This will be a minimum of the first 3 nights. We will police our own performance instead of having to be told about it from the customer.

#### **WEEK AFTER START**

- 13) Our Facility Services Manager will conduct frequent, daily if required, inspections in the morning to ensure that the areas meet the scope of work and review expectations with our client until we are both satisfied that the building is in line with expectations.
- 14) Daily and nightly follow-up by the operations management team.
- 15) Regularly meetings with our customer contacts to review progress and address concerns.
- 16) Weekly inspections will be made thereafter during the day by the Facility Services Manager.
- 17) Minimum of quarterly review meetings scheduled with DOO and client.

# **Security Policy & Training**

### **Human Resources Department**

City Wide understands the importance of properly trained quality people with healthy cleaning products are the price of entry into the cleaning industry. All City Wide Maintenance personnel assigned to your building have been interviewed and screened.

**Background checks** are run for every new hire, sub-contractor, and hourly employee. City Wide performs a Felony/Misdemeanor search of all jurisdictions that appear on the SSN trace in the past 7 years. It includes a social security number trace to make sure it is valid. We also want to make sure that the person is authorized to work in the United States. The decision to hire someone is not based on whether or not they have a criminal background. Rather it is loosely based on if they have a felony, what it is for, and how long ago. All area required to wear a uniform and a name badge.

# Some secure facilities we proudly service in your area include:

Duval County Schools Jax Port & TWIC FBI Army Department of the Interior Navy IRS DEA

GE Aviation Over 30 financial institutions

When requested we use Quest Diagnostic for drug screening.

## **Immigration Compliance Policy**

Federal regulations require City Wide Maintenance to comply with the Immigration Reform and Control Act of 1986. All new employees must complete and I-9 Form and provide proof of their identity and their ability to work in this country. The Human Resources Department is responsible for obtaining the I-9 Form and verifying the eligibility to work in the United States. Employees will be expected to complete the I-9 Form during orientation. Human Resources will properly complete the Employer Section of the I-9 Form. If a new employee is unable to provide the necessary documentation within three working days from the date of hire, he/she must provide proof that he/she has applied for the required documents. If this is not provided, the employee will be terminated.

# **OSHA Regulation**

City Wide Maintenance follows all OSHA regulation and requirement. This includes posting of Martial Safety Data Sheets and properly labeling containers and material that are used at your facility. In addition, our janitorial staff has been properly advised about bio-hazardous waste and blood borne pathogens that can be found in some facilities.

# **Employee Training**

City Wide maintenance believes new employee training is one of the most important elements in achieving high quality cleaned and maintenance programs. In addition to an in-house orientation/training program, employees are trained on-the-job by their Night/Day Managers for the 1st 5 days. The employee receives a detailed explanation of building rules, written cleaning responsibilities in the form of a check sheet created specially for your facility. City Wide believe this is one of the most important tools we can utilize to reduce the learning curve of new employees.

# City Wide Supply Management

By combining janitorial supply management with your daily janitorial service, you can eliminate a time-consuming management task and increase the efficiency of your building maintenance operations overall. City Wide provides world-class supply service to our clients, in compliance with your budgets and environmental requirements.



Our local warehouse ensures next-day delivery on most orders.

# Save Costs on Janitorial Supply Services

Our network of world-class supply vendors enables us to find the right products for your facility, and to make ordering recommendations with your cost savings in mind. Because we provide supplies for over 200 of our customers we typically save our customer more than 15%. City Wide will take the pain out of product selection, and make recommendations for improving your current supply strategies at our annual pricing review.



Our local warehouse ensures next-day delivery on most orders.

## No mid-quarter Rate Increases

When working with City Wide you will not see mid-quarter rate increases. We only make increases up to 2 times a year; January 1<sup>st</sup> & July 1<sup>st</sup>.

# No Delivery and Fuel Surcharges

If you work with City Wide you will not see hidden fees on your invoice. We do not charge our customers delivery and fuel surcharges.

# **Support Locally Owned Business**

City Wide is a locally owned and operated small business. We maintain a fleet of delivery trucks and drivers that keeps your business local. Our warehouse is located in Jacksonville, ensuring prompt delivery on your orders the next day.

You Can't Go Wrong With
City Wide Supply Management.

# Beacon Lake Service Agreement Three times per week

City Wide agrees to keep your building clean! In order to accomplish this, we agree to perform all services listed herein to provide complete and proper maintenance for your premises. We pay special attention to your sterile areas because we understand how critical it is to these areas clean as possible at all times.

### Patio Area

### Services to be performed daily.

- Containers for waste materials will be emptied and refuse taken to disposal.
- Grounds will be policed, and trash will be picked up and hauled off site.
- Tables and chairs will be neatly arranged in their proper places.
- Bark mulch will be swept back into landscape beds.
- Entrance doors will be secured upon completion of our work.

### Services to be performed weekly.

 All open surfaces of furniture, window ledges, counters and other 30" high horizontal surfaces will be damp dusted.

### Services to be performed monthly.

 Ceiling Fans will be wiped clean of dust and debris.

### The Veranda

### Services to be performed nightly.

- Containers for waste materials will be emptied and refuse taken to disposal.
- Walk-off mats will be vacuumed.
- Carpeting will be vacuumed.
- Fingerprints will be removed from entryway glass.
- Inspect corners for cobwebs and remove.
- Lights will be turned off as directed.
- Entrance doors will be secured upon completion of our work.

### Services to be performed weekly.

 All open surfaces of furniture, window ledges, counters and other 30" high horizontal surfaces will be damp dusted.

## Gym / Row Room

### Services to be performed nightly.

- Containers for waste materials will be emptied and refuse taken to disposal.
- Gym floors will be dust mopped.
- Gym floors will be wet mopped.
- Gym equipment is to be damp wiped clean and disinfected.

### Services to be performed weekly.

- All open surfaces of desk-tops, furniture, window ledges, two-drawer filing cabinets, counters and other 30" high horizontal surfaces will be damp dusted.
- Debris will be swept clean from underneath equipment.
- Mirrors will be wiped clean of smudges and debris.

### Social Room / Media Room

### Services to be performed nightly.

- Containers for waste materials will be emptied and refuse taken to disposal.
- Hard surface floors will be dust mopped.
- Hard surface floors will be wet mopped.

### Services to be performed weekly.

 All open surfaces of desk-tops, furniture, window ledges, two-drawer filing cabinets, counters and other 30" high horizontal surfaces will be damp dusted.

## Hallways

### Services to be performed nightly.

- Containers for waste materials will be emptied and refuse taken to disposal.
- Carpeting will be vacuumed.
- Hard surface floors will be dust mopped.
- Hard surface floors will be wet mopped.
- Water fountains will be wiped clean and disinfected.

### Office Areas

Services to be performed nightly.

- Containers for waste materials will be emptied and refuse taken to disposal.
- Carpeting will be vacuumed.

### Services to be performed weekly.

 All open surfaces of furniture, window ledges, counters and other 30" high horizontal surfaces will be damp dusted.

### Restrooms

We pay special attention to your rest rooms because we understand how critical it is to keep them clean. We are responsible for 100% from top to bottom on a nightly basis keeping your rest rooms clean and fresh at all times.

### Services to be performed nightly

- Containers for waste materials will be emptied and refuse taken to disposal.
- Mirrors will be cleaned.
- Sinks will be cleaned and disinfected.
- Counter tops will be cleaned and disinfected.
- Surfaces of toilets and urinals will be thoroughly cleaned and disinfected.
- Bright work will be cleaned and polished.
- Floors will be swept.
- Floors will be mopped and disinfected.
- Dispensing units such as towels, toilet tissue and soap containers will be refilled from your stock.
- All repair items will be reported by your Facility Services Manager.

### Services to be performed weekly.

- Low dust all horizontal surfaces to hand height including: sills, moldings, ledges, shelves, frames, ducts and heating outlets.
- High dust above hand height including: sills, moldings, ledges, shelves, frames, ducts and heating outlets.
- Dispensers will be cleaned.
- Remove fingerprints from doors, frames, light switches, kick and push plates, handles, etc.
- Damp wipe exposed pipes.

### Services to be performed monthly.

- Tile walls will be damp wiped.
- Partitions will be cleaned and disinfected.
- Damp wipe lockers, if applicable.
- Dust ceiling vents.

### Services to be performed quarterly.

• Corners and edges will be detailed.

# Lakeside Restrooms (One time per week)

### Services to be performed nightly

- Containers for waste materials will be emptied and refuse taken to disposal.
- Mirrors will be cleaned.
- Sinks will be cleaned and disinfected.
- Counter tops will be cleaned and disinfected.
- Surfaces of toilets and urinals will be thoroughly cleaned and disinfected.
- Bright work will be cleaned and polished.
- Floors will be swept.
- Floors will be mopped and disinfected.
- Dispensing units such as towels, toilet tissue and soap containers will be refilled from your stock.
- All repair items will be reported by your Facility Services Manager.

### Services to be performed weekly.

- Low dust all horizontal surfaces to hand height including: sills, moldings, ledges, shelves, frames, ducts and heating outlets.
- High dust above hand height including: sills, moldings, ledges, shelves, frames, ducts and heating outlets.
- Dispensers will be cleaned.
- Remove fingerprints from doors, frames, light switches, kick and push plates, handles, etc.
- Damp wipe exposed pipes.

### Services to be performed monthly.

- Tile walls will be damp wiped.
- Partitions will be cleaned and disinfected.
- Damp wipe lockers, if applicable.
- Dust ceiling vents.

#### Services to be performed quarterly.

· Corners and edges will be detailed.

### General

Care will be taken to conserve water and power beyond that which is required for the performance of our duties.

Every effort will be made to observe and report any unusual occurrences during our time in the building.

Any problem that may arise during our work schedule will be reported. A message will be left on our contact's desk.



### Holidays

Unless a request is made for service at an additional charge, the following holidays will be observed and no services shall be provided: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day. City Wide Facility Solutions | 4963 Beach Blvd | Jacksonville, FL 32207

This AGREEMENT (the "Agreement") is made and entered into as of the	day of	, 2022, ("The Effective
Date") by and between North Florida Building Maintenance,	LLC, DBA City Wide Facility	Solutions ("City Wide") and
, a sole proprieto	orship / partnership / limited partners	ship / limited liability company /
corporation /not-for-profit corporation (circle one), organized under the	laws of the State of Florida ("Clien	nt"), each sometimes referred to
individually as a "Party" and collectively as the "Parties."		

- 1. Services and Products. City Wide agrees to provide the management of the Services as are detailed in the attached Statement of Work (SOW) and deliver such products as requested by Client. City Wide's services ("Services") shall commence on the date set forth in the attached Investment Recap, signed by representatives of both Parties. If no date is set forth in the Investment Recap, the Services will commence within two weeks of the Effective Date.
- 2. Performance. Services shall be provided in a professional and workman-like manner in conformity with the SOW. "City Wide Personnel" consists of City Wide employees, agents and/or independent contractors. City Wide shall retain full responsibility for the Services of any City Wide Personnel. If any individual assigned is unacceptable to Client, Client shall promptly notify City Wide management concerning the situation. If the Parties are unable to arrive at a solution that is acceptable to Client, the Client may request that City Wide replace the individual. City Wide will either replace the individual within a reasonable time or terminate the Services provided hereunder effective immediately and City Wide shall have no liability for doing such. City Wide must provide 10-day prior notice of termination.
- 3. Invoices and Payment. City Wide will invoice Client on or about the first workday of each month in which Services and products are provided. Monthly fees for Services and Products may be prorated by City Wide when appropriate. Invoices for Services and Products, as set forth in the SOW and Investment Recap, shall be paid within ten (10) days from the date of invoice. INITIAL WHEN APPLICABLE, SALES TAX
- WILL BE ADDED TO THE INVOICE. Additional services and products may be purchased by Client from City Wide. Invoices for the additional services and products will be sent immediately upon completion of the additional services or delivery of the additional products, and payment is due within ten (10) days from the date of invoice. Any dispute concerning an Invoice or Services shall be identified in writing within ten (10) days of the Invoice date or the rendering of the Services, as the case may be. City Wide does not accept credit cards. Interest shall accrue on all balances outstanding for more than 30 days from the invoice date at the rate of 1½% per month until paid. Client shall also pay all collection costs including reasonable attorneys' fees incurred by City Wide.
- 4. Price Increases. Notwithstanding anything herein to the contrary, adjustments to the charges for Services, as set forth in the Investment Recap, may be made in the event that (i) additional workers are employed by City Wide at the request of the Client to extend service areas and/or specifications, (ii) additional wages are paid out by City Wide for Services, due to union increases and/or (iii) any other governmental action that directly and materially affects City Wide's costs of Services. In addition to the aforementioned potential increases, City Wide increases its fees for services each January 1st as described in Section 14. Client shall immediately notify City Wide in writing of any addition or deletion of square footage being used in Client's building. No reduction in the charges shall be appropriate until written notification of the deletion of square footage has been given by Client to City Wide. Charges shall be due for an increase in of square footage regardless of whether Client notifies City Wide of such.
- 5. Materials. All cleaning materials and equipment necessary for Services will be furnished by City Wide personnel, except for usable/consumable items. Client shall provide the usable/consumable items including, but not limited to, hand towels, toilet tissue, hand soap, plastic liners, air fresheners, and feminine hygiene products. At Client's option, City Wide personnel may provide these products for an additional cost. All materials provided remain their property and are not to leave the premises.
- 6. Indemnification. To the extent permitted by law, Client agrees to fully indemnify, defend and hold harmless City Wide from any and all claims, investigations and suits arising out of or related to (i) Client's breach of this Agreement, (ii) the negligent acts or omissions of Client and parties for which Client is responsible and (iii) Client's failure to repair or maintain its premises in a safe condition.
- 7. Non-Solicitation. Client agrees that during the term of this Agreement and for one year after termination for any reason, it will not solicit or employ any employees, agents, contractors, or representatives of City Wide without the prior express written consent of City Wide.
- 8. Relationship of Parties. Each Party and its personnel are independent in relation to the other Party with respect to all matters arising under this Agreement. Nothing herein shall be deemed to establish a partnership, joint venture, association, or employment relationship between the Parties. Neither Party may assume or create any obligations on the other's behalf without prior written consent. Each Party shall remain responsible for the withholding and payment of all federal, state, and local personal income, wage, earnings, occupations, social security, unemployment, sickness and disability insurance taxes, payroll levies, or employee benefit requirements now existing or hereafter enacted and attributable to themselves and their respective personnel.
- 9. Compliance. The Client agrees to keep, or cause to keep, all of its facilities in conformity with all applicable federal, state or local laws, ordinances and regulations and agrees to fully indemnify, defend and hold harmless City Wide from any loss, injury or damages (including attorneys' fees) caused by the Client's failure to abide by the terms of this paragraph and/or this Agreement. City Wide agrees to keep, or cause to keep compliant with all applicable federal, state or local laws, ordinances and regulations and agrees to fully indemnify, defend and hold harmless the Client from any loss, injury or damages (including attorneys' fees) caused by City Wide's failure to abide by the terms of this paragraph and/or this Agreement.

  10. Security. City Wide and its employees, agents, contractors, and related companies shall not be responsible for cash and personal valuable items left in the subject building. It is the Client/tenants' responsibility to have such items locked in a secured area, where City Wide Personnel do not have access. In the event of a theft, City Wide will fully cooperate with law enforcement agencies.
- 11. Insurance. Client shall maintain adequate insurance protection covering the subject premises and its employees, including coverage for statutory workers' compensation and comprehensive general liability for bodily injury and property damage. City Wide agrees to maintain in effect at all times during the term of the Services rendered hereunder the following coverage: bodily injury with limits of \$5,000,000 per occurrence, property damage with limits of \$5,000,000 per occurrence. Insurance certificates will be furnished upon request.
- 12. Term. The term of this Agreement shall commence on the Effective Date and continue for two (2) years from the first day of service and shall automatically extend for an additional one-year period unless written notice of termination is provided not less than 30 days prior to the end of the term. If a written 30 day notice of termination is provided, this Agreement shall expire at midnight of the anniversary date. Otherwise, this Agreement may only be terminated for cause as set below.

Cause as to City Wide shall mean its failure, neglect, or refusal to perform any material portion of this Agreement. This Agreement may be terminated by the client at any time as follows. Customer shall provide City Wide with a written notice stating in detail the nature of the problem and City Wide shall thereafter have 15 days to cure the problem. If City Wide is unable to cure the problem specified by Customer to Customer's

1	Initial:

### **Terms & Conditions**

reasonable satisfaction Customer may then give written notification to City Wide of its election to terminate the Agreement. This Agreement shall then terminate thirty (30) days after the date of the notice of termination.

Cause as to Client means if Client fails, neglects, or refuses to perform any material portion of this Agreement and such failure continues for ten (10) days after written notice from City Wide; notwithstanding the foregoing, City Wide may terminate this Agreement immediately if Client is more than fifteen (15) days past due in amounts owed hereunder. All notices required hereunder shall be in writing pursuant to section 10 hereof. If this agreement is terminated by City Wide for cause, or by Client without cause, then in addition to amounts owed by Client at the time of termination, Client shall pay City Wide as liquidated damages, an early termination fee equal to the total minimum sum stated in the Investment Recap multiplied by the number of months remaining under this Agreement. All payment and indemnification obligations shall survive the termination of this Agreement.

- 13. Holidays. Unless a request is made for Service at an additional charge, the following holidays will be observed and no Services shall be provided: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day. No credit will be issued to the Client for these days off.
- 14. Annual Rate Adjustment: Due to increases in labor, insurance, etc. City Wide implements an annual rate increase in January consist with COLA and CPI metrics. No additional notification is sent regarding the annual price increase. Florida's minimum wage raises minimum wage to \$10.00 per hour effective September 30th, 2021. Each September 30th thereafter, minimum wage shall increase by \$1.00 per hour until the minimum wage reaches \$15.00 per hour on September 30th, 2026. From that point forward, future minimum wage increases shall revert to being adjusted annually for inflation starting September 30th, 2027. Since labor fees will continue to increase due to the passing of this Florida Amendment until September 30th, 2026, City Wide Facility Solutions will need to adjust all monthly contracts when this requirement goes into effect. (September 30th, 2021 September 30th, 2026).
- 15. Force Majeure. City Wide shall be excused from its performance for a commercially reasonable period of time to the extent that it is prevented, hindered or delayed by a force majeure occurrence.
- 16. Assignments. This Agreement shall bind all parties, their heirs, assigns, successors, agents, and representatives.
- 17. This Agreement shall be governed by the laws of Florida. The Client consents to the jurisdiction and venue of any court in Duval County.
- 18. Conflict/Limitation of Damages. This Agreement and any exhibits attached hereto constitute the entire agreement of the Parties with respect to the subject matter hereto. If terms or provisions herein conflict with the terms or conditions set forth in another agreement between the Parties, the terms hereof shall prevail even if the other agreement is entered into prior to this Agreement. In no event shall either Party hereto be liable for any punitive, exemplary, special, incidental, indirect or consequential damages of any kind (including, but not limited to loss of profits, loss of reputation and/or loss of current or prospective business advantage, even where such losses are characterized as direct damages) arising out of or in any way related to the relationship and/or dealings between the Parties, regardless of whether the claim under which damages are sought is based upon contract, tort, negligence, strict liability or otherwise, and regardless of whether the parties have been advised of the possibility of such damages at the time of contracting or otherwise. Under no circumstances (whether in tort, contract, negligence, strict liability or otherwise) shall a City Wide's liability to the Client exceed one month of amounts paid to City Wide by the Client under this Agreement.
- 19. The prevailing party shall be entitled to recover all reasonable attorneys' fees and costs related to the dispute and arbitration.
- 20. Notices. All notices, requests, demands and other communications (collectively "Notices") or any other communication provided for herein shall be in writing and shall have been deemed to have been duly given if placed in the US Mail, certified mail, return receipt requested or by commercial courier or delivery service which provides a delivery tracking feature, addressed as follows. All other notices including notices personally delivered to individuals performing services under this Agreement, shall be ineffective.

Client	City Wide Facility Solutions 4963 Beach Boulevard Jacksonville, FL 32207
	***************************************

21. Signature by Counterpart, Facsimile or Electronic Signature. The parties may execute this Agreement in one or more counterparts, each of which will be deemed an original, and all of which together will constitute one and the same instrument. The parties may execute this Agreement via facsimile, and such facsimile signatures shall be deemed to be originals for all purposes. In addition to facsimile signatures, this Agreement may be executed by either or both parties in accordance with the applicable version of the Uniform Electronic Transactions Act ("UETA") and the Electronic Signatures in Global and National Commerce Act ("ESIGN"). Both parties hereto agree to conduct transactions by electronic means and hereby affirmatively consent to use electronic records to memorialize and execute the Agreement and any of its amendments or exhibits.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their duly authorized representatives as of the date first written above.

Print Client's Legal Name Here	City Wide Facility Solutions
By:	By:
Print:	Print:
Title:	Title:

2 Initial: \_\_\_\_\_

Client#: 1899941 NORTHFLO41

### $ACORD_{\scriptscriptstyle{\sqcap}}$

## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 9/09/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

and documented added not defined any righted to the documented notice. In near	or each endersement(e)				
PRODUCER	CONTACT Franklin Linero				
USI Insurance Svcs LLC	PHONE (A/C, No, Ext): 813-320-0110 FAX (A/C, No):				
4600 Touchton Rd Building 100, Suite 275 Jacksonville, FL 32246	E-MAIL ADRESS: franklin.linero@usi.com				
	INSURER(S) AFFORDING COVERAGE	NAIC #			
	INSURER A : Liberty Mutual Fire Insurance Company	23035			
North Florida Building Maintenance, LLC dba City Wide Facility Solutions 4963 Beach Blvd. Jacksonville, FL 32207	INSURER B : Liberty Insurance Corporation 42404				
	INSURER C : Liberty National Fire Insurance Co. 2304				
	INSURER D : Travelers Casualty & Surety Co. of Amer	31194			
	INSURER E : Employers Insurance Company of Wausau	21458			
	INSURER F:				

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

NSR TR		TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMIT	S
Α	X	COMMERCIAL GENERAL LIABILITY	Χ	X	TB2Z91469503022	09/10/2022	09/10/2023	EACH OCCURRENCE	\$1,000,000
		CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$100,000
								MED EXP (Any one person)	\$15,000
								PERSONAL & ADV INJURY	\$1,000,000
	GEN	N'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	\$2,000,000
		POLICY X PRO- JECT LOC						PRODUCTS - COMP/OP AGG	\$2,000,000
		OTHER:							\$
E	AUT	OMOBILE LIABILITY	Χ	X	ASCZ91469503032	09/10/2022	09/10/2023	COMBINED SINGLE LIMIT (Ea accident)	\$1,000,000
		ANY AUTO						BODILY INJURY (Per person)	\$
		OWNED SCHEDULED AUTOS ONLY						BODILY INJURY (Per accident)	\$
	X	HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	\$
									\$
3	Χ	UMBRELLA LIAB X OCCUR			TH7Z91469503042	09/10/2022	09/10/2023	EACH OCCURRENCE	\$5,000,000
		EXCESS LIAB CLAIMS-MADE						AGGREGATE	\$5,000,000
		DED X RETENTION \$10,000							\$
		RKERS COMPENSATION DEMPLOYERS' LIABILITY		Х	WC2Z91469503052	09/10/2022	09/10/2023	X PER OTH-	
	ANY	PROPRIETOR/PARTNER/EXECUTIVE T / N	N/A					E.L. EACH ACCIDENT	\$1,000,000
	(Mai	ICER/MEMBER EXCLUDED?  ndatory in NH)	N/A					E.L. DISEASE - EA EMPLOYEE	\$1,000,000
	If yes	s, describe under CRIPTION OF OPERATIONS below						E.L. DISEASE - POLICY LIMIT	\$1,000,000
D	Cri	me			106977697	09/10/2022	09/10/2023	\$100,000	
	Em	pl. Practices			106977697	09/10/2022	09/10/2023	\$1,000,000	
	Lia	bility							

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER	CANCELLATION
For Information Purposes	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE
	5: M Carl

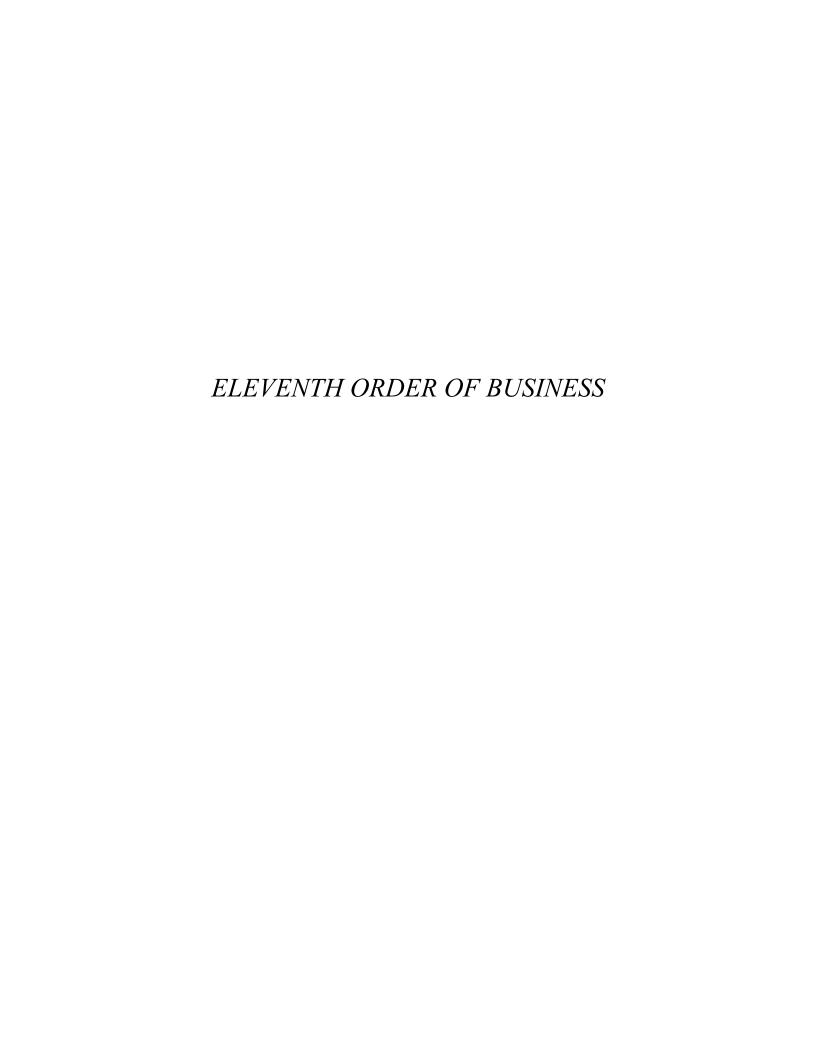
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Beacon Lake 850 Beacon Lake Parkway St. Augustine, FL 32095 Jennifer Clark-Erickson

# **Investment Recap**

# City Wide Maintenance Janitorial Service Package Includes all janitorial services outlined in the service agreement

	Frequency	Total Price / Month
Basic Janitor Service	Three Times Per Week $(M,W,F)$	\$ 1,855
Monthly Total Investment:		\$ 1,855
Additional Services (Not included in monthly Contract)		
Initial Deep "Impact" Clean:		\$ 1,250
	Start Date:	
City Wide Facilities Solutions	Beacon Lake	
Ву:	By:	
Authorized Representative	Authorized	Representative
Date:	Date:	





### MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

### **REQUISITION SUMMARY**

### 2021 Phase 3

### 2020 Phase 4

### Thursday, March 16, 2023

2021 Phase 3	TO BE APPRO	<u>VED</u>			
3/16/2023	98	ETM	Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 207108 (Feb 2023)	\$	958.00
3/16/2023	99	Atlantic Security	Equipment & Installation access for Pickleball Court - Invoice 284776 (Deposit)	\$	1,725.00
3/16/2023	100	The Nidy Sport Construction Co.	Pickeball Court - Invoice 13906	\$	82,400.00
3/16/2023	101	Clary & Associates, Inc.	Set benchmark for Pickleball Court/Beacon Lake Amenity Center - Invoice 2023-52	\$	1,142.50
3/16/2023		Clary & Associates, Inc.	Phase 3B Set front lot corners - Invoice 2020-166-4	\$	14,040.00
3/16/2023	103	Clary & Associates, Inc.	Phase 3B Set rear lot corners - Invoice 2020-166-5	\$	9,360.00
3/16/2023	104	American Electrical Contracting,	Pickleball court lighting - Invoice W57266	\$	33,325.00
			2021 Phase 3 REQUISITIONS TO BE APPROVED		\$142,950.50
					·
2021 Phase 4	TO BE RATIFIE	ED .			
3/6/2023	51	Rinker Materials	Sanitary Direct Purchase	\$	222,061.76
3/6/2023	52	Rinker Materials	Drainage Direct Purchase	\$	21,976.32
			AND PLANT A PROMOTION TO PERATIFIED		<b>*</b> 044.000.00
			2021 Phase 4 REQUISITIONS TO BE RATIFIED		\$244,038.08
2021 Phase 4	TO BE APPRO	VED			
				_	
3/16/2023	53	W. Gardner, LLC	Beacon Lake Phase 4 (Utilities) Application for Payment No. 11 (Feb 2023)	\$	381,267.25
3/16/2023		W. Gardner, LLC	Beacon Lake Phase 4 (Clearing/Earthwork) Application for Payment No. 13 (Feb 2023)	\$	25,612.00
3/16/2023	55	W. Gardner, LLC	Beacon Lake Phase 4 (Paving/Drainage) Application for Payment No. 11 (Feb 2023)	\$	274,044.53
			2021 Phase 4 REQUISITIONS TO BE APPROVED		\$680,923.78
	•		TOTAL REQUISITIONS TO BE APPROVED MARCH 16, 2023	\$	1,067,912.36
		·			



3/16/2023

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 March 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 June 2023.
  - 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 2<sup>nd</sup> 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 Spring Break classes begin Monday, March 13<sup>th</sup>
  - 3:45pm-5:15pm 1-week program
  - Students will build robots, solve challenges and battle their friends
- 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 Groovy Ladle will host 2 demos on May 6th.
- Charlie's Grill Please see enclosed
- Quarterly gym maintenance was completed
- Monthly AC service completed; repair estimate has been forwarded
- Building inspection completed
- Lakeside Park access repairs in progress

# **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**

- Repaired the Splash Park dump bucket. Removed the bottom of the bucket and re-attached the loose counterweights.
- Repaired the loose gate that enters the patio of the amenity center. Removed the concrete around the poles and reset in new concrete.
- Replaced several broken fan blades under the patio areas at the amenity center.
- Repaired and cleaned the porch swing by the lake.
- Moved six (6) kayaks and placed them on the kayak rack in the beach area.
- Replaced the broken down rod and rehung the chandelier under the gazebo on the pool deck.
- The amenity center, pool deck and pool furniture has been pressure washed.
- Sign at the kayak launch has been repainted.
- Street sign at Hutchinson has been repaired. The sign itself was delaminated from the wood.
- Loose pavers on the stairs to the pool deck have been glued back down.
- New American flag, Beacon lake flag and State flag have all been replaced.
- A few loose railings on the pool deck have been repaired.
- Sand for the beach has been ordered and being put in place.
- New chain and locks for the kayaks on the beach is being installed.

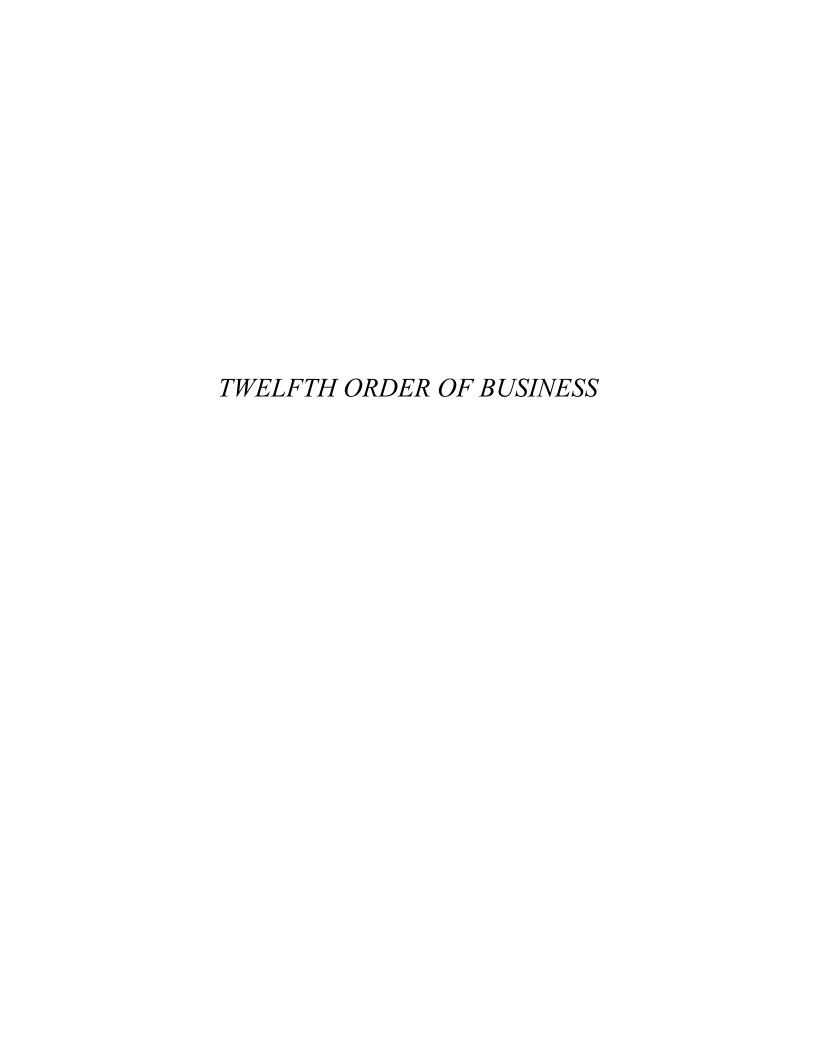
# **Conclusion**

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

Respectfully,

Chris Hall
Jennifer Clark-Erickson





A.

# Meadow View at Twin Creeks Community Development District

Unaudited Financial Statements as of February 28, 2023



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### Community Development District

#### Combined Balance Sheet

February 28, 2023

	General	Debt Service	Capital Project	Governmental Fund Totals
Assets:				
Cash	\$224,537			\$224,537
Investments:				
Custody - US Bank	\$1,312,973			\$1,312,973
Series 2016 A1		¢124.040		¢124.040
Reserve Revenue		\$134,949		\$134,949
Series 2018 A1		\$463,955		\$463,955
Reserve		\$185,985		\$185,985
Revenue		\$614,920		\$614,920
Series 2018 A2		\$011,7 <u>2</u> 0		ψ011,920
Revenue		\$2,761		\$2,761
Prepayment		\$1		\$1
Series 2019 A1		•		•
Reserve		\$78,276		\$78,276
Revenue		\$263,041		\$263,041
Series 2020 A1				
Reserve		\$38,061		\$38,061
Revenue		\$111,663		\$111,663
Prepayment		\$903		\$903
Series 2020 A2				
Revenue		\$1,701		\$1,701
Interest		\$0		\$0
Prepayment		\$0		\$0
Series 2020 A3				
Reserve		\$18,603		\$18,603
Revenue		\$0		\$0
Interest		\$0		\$0
Series 2021-PH3B				
Reserve		\$140,785		\$140,785
Revenue		\$154,006		\$154,006
Interest		\$304		\$304
Construction			\$1,967	\$1,967
Series 2021-PH4				
Reserve		\$211,869		\$211,869
Revenue		\$423,739		\$423,739
Interest		\$467		\$467
Construction			\$12,305	\$12,305
Due From Developer - Dreamfinders	\$25,696		\$250,728	\$276,424
Electric Deposits	\$3,360			\$3,360
Prepaid Expenses	\$3,534			\$3,534
Total Assets	\$1,570,101	\$2,845,988	\$265,000	\$4,681,088
Liabilities:				
Accounts Payable	\$55,979			\$55,979
FICA Payable	\$61			\$61
Accrued Expenses	\$1,769			\$1,769
Retainage Payable			\$250,728	\$250,728
Total Liabilities	\$57,809	\$0	\$250,728	\$308,537
Fund Balances:				
Nonspendable	\$6,894	\$0		\$6,894
Restricted for Capital Projects			\$14,273	\$14,273
Restricted for Debt Service		\$2,845,988		\$2,845,988
Restricted for Fence Agreement	\$5,550			\$5,550
Unassigned	\$1,499,848			\$1,499,848
Total Fund Balances	\$1,512,291	\$2,845,988	\$14,273	\$4,372,552
Total Liabilities & Fund Equity	\$1,570,101	\$2,845,988	\$265,000	\$4,681,088

## **Community Development District**

### GENERAL FUND

	Adopted	Prorated	Actual	
	Budget	Thru 02/28/23	Thru 02/28/23	Variance
REVENUES:				
	\$1,209,376	\$1,181,187	\$1,181,187	\$0
Assessments - Tax Roll (1) Assessments - Direct	\$603,935	\$528,707	\$528,707	\$0 \$0
Interest/Miscelleaneous Income	\$5,000	\$2,083	\$3,324	\$1,240
Restricted - Easement Fence Fund	\$3,000 \$0	\$2,083 \$0	\$5,524 \$5,550	\$1,240 \$5,550
Facility Revenue	\$10,000	\$4,167	\$4,500	\$3,330 \$333
TOTAL REVENUES	\$1,828,311	\$1,716,144	\$1,723,268	\$7,124
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisor Fees	\$0	\$0	\$400	(\$400
FICA Expense	\$0	\$0	\$31	(\$31
Engineering	\$36,000	\$15,000	\$10,072	\$4,928
Attorney Fees	\$30,000	\$7,500	\$5,962	\$1,539
Annual Audit	\$7,500	\$0	\$0	\$0
Artbitrage	\$3,600	\$3,000	\$3,000	\$0
Assessment Roll	\$10,000	\$10,000	\$10,000	\$0 \$0
Dissemination	\$20,000	\$8,333	\$5,208	\$3,125
Trustee Fees	\$20,000	\$20,583	\$20,583	\$3,123
Management Fees	\$52,094	\$21,706	\$21,706	(\$0
Information Technology	\$1,550	\$646	\$646	(\$0
Website Compliance	\$1,100	\$458	\$458	(\$0
Telephone	\$700	\$292	\$147	\$145
Postage	\$1,000	\$417	\$612	(\$195
Insurance	\$8,802	\$8,802	\$7,885	\$917
Printing and Binding	\$2,000	\$833	\$282	\$551
Legal Advertising	\$1,500	\$625	\$288	\$337
Other Current Charges	\$1,600	\$667	\$0	\$667
Office Supplies	\$300	\$125	\$4	\$121
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
ADMINISTRATIVE EXPENDITURES	\$198,921	\$99,161	\$87,458	\$11,704
AMENITY CENTER:				
Utilities (C. 1) (F. 1)	410000	<b>#4.540</b>	<b>0.4.6</b> 7.6	(44.0.4
Telephone/Cable/Internet	\$10,900	\$4,542	\$4,676	(\$134
Electric	\$45,800	\$19,083	\$19,072	\$11
Water/Irrigation	\$20,000	\$8,333	\$10,001	(\$1,668
Gas	\$2,136	\$890	\$967	(\$77
Trash Removal	\$4,860	\$2,025	\$3,068	(\$1,043
Security				
Security Monitoring	\$1,440	\$600	\$666	(\$66
Gate Monitoring	\$16,235	\$6,765	\$6,194	\$570
Gate Repairs	\$0	\$0	\$540	(\$540
Access Cards	\$4,000	\$1,667	\$683	\$984
Contracted Security	\$20,000	\$8,333	\$0	\$8,333
Management Contracts				
Facility Management	\$125,000	\$52,083	\$37,744	\$14,339
Pool Attendants	\$51,750	\$21,563	\$0	\$21,563
Canoe Launch Attendant	\$31,050	\$12,938	\$0	\$12,938
Snack Bar Attendant	\$17,940	\$7,475	\$0	\$7,475
Field Mgmt / Admin	\$43,200	\$18,000	\$18,000	\$0
		\$8,333	\$6,558	\$1,775
Pool Maintenance				
Pool Maintenance Pool Chemicals	\$20,000 \$15,000	\$6,250	\$4,265	\$1,985

# Community Development District GENERAL FUND

	Adopted	Prorated	Actual	
	Budget	Thru 02/28/23	Thru 02/28/23	Variance
AMENITY CENTER CONTINUED				- var milee
Janitorial	\$22,275	\$9,281	\$14,839	(\$5,558)
Facility Maintenance	\$30,000	\$12,500	\$12,352	\$148
Private event Attendant	\$5,000	\$1,267	\$1,267	\$0
Repairs & Maintenance	\$36,000	\$15,000	\$20,030	(\$5,030)
Capital Projects	\$12,000	\$5,000	\$3,640	\$1,360
Snack Bar Inventory- CGS	\$1,000	\$417	\$0	\$417
Food Service License	\$650	\$271	\$0	\$271
Rental and Leases	\$27,691	\$11,538	\$6,923	\$4,615
Subscriptions	\$12,000	\$5,000	\$1,245	\$3,755
Pest Control	\$2,600	\$1,083	\$818	\$265
Supplies	\$2,500	\$1,042	\$264	\$778
Towel/Linen Service	\$2,000	\$833	\$1,239	(\$406)
Furniture, Fixtures & Equipment	\$5,000	\$2,083	\$22	\$2,061
Special Events	\$35,000	\$19,689	\$19,689	\$0
Holiday Decorations	\$20,000	\$15,385	\$15,385	\$0
Fitness Center Repairs/Supplies	\$3,100	\$1,292	\$3,741	(\$2,450)
Office Supplies	\$1,500	\$625	\$1,249	(\$624)
ASCAP/BMI Licenses	\$800	\$333	\$0	\$333
Property Insurance	\$54,949	\$54,949	\$45,816	\$9,133
Permit and License	\$575	\$0	\$0	\$0
AMENITY CENTER EXPENDITURES	\$703,951	\$336,469	\$260,953	\$75,516
GROUND MAINTENANCE EXPENDITURES				
Hydrology Quality/Mitigation	\$6,400	\$2,667	\$0	\$2,667
Electric	\$30,000	\$12,500	\$11,488	\$1,012
Landscape Maintenance	\$646,800	\$269,500	\$230,692	\$38,808
Landscape Contingency	\$85,000	\$35,417	\$6,569	\$28,848
Lake Maintenance	\$27,000	\$11,250	\$8,996	\$2,254
Grounds Maintenance	\$12,000	\$5,000	\$3,850	\$1,150
Pump Repairs	\$5,000	\$1,359	\$1,359	\$0
Streetlighting	\$49,890	\$20,787	\$21,256	(\$469)
Streetlight Repairs	\$5,000	\$2,083	\$0	\$2,083
Storm Cleanup	\$0	\$0	\$1,220	(\$1,220)
Irrigation Repairs	\$22,200	\$22,200	\$25,746	(\$3,546)
Miscellaneous	\$5,000	\$2,083	\$0	\$2,083
Contingency	\$31,149	\$12,979	\$6,545	\$6,434
GROUNDS MAINTENACE EXPENDITURES	\$925,439	\$397,825	\$317,720	\$80,106
TOTAL EXPENDITURES	\$1,828,311	\$833,456	\$666,130	\$167,325
TOTAL EAF ENDITURES	\$1,020,311	\$033,430	\$000,130	\$107,323
OTHER SOURCES/(USES)				
Interfund Transfer In/(Out)		\$0	\$29,411	\$29,411
	\$0	\$0	<b>4-</b> 2)1111	
TOTAL OTHER SOURCES AND USES	\$0 <b>\$0</b>	\$0 <b>\$0</b>	\$29,411	\$29,411
TOTAL OTHER SOURCES AND USES  EXCESS REVENUES (EXPENDITURES)				\$29,411
	\$0		\$29,411	\$29,411

<sup>(1)</sup> Includes special assessments for gate monitoring.

# Community Development District General Fund

Month By Month Income Statement Fiscal Year 2023

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Revenues:													
Assessments - Tax Roll	\$0	\$67,099	\$173,946	\$743,692	\$196,451	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,181,187
Assessments - Direct	\$45,615	\$396,864	\$71,685	\$6,152	\$8,390	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$528,707
Interest/Miscellaneious Income	\$54	\$1,601	\$73	\$457	\$1,139	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,324
Restricted - Easement Fence Fund	\$600	\$600	\$3,750	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,550
Facility Revenue	\$3,750	\$75	\$600	\$75	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,500
Total Revenues	\$50,019	\$466,239	\$250,054	\$750,376	\$206,580	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,723,268
Expenditures:													
Administrative													
Supervisor Fees	\$0	\$0	\$0	\$0	\$400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400
FICA Expense	\$0	\$0	\$0	\$0	\$31	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31
Engineering	\$3,565	\$1,811	\$869	\$3,827	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,072
Attorney Fees	\$1,736	\$2,766	\$358	\$1,103	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,962
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Artbitrage	\$0	\$0	\$1,200	\$1,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000
Assesment Roll	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000
Dissemination	\$1,042	\$1,042	\$1,042	\$1,042	\$1,042	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,208
Trustee Fees	\$1,813	\$0	\$15,355	\$3,416	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,583
Management Fees	\$4,341	\$4,341	\$4,341	\$4,341	\$4,341	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,706
Information Technology	\$129	\$129	\$4,341 \$129	\$129	\$129	\$0 \$0	\$0	\$0 \$0	\$0	\$0 \$0	\$0	\$0 \$0	\$646
Website Admin	\$92	\$129 \$92	\$129 \$92	\$92	\$129 \$92	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$458
	\$92 \$0	\$58			\$41	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$147
Telephone			\$28	\$20									
Postage	\$91	\$66	\$302	\$49	\$104	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$612
Insurance	\$7,885	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,885
Printing and Binding	\$115	\$28	\$84	\$28	\$27	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$282
Legal Advertising	\$0	\$288	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$288
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$0	\$1	\$1	\$1	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative Expenditures	\$30,982	\$10,622	\$23,800	\$15,847	\$6,207	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$87,458
Amenity Center													
Telephone	\$870	\$869	\$869	\$1,161	\$907	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,676
Electric	\$3,746	\$3,571	\$3,642	\$3,859	\$4,255	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,072
Water/Irrigation	\$1,151	\$983	\$2,473	\$2,357	\$3,037	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,001
Gas	\$156	\$134	\$213	\$143	\$320	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$967
Trash Removal	\$405	\$746	\$696	\$692	\$528	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,068
Security Monitoring	\$111	\$222	\$111	\$111	\$111	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$666
Gate Monitoring	\$1,593	\$1,465	\$1,513	\$1,625	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,194
						\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$540
	\$0	\$0	\$0	\$315	\$225						ΨΟ		
Gate Repairs	\$0 \$0	\$0 \$0	\$0 \$683	\$315 \$0	\$225 \$0				\$0	\$0	\$0	\$0	\$683
Gate Repairs Access Cards	\$0	\$0	\$683	\$0	\$0	\$0	\$0	\$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$683 \$0
Gate Repairs Access Cards Contracted Security	\$0 \$0	\$0 \$0	\$683 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0	\$0	\$0	\$0	\$0
Gate Repairs Access Cards Contracted Security Facility Management	\$0 \$0 \$6,504	\$0 \$0 \$6,779	\$683 \$0 \$7,534	\$0 \$0 \$10,424	\$0 \$0 \$6,504	\$0 \$0 \$0	\$0 \$0 \$0	\$0 \$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$37,744
Gate Repairs Access Cards Contracted Security Facility Management Pool Attendants	\$0 \$0 \$6,504 \$0	\$0 \$0 \$6,779 \$0	\$683 \$0 \$7,534 \$0	\$0 \$0 \$10,424 \$0	\$0 \$0 \$6,504 \$0	\$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0	\$0 \$0 \$0	\$0 \$0 \$0	\$0 \$0 \$0	\$0 \$0 \$0	\$0 \$37,744 \$0
Gate Repairs Access Cards Contracted Security Facility Management Pool Attendants Canoe Launch Attendant	\$0 \$0 \$6,504 \$0 \$0	\$0 \$0 \$6,779 \$0 \$0	\$683 \$0 \$7,534 \$0 \$0	\$0 \$0 \$10,424 \$0 \$0	\$0 \$0 \$6,504 \$0 \$0	\$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0	\$0 \$37,744 \$0 \$0
Gate Repairs Access Cards Contracted Security Facility Management Pool Attendants Canoe Launch Attendant Snack Bar Attendant	\$0 \$0 \$6,504 \$0 \$0	\$0 \$0 \$6,779 \$0 \$0	\$683 \$0 \$7,534 \$0 \$0 \$0	\$0 \$0 \$10,424 \$0 \$0 \$0	\$0 \$0 \$6,504 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0	\$0 \$37,744 \$0 \$0
Gate Repairs Access Cards Contracted Security Facility Management Pool Attendants Canoe Launch Attendant Snack Bar Attendant Field Mgmt / Admin	\$0 \$0 \$6,504 \$0 \$0 \$0 \$3,600	\$0 \$0 \$6,779 \$0 \$0 \$0 \$3,600	\$683 \$0 \$7,534 \$0 \$0 \$0 \$0 \$3,600	\$0 \$0 \$10,424 \$0 \$0 \$0 \$0 \$3,600	\$0 \$0 \$6,504 \$0 \$0 \$0 \$0 \$3,600	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0	\$0 \$37,744 \$0 \$0 \$0 \$18,000
Gate Repairs Access Cards Contracted Security Facility Management Pool Attendants Canoe Launch Attendant Snack Bar Attendant Field Mgmt / Admin Pool Maintenance	\$0 \$0 \$6,504 \$0 \$0 \$0 \$3,600 \$1,298	\$0 \$0 \$6,779 \$0 \$0 \$0 \$3,600 \$1,298	\$683 \$0 \$7,534 \$0 \$0 \$0 \$3,600 \$1,298	\$0 \$0 \$10,424 \$0 \$0 \$0 \$3,600 \$1,298	\$0 \$0 \$6,504 \$0 \$0 \$0 \$3,600 \$1,366	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$37,744 \$0 \$0 \$0 \$18,000 \$6,558
Gate Repairs Access Cards Contracted Security Facility Management Pool Attendants Canoe Launch Attendant Snack Bar Attendant Field Mgmt / Admin Pool Maintenance Pool Chemicals	\$0 \$0 \$6,504 \$0 \$0 \$0 \$3,600 \$1,298 \$460	\$0 \$0,779 \$0 \$0 \$0 \$1,298 \$1,487	\$683 \$0 \$7,534 \$0 \$0 \$0 \$3,600 \$1,298	\$0 \$0 \$10,424 \$0 \$0 \$0 \$3,600 \$1,298 \$628	\$0 \$6,504 \$0 \$0 \$0 \$0 \$3,600 \$1,366 \$969	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$37,744 \$0 \$0 \$0 \$18,000 \$6,558 \$4,265
Gate Repairs Access Cards Contracted Security Facility Management Pool Attendants Canoe Launch Attendant Snack Bar Attendant Field Mgmt / Admin Pool Maintenance	\$0 \$0 \$6,504 \$0 \$0 \$0 \$3,600 \$1,298	\$0 \$0 \$6,779 \$0 \$0 \$0 \$3,600 \$1,298	\$683 \$0 \$7,534 \$0 \$0 \$0 \$3,600 \$1,298	\$0 \$0 \$10,424 \$0 \$0 \$0 \$3,600 \$1,298	\$0 \$0 \$6,504 \$0 \$0 \$0 \$3,600 \$1,366	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$37,744 \$0 \$0 \$0 \$18,000 \$6,558

# Community Development District General Fund

Month By Month Income Statement Fiscal Year 2023

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Amenity Center Continued													
Repairs & Maintenance	\$12,021	\$2,651	\$2,896	\$1,696	\$767	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,030
New Capital Projects	\$0	\$0	\$3,640	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,640
Snack Bar Inventory- CGS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Food Service License	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Rental and Leases	\$2,308	\$2,308	\$2,308	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,923
Subscriptions	\$249	\$249	\$249	\$249	\$249	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,245
Pest Control	\$200	\$200	\$200	\$219	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$818
Supplies	\$20	\$81	\$163	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$264
Towel/Linen Service	\$245	\$680	\$158	\$155	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,239
Fruniture, Fixtures & Equipment	\$22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22
Special Events	\$3,965	\$5,214	\$1,808	\$5,442	\$3,261	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,689
Holiday Decorations	\$0	\$357	\$15,028	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,385
Fitness Center Repairs/Supplies	\$2,194	\$166	\$641	\$0	\$740	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,741
Office Supplies	\$25	\$542	\$0	\$77	\$605	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,249
ASCAP/BMI Licenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Insurance	\$41,966	\$0	\$3,850	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,816
Permit and License	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Amenity Center Expenditures	\$89,576	\$39,264	\$58,729	\$42,225	\$31,159	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$260,953
Total Amenity Center Expenditures	\$07,370	\$37,204	\$30,723	\$ <del>1</del> 2,223	\$31,137	<b>\$0</b>	<b>40</b>	<b>40</b>	<b>30</b>	30	30	<b>40</b>	\$200,733
Ground Maintenance Expenditures													
Hydrology Quality/Mitigation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electric	\$2,095	\$1,820	\$2,477	\$2,541	\$2,556	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,488
Landscape Maintenance	\$44,343	\$44,343	\$53,318	\$44,343	\$44,343	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$230,692
Landscape Contingency	\$0	\$6,191	\$0	\$377	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,569
Lake Maintenance	\$1,769	\$1,769	\$1,919	\$1,769	\$1,769	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,996
Grounds Maintenance	\$923	\$985	\$956	\$986	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,850
Pump Repairs	\$1,359	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,359
Streetlights	\$3,922	\$3,922	\$3,922	\$4,744	\$4,745	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,256
Streetlight Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Storm Cleanup	\$520	\$700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,220
Irrigation Repairs	\$10,828	\$10,439	\$1,295	\$3,184	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,746
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$6,505	\$40	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,545
Total Ground Maintenance Expenditures	\$65,759	\$70,171	\$63,887	\$64,449	\$53,454	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$317,720
m . 1 m	#10C 01C	\$400.0EC	0446447	\$400 F04	<b>\$00.000</b>	<b>.</b>	0.0	th O	40	40	40	40	ACCC 400
Total Expenses	\$186,316	\$120,056	\$146,417	\$122,521	\$90,820	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$666,130
Other Sources and (Uses)													
Transfer In and (Out)	\$0	\$0	\$0	\$29,390	\$20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,411
Total Other Sources and (Uses)	\$0	\$0	\$0	\$29,390	\$20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,411

## **Community Development District**

### **Debt Service Fund Series 2016 A1**

	Adopted	Prorated	Actual	
	Budget	Thru 02/28/23	Thru 02/28/23	Variance
REVENUES:				
Special Assessments - 2016 A1	\$443,364	\$433,042	\$433,042	\$0
Interest Income	\$20	\$8	\$2,390	\$2,382
TOTAL REVENUES	\$443,384	\$433,050	\$435,432	\$2,382
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		\$247,042	
FUND BALANCE - Beginning	\$213,453		\$351,862	
FUND BALANCE - Ending	\$213,837		\$598,903	

## **Community Development District**

## Debt Service Fund Series 2018 A1 and A2

Statement of Revenues & Expenditures

For the Period ending February 28, 2023

	Adopted	Prorated	Actual	
	Budget	Thru 02/28/23	Thru 02/28/23	Variance
REVENUES:				
Assessments - A1	\$612,550	\$598,273	\$598,273	\$0
Interest Income	\$50	\$21	\$2,893	\$2,872
TOTAL REVENUES	\$612,600	\$598,293	\$601,165	\$2,872
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)		\$368,347	
FUND BALANCE - Beginning	\$232,667		\$435,321	
FUND BALANCE - Ending	\$229,629		\$803,667	

# **Community Development District**

## **Debt Service Fund Series 2019 A1/A2**

Statement of Revenues & Expenditures

For the Period ending February 28, 2023

	Adopted	Prorated	Actual	
	Budget	Thru 02/28/23	Thru 02/28/23	Variance
REVENUES:				
Assessments - A1	\$257,353	\$251,362	\$251,362	\$0
Interest Income	\$20	\$8	\$1,250	\$1,241
TOTAL REVENUES	\$257,373	\$251,370	\$252,611	\$1,241
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)		\$153,151	
FUND BALANCE - Beginning	\$107,891		\$188,165	
FUND BALANCE - Ending	\$106,345		\$341,317	

# **Community Development District**

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

	Adopted	Prorated	Actual	
	Budget	Thru 02/28/23	Thru 02/28/23	Variance
REVENUES:				
Assessments A1	\$113,041	\$110,409	\$110,409	\$0
Interest Income	\$50	\$21	\$717	\$697
TOTAL REVENUES	\$113,091	\$110,430	\$111,127	\$697
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)		\$68,517	
FUND BALANCE - Beginning	\$62,751		\$102,414	
FUND BALANCE - Ending	\$44,136		\$170,932	

# **Community Development District**

### **Debt Service Fund Series 2021 PH 3B**

	Adopted	Prorated	Actual	
	Budget	Thru 02/28/23	Thru 02/28/23	Variance
REVENUES:				
Assessments	\$280,483	\$154,005	\$154,005	\$0
Interest Income	\$0	\$0	\$1,397	\$1,397
TOTAL REVENUES	\$280,483	\$154,005	\$155,401	\$1,397
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	(\$709)	(\$709)
TOTAL OTHER SOURCES AND USES	\$0	\$0	(\$709)	(\$709)
EXCESS REVENUES (EXPENDITURES)	\$1,160		\$67,531	
FUND BALANCE - Beginning	\$87,170		\$227,563	
FUND BALANCE - Ending	\$88,330		\$295,094	

# **Community Development District**

### **Debt Service Fund Series 2021 PH 4**

	Adopted	Prorated	Actual	
	Budget	Thru 02/28/23	Thru 02/28/23	Variance
REVENUES:				
Assessments	\$423,738	\$423,738	\$423,738	\$0
Interest Income	\$0	\$0	\$2,110	\$2,110
TOTAL REVENUES	\$423,738	\$423,738	\$425,848	\$2,110
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	(\$1,738)	(\$1,738)
TOTAL OTHER SOURCES AND USES	\$0	\$0	(\$1,738)	(\$1,738)
EXCESS REVENUES (EXPENDITURES)	\$920		\$290,201	
FUND BALANCE - Beginning	\$133,919		\$345,874	
FUND BALANCE - Ending	\$134,839		\$636,074	

# **Community Development District**

# **Capital Projects Funds**

	Series	Series
	2021-PH 3B	2021 - PH 4
REVENUES:		
Interest Income	\$11	\$5,230
Developer Contributions	\$334,521	\$331,987
TOTAL REVENUES	\$334,531	\$337,217
EXPENDITURES:		
Capital Outlay	\$235,335	\$724,924
TOTAL EXPENDITURES	\$235,335	\$724,924
OTHER SOURCES/(USES)		
Interfund Transfer In (Out)	\$709	\$1,738
TOTAL OTHER SOURCES/(USES)	\$709	\$1,738
EXCESS REVENUES (EXPENDITURES)	\$99,904	(\$385,969)
FUND BALANCE - Beginning	(\$97,937)	\$398,274
FUND BALANCE - Ending	\$1,967	\$12,305

# **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:	\$134,948.93
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:	\$185,985.45
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:	\$78,275.53
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:	\$38,061.14
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 Date.	2.40.2.750/
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	
	2 42 4 222
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



# 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	175,715.15	-	-	-	-	105,760.50	-	113,665.02	219,425.52
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	216,705.74	-	-	-	-	144,877.38		522,834.09	1,091,448.96
TAX ROLL RECEIPTS	61,361.19	433,042.02	598,272.62	251,361.59	110,409.36	-	-	1,181,187.29	2,574,272.88
TOTAL RECEIPTS	278,066.93	433,042.02	598,272.62	251,361.59	110,409.36	144,877.38	-	1,704,021.38	3,665,721.84

### 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
INTEREST	2/1/2023	593.10	819.40	344.27	151.22	-	-	1,617.76	3,525.75
7	2/21/2023	71,428.93	98,683.20	41,461.31	18,211.68	-	-	194,833.15	424,618.27
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
TOTAL TAX ROLL RECEIPTS		433,042.02	598,272.62	251,361.59	110,409.36		-	1,181,187.29	2,574,272.88

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%	52%	0%	86.6%	83.4%
PERCENT COLLECTED TAX ROLL	98%	98%	98%	98%	0%	0%	97.7%	97.7%
PERCENT COLLECTED TOTAL	98%	98%	98%	98%	52%	0%	94.0%	92.9%

*C*.

# **Meadow View at Twin Creeks**

# **Community Development District**

Check Run Summary

2/1/23 - 2/28/23

Date	Check Numbers	Amount
General Fund		
2/2/23	1975-1979	\$76,526.13
2/6/23	1980-1994	\$47,498.90
2/20/23	1995-2000	\$25,426.88
2/24/23	2001-2002	\$542,611.32
	Total Checks	\$692,063.23
Autopayments		
2/2/23	Wellbeats	\$249.00
2/6/23	Florida National Gas	\$158.69
2/7/23	Republic Services	\$528.19
2/21/23	St Johns County Utility Dept	\$3,036.74
2/21/23	AT&T	\$69.55
2/21/23	Comcast	\$836.96
2/28/23	FPL	\$11,556.62
2/28/23	Wells Fargo Credit Card	\$2,449.75
	Total Paid Electronically	\$18,885.50
Total General Fund		\$710,948.73

<sup>\*</sup> Fedex Invoices will be available upon request

AP300R	YEAR-TO-DATE ACCOUNT	S PAYABLE PREPAID/COMP	UTER CHECK REGISTER	RUN	3/09/23	PAGE	1
*** CHECK DATES 02/01/2023 - 02/28/2	)23 *** MEADOW \	IEW @ TWIN CREEKS GF					

MEADOW VIEW @ TWIN CREEKS GF BANK A MEADOW VIEW-GENERAL

	В	ANK A MEADOW VIEW-GENERAL			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
2/02/23 00170	1/13/23 CFR 44 R 202302 300-13100- REQ 88 INV W55063	10100	*	33,325.00	
	KEQ 00 INV W55005	AMERICAN ELECTRICAL CONTRACTING I	INC		33,325.00 001975
2/02/23 00069	1/13/23 CFR 44 R 202302 300-13100-	10100	*	307.50	
	REQ 85 INV 9240	BASHAM & LUCAS DESIGN GROUP INC			307.50 001976
2/02/23 00005	1/13/23 CFR 44 R 202302 300-13100-		*	693.75	
	REQ 83 INV 206293 1/13/23 CFR 44 R 202302 300-13100-	10100	*	10,520.88	
	REQ 84 INV 20695	ENGLAND THIMS & MILLER, INC			11,214.63 001977
2/02/23 00169	1/13/23 CFR 44 R 202302 300-13100-		*	4,904.00	
	REQ 87 INV 6990	SUNTRENDS, INC.			4,904.00 001978
2/02/23 00013	1/13/23 CFR 44 R 202302 300-13100-	10100	*	26,775.00	
	REQ 86 INV 66781	WEST ORANGE NURSERIES, INC			26,775.00 001979
2/06/23 00162	2/01/23 11887 202302 320-57200-	45505	*	1,298.00	
	FEB POOL MAINTENANCE	ZACHARY SULLIVAN DBA BIG Z POOL			1,298.00 001980
2/06/23 00036	10/28/23 10282023 202302 320-57200-		*	350.00	
	OUTDOOR MOVIE 10/28/23	BOUNCERS, SLIDES, AND MORE INC			350.00 001981
2/06/23 00114	1/31/23 724123 202301 320-57200-		*	64.00	
	ADD RES AS OF 12/31/22	HIDDEN EYES LLC DBA ENVERA SYSTEM	MS		64.00 001982
2/06/23 00042	9/02/23 5271 202302 320-57200-	49400	*	800.00	
	9/2/23 VIDEO GAME GRP EVT	FIRST COAST FUN & GAMES			800.00 001983
2/06/23 00045	1/27/23 76752 202301 320-53800-	45005	*	1,769.14	
	JAN LAKE MAINTENANCE	FUTURE HORIZONS, INC.			1,769.14 001984
2/06/23 00146	1/24/23 JAK01230 202301 320-57200-	45507	*	277.63	
	POST CONSTR CLEAN 1/20/23 1/25/23 JAK01230 202301 320-57200- JAN JANITORIAL INCR MTHLY	45507	*	106.78	

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 3/09/23 PAGE 2
\*\*\* CHECK DATES 02/01/2023 - 02/28/2023 \*\*\* MEADOW VIEW @ TWIN CREEKS GF

CHECK DAILS	02/01/2023 - 02/20/2023 ****	BANK A MEADOW VIEW-GENERAL			
	INVOICE EXPENSED TO. DATE INVOICE YRMO DPT ACCT	VENDOR NAME # SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
	2/01/23 JAK02230 202302 320-57200 FEB JANITORIAL SERVICES		*	3,050.54	
		JANI-KING OF JACKSONVILLE			3,434.95 001985
2/06/23 00022	1/24/23 13129561 202301 320-57200 JAN POOL ACID	0-45506	*	191.40	
		POOLSURE			191.40 001986
2/06/23 00022	1/24/23 13129561 202301 320-57200 JAN ACTIVITY POOL ACID		*	191.40	
		POOLSURE			191.40 001987
2/06/23 00161	1/25/23 0218 202301 320-57200 FIRE PIT SRVC PILOT LIGH	0-45508		405.00	
		RODNEY SULLIVAN DBA RD GAS PIPIN	īG		405.00 001988
	2/01/23 4 202302 320-57200	0-49400	*	1,200.00	
	LITTLE ONE EASTER PET ZO	ROBERT MULLEN DBA RGM PRESENTS			1,200.00 001989
2/06/23 00080	1/13/23 CFR 3 RE 202302 300-13100	0-10100	*	11,560.00	
	REQ #43 SURETY BOND PH4	SMITH-MANUS			11,560.00 001990
2/06/23 00077	1/09/23 37488 202301 320-57200	0-45508	*	2,522.00	
	CLEAN COILS/RPC ACCUMULA	THIGPEN HEATING & COOLING, INC.			2,522.00 001991
2/06/23 00046	1/10/23 20609080 202301 320-57200	0-45917	*	219.45	
	JAN PEST CONTROL	TURNER PEST CONTROL LLC			219.45 001992
	11/23/22 65210 202211 320-53800	0-45009	*	771.56	
	RPL PRESS SWITCH PUMP ST 1/26/23 66793 202301 320-53800	0-45004	*	1,775.00	
	MAINT ENTRY #2/TH PONDER	WEST ORANGE NURSERIES, INC			2,546.56 001993
2/06/23 00040	12/29/22 JAX47928 202212 320-53800		*	1,295.00	
	MAINLINE RPR IRRIG RPRS 1/01/23 JAX47984 202301 320-53800	0-45003	*	17,812.00	
	JAN MONTHLY LANDSCAPE 1/29/23 JAX48426 202301 320-53800		*	614.00	
	VALV RPLC LIFT STATION 1/29/23 JAX48428 202301 320-53800 CAP MAINLINES CONSTR SIT	0-45009	*	990.00	

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 3/09/23 PAGE 3
\*\*\* CHECK DATES 02/01/2023 - 02/28/2023 \*\*\* MEADOW VIEW @ TWIN CREEKS GF

			MEADOW VIEW-GENERAL	BANK	
CHECK AMOUNT #	AMOUNT	STATUS	VENDOR NAME SUBCLASS	INVOICEEXPENSED TO ATE INVOICE YRMO DPT ACCT# SUB	ECK VEND# ATE D
	236.00	*		29/23 JAX48429 202301 320-53800-4500 LATERAL RPR CONST DAMAGE	1/
20,947.00 001994		Γ,LLC	LOWSTONE LANDSCAPE-SOUTHEAS	LAIERAL RPR CONSI DAMAGE YE	
	3,827.00	*		03/23 0206730 202301 310-51300-3110 JAN REQS/MEETING	
3,827.00 001995			LAND THIMS & MILLER, INC	OAN REQS/MEETING EN	
	4,341.17	*		01/23 95 202302 310-51300-3400 FEB MANAGEMENT FEES	0/23 00001 2/
	91.67	*		01/23 95 202302 310-51300-3530 FEB WEBSITE ADMIN	2/
	129.17	*		01/23 95 202302 310-51300-3510	2/
	1,041.67	*		FEB INFO TECH 01/23 95 202302 310-51300-3160	2/
	1.14	*		FEB DISSEM AGENT SERVICES 01/23 95	2/
	103.78	*		OFFICE SUPPLIES 01/23 95 202302 310-51300-4200 POSTAGE	2/
	26.85	*		01/23 95 202302 310-51300-4250 COPIES	2/
	40.55	*		01/23 95 202302 310-51300-4100 TELEPHONE	2/
5,776.00 001996		ES	ERNMENTAL MANAGEMENT SERVIC	GC	
	473.55	*		06/23 13129561 202302 320-57200-4550	
	495.00	*		FEB POOL CHEMICALS 06/23 13129561 202302 320-57200-4550	2/
968.55 001997			LSURE	FEB POOL CHEMICALS PO	
	451.50	*		31/23 207 202301 320-57200-4940	0/23 00020 1/
	3,920.00	*		JAN SPECIAL EVENT ASSIST 31/23 208 202301 320-57200-4550	
	3,600.00	*		JAN NIGHT SECURITY 01/23 206 202302 320-57200-4550 FER CONTRACT ADMIN	2/
	6,503.83	*		FEB CONTRACT ADMIN 01/23 206 202302 320-57200-4550 FEB FACILITY MANAGEMENT	2/
14,475.33 001998			ERSIDE MANAGEMENT SERVICES	FEB FACILITY MANAGEMENT RI	
	155.00	*		23/23 L166266 202301 320-57200-4591	0/23 00043 1/
155.00 001999			PLY LINEN SOLUTIONS	POOL/HAND TOWELS SI	

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTE *** CHECK DATES 02/01/2023 - 02/28/2023 *** MEADOW VIEW @ TWIN CREEKS GF BANK A MEADOW VIEW-GENERAL	CR CHECK REGISTER	RUN 3/09/23	PAGE 4
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
2/20/23 00148 2/07/23 21548 202302 320-57200-45420 FEB GATE REPAIRS	*	225.00	
			225.00 002000
2/24/23 00172	*	1,125.00	
SIORM DIRECT FORCHASE  RINKER MATERIALS			1,125.00 002001
2/24/23 00163 12/08/22 REQ 40 C 202302 300-13100-10101	*	182,001.37	
PH 4 PAVING/DRAINAGE 12/08/22 REQ 41 C 202302 300-13100-10101	*	89,258.31	
PH 4 CLEARING/EARTHWORK 12/08/22 REQ 42 C 202302 300-13100-10101	*	21,787.66	
PH 4 UTILITIES 1/13/23 REQ 44 C 202302 300-13100-10101	*	20,123.73	
PF 4 CLEARING/EARTHWORK 1/13/23 REQ 45 C 202302 300-13100-10101	*	147,111.09	
PH 4 PAVING/DRAINAGE 1/13/23 REQ 46 C 202302 300-13100-10101	*	81,204.16	
PH 4 UTILITIES W.GARDNER, LLC		!	541,486.32 002002
TOTAL FOR B	BANK A	692,063.23	
TOTAL FOR R	REGISTER	692,063.23	

# **Meadow View at Twin Creeks**

Community Development District Construction Phase 3B

Construction Funding Request #44 January 13, 2023

Reg.	PAYEE	india:	
83	ETM Beacon Lakas Phase 3A (CEI Services) WAH17 - Invoko 206293 (Dec 2022)	\$	693.75
84	ETM Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 206295 (Dec 2022)	\$	10,520.88
85	Basham Lucas Lakeside Park@BL CD's - Invoice 9240	\$	307.50
86	West Orange Nurseries Inc Irrigation Installation Beacon Lake Phase 3B - Invoice 66781	\$	26,775.00
87	SunTrends, Inc. Pickleball Amenity Benches at Lakeside Park - Invoice 6990	\$	4,904.00
88	American Electrical Contracting Lighting for Pickleball Courts - Invoice W55063	\$	33,325.00
	Total Funding Request	\$	76,526.13
	REQ #45 DUVAL ASPHALT DUPLICATE PAYMENT WITH REQ #50	\$	(63,671.10)
4.70	Total Due From Daveloper  Please make check payable to: Meadow View at Twin Creeks CDD	4	12,855.09

Mendow View at Twin Creeks CDD c/o GMS LLC 475 West Town Place Sulte 114 St. Augusthe FL 32092

FOUNT Chakroan/Viçe Chairman

Secretary/Asst. Secretary



Big Z Pool Service, LLC 172 Stokes Landing Rd Saint Augustine, FL 32095 office@bigzpoolservice.com bigzpoolservice.com Invoice 11887

1 320 57200 45505 Pool Maint Approved 1.31.23

JErickson

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

free of debris.

DATE 02/01/2023 PLEASE PAY \$1,298.00 DUE DATE 03/03/2023

PRODUCT/SERVICE	QTY	RATE	^ AMOUNT
Services Monthly Pool Service, No Chemicals	1	1,298.00	1,298.00
Included	<b>5</b> •		
2 Pools on Site: Lap and Family Pool			
Service Visits Schedule:			
October-March 2 visits per week: Mon/Fri			,
April-September 3 visits per week:			•
Mon/Wed/Fri			
Cleaning Services Include the Following:			
-Skimming of the pool surface, keeping the	•		•
gutters free from debris.			•
-Vacuum	•		
-Brushing of the walls/stairs		•	•
-Waterline Tile Cleaning	*		
-Backwashing of the filters	4		
-Filtration Maintenance i.e., pump baskets, Orings			••
-Water Chemistry, to check and balance		•	
chemicals			:
-DOH Documentation Logging			

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

RATE

AMOUNT

RE: Pool Cleaning Service without Chemicals \*District will obtain chemicals through 3rd

\*District will obtain chemicals through 3rd party Vendor\*

Update: chemical controller lease program will also be billed by 3rd party vendor Pool sure.

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

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

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

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

Thank you for your business!

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

TOTAL DUE

\$1,298.00

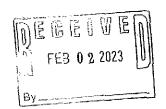
THANK YOU.

If you have any questions please give us a call at 904-868-4660t Zach Sullivan

Big Z Pool Service, LLC

Licensed & Insured CPC#1459355

		· · · · · · · · · · · · · · · · · · ·				
-	MO XE		Slides, and bonnet Wa land, F L		Invo Date: October 28th Invoice No.: 1028	. 2023
	Name / Address Attn: Jennifer Clark-Ericson Meadow View at Twin Creeks Riverside Management Service Inc. Governmental Management Services Inc.	1 320 5	ni Details: 7200 4940 ed 2.2.202 Erickson	0 Specia 3	l Events	
	Description	Quantity	Rate	Discount	Subtotal	Extended
1	Outdoor Movie	1	\$500.00		\$350.00	\$350.00
2						1
3		1				
4						
5		1				
6						
7						
8						
9						
10						
11					I	
12						
13					<u> </u>	
14					<u> </u>	
15						<u> </u>
16						
17		-			<u> </u>	<u> </u>
18					<del> </del> -	ļ
19					<del> </del>	
20					<u> </u>	<del> </del>
Com	ments:	Subtotal			<u> </u>	\$350.00
		Sales Tax	(0.0%)			\$0.00
		Total				\$350.00



# Envera

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

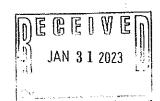
# Invoice

Invoice Number	Date
724123	01/31/2023
Customer Number	Due Date
300380	03/01/2023

Page: 1

Custor	ner Name	Customer Number	PO Number	Invoice D	ate	Due Date
Meadow View a	t Twin Creeks CDD	300380		01/31/20:	23	03/01/2023
Quantity	Description			Months	Rate	Amount
Meadow View a	it Twin Creeks CDD -	850 Beacon Lake Pkwy, Sai	int Augustine, FL			
1.00	Add Res as of 1	2/31/22		2.00	\$32.00	\$64.00
	01/01/2023 - 02/	/28/2023				·
					Subtotal:	\$64.00
	Tax					\$0.00
	Payments/Cred	lite Anniind				\$0.00
	, nymemoreu	esem s the basem		Invoice Ba	lance Due:	\$64.00

MyEnvera Count as of 12/31/22, 2 additional homes @ \$16.00 each



Date	Involce#	Description	Amount	Balance Due
1/31/2023	724123	Alarm Monitoring Services	\$64.00	\$64.00

# Envera

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

Approved - Chris Hall Gate Monitoring 001.320.57200.45410

Invoice				
Invoice Number	Date			
724123	01/31/2023			
Customer Number	Due Date			
300380	03/01/2023			

Net Due: \$64.00 Amount Enclosed:

Meadow View at Twin Creeks CDD C/O GMS LLC 475 West Town PI., Ste 114 Saint Augustine, FL 32092 Envera PO Box 2086 Hicksville, NY 11802



First Coast Fun & Games 1413 Avondale Ave Jacksonville, FL 32205 (904)900-0880 | kim.goodman@gametruck.com invoice #

5271

Event#

366681

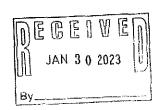
Date

09/02/2023

1 320 57200 49400 Special Events Approved 1.30.2023 Jennifer Erickson

	Meadow View At Twin Creeks on S	Sep 02, 2023		
Event Location: Jennifer Erickson Meadow View At Twin Creeks Meadow View At Twin Creeks	# of Guests: 150	Billing Address: Meadow View At Twin Creeks 850 Beacon Lake Parkway Jacksonville, FL 32095		
850 Beacon Lake Parkway SAINT AUGUSTINE, FL 32095		□ card	□CASH □CHECK #	***************************************
(904)217-3052 BEACONMANAGER@RMSNF.COM				
Notes:				+
Description		Qty	Rate	Ťotal
Sst, Sep 92, 2023 11:00am - 02:00pm Video Game (Group Event) Unit: T1		3 hrs	233.33	700.00 •
Included Gratuity		1	100.00	100.00
			Sub Total	800.00
Make business checks payable to: First Coast Fun & Games 1413 Avondale Ave, Jacksonville, Ft. 32205			Tax (7.0000%)	0.00
Customer agrees to pay all amounts shown of completion of service. If you have questions	concerning your invoice please contact our		Total Payments Made	800,00
offices at (904)900-0880 or email kim.goodm	an@gametruck.com	•	raymens wate	0.10
· Gratuity is appreciated!			Amount Due	. 800.00
20% \$160.00 15% \$120.00			Gratuity	
10% \$80.00			Total	
Name:	Signed:			

Charged within 48 hour from the scheduled event, or where no one is present upon arrival at the address provided by the contact, will be the full amount.



# Future Horizons, Inc 403 N First Street

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

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

Invoice Number: 76752 Invoice Date: Jan 27, 2023

Page:

4

#### BILLTO

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

1	Customer ID	Customer PO	Paymen	Terms
	Beacon02	Per Contract	Net 30	Days
	: Selus Rep ID	Shipping Method	Ship Date	Due Date
		Hand Deliver		2/26/23

Quantity	Item	Description	Unit Price	Amount
	Aquatic Weed Control	Aquatic Weed Control services performed in January 2023	1,769.14	1,769.14
æt.		•		
l		· ·	,	
i			A Company of the Comp	
	•	Approved - Chris Hall		
		Lake Maintenance		
		001.320.53800.45005		
		•		
		MEGERVEN	•	
		JAN 3 1-7023		
	And the second s	3500 J 792.3		
:				
				1
		Subtotal		1,769.14
	4	Sales Tax		
		Freight		1,769.14
		Total Invoice Amount		1,709,14
Check/Credit M	lemo No:	Payment/Credit Applied		1,769.14
		TOTAL		1

Overdue involces are subject to finance charges.



Remit To:

JANI-KING OF JACKSONVILLE 5700 ST. AUGUSTINE ROAD **JACKSONVILLE** 

(904) 346-3000

32207

Invoice				
Date	Number			
01/24/2023 Due Date	JAK01230600			
Upon Receipt	Cust # 517013			
Invoice Amount \$ 277.63	Amount Remitted			

Sold To:

MEADOW VIEW AT TWIN CREEKS CDD

For:

**BEACON LAKE** 

**475 WEST TOWN PLACE** 

STE 114

ST AUGUSTINE

FL 32092

ST AUGUSTINE

850 BEACON LAKE PKWY

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** 

850 BEACON LAKE PKWY

ST AUGUSTINE

FL 32095

Invoice No	Date	Cust No	Sismn No	PO Number		Franchisee		Due Date	
JAK01230600	01/24/2023	517013	CRISTINE TRELLE		LEGACY C	Unit Price Ext		Upon Receip	
Quantity			Description					tended Price	
• 1	LO0 1 320	57200 4 oved Jenr	ION CLEAN OF (2 LAKESIDE PARK 5507 Janitorial ilfer Erickson 1	ON 01/20/2023	DOMS	277.63			
						Amount of Sale		\$ 277.63	
				_		Sales Tax		\$ 0.00	
			e All Checks Payable -KING OF JACKSON\			Total		\$ 277.63	



### Remit To:

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

32207

Invoice					
Date 01/25/2023	Number JAK01230609				
Due Date	Cust#				
01/31/2023	517013				
Invoice Amount \$ 106.78	Amount Remitted				

Sold To:

MEADOW VIEW AT TWIN CREEKS CDD

For: **BEACON LAKE** 

475 WEST TOWN PLACE

850 BEACON LAKE PKWY

STE 114

ST AUGUSTINE

FL 32092

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

For:

BEACON LAKE

475 WEST TOWN PLACE

850 BEACON LAKE PKWY

STE 114

ST AUGUSTINE

FL 32092

ST AUGUSTINE

FL 32095

Invoice No	Date	Cust No	Sismn No	PO Number	Franchisee		Due Date	
JAK01230609	01/25/2023	517013	CRISTINE TRELLE		LEGACY CONCIERGE SERVICES. LLC		01/31/2023	
Quantity			Description		Unit Price	Ext	ended Price	
1	1 32	EF 0 57200 /	MONTHLY CONT FECTIVE 01/20/20 45507 Janitoria anifer Erickson	023 I	106.78		106.78	
					Amount of Sal	e	\$ 106.7	
					Sales Tax		\$ 0.00	
			e Ali Checks Payable KING OF JACKSONV		Total	Total		



Remit To:

JANI-KING OF JACKSONVILLE 5700 ST. AUGUSTINE ROAD

JACKSONVILLE (904) 346-3000

FL

32207

Involce					
Date	Number				
02/01/2023	JAK02230389				
Due Date	Cust #				
02/28/2023	517013				
Invoice Amount \$ 3,050.54	Amount Remitted				

Sold To:

MEADOW VIEW AT TWIN CREEKS CDD

For:

BEACON LAKE

850 BEACON LAKE PKWY

475 WEST TOWN PLACE

STE 114

ST AUGUSTINE

FL 32092

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

Jan J

Sold To:

MEADOW VIEW AT TWIN CREEKS CDD

475 WEST TOWN PLACE

STE 114

ST AUGUSTINE

FL 32092

For:

BEACON LAKE

850 BEACON LAKE PKWY

ST AUGUSTINE

FL 32095

• .							_		
Invoice No	Date	Cust No	Sismn No	PO Number		Franchisee		Due Date	
JAK02230389	02/01/2023	517013	CRISTINE TRELLE		LEGACY (	CONCIERGE SERVICES. LĹC		02/28/2023	
Quantity	•		Description			Unit Price	Ext	ended Price	
· 1	MONTHLY	CONTRA	CT BILLING AMO	UNT FOR FEBR	UARY	3050.54		3050.5	
				- :	×	11			
			- Chris Hall			•			
		nitorial		•	•				
	00	1,320.5	7200.45507			-			
			<b>MED</b>	FIVEN	]				
- 1			# 13						
			JAN	31 0003	•				
			Ey_	·		Amount of Sale		\$ 3,050.5	
				_	و د و میری	Sales Tax		\$ 0.0	
			e All Checks Payable -KING OF JACKSONV			Total		\$ 3,050.5	



Invoice

Data involce # 1/24/2023 131295612542

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

Net 20
2/13/2023
Sales Order #1342605
1/20/2023
Meadow View at Twin Creeks CDD Pool (Beac
13BEA030
#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.

tem ID	tem -	Quantity	Units	Pate	Amount
160-050	Pool Acid bulk by Gallon	60	gal	3.19	191.40
	Approved - Chris Hall Pool Chemicals 001.320.57200.45506				
	DEGEOVED JAN 3 1 2023	• .		-	

191.40 Subtotal 0.00 Shipping Cost (FEDEX GROUND) Total Amount Due \$191.40

Remittance Slip

Customer 13BEA030 Invoice # 131295612542 **Amount Due** Amount Pald \$191.40

Make Checks Payable To

Poolsure PO Box 55372 Houston, TX 77255-5372



Invoice

Date Invoice # 1/24/2023 131295612565

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

Terms	Net 20
Due Date	2/13/2023
PO#	
Delivery Ticket #	Sales Order #1342604
Delivery Date	1/20/2023
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 Ft. 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	ltem -	Quantity	Units	Rate	Amount
160-050	Pool Acid bulk by Gallon	60	gai	3.19	191.40
	Approved - Chris Hall Pool Chemicals 001.320.57200.45506				
	DEGETVE JAN 3 1 2023 By			•	

Subtotal 191.40 Shipping Cost (FEDEX GROUND)
Total 0.00

**Amount Due** \$191.40

Remittance Slip

Customer 138ÉA030

Invaice # 131295612565 **Amount Due** 

\$191.40

**Amount Paid** 

Make Chacks Payable To

Poolsure PO Box 55372 Houston, TX 77255-5372

# 1 320 57200 45508 AMENITY-FACILITY MAINT Approved 1/25/2023 Jennifer Erickson

# **Invoice**



RD GAS PIPING & FIREPLACE SERVICES LLC

From RD Gas Piping & Fireplace Services LLC

Southeast Jacksonville & Surrounding

Jacksonville, FL 32258

904-993-4936

rdgasplpeandfireservices@gmail.com

License #: LI38642 & Insured

Meadaw View at Twin Creeks

Customer Beacon Lake Amenity

Center

850 Beacon Lake Pkwy St Augustine, FL 32095

Invoice Number 0218

Sent Date January 25, 2023

Due Date Upon receipt

\$405.00

Upon receipt

**Description** Gas Services - Firepit

item		_			G	uantity	Price	Total
adjusted pon pilot. Vocausing it	ervice - Service pilot with rock When wind blo to shut off the r 30 mins - wo	s around to k ws it cools the pilot. Reset	eep wind e thermo rocks to l	everal times & 1 \$40! vind from blowing rmocouple,				\$405.00
							•	
	DE G	ENVEN		Subto	otal			\$405.00
	MAL 🎆	2 5 2023		Amou	int Due	<del></del>		\$405.00

### Notes

Please make payment payable to: "RD Gas Piping & Fireplace Services LLC"

Thank you for your business! Please let us know if you have any questions or if there is anything else we can help you with.

RD Gas values your opinion and appreciates your feedback. We would love a review of our services, you can find us on Google, Facebook, Angies List or Nextdoor.

\*\*Ask about our 12 Month Maintenance Service Plan for Peace Of Mind All Year Long.\*\*

Invalue deliverad by 🍖 breezeworks i preezeworks com

Page 1 of 1

# Invoice #000004

1 320 57200 49400 Special Events Approved 2.1.2023 Jennifer Erickson

Customer

Jennifer Clark-Erickson Clark-Erickson Meadow View at Twin Creeks CDD BeaconManager@rmsnf.com 904-217-3052 850 Beacon Lake Parkway St Augustine, FL 32095 Invoice Details

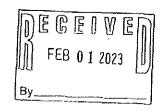
PDF created February 1, 2023 \$1,200.00 Payment

Due February 1, 2023 \$1,200.00

Items	Quantity	Price	Amount
LittleOne Easter Petting Zoo 3 hours	1	\$1,200.00	\$1,200.00
Subtotal			\$1,200.00

**Total Due** 

\$1,200.00





# **Meadow View at Twin Creeks**

Community Development District Construction Phase 4

Construction Funding Request #3

January 13, 2023

Reg.	PAYEE		
43	Smith Manus Surety Bonds - Phase 4 · Bond Number EACX4028403	(\$	11,560.00
44	W Gardner LLC Beacon Lake Phase 4 (Clearing/Earthwork) Application for Payment No. 11 (Dec 2022)	\$	20,123.73
45	W Gardner LLC Beacon Lake Phase 4 (Paving/Drainage) Application for Payment No. 9 (Dec 2022)	\$	147,111.09
46	W. Gardner, LLC Beacon Lake Phase 4 (Utilities) Application for Payment No. 9 (Dec 2022)	\$	81,204.16
47	Rinker Materials Storm Direct Purchase	\$	1,125.00

Please make check payable to:

Total Funding Request \$ 261,123.98

Meadow View at Twin Creeks CDD c/o GNS 11C 475 Viex Town Place Subs 114 St. Augustine FL 32092

THE PLANT OF THE SECRETY

Suith-Manus ) 2397 River Rood, Suite 200 Lonisville, KK 48286-5005 Phone: (502) 636-9191 Fax: (502) 636-5328

**A Smith Manus** ACEISURE PARTHER

Account

MendowCDD - 200

Meadon View at Twin Creeks CDD 475 West Town Place Sulte 114 St. Augustins, Fl. 32092

Rendi (o: Smid:-Mauus 2307 River Road, Sulie 209 Louisville, KÝ 40206-5095

Statement:

DECEMBER 22

PLEASE PAY THE TOTAL DUE.

Terms; Due Upon Recoipt

Bond Number Depot/Obliges

Effective Current/Future Previous Month Overdue

Entity/Department: Mesdow View at Twin Creeks CDD

EACX4028403	Florida Power and Light Company	12/19/2022	\$0.00	\$11,680.00	\$0.¢0
LICX1192193	Florida Power & Light Company	1/23/2023	<b>6</b> 1,805.00	\$0.00	\$0.CO
-		Total Subaccount:	\$1,895.00	\$11,680.00	<b>\$0.00</b>
		Total Account:	\$1,806.DO	\$11,860.00	\$0.00

Total Transactions Due:

£13,365.00

Unapplied Funds:

\$0.00

**Total Amount Due Now:** 

**\$13,385,03** 

JAN 0 9 2022

Date Printed:

1/3/2023

1 of 1

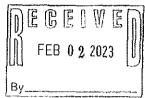
# 1 320 57200 45508 AMENITY-FACILITY MAINT

Approved 2,2/2023 Jennifer Erickson

### HEATING & COOLING, INC.

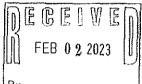
Since 1962

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



# Billing Address:

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



# Invoice

Number: 37488 Date: 1/9/2023 Account No: 127224

Terms: NET DUE UPON RECEIPT

Reference: Order 37488

Service Advisor: Patrick Poston

Customer PO#:

#### Service Address:

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

#### 1/9/23-

Cleaned in place two coils in the attic, pulled and cleaned blower wheels. Reinstalled blower.

#### 1/19/23-

On THE IAIR SYSTEM. Replaced Accumulator and filter-dryer. While doing a pressure test, I found the reheat coil leaking, Isolated reheat from the system by closing off the valves. Note-Blower bearings are still going out, Need to give a quote "on replacing the Hot gas coil and Blower bearings on blower motor. System is low on relingerant. Added 9 pounds to the system. System is running the best it can for now. Condenser will shut off on cold coil temperature Due to low on refrigerant.

Item	Description	City	Unit	Pripa	Extended
CAP-RUN5-15MFD	Run capacitor (5-15 m/d)	1.00		\$169.00	\$169.00
CLEAN-BLOWER	Cican blower Wheel	2.00		\$269.00	\$538.00
DRIER-SUCTION	Suction line drier	1.00		\$185.00	\$185.00
ACCUM-REPLACE	Replace suction accumulator*	1.00		\$647.00	\$647.00
EVAP-CLEAN-NON-ACC	Cleaning of evap cost-no acces	200	١,	\$226.00	\$452.00
R-410A-PER-POUND	R-410A per lb.	0.00		\$59,00	\$0.00
R-410A-PER-POUND	R-410A per lb.	9.00		\$59.00	\$531.00
		)			

									96	
Туря	Model	Briesd ·		Serial		Ag	Cover	<b>49</b> 4	Exp	
jRTU	3BAUZA08A0B5-0	ACARRIER		1118C91472			,			
AIRH	FB4CNP061	CAR		2118F20120			4	•		
COND	25HCE460A300	CAR		1018E07754	٠.,		4			
AIRH	FB4CNP048	CAR	,	1818F02115		7.	4			
1					-					

### TERMS AND CONDITIONS

Net due on day of installation, or in accordance with financing agreement. The Saller retains the title to all materials and property isted herein until payments have been made in full. Accounts not paid within thirty (30) days of notice of invoice are in default and a tate payment charge of 1 - 1/3 % per month will be added. Buyor agrees to any reasonable atterney or collection fees incurred by Selfer in securing payment for this

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

CACQ56729

CACO56726

- CN208226

# **THIGPEN**

# HEATING & COOLING, INC.

Since 1962

2801 Dawn Rd Jacksonville, FL 32207-7903 Phone: (904) 448-1952 service@thigpenhvac.com

# Involce

Number: 37488 Date: 1/9/2023 Account No: 127224

Terms: NET DUE UPON RECEIPT

Reference: Order 37488

Service Advisor: Patrick Poston

Customer PO#:

Non-Taxable: Taxable:

\$2,522.00 \$0.00 \$2,522.00 \$0.00

Sub Total: Sales Tax: Freight:

Total: -- \$2,522.00

Total Paid:

Total Due: \$2,522.00

CACO56729

CACO56726

CN208226



[385188]

Chris Hall 475 W Town pl Suite 114

(add Sec

PATMENT ADDRESS: Turber Pert Commit 11 C - P.O. Box 55280 - Albania, Coordin 11152 2583 804-335-6330 - Faid 847, 343 1488 - Told Firen BCO 228 8385 - harroripert Cont

Meadow View at Twin Creeks CDD

Saint Augustine, FL 32092

# Service Slip/Invoice

INVOICE: 20609080 DATE: 1/10/2023 ORDER: 20609080

Turner Pest Control LLC

Atlanta, GA 31192-2503 904-355-5300

P.O. Box 952503

Location

[385188] 904-627-9271

Beacon Lake Amenity Center

Brian Stephens 850 Beacon Lake Parkway St Augustine, FL 32095-7458

1/10/2023	09:12 AM	MICE, RATS, ROACH				09;12 AM
Purcha	se Order	Terms NET 30	Last Service N 1/10/2023	lap Code	Part of the Part o	Time <b>(</b> ) 09:47 AM
Se	rvice		Descrip	otion	Marinton Caratypy He	Price
PCM		Commercial Pest Contr	ol - Monthly Service			\$219.45
•					SUBTOTAL TAX AMT. PAID TOTAL	\$219.45 \$0.00 \$0.00 \$219.45
	Pest	oved - Chris H Control 320.57200.459		·• { · ·	AMOUNT DUE	<b>\$219.4</b> 5
		<u>D) [</u>	EGEIVE			lety, construction of the second of the seco
		(f) (By_	JAN 3 1 2023		TECHNICIAN SIGN	ATURE
		F	- Community of the Comm	-	CUSTOMER SIGNA	TURE
· •		•			·.	•

Distances contributing over the days from the date of secular new is subject to a less for
let the lesser of 15% per month that get years of its account in olds of by i.e...
Comment agrees to per month operates in the event of collection.

time or with a below the constituent completened all conserve conducts, and care to pay the test all actions are specified about

PLEASE PAY FROM THIS INVOICE



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

**BILL TO** 

Meadow View @ Twin Creeks

C/O GMS

475 West Town Place Suite 114

St. Augustine, FL 32092

SHIP TO

Meadow View @ Twin Creeks

C/O GMS

Beacon Lake Entry #2 & TH -

Irrigation Pump Pressure Switch

Replacement

**INVOICE 65210** 

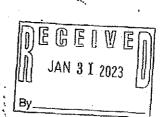
DATE 11/23/2022 TERMS Net 30

**DUE DATE 12/23/2022** 

	DESCRIPTION	QTY	INSTALLED	AMOUNT
Maintenance	Pump station on Charlie Way - Replace pressure switch with 40/60 Heavy Duty pressure switch.	1	771.56	771.56
	Work performed 11/16/22			•

TOTAL DUE \$771.56

Approved - Chris Hall Irrigation Repairs .: 001.320.53800.45009





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

**BILL TO** 

Meadow View @ Twin Creeks

C/O GMS

475 West Town Place Suite 114

St. Augustine, FL 32092

SHIP TO

Meadow View @ Twin Creeks

C/O GMS

475 West Town Place Suite 114

St. Augustine, FL 32092

**INVOICE 66793** 

DATE 01/26/2023 TERMS Net 30

DUE DATE 02/25/2023

ACTIVITY DESCRIPTION

INSTALLED QTY

AMOUNT

Maintenance Entry #2 and TH - Pond erosion behind townhomes Work performed at SR 210 - 01/11/2023

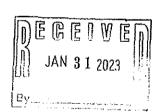
1,775.00

1,775.00

TOTAL DUE

\$1,775.00

Approved - Chris Hall Landscape Contingency 001.320.53800.45004





## BIII To:

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

**Property Name:** 

Meadow View at Twin Creeks

CDD

# INVOICE

e a sacijanya) e sa kalenda	esergini provincije se se se
JAX 479283	12/29/2022
Net 30	

# Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: January 28, 2023

Invoice Amount: \$1,295.00

Mainline repair\*\*\*\*\*\*\*Controller D on B.L. Pky\*\*\*\*\*\*

Irrigation Repairs

\$1,295.00

Subtotal \$1,295.00 Amount Paid \$0.00

Approved - Chris Hall Irrigation Repair 001.320.53800.45009



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



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

**Property Name:** 

Meadow View at Twin Creeks

CDD

# INVOICE

A SECURITION OF THE SECURITION	
<sup>1</sup> JAX 479847	1/1/2023
Net 30	

# Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: January 31, 2023 Invoice Amount: \$17,812.00

Monthly Landscape Maintenance January 2023

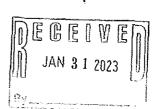
\$17,812.00

Invoice Total

\$17,812.00

# IN COMMERCIAL LANDSCAPING

Approved - Chris Hall Landscape Maintenance 001.320.53800.45003



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



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

**Property Name:** 

Meadow View at Twin Creeks

CDD

# INVOICE

SECTION OF SECTION	
JAX 484265	1/29/2023
Net 30	

## Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: February 28, 2023

Invoice Amount:

\$614.00

# Valve replacement near lift station

Irrigation Repairs

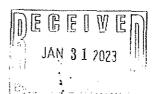
\$614.00

Invoice Total

\$614.00

# IN COMMERCIAL LANDSCAPING

Approved - Chris Hall Irrigation Repairs 001.320.53800.45009



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



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

**Property Name:** 

Meadow View at Twin Creeks

CDD

# INVOICE:

JAX 484289	1/29/2023
Net 30	

## Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: February 28, 2023

Invoice Amount: \$990.00

Beschridten in the Committee of the Comm

Locate and cap mainlines at construction site

Irrigation Repairs

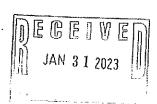
\$990,00

Invoice Total

sagn no

N CONVERCIAL LANDSCAPING

Approved - Chris Hall Irrigation Repairs 001.320.53800.45009



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



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

Property Name:

Meadow View at Twin Creeks

CDD

## INVOICE

E MORE	
JAX 484290	1/29/2023
Net 30	

## Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: February 28, 2023

Invoice Amount:

\$236.00

# Lateral repairs due to construction damage

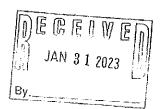
Irrigation Repairs

\$236.00

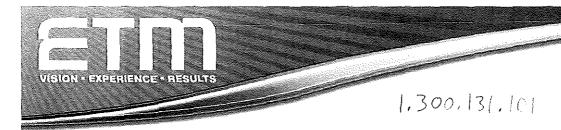
Invoice Total

# IN COMMERCIAL LANDSCAPING

Approved - Chris Hall Irrigation Repairs 001.320.53800.45009



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



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

February 03, 2023

Project No:

17348.00000

0206730

Invoice No:

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. Update requisition summary.

Deal with WON pay app issues.

CDD meeting at Amenity Center.

Create requisitions for 1/19/23 meeting..

Professional Services rendered through January 28, 2023

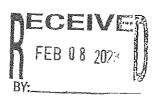
**Professional Personnel** 

		Hours	Rate	Amount
Senior Engineer/Senior Pro	ject Manager			
Lockwood, Scott	1/7/2023	2.50	194.00	485.00
Lockwood, Scott	1/14/2023	4.75	194.00	921.50
Lockwood, Scott	1/21/2023	3.50	194.00	679.00
Adminstrative Support				
Blair, Shelley	1/14/2023	1.00	81.00	81.00
Blair, Shelley	1/21/2023	20.50	81.00	1,660.50
Totals		32.25		3,827.00
Total Labo	or			

3,827.00

Invoice Total this Period

\$3,827.00



England-Thims&Miller, Inc.

ENCINEERS - PLAMNERS + SURVEYORS - GIS - LANDSCAPE ARCHITECTS 14775 Cd St. Augusto: Roud - Jacksons N., Procha 22255 - Ini 504-042-895) - Re (04-646-8455 CA COXXXXXX LC-(cons)B

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

## Invoice

\$5,776.00

**Balance Due** 

Invoice #: 95 Invoice Date: 2/1/23

Due Date: 2/1/23

Case:

P.O. Number:

#### Bill To:

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

Description	ł	lours/Qty Rate	Amount
Management Fees - February 2023 Website Administration - February 2023 Information Technology - February 2023 Dissemination Agent Services - February 2023 Office Supplies Postage Copies Telephone	1,3/0,5/3,340 353 351 3/6 6/20 4/25 4/10	9 12 1,04 10 2	1.17 4,341.17 1.67 91.67 9.17 129.17 1.67 1,041.67 1.14 1.14 3.78 103.78 6.85 26.85 0.55 40.55
FEB 1/2 2023			
A A STATE OF THE S		Total Payments/Credit	\$5,776.00 ts \$0.00



Invoice

Date Invoice # 2/6/2023 131295612713

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

Terms	Het 20
Due Date	2/26/2023
PO#	
Delivery Ticket #	Sales Order #1342727
Delivery Date	2/1/2023
Delivery Location	Meadow View at Twin Creeks CDD Pool (Besc
Customer #	158EA030
AZ License #	#331 <b>721</b>

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

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

LATE FEE: This constitutes notice under the fruth 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	ltem	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	200	gại	1.65	330.00
160-050	Pool Acid bulk by Gallon	45	gal	3.19	143.55
<b>,</b>	1		`		}
	1 320 57200 45506 - P	nol Chem			
	Approved 2.8.2023 Jen	nifer Erickson	i		
ļ	1				L
		İ			
					[
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1			l		<b>{</b>
]					]
					1
_		1		]	

BY:

473.55 0.60 473.55 \$473.55 Subtotal Shipping Cost (FEDEX GROUND) Total Amount Due

Remittance Slip

Customer 13BEA030

Invoice # 131295612713

Amount Due

\$473.55

Amount Paid

Make Checks Payable To

Poolsere PO Box 55372 Houston, TX 77255-537?





#### Invoice

Data Invoice # 2/6/20**23** 1**312**9561**2711** 

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

Terms	Not 20
Due Date	2/26/2023
PO#	
Delivery Ticket #	Salas Order ≱1342726
Delivery Date	2/1/2025
Delivery Location	Meadow View at Twin Creeks COD Activity Po
Customer#	128EA030
AZ License #	#331721

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

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

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

item iD	Item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	300	gal	1.65	495.00
	1 320 57200 45506 - F Approved 2.8.2023 Jei	Pool Chem. nnifer Erickson			
					The state of the s

FEB 0 8 2023

Subtotal Shipping Cost (FEDEX GROUND) Total

**Amount Due** 

495.00 0.00 495.00 \$495.00

Remittance Slip

Customer 138EA030 Involce # 131295812711 Amount Due

\$495.00

Amount Paid Make Checks Payable To

Poolsure PD Box 55372 Houston, TX 77255-5372



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

## Invoice

Bill To:

Meadow View @ Twin Creeks CDD 475 West Town Place Suite 114 St. Augustine, FL 32092 Invoice #: 207 Invoice Date: 1/31/2023 Due Date: 1/31/2023

Case:

P.O. Number:

Description	Hours/Qty Rate	Amount
pecial Event Assistant through January 2023 しろみの・ちてみのの・4年4日の	18,06 25.0	451.50
FEB 10 2023		
Luy Lanhit		
	Total	\$451.50
	Payments/Credits	\$0.00
	Balance Due	\$451.50

## MVTC CDD

### SPECIAL EVENT ASSISTANT INVOICE DETAIL

Quantity	Description	Rate	Amount
18,06	Special Event Assistant	\$ 25.00	\$451,50
	Covers January 2023		
	TOTAL DUE:	,	\$451.50

Special Event Assistant 1.320.57200.49400

#### MEADOW VIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT SPECIAL EVENT ASSISTANT BILLABLE HOURS THROUGH JANUARY 2023

<u>Date</u>	<u>Hours</u>	Employee	Description
1/6/23	3,03	E.W.	Special Event - Food Truck Friday
1/13/23	3,03	E.W.	Special Event - Food Truck Friday
1/19/23	3	N.C.	Special Event - Blngo
1/20/23	3	L.H.	Special Event - Food Truck Friday
1/21/23	3	L.H.	Special Event - Grand Opening of Park
1/27/23	3	E,W,	Special Event - Food Truck Friday
TOTAL	18,06		

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

## Invoice

Invoice #: 208

Involce Date: 1/31/2023 Due Date: 1/31/2023

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
Night Security through January 2023 1.320.57200,4550〇	112	35.00	3,920.00
FEB 10 2023			
Juny Landert 2-10-23		The state of the s	

Total	\$3,920.00	
Payments/Credits	\$0.00	
Balance Due	\$3,920.00	

#### MVTC CDD

#### NIGHT SECURITY INVOICE DETAIL

Quantity	<u>Description</u>	Rate	Amount
112	Night'Security	\$ 35.00	\$ 3,920.00
	Covers January 2023		
	TOTAL DUE:		\$ 3,920.00

Facility Management 001.320.57200.45500

## MEADOW VIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT NIGHT SECURITY BILLABLE HOURS THROUGH JANUARY 2023

Date	Hours	Employee	Description
1/1/23	4	J.E.	Night Security
1/2/23	4	J.E.	Night Security
1/3/23	4	J.E.	Night Security
1/4/23	4	J.E.	Night Security
1/5/23	4	J.E.	Night Security
1/6/23	4	J.E.	Night Security
1/7/23	4	J.E.	Night Security
1/8/23	4	J.E.	Night Security
1/9/23	4	J.E.	Night Security
1/10/23	4	J.E.	Night Security
1/11/23	4	J.E.	Night Security
1/12/23	4	J.E.	Night Security
1/13/23	4	J.E.	Night Security
1/14/23	4	J.E.	Night Security
1/15/23	4	J.E.	Night Security
1/18/23	4	J.E.	Night Security
1/19/23	4	J.E.	Night Security
1/20/23	4	J.E.	Might Security
1/22/23	4	J.E.	Night Security
1/23/23	4	J.E.	Night Security
1/24/23	4	J.E.	Night Security
1/25/23	4	J.E.	Night Security
1/26/23	4	J.E.	Night Security
1/27/23	4	J.E.	Night Security
1/28/23	4	J.E.	Night Security
1/29/23	4	J.E.	Night Security
1/30/23	4	J.E.	Night Security
1/31/23	4	J.E.	Night Security
TOTAL	112		

## Riverside Management Services, Inc

Invoice

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

Date	Invoice #
2/1/2023	206

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

P.O. No.	Terms	Project

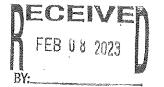
Quantity	Description	1	Rate	Amount
Quantity	1.320.57200.45504 - Contract Administration - February 2023 1.320.57200.45500 - Facility Management - Meadow View - February 2023  PECEIVE FEB 0 8 2023  BY:		Rate 3,600.00 6,503.83	Amount 3,600.00 6,503.83
	Luy Lanhot 2-8-23			
			Total	\$10,103.83

## **Simply Linen Solutions** A Division of Star Brite Laundries, LLC

2 wiss on TCK

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

CUSTOMER NAME:					OICE NUM		DATE	LO6	CONT	RACT DATE
KEAPOWVIEW (M) T W F	1 1	1	ces	] <u> </u>	<u> 1662</u>	66	NI5 PMT TERMS	TAX	FOW FREG.	2 ROUTE
ITEM DESCRIPTION	COLOR	ADDITIONAL INFO	SCO%	DATE! 2_ QUANT.	DATE:	DATE   1/0	DATE / 75	UNIT PRICE	TOTAL AMOUNT	ADJ AMOUNT
LAUNDRY SERVICE										
nand Towels						-	29	.20	5.80	
POOL 4						i	2	.60	1.20	
<u> </u>		<u> </u>						`	,	
		1 220 57	200	15919 Line						
		Approved	2.8	2023 Jen	pirer Erick	on ·	<u> </u>			
							<u> </u>			
315	blue			. 2	て	Z	Z	5. W	40.00	
4x6	1060			2	2	2	艺	5.75	46.00	
	<u> </u>				<u> </u>	ļ <u>.</u>	<del> </del>	A		
CART		<u> </u>		<u>l</u>	<u> </u>	-1		2.75	11.00	
WRAP/PACKAGING								· 5·w·	10.00	
SERVICE / DELIVERY	•							14.50	3900	
Customer is responsible to	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 SURCHARGES 1200										
and Interruption of service Delivery Received by:					linens. Da	1/~	3 23	TAX		
STRICTLY PROHIBITED	LAUNDI	Signature of ERING OR LEN	Custo	mer G OF SUPPL		77	-	TOTAL	155.00	1,





## Invoice

DATE	INVOICE NO.
2/7/2023	21548

BILL TO

Meadow View at Twin Crocks CDD C/O Beacon Lake Amenity Manager 850 Beacon Lake Parkway SL Augustine, Florida 32095 SHIP TO

1 320 57200 45420 Gate Repairs Approved Jennifer Erickson 2.7.2023

P.O. NO.	TERMS	DUE DATE	REP	SHIP DATE	SHIP VIA	FOB	PROJECT
	net-15	2/22/2023	ML	2/7/2023			
ITEM		DESC	RIPTION		QTY	RATE	AMOUNT
abor	on s Envi no e They com work Clie Envi	check the entry grandles. Discorder system; gater grandles. Calle or on the arm of the control o	inected the s are working d Envera are communical the internet ther operation ternet repair control the gr	gates from g properly, ad they said ion with this is not ons, okay, red so the ates. This	2.5	99.00	225.00
Thank You For Be	eing Our Custom	er			Subtot		\$225.00

DECEIVE 1 FEB 0 7 2023

Payments/Credits	00.02
Balance Due	\$225.00

\$0.00

\$225.00

Sales Tax (6.5%)

Total

Community Development District

Construction Funding Request #2

December 8, 2022

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

Total Funding Request \$ 293,047,34

Please make check payable to:

Meadow View at Twin Creeks CDD c/o GMS LLC 475 West Town Place Suite 11 4

St. Augustine FL 32092

Signature:

Jim Himer -OHIAM SI /4RIAM

Community Development District Construction Phase 4

Construction Funding Request #3

January 13, 2023

\$ 11,560.00
\$ 20,123.73
\$ 147,111.09
\$ 81,204.16
\$ 1,125.00
\$ \$

Please make check payable to:

Total Funding Request \$ 261,123,98

Meadow View at Twin Creeks CDD c/o GMS LLC

c/o GMS LLC 475 West Town Place Suite 114 St. Augustine FL 32092

Signature: OCE 4 WWW

Traca signer by



Total Funding Request

	unity Development District ruction Phase 3B	Construction Funding	March 9, 2023
Req.	PAYEE		
98	ETM Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 207108 (Feb 2023)	\$	958.00
99	Atlantic Security Equipment & Installation access for Pickleball Court - Invoice 284776 (Deposit)	\$	1,725.00
100	<b>The Nidy Sport Construction Co.</b> Pickeball Court - Invoice 13906	\$	82,400.00
101	Clary & Associates, Inc. Set benchmark for Pickleball Court/Beacon Lake Amenity Center - Invoice 2023-52	\$	1,142.50
102	Clary & Associates, Inc. Phase 3B Set front lot corners - Invoice 2020-166-4	\$	14,040.00
103	Clary & Associates, Inc. Phase 3B Set rear lot corners - Invoice 2020-166-5	\$	9,360.00
104	American Electrical Contracting, Pickleball court lighting - Invoice W57266	\$	33,325.00

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 142,950.50

Signature:		
-	Chairman/Vice Chairman	
Cianatura		
Signature:	6	
	Secretary/Asst. Secretary	



Community Development District Construction Phase 4 Construction Funding Request #5

March 3, 2023

Req.	PAYEE	
51	Rinker Materials Drainage Direct Purchase	\$ 21,976.32
52	Rinker Materials Sanitary Direct Purchase	\$ 222,061.76

**Total Funding Request** 

\$ 244,038.08

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

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

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

- (A) Requisition Number: 51
- (B) Payee:

RINKER MATERIALS P.O. BOX 936217 ATLANTA, GA 31193-6217

Please include company name as reference and the invoice number.

- (C) Amount Payable: \$222,061.76
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Sanitary Direct Purchase
- (E) Fund or Account from which disbursement to be made: Phase 4 Acquisition and Construction Account

The undersigned hereby certifies that:

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

or

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

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

- 3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;
- 4. each disbursement represents a Cost of the Project which has not previously been paid.

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

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

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

MEADOW VIEW AT TWIN CREEKS DEVELOPMENT DISTRICT

Bv

Responsible Officer

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

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

Consulting Engineer

March 6, 2023



Page No. 1 of 1

INVOICE NO

24857895

RINKER MATERIALS
P.O. BOX 935966
TALANTA, GA 31193-5966

B I L 745455

T

MEADOW VIEW AT TWIN CREEK CDD GOVERNMENTAL MGMT SERVICES 475 TOWN PLACE STE 114 ST AUGUSTINE FL 32092 S H I P 746783

Т

BEACON LAKES P4 850 BEACON LAKE PKWY BILLY 904-509-3893 SAINT AUGUSTINE FL 32095

CUSTOMER P.O.NUMBER	ORDER DATE	REF NO.	DATE DUE	DUNS NUMBER
21029-02	05/02/22		06/05/22	

INVOICE SHIP DATE	SHIP VIA	TERMS	TAX ID
05/06/22	*	Net 30	85-8017121617C-7

ORDERED	SHIPPED	PIECES	SO#	ITEM NO.	DESCRIPTION	PRICE	U/M	AMOUNT
1			20702366	11024263-010-01	AR-01 STRUCTURE	4,203.270	EA	4,203.27
					Proj.#: 1102426 SB #: 00464788	1		
1			20702366	11024263-030-01	MH-01 STRUCTURE	11,537.620	EA	11,537.62
					Proj.#: 1102426 SB #: 00464788			

THIS MATERIAL SHIPPED FROM PLANT NUMBER: 6225	RINKER MATERIALS - GREEN COVE SPRINGS 4210 US-17 GREEN COVE SPRINGS FL 32043	SUB-TOTAL ▶	15,740.89	
	Tel: (904)770-3301 Fax: (000)000-0000	TAX ▶		
		INVOICE TOTAL ▶	15,740.89	
		USD DOLLARS	PLEASE PAY FROM THIS INVOICE	



Page No. 1 of 2

INVOICE NO. 24867379

RINKER MATERIALS
P.O. BOX 935966
TATLANTA, GA 31193-5966

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MEADOW VIEW AT TWIN CREEK CDD GOVERNMENTAL MGMT SERVICES 475 TOWN PLACE STE 114 ST AUGUSTINE FL 32092 S H I P 746783

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BEACON LAKES P4 850 BEACON LAKE PKWY BILLY 904-509-3893 SAINT AUGUSTINE FL 32095

CUSTOMER P.O.NUMBER	ORDER DATE	REF NO.	DATE DUE	DUNS NUMBER
21029-02	05/03/22		06/08/22	

INVOICE SHIP DATE	SHIP VIA	TERMS	TAX ID	
05/09/22	26	Net 30	85-8017121617C-7	

AMOUNT	U/M	PRICE	DESCRIPTION	ITEM NO.	SO#	PIECES	SHIPPED	ORDERED
11,206.4	EA	11,206.430	MH-02 STRUCTURE	11024263-040-01	20705536			1
	1	1 1	Proj.#: 1102426 SB #: 00464788					1
6,952.8	EA	6,952.820	MH-03 STRUCTURE	11024263-050-01	20705536			1
		1	Proj.#: 1102426 SB #: 00464788					
3,406.6	EA	3,406.640	MH-04 STRUCTURE	11024263-060-01	20705540			1
			Proj.#: 1102426 SB #: 00464788					
2,954.6	EA	2,954.670	MH-05 STRUCTURE	11024263-070-01	20705540			1
		1 1	Proj.#: 1102426 SB #: 00464788					
2,954.6	EA	2,954.670	MH-06 STRUCTURE	11024263-080-01	20705540			1
		1	Proj.#: 1102426 SB #: 00464788					
2,954.6	EA	2,954.670	MH-07 STRUCTURE	11024263-090-01	20705540			1
			Proj.#: 1102426 SB #: 00464788					
2,954.6	EA	2,954.670	MH-08 STRUCTURE	11024263-100-01	20713755			1
			Proj.#: 1102426 SB #: 00464788			/ 1		
4,519.9	EA	4,519.910	MH-09 STRUCTURE	11024263-110-01	20713755			1
			Proj.#: 1102426 SB #: 00464788					- 1
2,418.7	EA	2,418.700	MH-10 STRUCTURE	11024263-120-01	20713755			1

Continued On Next Page

THIS MATERIAL SHIPPED RINKER MATERIALS - GREEN COVE SPRINGS 4210 US-17 GREEN COVE SPRINGS FL 32043	SUB-TOTAL ▶	59,665.52
Tel: (904)770-3301 Fax: (000)000-0000	TAX ▶	
	INVOICE TOTAL >	59,665.52
	USD DOLLARS	PLEASE PAY FROM THIS INVOICE



Page No. 2 of 2

24867379



ORDERED	SHIPPED	PIECES	SO#	ITEM NO.	DESCRIPTION	PRICE	U/M	AMOUNT
					Proj.#: 1102426 SB #: 00464788			
1			20713755	11024263-130-01	MH-11 STRUCTURE	4,519.910	EA.	4,519.91
					Proj.#: 1102426 SB #: 00464788			
1			20713755	11024263-140-01	MH-13 STRUCTURE	3,788.370	EA	3,788.37
					Proj.#: 1102426 SB #: 00464788			
1			20713771	11024263-430-01	MH-46 STRUCTURE	3,813.710	EA	3,813.71
					Proj.#: 1102426 SB #: 00464788			
1			20713771	11024263-440-01	MH-47 STRUCTURE	3,813.710	EA	3,813.71
		1			Proj.#: 1102426 SB #: 00464788			
- 1			20713771	11024263-450-01	MH-48 STRUCTURE	3,406.640	EA	3,406.64
					Proj.#: 1102426 SB #: 00464788	100		



Page No. 1 of 1

1NVOICE NO. 24876591

RINKER MATERIALS
P.O. BOX 935966
TALANTA, GA 31193-5966

MEADOW VIEW AT TWIN CREEK CDD GOVERNMENTAL MGMT SERVICES 475 TOWN PLACE STE 114 ST AUGUSTINE FL 32092 S H I 746783

BEACON LAKES P4 850 BEACON LAKE PKWY BILLY 904-509-3893 SAINT AUGUSTINE FL 32095

CUSTOMER P.O.NUMBER	ORDER DATE REF NO.		DATE DUE	DUNS NUMBER
21029-02	05/05/22		06/09/22	

INVOICE SHIP DATE	SHIP VIA	TERMS	TAX ID
05/10/22	)	Net 30	85-8017121617C-7

ORDERED	SHIPPED	PIECES	SO#	ITEM NO.	DESCRIPTION	PRICE	U/M	AMOUNT
1			20725092	11024263-460-01	MH-49 STRUCTURE	3,406.640	EA	3,406.64
					Proj.#: 1102426 SB #: 00464788	1 1		
1			20725092	11024263-470-01	MH-50 STRUCTURE	3,406.640	EA	3,406.6
					Proj.#: 1102426 SB #: 00464788			
1	1		20725092	11024263-480-01	MH-51 STRUCTURE	3,406.640	EA	3,406.6
					Proj.#: 1102426 SB #: 00464788		- 1	
1			20725103	11024263-490-01	MH-52 STRUCTURE	3,406.640	EA	3,406.6
					Proj.#: 1102426 SB #: 00464788			
1			20725103	11024263-500-01	MH-53 STRUCTURE	5,506.480	EA	5,506.4
					Proj.#: 1102426 SB #: 00464788			
1			20725103	11024263-510-01	MH-54 STRUCTURE	2,574.290	EA	2,574.29
					Proj.#: 1102426 SB #: 00464788			

THIS MATERIAL SHIPPED RINKER MATERIALS - GREEN COVE SPRINGS 4210 US-17 GREEN COVE SPRINGS FL 32043	SUB-TOTAL ▶	21,707.33	
Tel: (904)770-3301 Fax: (000)000-0000	TAX ▶		
	INVOICE TOTAL >		
	USD DOLLARS	PLEASE PAY FROM THIS INVOICE	

Page No. 1 of 2

INVOICE NO. 24894862

RINKER MATERIALS P.O. BOX 935966 ATLANTA, GA 31193-5966

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A	MATERIALS™ QUIKRETE® COMPANY	

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**MEADOW VIEW AT TWIN CREEK CDD GOVERNMENTAL MGMT SERVICES 475 TOWN PLACE STE 114 ST AUGUSTINE FL 32092** 

SHIP 746783

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**BEACON LAKES P4 850 BEACON LAKE PKWY** BILLY 904-509-3893 **SAINT AUGUSTINE FL 32095** 

CUSTOMER P.O.NUMBER	ORDER DATE REF NO.		DATE DUE	DUNS NUMBER
21029-02	05/06/22		06/11/22	

INVOICE SHIP DATE	SHIP VIA	TERMS	TAX ID
05/12/22	i+	Net 30	85-8017121617C-7

AMOUNT	U/M	PRICE	DESCRIPTION	ITEM NO.	SO#	PIECES	SHIPPED	ORDERED	
4,057.9	EA	4,057.950	MH-16 STRUCTURE	11024263-150-01	20728676	20728676		1	
		1 1	Proj.#: 1102426 SB #: 00464788						
10,037.7	EA	10,037.790	MH-17 STRUCTURE	11024263-160-01	20728676			1	
		1 1.	Proj.#: 1102426 SB #: 00464788					1	
5,468.3	EA	5,468.360	MH-18 STRUCTURE	11024263-170-01	20728694			1	
		1 1	Proj.#: 1102426 SB #: 00464788						
3,813.7	EA	3,813.710	MH-19 STRUCTURE	11024263-180-01	20728694			1	
			Proj.#: 1102426 SB #: 00464788						
3,406.64	EA	3,406.640	MH-20 STRUCTURE	11024263-190-01	20728708	20728708	20728708		1
			ProJ.#: 1102426 SB #: 00464788						
5,506.4	EA	5,506.480	MH-21 STRUCTURE	11024263-200-01	20728708			1	
		1 1	Proj.#: 1102426 SB #: 00464788						
3,406.6	EA	3,406.640	MH-22 STRUCTURE	11024263-210-01	20728708			1	
			Proj.#: 1102426 SB #: 00464788						
5,506.4	EA	5,506.480	MH-23 STRUCTURE	11024263-220-01	20728708			1	
			Proj.#: 1102426 SB #: 00464788						
2,574.2	EA	2,574.290	MH-55 STRUCTURE	11024263-520-01	20728740			1	

Continued On Next Page

THIS MATERIAL SHIPPED FROM PLANT NUMBER: 6225	RINKER MATERIALS - GREEN COVE SPRINGS 4210 US-17 GREEN COVE SPRINGS FL 32043	SUB-TOTAL ▶	60,033.44	
	Tel: (904)770-3301 Fax: (000)000-0000	TAX ▶		
		INVOICE TOTAL >	60,033.44	
		USD DOLLARS	PLEASE PAY FROM THIS INVOICE	

Page No. 2 of 2

INVOICE NO. 24894862



ORDERED	SHIPPED	PIECES	SO#	ITEM NO.	DESCRIPTION	PRICE	U/M	AMOUNT
					Proj.#: 1102426 SB #: 00464788			
1			20728740	11024263-530-01	MH-56 STRUCTURE	2,574.290	EA	2,574.29
					Proj.#: 1102426 SB #: 00464788			
1			20728740	11024263-540-01	MH-57 STRUCTURE	2,192.980	EA	2,192,98
					Proj.#: 1102426 SB #: 00464788			
4			20728740	11024263-550-01	MH-58 STRUCTURE	2,192.980	EA	2,192.98
				11	Proj.#: 1102426 SB #: 00464788			
1			20728740	11024263-560-01	MH-59 STRUCTURE	3,788.370	EA	3,788.37
					Proj.#: 1102426 SB #: 00464788			
1			20728740	11024263-570-01	MH-60 STRUCTURE	5,506.480	EA	5,506.48
					Proj.#: 1102426 SB #: 00464788			
1			20728740	RBOT0016003	BOOT NPC S106-16BW W/BRZCLMP	.000	EA	.00
1					Proj.#: 1102426 SB #: 00464788			
1			20728740	RBOT0016003	BOOT NPC S106-16BW W/BRZCLMP	.000	EA	.00
					Proj.#: 1102426 SB #: 00464788			
1			20728740	RBOT0016003	BOOT NPC S106-16BW W/BRZCLMP	,000	EA.	.00
					Proj.#: 1102426 SB #: 00464788			

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Page No. 1 of 2

1NVOICE NO. 24922356

RINKER MATERIALS
P.O. BOX 935966
ATLANTA, GA 31193-5966

MATERIALS™
A QUIKRETE® COMPANY

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MEADOW VIEW AT TWIN CREEK CDD GOVERNMENTAL MGMT SERVICES 475 TOWN PLACE STE 114 ST AUGUSTINE FL 32092 H | 746783

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BEACON LAKES P4 850 BEACON LAKE PKWY BILLY 904-509-3893 SAINT AUGUSTINE FL 32095

CUSTOMER P.O.NUMBER	ORDER DATE	REF NO.	DATE DUE	DUNS NUMBER
21029-02	05/09/22		06/16/22	

INVOICE SHIP DATE	SHIP VIA	TERMS	TAX ID
05/17/22	*	Net 30	85-8017121617C-7

AMOUNT	U/M	PRICE	DESCRIPTION	ITEM NO.	SO#	PIECES	SHIPPED	ORDERED
2,954.6	EA	2,954.670	MH-24 STRUCTURE	11024263-230-01	20738169			1
	1		Proj.#: 1102426 SB #: 00464788					
2,574.2	EA	2,574.290	MH-25 STRUCTURE	11024263-240-01	20738169			1
			Proj.#: 1102426 SB #: 00464788					
4,519.9	EA	4,519.910	MH-26 STRUCTURE	11024263-250-01	20738169			1
			Proj.#: 1102426 SB #: 00464788					
2,954.6	EA	2,954.670	MH-27 STRUCTURE	11024263-260-01	20738169			1
		1 1	Proj.#: 1102426 SB #: 00464788					
4,519.9	EA	4,519.910	MH-33 STRUCTURE	11024263-320-01	20738177			1
			Proj.#: 1102426 SB #: 00464788					
2,574.29	EA	2,574.290	MH-34 STRUCTURE	11024263-330-01	20738177			1
			Proj.#: 1102426 SB #: 00464788					
4,519.91	EA	4,519.910	MH-35 STRUCTURE	11024263-340-01	20738177			1
			Proj.#: 1102426 SB #: 00464788					
2,574.29	EA	2,574.290	MH-36 STRUCTURE	11024263-350-01	20738177			1
			Proj.#: 1102426 SB #: 00464788					
2,574.29	EA	2,574.290	MH-37 STRUCTURE	11024263-360-01	20738177			1

Continued On Next Page

THIS MATERIAL SHIPPED FROM PLANT NUMBER: 6225	RINKER MATERIALS - GREEN COVE SPRINGS 4210 US-17 GREEN COVE SPRINGS FL 32043 Tel: (904)770-3301 Fax: (000)000-0000	SUB-TOTAL ▶	64,914.58	
	Tel: (904)770-3301 Fax: (000)000-0000	TAX ▶		
		INVOICE TOTAL >	64,914.58	
		USD DOLLARS	PLEASE PAY FROM THIS INVOICE	

Page No. 2 of 2

24922356



DRDERED	SHIPPED	PIECES	50#	ITEM NO.	DESCRIPTION	PRICE	LJ/M	AMOUNT
					Proj.#: 1102426 SB #: 00464788			
1			20738308	11024263-370-01	MH-38 STRUCTURE	3,788.370	EA	3,788.3
					Proj.#: 1102426 SB #: 00464788			
4			20738308	11024263-380-01	MH-39 STRUCTURE	2,574.290	EA	2,574,2
					Proj.#: 1102426 SB #: 00464788			
1			20738308	11024263-390-01	MH-40 STRUCTURE	3,788.370	EA	3,788,3
					Proj.#: 1102426 SB #: 00464788			
1			20738308	11024263-400-01	MH-41 STRUCTURE	2,574,290	EA	2,574.2
					Proj.#: 1102426 SB #: 00464788			
14			20738308	11024263-410-01	MH-42 STRUCTURE	3,788.370	EA	3,788.3
					Proj.#: 1102426 SB #: 00464788			
- 4			20738308	11024263-420-01	MH-43 STRUCTURE	3,788.370	EA	3,788,3
					Proj.#: 1102426 SB #: 00464788	7-7-6		
1			20748075	11024263-270-01	MH-28 STRUCTURE	2,954.670	EA	2,954.6
- 0				1.10	Proj.#: 1102426 SB #: 00464788	1000		
1			20748075	11024263-280-01	MH-29 STRUCTURE	2,954.670	EA	2,954.6
					Proj.#: 1102426 SB #: 00464788			
3			20748075	11024263-290-01	MH-30 STRUCTURE	2,574,290	EA	2,574.2
					Proj.#: 1102426 SB #: 00464788			
1			20748075	11024263-300-01	MH-31 STRUCTURE	3,788.370	EA	3,788.3
					Proj.#: 1102426 SB #: 00464788			
1			20748075	11024263-310-01	MH-32 STRUCTURE	2,574.290	EA	2,574.2
1	100				Proj.#: 1102426 SB #: 00464788			

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

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

- (A) Requisition Number: 52
- (B) Payee:

RINKER MATERIALS P.O. BOX 936217 ATLANTA, GA 31193-6217

Please include company name as reference and the invoice number.

- (C) Amount Payable: \$21,976.32
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Drainage Direct Purchase
- (E) Fund or Account from which disbursement to be made: Phase 4 Acquisition and Construction Account

The undersigned hereby certifies that:

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

or

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

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

- 3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;
- 4. each disbursement represents a Cost of the Project which has not previously been paid.

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

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

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

MEADOW VIEW AT TWIN CREEKS DEVELOPMENT DISTRICT

By:

Responsible Officer

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

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

Consulting Engineer

March 6, 2023

Page No. 1 of 1

INVOICE NO. 25895251

R E M I T RINKER MATERIALS P.O. BOX 936217 ATLANTA, GA 31193-6217

A QUIKRETE® COMPANY

B I Ĺ 739447 T 0

**MEADOW VIEW AT TWIN CREEK CDD** C/O W, GARDNER LLC

**4929 ATLANTIC BLVD JACKSONVILLE FL 32207**  S H 740150

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**BEACON LAKES PHS 4 RDWY & DRNG** 

**HERON OAKS DRIVE** 

**SAINT AUGUSTINE FL 32092** 

CUSTOMER P.O.NUMBER	ORDER DATE REF NO.		DATE DUE	DUNS NUMBER
21029-03	10/10/22		11/10/22	

INVOICE SHIP DATE	SHIP VIA	TERMS	TAX ID
10/24/22		Net 10th Prox	85-8017121617C-7

ORDERED	SHIPPED	PIECES	SO#	ITEM NO.	DESCRIPTION	PRICE	U/M	AMOUNT
72			21605402	PE029P3B096000	P E 029X045 PFL CL3 BW 96	114.460	LF	8,241.12
					SB#:00466652			
9			21605402	RGAS2945000	29X45 OVAL PROFILE GASKET	.000	EA	.00
					SB#:00466652			

THIS MATERIAL SHIPPED FROM PLANT NUMBER: 6210	RINKER MATERIALS 1285 LUCERNE LOOP RD NE WINTER HAVEN FL 33881 Tel: (863)401-6800 Fax: (000)000-0000	SUB-TOTAL Ā	8,241.12
		INVOICE TOTAL Ā	8,241.12
		USD DOLLARS	PLEASE PAY FROM THIS INVOICE

Page No. 1 of 1

INVOICE NO. 25827650

R E M I T RINKER MATERIALS P.O. BOX 936217 ATLANTA, GA 31193-6217



B I Ĺ 739447 T 0

**MEADOW VIEW AT TWIN CREEK CDD** C/O W, GARDNER LLC

**4929 ATLANTIC BLVD JACKSONVILLE FL 32207**  S H 740150

Т О

**BEACON LAKES PHS 4 RDWY & DRNG** 

**HERON OAKS DRIVE** 

**SAINT AUGUSTINE FL 32092** 

CUSTOMER P.O.NUMBER	ORDER DATE	REF NO.	DATE DUE	DUNS NUMBER
21029-03	10/10/22		11/10/22	

INVOICE SHIP DATE	SHIP VIA	TERMS	TAX ID
10/12/22		Net 10th Prox	85-8017121617C-7

ORDERED	SHIPPED	PIECES	SO#	ITEM NO.	DESCRIPTION	PRICE	U/M	AMOUNT
72			21605467	PE029P3B096000	P E 029X045 PFL CL3 BW 96	114.460	LF	8,241.12
					SB#:00466652			
9			21605467	RGAS2945000	29X45 OVAL PROFILE GASKET	.000	EA	.00
					SB#:00466652			

THIS MATERIAL SHIPPED FROM PLANT NUMBER: 6210	RINKER MATERIALS 1285 LUCERNE LOOP RD NE WINTER HAVEN FL 33881 Tel: (863)401-6800 Fax: (000)000-0000	SUB-TOTAL Ā	8,241.12
		INVOICE TOTAL Ā	8,241.12
		USD DOLLARS	PLEASE PAY FROM THIS INVOICE

Page No. 1 of 1

INVOICE NO. 25836236

RINKER MATERIALS
P.O. BOX 936217
TALANTA, GA 31193-6217



B I L 739447

MEADOW VIEW AT TWIN CREEK CDD C/O W, GARDNER LLC 4929 ATLANTIC BLVD JACKSONVILLE FL 32207 S H I P 740150

T 0 BEACON LAKES PHS 4 RDWY & DRNG HERON OAKS DRIVE

SAINT AUGUSTINE FL 32092

CUSTOMER P.O.NUMBER	ORDER DATE REF NO.		DATE DUE	DUNS NUMBER
21029-03	10/11/22		11/10/22	

INVOICE SHIP DATE	SHIP VIA	TERMS	TAX ID
10/13/22		Net 10th Prox	85-8017121617C-7

ORDERED	SHIPPED	PIECES	SO#	ITEM NO.	DESCRIPTION	PRICE	U/M	AMOUNT
48			21612755	PE029P3B096000	P E 029X045 PFL CL3 BW 96	114.460	LF	5,494.08
					SB#:00466652			
6			21612755	RGAS2945000	29X45 OVAL PROFILE GASKET	.000	EA	.00
					SB#:00466652			

THIS MATERIAL SHIPPED FROM PLANT NUMBER: 6210	RINKER MATERIALS 1285 LUCERNE LOOP RD NE WINTER HAVEN FL 33881 Tel: (863)401-6800 Fax: (000)000-0000	SUB-TOTAL Ā	5,494.08	
		INVOICE TOTAL Ā	5,494.08	
		USD DOLLARS	PLEASE PAY FROM THIS INVOICE	



**Total Funding Request** 

Community Development District
Construction Phase 4

Construction Funding Request #6

March 9	, 2023
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680,923.78

Req.	PAYEE	
53	W. Gardner, LLC Beacon Lake Phase 4 (Utilities) Application for Payment No. 11 (Feb 2023)	\$ 381,267.25
54	W. Gardner, LLC Beacon Lake Phase 4 (Clearing/Earthwork) Application for Payment No. 13 (Feb 2023)	\$ 25,612.00
55	W. Gardner, LLC Beacon Lake Phase 4 (Paving/Drainage) Application for Payment No. 11 (Feb 2023)	\$ 274,044.53

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