MEADOW VIEW AT TWIN CREEKS

Community Development District

April 20, 2023



Meadow View at Twin Creeks Community Development District

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

April 13, 2023

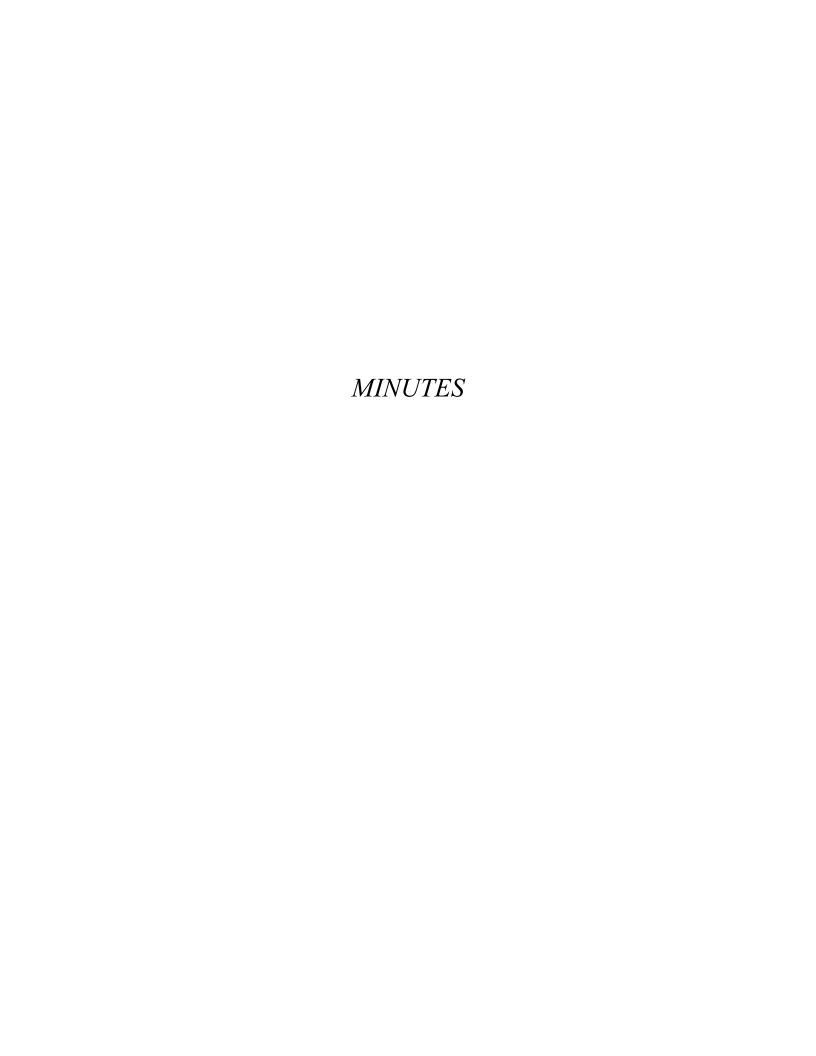
Board of Supervisors Meadow View at Twin Creeks CDD

Dear Board Members:

The Meadow View at Twin Creeks Community Development District Board of Supervisors Meeting is scheduled for Thursday, April 20, 2023 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095 Following is the revised agenda for the meeting:

- I. Roll Call
- II. Public Comment
- III. Approval of Minutes of the March 16, 2023 Meeting
- IV. Update on Landscape and Irrigation Maintenance Services RFP Process
- V. Update on Charlie's Grill Weekend Operating Budget (Memorial Day through Labor Day)
- VI. Consideration of Proposals
 - A. Spring Annual Rotation and Mulch Installation
 - B. African Iris Replacement Along Beacon Lake Parkway and the Lake House
 - C. Shade Structure Relocation
- VII. Discussion of the Fiscal Year 2024 Budget
- VIII. Update on FPL Matters
 - IX. Update on Development Status
 - X. Staff Reports
 - A. District Counsel

- B. District Engineer Approval of Requisition Summary
- C. District Manager
- D. Amenity Manager
- E. Operations Manager Report
- XI. Financial Reports
 - A. Balance Sheet and Income Statement
 - B. Assessment Receipts Schedule
 - C. Check Register
 - D. Consideration of Construction Funding Request No. 47 (Phase 3B)
 - E. Consideration of Construction Funding Request Nos. 7 and 8 (Phase 4)
- XII. Supervisors' Requests and Audience Comments
- XIII. Next Scheduled Meeting May 18, 2023 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095
- XIV. 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, March 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:

Aaron Lyman Vice Chairman (by phone)

Danielle SimpsonSupervisorTyler ThorsSupervisorFrank AriasSupervisor

Also present were:

Jim Oliver District Manager

Katie Buchanan District Counsel (by phone)

Scott Lockwood District Engineer
Jennifer Erickson Amenity Manager

Paul Stratton Riverside Management Services
Rich Gray Riverside Management Services

The following is a summary of the discussions and actions taken at the March 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 February 16, 2023 Meeting

There were no comments on the minutes.

On MOTION by Mr. Lyman seconded by Ms. Simpson with all in favor the minutes of the February 16, 2023 meeting were approved.

FOURTH ORDER OF BUSINESS

Consideration of RFP Documents for Landscape and Irrigation Maintenance Services

Mr. Oliver stated when the District was first formed, landscaping was installed by West Orange Nurseries and West Orange Nursery subcontracted maintenance of the landscaping to Yellowstone. Eventually as the growing period expired, Yellowstone was contracted to maintain District areas. Currently, West Orange Nursery is finalizing their installations in the District and they have areas they've been subcontracting to The Greenery / Martex, so right now, you have three different landscape companies involved. We've come to the point now that most areas are outside the growing period. In addition to that, Florida Statutes require that we go through the request for proposals process from time to time to make sure we're being fair and transparent and other entities have the opportunity to bid on this project. It also makes good business sense, because we can get the best value for the District. This will be the first time we've gone through the RFP process since we originally hired Yellowstone. We want to go through this process so that we will have these numbers back as we start the budget process. In your agenda packet is the project manual, which includes the scope of the project, what the expectations are, the process for how to bid and all the forms to fill out. Any qualified firm that desires to bid will have to meet all the qualifications in this packet. It will be posted in the newspaper, and we will contact all of the landscaping firms that we do business with in Northeast Florida. Ultimately, proposals will be brought to the Board at the May meeting, we will take a look at the proposals to make sure they are responsible to what was required by the project manual, and we will come up with some suggested rankings, but at the end of the day, the Board will rank these proposals and you will determine what the best value is.

Mr. Oliver provided a brief overview of the criteria: personnel and equipment, experience, understanding scope of RFP, financial capacity, and price. It was noted final dates will be updated in the project manual and RFP notice.

On MOTION by Mr. Lyman seconded by Mr. Arias with all in favor the form of RFP notice, the evaluation criteria and project manual for landscape and irrigation maintenance services were approved in substantial form.

FIFTH ORDER OF BUSINESS

Consideration of Proposals for Janitorial Services

Mr. Oliver informed the Board that there has been an increase in cost for janitorial services this year.

Ms. Erickson presented two proposals. The current provider's proposal, Jani-King, totals \$3,050 per month and it does not include certain items that she believes should be included such as cleaning windows and dusting certain areas. City Wide's proposal totals \$1,855 per month and includes those items, as well as the back patio. She also noted service has declined in the last few months with Jani-King. She also added she will be discussing a few things with the selected contractor that may increase the monthly cost that will be presented at next month's meeting.

On MOTION by Mr. Arias seconded by Ms. Simpson with all in favor the proposal for janitorial services from City Wide was approved.

On MOTION by Mr. Thors seconded by Mr. Arias with all in favor terminating the agreement with Jani-King per the 30-day termination clause in the agreement was approved.

Ms. Erickson asked for approval of a one-time deep clean in the amount of \$1,250. Mr. Oliver stated that it could be resolved at a staff level.

SIXTH ORDER OF BUSINESS

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

Ms. Erickson informed the Board that Antonio's Pizza has offered to operate Charlie's Grill from Memorial Day through Labor Day. They will be responsible for all expenses and the clean-up and care of the facility during that time.

SEVENTH ORDER OF BUSINESS Discussion of Dog Park Options

Mr. Oliver reminded the Board that at the last meeting lack of grass growth under the shade structure was discussed. Turf has been installed in the area. Mr. Gray added that the installer of the shade structure has provided a quote of \$6,000 for relocation. A second

company has quoted \$2,500. Possible locations have been marked in the dog park for the supervisors to review if desired. It was noted the suggested location would require relocation of a bench, which RMS could do.

This item was tabled to the next meeting.

EIGHTH ORDER OF BUSINESS Discussion of Facility Rentals for Commercial Purposes

Mr. Oliver stated that the guidance from the previous board has been to not rent the amenity facility for commercial purposes.

A resident addressed the Board and asked for permission to film portions of a proposed TV pilot at the District's facility for a period of four to five days with a small crew of about six to eight people during off-peak times.

Mr. Oliver added that a discussion would need to be had with counsel to determine what would need to be done to protect the District.

NINTH ORDER OF BUSINESS Update on FPL Matters

Mr. Oliver stated that this item has to do with the imminent domain matter regarding the right of way at the north entrance of the community. There being nothing to update the Board on at this time, the next item followed.

TENTH ORDER OF BUSINESS Update on Development Status

Ms. Simpson stated that the pickleball courts are still estimated to be completed in mid of April. The plats for Phase 4A and 4B are nearing approval.

Mr. Lyman added that there have been some issues with grading and other items related to the connector road that have caused a small delay. FPL conduits are being installed for Phase 4.

ELEVENTH ORDER OF BUSINESS Staff Reports

A. District Counsel

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

B. District Engineer – Approval of Requisition Summary

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

On MOTION by Ms. Simpson seconded by Mr. Arias with all in favor the requisition summary listing numbers 98-104 for Phase 3B and numbers 51-55 for Phase 4 was approved.

Mr. Lockwood noted the annual engineer's report required by the trust indenture will be prepared and submitted before the deadline in June.

C. District Manager

Mr. Oliver updated the Board on the budget process for Fiscal Year 2024, noting the budget is scheduled to be adopted at the August meeting.

D. Amenity Manager

Ms. Erickson went over the events held at the amenity center since the last meeting and upcoming events. She also reported on vandalism at the Lakeside Park.

D. Operations Manager

Mr. Gray 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 the damaged flagstone by the lighthouse. Mr. Gray stated that he would look into it and report back.

TWELFTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet & Income Statement

Copies of the financial statements as of February 28, 2023 were included in the agenda package for the Board's review.

B. Assessment Receipts Schedule

A copy of the assessment receipts schedule showing the District's assessments are almost 98% collected was included in the agenda package.

C. Check Register

A copy of the check register totaling \$710,948.73 was included in the agenda package for the Board's review.

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

D. Consideration of Construction Funding Request No. 46 (Phase 3B)

A copy of construction funding request number 46 totaling \$142,950.50 was included in the agenda package for the Board's review. Mr. Oliver noted the funding requests track the requisition summary approved earlier in the meeting.

E. Ratification of Construction Funding Request No. 5 (Phase 4)

A copy of construction funding request number 5 totaling \$244,038.08 was included in the agenda package.

F. Consideration of Construction Funding Request No. 6 (Phase 4)

A copy of construction funding request number 6 totaling \$680,923.78 was included in the agenda package.

On MOTION by Mr. Arias seconded by Mr. Thors with all in favor construction funding request numbers 46, 5 and 6 were approved.

THIRTEENTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

Supervisor Requests

Mr. Arias asked for an update on security matters.

Mr. Oliver responded that a contract was being sought with a company based out of Jacksonville, however the terms could not be agreed upon.

Audience Comments

A resident asked if the landscape RFP is an annual process.

Mr. Oliver responded that the process is typically done every three to five years.

A resident asked if there is a timeline for the resolution of the FPL matters discussed earlier in the meeting.

Mr. Oliver responded that there is no timeline for the District, however he believes FPL would like to begin their project in 2024.

A resident asked how many other districts utilize security services.

Mr. Oliver responded that he does not have any districts that he manages that use private security, however some districts do use either private security firms, Sheriff's officers, or both.

A resident asked if there are plans to install dog waste stations.

Mr. Oliver responded that is in progress, but subject to change.

FOURTEENTH ORDER OF BUSINESS

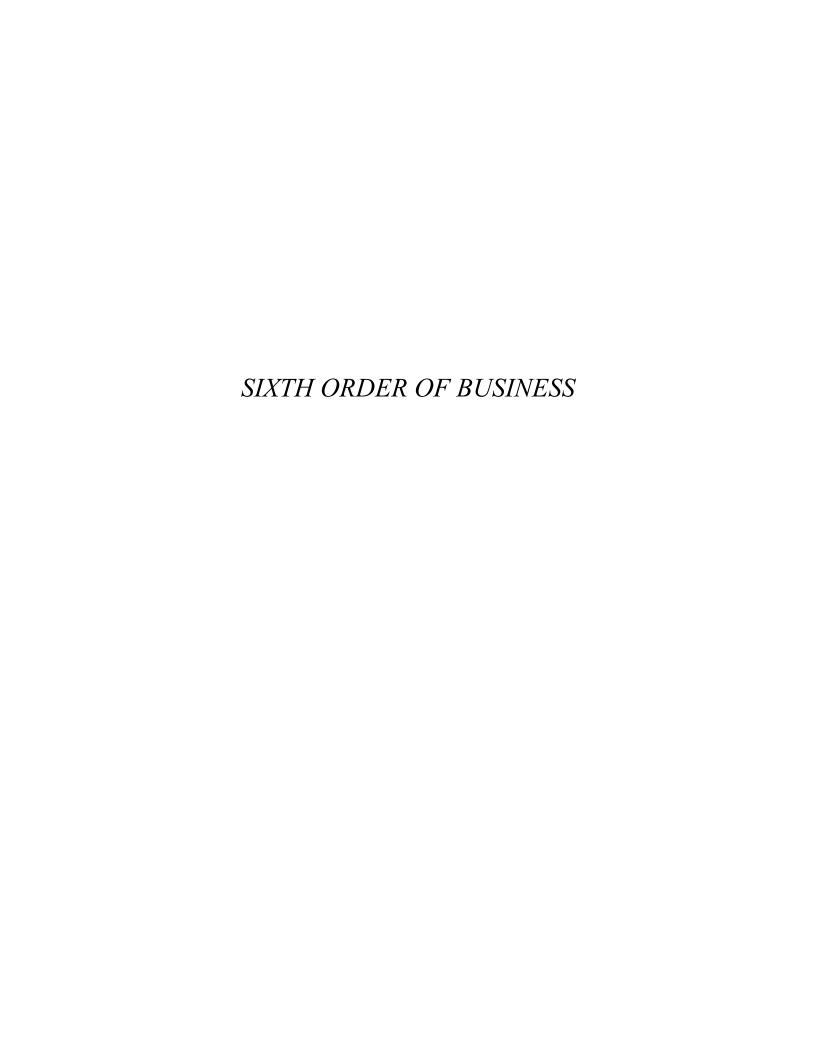
Next Scheduled Meeting – April 20, 2023 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095

FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Arias seconded by Mr. Thors with all in favor the meeting was adjourned.

Secretary/Assistant Secretary	Chairman/Vice Chairman



A.



Proposal #296013

Date: 03/23/2023 From: Brad Poor

Proposal For Location

Meadow View at Twin Creeks CDD c/o GMS-NF, LLC

475 West Town PI Suite 114 St. Augustine, FL 32092 main: 904-940-5850 ext. 406 mobile:

chogge@gmsnf.com

850 Beacon Lake Pkwy St. Augustine , FL 32095

Property Name: Meadow View at Twin Creeks CDD

Spring Annual Rotation 2023 Terms: Net 30

DESCRIPTION		AMOUNT
Annuals Installed		\$5,854.73
Client Notes		
	SUBTOTAL	\$5,854.73
Signature	SALES TAX	\$0.00
x	TOTAL	\$5,854.73

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate. Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact	Assigned To
Print Name:	Brad Poor Office: bpoor@yellowstonelandscape.com
Title: Date:	



Proposal #296000

Date: 03/23/2023 From: Brad Poor

Proposal For Location

Meadow View at Twin Creeks CDD c/o GMS-NF, LLC

475 West Town PI Suite 114 St. Augustine, FL 32092 main: 904-940-5850 ext. 406 mobile:

chogge@gmsnf.com

850 Beacon Lake Pkwy St. Augustine, FL 32095

Property Name: Meadow View at Twin Creeks CDD

Mulch Application 2023 Terms: Net 30

DESCRIPTION		QUANTITY	AMOUNT
Brown Mulch Installed		900.00	\$45,000.00
Client Notes			
	SUBTOTAL		\$45,000.00
Signature	SALES TAX		\$0.00
X	TOTAL		\$45,000.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate. Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact	Assigned To
Print Name:	Brad Poor Office: bpoor@yellowstonelandscape.com
Title: Date:	





Proposal #296762

Date: 03/27/2023

From: Joseph Soenksen

Proposal For Location

Meadow View at Twin Creeks CDD c/o GMS-NF, LLC

475 West Town PI Suite 114 St. Augustine, FL 32092 main: 904-940-5850 ext. 406 mobile:

chogge@gmsnf.com

850 Beacon Lake Pkwy St. Augustine, FL 32095

Property Name: Meadow View at Twin Creeks CDD

African Iris Replacement along Beacon Lake Parkway and at The Lake Terms: Net 30

House

DESCRIPTION		QUANTITY	AMOUNT
General Labor		12.00	\$780.00
African Iris		100.00	\$1,800.00
Client Notes • Add African Iris to fill in beds along Beacon Lake Parkway and at	The Lake Hou	use	
	SUBTOTAL		\$2,580.00
Signature	SALES TAX		\$0.00
X	TOTAL		\$2,580.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate. Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact	Assigned To
Print Name:	Joseph Soenksen Office: jsoenksen@yellowstonelandscape.com
Date:	

C.



PROPOSAL WORK

W. O. #	
NAME	BEACON LAKES
ADDRESS	
DATE	3/15/2023

#				EX	TENTION
	ENTRANCE TIMER				
				\$	-
4	NEED TO LOCATE AND REPLACE (4) RAIN BIRD DECODERS	\$	401.00	\$	1,604.00
				\$	-
				\$	-
	CLOCK D			\$	-
2	ZONE 9,10 NEED TO LOCATE AND REPLACED (2) BAD RAIN BIRD DECODERS	\$	401.00	\$	802.00
				\$	-
	EXIT TIMER			\$	-
2	ZONES 23,27 (2) BAD RAIN BIRD DECODERS	\$	401.00	\$	802.00
				\$	-
				\$	-
				\$	-
				\$	-
				\$	-
				\$	-
				\$	-
				\$	-
				\$	-
	PART	S TO	DTAL	\$	3,208.00

		\$ 744.00
COMMENTS:	_	
	_	
	_	
	_	
	,	
	MATERIALS	\$ 3,208.00
	LABOR & RENTAL	\$ 744.00
	TOTAL	\$ 3,952.00
	_	-





Riverside Maintenance Services, Inc. 9655 Florida Mining Blvd W, Bldg. 300, Suite 305 Jacksonville, Florida 32257 (904) 288-7667 www.riversidemgtsvc.com

Number:	03242023	Date:	3/24/23

Proposal To:

Meadowview at Twin Creeks CDD Beacon Lake Community 850 Beacon Lake Parkway St. Augustine, Florida 32095 904-21703052 Attn: Rich Gray

Site Address:

Meadowview at Twin Creeks CDD Beacon Lake Community 850 Beacon Lake Parkway St. Augustine, Florida 32095

Date	Description	Quantity	Price/Rate	Amount
	Site preperation for shade relocation of dog park			
	Materials to include: (30) 60# bags of Quickcrete mix 48' / 1x4" framing lumber 1 box / 3" Red Head Concrete Anchors	1	180	\$180.00
	Labor Total	12	55	\$660.00
			Total:	\$ 840.00

ACCEPTANCE OF PROPOSAL: The above prices and specifications are satisfactory and are hereby accepted. You are authorizing Riverside Maintenance Services, Inc. to complete the work as described above and to perform the work in a timely and professional manner.

Customer Signature:	Date:		
Manager Signature:	Date:		

Shade America, Inc.

3604 Harbor Drive Saint Augustine, FL 32084 US (904)217-0516 sholton.shadeamerica@outlo ok.com http://www.shadeamerica.co



Estimate 3140

ADDRESS

Rich Gray Beacon Lakes 850 Beacon Lakes Parkway St Augustine, FL 32095

DATE 04/10/2023 TOTAL **\$2,500.00**

ACTIVITY	QTY	RATE		AMOUNT
Service Move 24' x 24' (4) Post Shade Structure. Uninstall, move and reinstall in selected location in dog park	1	2,500.00		2,500.00
This proposal is valid for 30 days.	All discou	nts reflected		
here will apply. 50% deposit is required with order installation.	and balan	ice is due upon	TOTAL	\$2,500.00

THANK YOU.

50% DEPOSIT REQUIRED

Shade will be installed within 6-8 weeks from deposit receipt and signed purchase order/proposal. All materials will remain the property of Shade America, Inc. until balance is

Shade America, inc. will make every effort to insure that underground cables or pipes are not damaged when digging foundations. It is the customer's responsibility to advise of

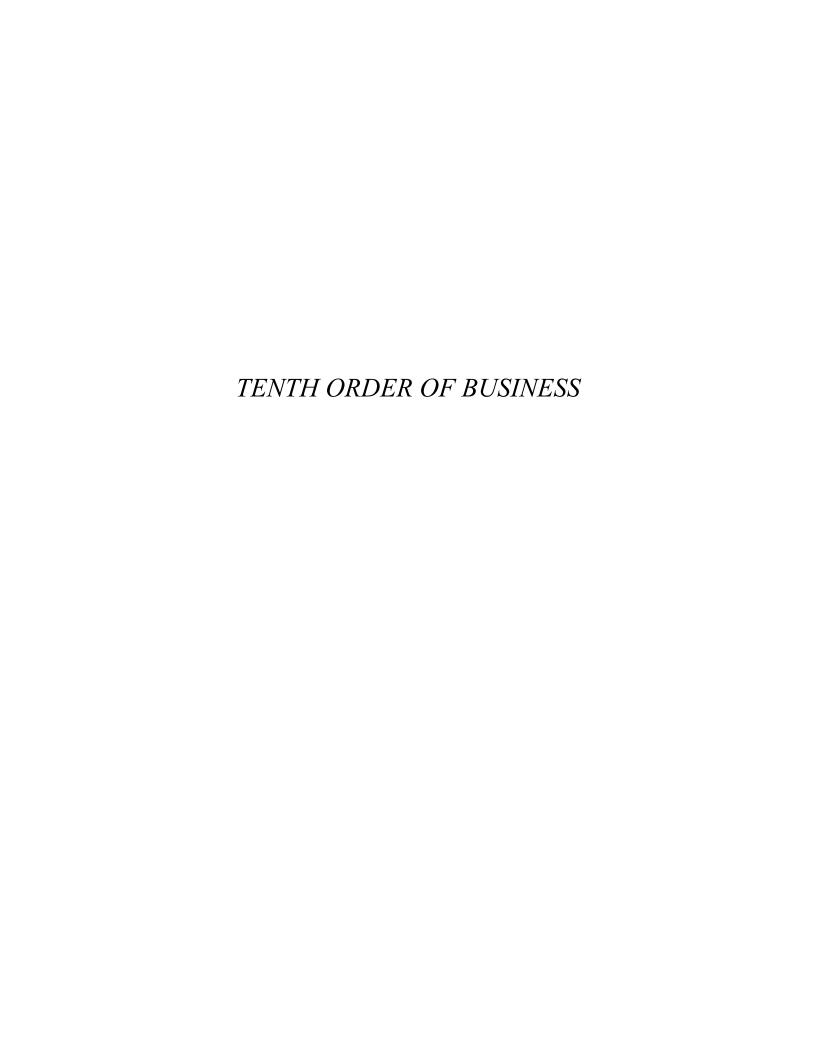
such obstacles prior to job start and to cover costs

associated with removal and/or relocating.

Accepted By

paid.

Accepted Date





MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

REQUISITION SUMMARY

2021 Phase 3

2020 Phase 4

Thursday, April 20, 2023

2021 Phase 3 TO	BE APPROV	/FD				
4/20/2023		ETM	Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 207524 (Mar 2023)	\$	60.50	
4/20/2023	106	Yellowstone Landscape	Pickleball Court Drainage - Invoice JAX 504276	\$	6,000.00	
4/20/2023	107	Smith Manus	FPL Performance Bonds			
4/20/2023	108	West Orange Nurseries, Inc.	Landscaping maintenance - 66803			
4/20/2023	109	Harbinger	Phase 3 signage (Remaining balance) Invoice 28089			
4/20/2023	110	Harbinger	Phase 3 signage (Remaining balance) Invoice 29088	\$	6,042.00	
4/20/2023	111	Harbinger	Signage - Townhomes (Remaining balance) Invoice 28117	\$	2,346.00	
4/20/2023	112	The Nidy Sport Construction Co. Pickeball Court - Invoice 13986				
4/20/2023	113	The Nidy Sport Construction Co	. Pickeball Court - Invoice 14007	\$	7,920.00	
4/20/2023	114	Atlantic Security	Equipment & Installation access for Pickleball Court - Invoice 288970 (Remaining Balance)	\$	1,725.00	
			2021 Phase 3 REQUISITIONS TO BE APPROVED		\$100,451.88	
2021 Phase 4 TO 3/16/2023	BE RATIFIE 56	<u>D</u> Clary & Associates, Inc.	Phase 4B: Stake and grade Temp FLC's for electrical installation - Invoice 2023-96	\$	5,495.00	
	1	,	2021 Phase 4 REQUISITIONS TO BE RATIFY	\$	5,495.00	
					,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
2021 Phase 4 TO	BE APPROV	/FD				
4/20/2023		W. Gardner, LLC	Beacon Lake Phase 4 (Utilities) Application for Payment No. 12 (Mar 2023)	\$	176,213.39	
4/20/2023		W. Gardner, LLC	Beacon Lake Phase 4 (Clearing/Earthwork) Application for Payment No. 14 (Mar 2023)	\$	25,148.27	
4/20/2023		W. Gardner, LLC	Beacon Lake Phase 4 (Paving/Drainage) Application for Payment No. 12 (Mar 2023)	\$	279,988.80	
4/20/2023		Rinker Materials	Sanitary Direct Purchase	\$	188.00	
4/20/2023		Clary & Associates, Inc.	Phase 4A: Boundary Survey - Invoice 2021-1112-2	\$	3,250.00	
4/20/2023		Clary & Associates, Inc.	Phase 4A: Plat Administration - Invoice 2021-1112-3	\$	1,792.24	
	2021 Phase 4 REQUISITIONS TO BE APPROVED					
TOTAL REQUISITIONS TO BE APPROVED APRIL 20, 2023					\$486,580.70 \$592,527.58	



Meadow View at Twin Creeks

4/20/2023

Community Development District
Field Operations & Amenity Management Report



Rich Gray

MANAGER OF OPERATIONS
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 April 20, 2023

To: Board of Supervisors

From: Rich Gray

Manager Of Operations

Jennifer Clark-Erickson Amenity Manager

RE: Beacon Lake Field Operations & Amenity Management Report – April 20, 2023

The following is a review of items related to Field operations, Maintenance, and Amenity Management of Beacon Lake.



Events

- ➤ Food truck schedules are planned through June 2023. We have three food trucks at Food Truck Alley every Friday night 5pm 8pm
- ➤ Pilates Yoga Fusion classes are offered every Tuesday morning by a certified fitness instructor.
- ➤ Tai Chi classes on the lawn Mondays at 9am
- ➤ Beacon Lake Bunco 2nd Tuesday Monthly
- ➤ Beacon Lake Bingo April 19th, Prizes are provided by the district using the Special Events Budget
- Mexican Train Dominoes Last Wednesday Monthly
- Mary Music Time Started back on March 27th, 2023, for toddlers in the social room. We have two full classes.
- Book Club 2nd Wednesday monthly.
- ➤ Whiskey Club The last Friday each month 7pm
- ➤ Wine Club 3rd Thursday each month 7pm
- ➤ Kids STEM Robotics Robotics Spring Break classes begin Monday, March 13th 3:45pm-5:15pm 1-week program Students will build robots, solve challenges, and battle their friends.
- ➤ Easter We had a full house for the egg hunt and petting zoo. The residents loved the event. We will plan to hold next years egg hunt earlier due to the heat.
- Memorial Day Bash May 27th 11-2, bouncers, rock wall, food trucks
- ➤ Polynesian Luau June 24th Dancers, music, and food trucks. Small entrance fee to secure attendance.
- Food Demo Resident Chef Colin from The Groovy Ladle will host two demos on May 6th.
- Charlie's Grill Scheduled to open May 27^{th.}

Weekly Maintenance Responsibilities

Listed below are weekly maintenance Responsibilities:

- ➤ Roadways, tennis courts, playgrounds, pool area, sports complex, soccer field and parking lot are checked for debris daily.
- > All trash receptacles are checked daily and emptied as needed.
- All dog pot waste receptacles are checked and emptied.
 If needed, (3) times a week and bags are stocked on a needed basis.
- > All pool furniture is straightened and organized at the start of each day. Making sure to inspect each chair for proper working order.
- > Slide covers are inspected at the start of each day for proper securement on weekdays.
- ➤ Lighting inspections are conducted on a weekly basis, and bulbs are replaced as needed.
- > Entryway, back patio, and front sidewalk are blown off at the start of each day.

Further maintenance tasks and developments are conducted on an as needed basis. Examples of these developments are listed in the following pages.



Completed Projects

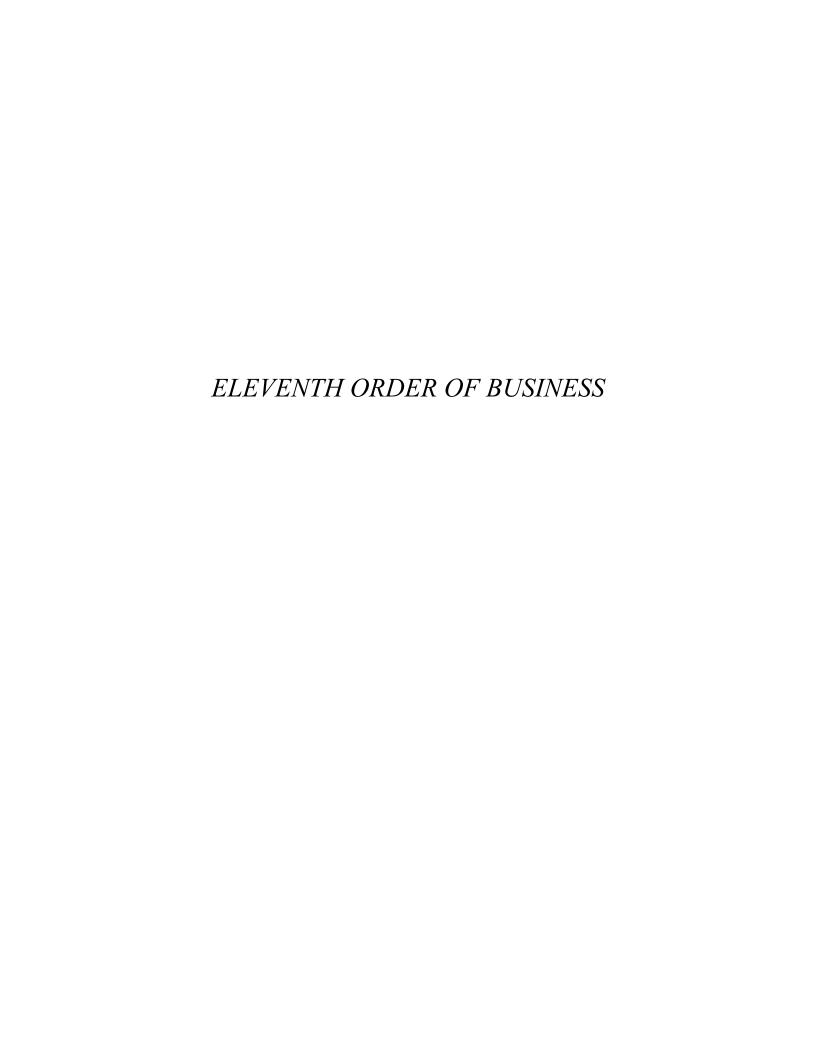
- ➤ Replaced all securing latches on pool, entry patio, back patio, and front entrance trash cans.
- Fixed entry latch on dog park gate. (Small dog park).
- ➤ Patched ripped windscreen on basketball court, reattached downed windscreen and fixed entry latch at parking lot gate.
- Raked lake front park and Beach at amenity center 2x, removed graffiti and coloring off firepit and exterior building wall.
- Addressed downed windscreens on tennis courts and made adjustment to center strap.
- > Patched potholes at lake front park parking lot entrance.
- > Replaced broken soap dispenser in men's restroom in gym.
- > Fixed broken entry gate at lake front park.
- Cleaned graffiti and toilet paper off men's restroom walls in gym.
- Replaced rusted dog pot on Continence drive and reset mounting pole.
- ➤ Repaired busted hose and installed new threaded hose adapter on valve for handicap lift chair (lap pool).



Conclusion

For any questions or comments regarding the above information please contact Rich Gray, Manager Of Operations at rgray@rmsnf.com and Jennifer Clark-Erickson, Amenity Manager at beaconmanager@rmsnf.com





A.

Meadow View at Twin Creeks Community Development District

Unaudited Financial Statements as of March 31, 2023



Table of Contents

Balance Shee	1
General Fund Income Statemer	2-3
Month to Mont	4-5
Debt Service Fund Series 2016 A-1 Income Statemer	6
Debt Service Fund Series 2018 A-1 Income Statemer	7
Debt Service Fund Series 2019 Income Statemer	8
Debt Service Fund Series 2020 Income Statemen	9
Debt Service Fund Series 2021-Phase 3B Income Statemer	10
Debt Service Fund Series 2021 Phase 4 Income Statemen	11
Capital Projects Income Statemer	12
Long Term Debt Summar	13-14
Assessment Receipt Schedul	15

Community Development District

Combined Balance Sheet

March 31, 2023

Assets: Cash Investments: Custody - US Bank Series 2016 A1 Reserve Revenue Series 2018 A1 Reserve Revenue Series 2018 A2 Revenue Prepayment Series 2019 A1 Reserve Revenue Series 2019 A1 Reserve Revenue	\$224,287 \$1,197,484	\$135,192 \$470,234 \$186,321 \$623,548 \$2,766 \$1 \$78,417 \$266,675		\$224,287 \$1,197,484 \$135,192 \$470,234 \$186,321 \$623,548 \$2,766 \$1 \$78,417 \$266,675
Investments: Custody - US Bank Series 2016 A1 Reserve Revenue Series 2018 A1 Reserve Revenue Series 2018 A2 Revenue Prepayment Series 2019 A1 Reserve Revenue Series 2019 A1 Reserve Revenue Series 2020 A1	\$1,197,484	\$135,192 \$470,234 \$186,321 \$623,548 \$2,766 \$1 \$78,417 \$266,675 \$38,130 \$113,252		\$1,197,484 \$135,192 \$470,234 \$186,321 \$623,548 \$2,766 \$1 \$78,417 \$266,675
Custody - US Bank Series 2016 A1 Reserve Revenue Series 2018 A1 Reserve Revenue Series 2018 A2 Revenue Prepayment Series 2019 A1 Reserve Revenue Series 2019 A1	 	\$135,192 \$470,234 \$186,321 \$623,548 \$2,766 \$1 \$78,417 \$266,675 \$38,130 \$113,252		\$135,192 \$470,234 \$186,321 \$623,548 \$2,766 \$1 \$78,417 \$266,675
Series 2016 A1 Reserve Revenue Series 2018 A1 Reserve Revenue Series 2018 A2 Revenue Prepayment Series 2019 A1 Reserve Revenue Series 2020 A1	 	\$135,192 \$470,234 \$186,321 \$623,548 \$2,766 \$1 \$78,417 \$266,675 \$38,130 \$113,252		\$135,192 \$470,234 \$186,321 \$623,548 \$2,766 \$1 \$78,417 \$266,675
Reserve Revenue Series 2018 A1 Reserve Revenue Series 2018 A2 Revenue Prepayment Series 2019 A1 Reserve Revenue Series 2020 A1		\$470,234 \$186,321 \$623,548 \$2,766 \$1 \$78,417 \$266,675 \$38,130 \$113,252		\$470,234 \$186,321 \$623,548 \$2,766 \$1 \$78,417 \$266,675
Revenue Series 2018 A1 Reserve Revenue Series 2018 A2 Revenue Prepayment Series 2019 A1 Reserve Revenue Series 2020 A1		\$470,234 \$186,321 \$623,548 \$2,766 \$1 \$78,417 \$266,675 \$38,130 \$113,252		\$470,234 \$186,321 \$623,548 \$2,766 \$1 \$78,417 \$266,675
Series 2018 A1. Reserve Revenue Series 2018 A2. Revenue Prepayment Series 2019 A1. Reserve Revenue Series 2020 A1.		\$186,321 \$623,548 \$2,766 \$1 \$78,417 \$266,675 \$38,130 \$113,252		\$186,321 \$623,548 \$2,766 \$1 \$78,417 \$266,675
Reserve Revenue Series 2018 A2 Revenue Prepayment Series 2019 A1 Reserve Revenue Series 2020 A1	 	\$623,548 \$2,766 \$1 \$78,417 \$266,675 \$38,130 \$113,252		\$623,548 \$2,766 \$1 \$78,417 \$266,675
Revenue Series 2018 A2 Revenue Prepayment Series 2019 A1 Reserve Revenue Series 2020 A1	 	\$623,548 \$2,766 \$1 \$78,417 \$266,675 \$38,130 \$113,252		\$623,548 \$2,766 \$1 \$78,417 \$266,675
Series 2018 A2 Revenue Prepayment Series 2019 A1 Reserve Revenue Series 2020 A1		\$2,766 \$1 \$78,417 \$266,675 \$38,130 \$113,252		\$2,766 \$1 \$78,417 \$266,675
Revenue Prepayment Series 2019 A1 Reserve Revenue Series 2020 A1	 	\$1 \$78,417 \$266,675 \$38,130 \$113,252		\$1 \$78,417 \$266,675
Prepayment Series 2019 A1 Reserve Revenue Series 2020 A1	 	\$1 \$78,417 \$266,675 \$38,130 \$113,252		\$1 \$78,417 \$266,675
Series 2019 A1 Reserve Revenue Series 2020 A1	 	\$78,417 \$266,675 \$38,130 \$113,252		\$78,417 \$266,675
Reserve Revenue Series 2020 A1	 	\$266,675 \$38,130 \$113,252		\$266,675
Revenue Series 2020 A1	 	\$266,675 \$38,130 \$113,252		\$266,675
Series 2020 A1	 	\$38,130 \$113,252		
		\$113,252		\$20.420
Reserve		\$113,252		
				\$38,130
Revenue				\$113,252
Prepayment		\$904		\$904
Series 2020 A2				
Revenue		\$1,704		\$1,704
Series 2020 A3				
Reserve		\$18,636		\$18,636
Series 2021-PH3B				
Reserve		\$141,039		\$141,039
Revenue		\$177,360		\$177,360
Interest		\$304		\$304
Prepayment		\$22,755		\$22,755
Construction			\$1,971	\$1,971
Series 2021-PH4				
Reserve		\$211,869		\$211,869
Revenue		\$423,740		\$423,740
Interest		\$468		\$468
Construction			\$12,710	\$12,710
Due from Other	\$986			\$986
Due From Developer - Dreamfinders	\$25,696			\$25,696
Electric Deposits	\$3,360			\$3,360
Prepaid Expenses	\$3,534			\$3,534
Total Assets	\$1,455,348	\$2,913,315	\$14,680	\$4,383,343
Liabilities:				
Accounts Payable	\$22,431			\$22,431
FICA Payable				\$0
Accrued Expenses	\$1,769			\$1,769
Retainage Payable			\$250,728	\$250,728
Total Liabilities	\$24,201	\$0	\$250,728	\$274,928
Fund Balances:				
Nonspendable	\$6,894	\$0		\$6,894
Restricted for Capital Projects			(\$236,047)	(\$236,047)
Restricted for Debt Service		\$2,913,315		\$2,913,315
Restricted for Fence Agreement	\$7,950			\$7,950
Unassigned	\$1,416,304			\$1,416,304
Total Fund Balances	\$1,431,147	\$2,913,315	(\$236,047)	\$4,108,415
Total Liabilities & Fund Equity	\$1,455,348	\$2,913,315	\$14,680	\$4,383,343

Community Development District GENERAL FUND

Statement of Revenues & Expenditures

For the Period ending March 31, 2023 Adopted **Prorated Actual** Thru 03/31/23 Thru 03/31/23 **Budget** Variance **REVENUES:** Assessments - Tax Roll (1) \$1,209,376 \$1,196,297 \$1,196,297 \$0 \$0 Assessments - Direct \$603,935 \$543,498 \$543,498 Interest/Miscelleaneous Income \$5,000 \$2,917 \$2,500 \$5,417 \$7,950 \$7,950 Restricted - Easement Fence Fund \$0 \$0 Facility Revenue \$10,000 \$5,000 \$5,600 \$600 **TOTAL REVENUES** \$1,828,311 \$1,747,295 \$1,758,762 \$11,467 **EXPENDITURES: ADMINISTRATIVE:** Supervisor Fees \$0 \$0 \$800 (\$800)FICA Expense \$0 \$0 \$61 (\$61)Engineering \$36,000 \$15,000 \$12,687 \$2,313 Attorney Fees \$30,000 \$12,500 \$5,994 \$6,506 **Annual Audit** \$7,500 \$0 \$0 \$0 Artbitrage \$3,600 \$3,000 \$3.000 \$0 Assessment Roll \$10,000 \$10,000 \$10.000 \$0 Dissemination \$20,000 \$10,000 \$6,250 \$3,750 Trustee Fees \$21,000 \$13,579 \$13,579 \$0 Management Fees \$52,094 \$26,047 \$26,047 (\$0)Information Technology \$1,550 \$775 \$775 (\$0)Website Compliance \$1,100 \$550 \$550 (\$0)\$700 \$350 \$188 \$162 Telephone Postage \$1,000 \$500 \$713 (\$213)Insurance \$8,802 \$8,802 \$7,885 \$917 Printing and Binding \$2,000 \$1,000 \$375 \$625 Legal Advertising \$1,500 \$750 \$288 \$462 Other Current Charges \$1,600 \$800 \$0 \$800 Office Supplies \$300 \$150 \$4 \$146 Dues, Licenses & Subscriptions \$175 \$175 \$175 \$0 **ADMINISTRATIVE EXPENDITURES** \$198,921 \$103,978 \$89,372 \$14,606 **AMENITY CENTER:** Utilities Telephone/Cable/Internet \$10,900 \$5,450 \$5,722 (\$272)Electric \$45,800 \$22,900 \$23,109 (\$209)\$20,000 \$10,000 \$12,814 (\$2,814)Water/Irrigation Gas \$2,136 \$1,068 \$1,163 (\$95)Trash Removal \$4,860 \$2,430 \$3,750 (\$1,320)Security Security Monitoring \$1.440 \$720 \$777 (\$57)Gate Monitoring \$16,235 \$8,118 \$9,507 (\$1,390)Gate Repairs \$0 \$0 \$1,330 (\$1,330)Access Cards \$4,000 \$2,000 \$683 \$1,317 Contracted Security \$20,000 \$10,000 \$0 \$10,000 **Management Contracts** Facility Management \$125,000 \$62,500 \$44,635 \$17,865 **Pool Attendants** \$51,750 \$25,875 \$0 \$25,875 Canoe Launch Attendant \$31,050 \$15,525 \$0 \$15,525 Snack Bar Attendant \$17,940 \$8,970 \$0 \$8,970 Field Mgmt / Admin \$43,200 \$21,600 \$21.600 \$0

\$20,000

\$15,000

\$10,000

\$7,500

\$7,856

\$6,107

\$2,144

\$1,393

Pool Maintenance

Pool Chemicals

Community Development District GENERAL FUND

	Adopted	Prorated	Actual	
	Budget	Thru 03/31/23	Thru 03/31/23	Variance
AMENITY CENTER CONTINUED				
Janitorial	\$22,275	\$11,138	\$18,207	(\$7,069)
Facility Maintenance	\$30,000	\$15,000	\$18,866	(\$3,866)
Private event Attendant	\$5,000	\$1,536	\$1,536	\$0
Repairs & Maintenance	\$36,000	\$18,000	\$24,770	(\$6,770)
Capital Projects	\$12,000	\$6,000	\$3,640	\$2,360
Snack Bar Inventory- CGS	\$1,000	\$500	\$0	\$500
Food Service License	\$650	\$325	\$0	\$325
Rental and Leases	\$27,691	\$13,846	\$6,923	\$6,923
Subscriptions	\$12,000	\$6,000	\$1,494	\$4,506
Pest Control	\$2,600	\$1,300	\$1,257	\$43
Supplies	\$2,500	\$1,250	\$264	\$986
Towel/Linen Service	\$2,000	\$1,000	\$1,578	(\$578)
Furniture, Fixtures & Equipment	\$5,000	\$2,500	\$2,522	(\$22)
Special Events	\$35,000	\$20,657	\$20,657	\$0
Holiday Decorations	\$20,000	\$15,385	\$15,385	\$0
Fitness Center Repairs/Supplies	\$3,100	\$1,550	\$3,741	(\$2,191)
Office Supplies	\$1,500	\$750	\$1,355	(\$605)
ASCAP/BMI Licenses	\$800	\$400	\$0	\$400
Property Insurance	\$54,949	\$54,949	\$45,816	\$9,133
Permit and License	\$575	\$0	\$0	\$0
AMENITY CENTER EXPENDITURES	\$703,951	\$386,740	\$307,062	\$79,678
CDOUND MAINTENANCE EVDENDITUDES				
GROUND MAINTENANCE EXPENDITURES Hydrology Quality / Mitigation	\$6,400	\$3,200	\$0	\$3,200
Hydrology Quality/Mitigation Electric	\$30,000	\$3,200 \$15,000	\$13,606	\$3,200 \$1,394
Landscape Maintenance	\$646,800	\$323,400	\$275,036	\$48,364
Landscape Contingency	\$85,000	\$42,500	\$273,030 \$19,852	\$22,648
Lake Maintenance	\$27,000	\$42,500 \$13,500	\$19,832 \$10,885	\$22,646
Grounds Maintenance	\$12,000	\$6,000	\$4,722	\$1,278
Pump Repairs	\$5,000	\$1,359	\$1,359	\$1,270
Streetlighting	\$49,890	\$24,945	\$26,002	(\$1,057)
Streetlight Repairs	\$5,000	\$24,943	\$20,002	\$2,500
Storm Cleanup	\$5,000	\$2,300 \$0	\$1,220	(\$1,220)
Irrigation Repairs	\$22,200	\$22,200	\$1,220 \$29,625	(\$7,425)
Miscellaneous	\$5,000	\$2,500	\$2,023	\$2,500
Contingency	\$31,149	\$2,500 \$15,574	\$6,545	\$9,030
				,
GROUNDS MAINTENACE EXPENDITURES	\$925,439	\$472,679	\$388,851	\$83,828
TOTAL EXPENDITURES	\$1,828,311	\$963,397	\$785,285	\$178,112
OTHER COURCES (MICES)				
OTHER SOURCES/(USES)				
Interfund Transfer In/(Out)	\$0	\$0	\$29,411	\$29,411
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$29,411	\$29,411
EXCESS REVENUES (EXPENDITURES)	\$0		\$1,002,888	
FUND BALANCE - Beginning	\$0		\$428,260	
FUND BALANCE - Ending	\$0		\$1,431,147	
(1) I 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				

⁽¹⁾ 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	\$15,110	\$0	\$0	\$0	\$0	\$0	\$0	\$1,196,297
Assessments - Direct	\$45,615	\$396,864	\$71,685	\$6,152	\$8,390	\$14,791	\$0	\$0	\$0	\$0	\$0	\$0	\$543,498
Interest/Miscellaneious Income	\$54	\$1,601	\$73	\$457	\$1,139	\$2,094	\$0	\$0	\$0	\$0	\$0	\$0	\$5,417
Restricted - Easement Fence Fund	\$600	\$600	\$3,750	\$0	\$600	\$2,400	\$0	\$0	\$0	\$0	\$0	\$0	\$7,950
Facility Revenue	\$3,750	\$75	\$600	\$75	\$0	\$1,100	\$0	\$0	\$0	\$0	\$0	\$0	\$5,600
						. ,		•					
Total Revenues	\$50,019	\$466,239	\$250,054	\$750,376	\$206,580	\$35,494	\$0	\$0	\$0	\$0	\$0	\$0	\$1,758,762
Expenditures:													
Administrative													
Supervisor Fees	\$0	\$0	\$0	\$0	\$400	\$400	\$0	\$0	\$0	\$0	\$0	\$0	\$800
FICA Expense	\$0	\$0	\$0	\$0	\$31	\$31	\$0	\$0	\$0	\$0	\$0	\$0	\$61
Engineering	\$3,565	\$1,811	\$869	\$3,827	\$2,615	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,687
Attorney Fees	\$1,736	\$2,766	\$358	\$1,103	\$33	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,994
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	\$1,200	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0 \$0	\$0	\$0	\$10,000
Dissemination	\$1,042	\$1,042	\$1,042	\$1,042	\$1,042	\$1,042	\$0	\$0	\$0	\$0	\$0	\$0	\$6,250
Trustee Fees	\$1,813	\$1,042	\$8,351	\$3,416	\$1,042	\$1,042	\$0	\$0	\$0	\$0	\$0	\$0	\$13,579
	\$4,341	\$4,341	\$4,341	\$4,341	\$4,341	\$4,341	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0	\$0 \$0	\$26,047
Management Fees						\$4,341 \$129	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$26,047 \$775
Information Technology	\$129	\$129	\$129	\$129	\$129				• •			•	
Website Admin	\$92	\$92	\$92	\$92	\$92	\$92	\$0	\$0	\$0	\$0	\$0	\$0	\$550
Telephone	\$0	\$58	\$28	\$20	\$41	\$41	\$0	\$0	\$0	\$0	\$0	\$0	\$188
Postage	\$91	\$66	\$302	\$49	\$104	\$101	\$0	\$0	\$0	\$0	\$0	\$0	\$713
Insurance	\$7,885	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,885
Printing and Binding	\$115	\$28	\$84	\$28	\$27	\$93	\$0	\$0	\$0	\$0	\$0	\$0	\$375
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	\$1	\$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	\$16,797	\$15,847	\$8,854	\$6,270	\$0	\$0	\$0	\$0	\$0	\$0	\$89,372
Amenity Center													
Telephone	\$870	\$869	\$869	\$1,161	\$907	\$1,046	\$0	\$0	\$0	\$0	\$0	\$0	\$5,722
Electric	\$3,746	\$3,571	\$3,642	\$3,859	\$4,255	\$4,037	\$0	\$0	\$0	\$0	\$0	\$0	\$23,109
Water/Irrigation	\$1,151	\$983	\$2,473	\$2,357	\$3,037	\$2,813	\$0	\$0	\$0	\$0	\$0	\$0	\$12,814
Gas	\$156	\$134	\$213	\$143	\$320	\$196	\$0	\$0	\$0	\$0	\$0	\$0	\$1,163
Trash Removal	\$405	\$746	\$696	\$692	\$528	\$682	\$0	\$0	\$0	\$0	\$0	\$0	\$3,750
Security Monitoring	\$111	\$222	\$111	\$111	\$111	\$111	\$0	\$0	\$0	\$0	\$0	\$0	\$777
Gate Monitoring	\$1,593	\$1,465	\$1,513	\$1,625	\$1,705	\$1,609	\$0	\$0	\$0	\$0	\$0	\$0	\$9,507
	\$1,393	\$1,403	\$1,513 \$0	\$315	\$225	\$790	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0	\$0 \$0	\$1,330
Gate Repairs					\$225 \$0	\$/90 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	
Access Cards	\$0	\$0	\$683	\$0								•	\$683
Contracted Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Facility Management	\$6,504	\$6,779	\$7,534	\$10,424	\$6,891	\$6,504	\$0	\$0	\$0	\$0	\$0	\$0	\$44,635
Pool Attendants	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Canoe Launch Attendant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Snack Bar Attendant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Field Mgmt / Admin	\$3,600	\$3,600	\$3,600	\$3,600	\$3,600	\$3,600	\$0	\$0	\$0	\$0	\$0	\$0	\$21,600
Pool Maintenance	\$1,298	\$1,298	\$1,298	\$1,298	\$1,366	\$1,298	\$0	\$0	\$0	\$0	\$0	\$0	\$7,856
Pool Chemicals	\$460	\$1,487	\$721	\$628	\$1,016	\$1,794	\$0	\$0	\$0	\$0	\$0	\$0	\$6,107
Janitorial	\$1,680	\$3,308	\$3,169	\$3,482	\$3,430	\$3,137	\$0	\$0	\$0	\$0	\$0	\$0	\$18,207
Facility Maintenance	\$3,873	\$2,129	\$1,140	\$4,692	\$5,168	\$1,864	\$0	\$0	\$0	\$0	\$0	\$0	\$18,866
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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	\$2,847	\$2,661	\$0	\$0	\$0	\$0	\$0	\$0	\$24,770
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	\$249	\$0	\$0	\$0	\$0	\$0	\$0	\$1,494
Pest Control	\$200	\$200	\$200	\$219	\$219	\$219	\$0	\$0	\$0	\$0	\$0	\$0	\$1,257
Supplies	\$20	\$81	\$163	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$264
Towel/Linen Service	\$245	\$680	\$309	\$155	\$189	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,578
Fruniture, Fixtures & Equipment	\$22	\$0	\$0	\$0	\$0	\$2,500	\$0	\$0	\$0	\$0	\$0	\$0	\$2,522
Special Events	\$3,965	\$5,214	\$1,808	\$5,442	\$3,807	\$421	\$0	\$0	\$0	\$0	\$0	\$0	\$20,657
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	\$106	\$0	\$0	\$0	\$0	\$0	\$0	\$1,355
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	\$58,879	\$42,225	\$41,483	\$35,636	\$0	\$0	\$0	\$0	\$0	\$0	\$307,062
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	\$2,118	\$0	\$0	\$0	\$0	\$0	\$0	\$13,606
Landscape Maintenance	\$44,343	\$44,343	\$53,318	\$44,343	\$44,343	\$44,343	\$0	\$0	\$0	\$0	\$0	\$0	\$275,036
Landscape Contingency	\$0	\$3,685	\$0	\$14,867	\$0	\$1,300	\$0	\$0	\$0	\$0	\$0	\$0	\$19,852
Lake Maintenance	\$1,769	\$1,769	\$1,919	\$1,889	\$1,769	\$1,769	\$0	\$0	\$0	\$0	\$0	\$0	\$10,885
Grounds Maintenance	\$923	\$985	\$956	\$986	\$873	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,722
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	\$4,745	\$0	\$0	\$0	\$0	\$0	\$0	\$26,002
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	\$5,779	\$212	\$1,072	\$0	\$0	\$0	\$0	\$0	\$0	\$29,625
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	\$67,664	\$63,887	\$81,654	\$54,539	\$55,348	\$0	\$0	\$0	\$0	\$0	\$0	\$388,851
Total Expenses	\$186,316	\$117,550	\$139,563	\$139,726	\$104,875	\$97,254	\$0	\$0	\$0	\$0	\$0	\$0	\$785,285
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
Excess Revenues (Expenditures)	(\$136,298)	\$348,689	\$110,491	\$640,040	\$101,725	(\$61,760)	\$0	\$0	\$0	\$0	\$0	\$0	\$1,002,888

Community Development District

Debt Service Fund Series 2016 A1

	Adopted	Prorated	Actual	
	Budget	Thru 03/31/23	Thru 03/31/23	Variance
REVENUES:				
Special Assessments - 2016 A1	\$443,364	\$438,581	\$438,581	\$0
Interest Income	\$20	\$10	\$3,373	\$3,363
TOTAL REVENUES	\$443,384	\$438,591	\$441,954	\$3,363
EXPENDITURES:				
<u>Series 2016 A1</u>				
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		\$253,564	
FUND BALANCE - Beginning	\$213,453		\$351,862	
FUND BALANCE - Ending	\$213,837		\$605,426	

Community Development District

Debt Service Fund Series 2018 A1 and A2

Statement of Revenues & Expenditures

For the Period ending March 31, 2023

	Adopted	Prorated	Actual	
	Budget	Thru 03/31/23	Thru 03/31/23	Variance
REVENUES:				
Assessments - A1	\$612,550	\$605,926	\$605,926	\$0
Interest Income	\$50	\$25	\$4,208	\$4,183
TOTAL REVENUES	\$612,600	\$605,951	\$610,134	\$4,183
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)		\$377,315	
FUND BALANCE - Beginning	\$232,667		\$435,321	
FUND BALANCE - Ending	\$229,629		\$812,635	

Community Development District

Debt Service Fund Series 2019 A1/A2

	Adopted	Prorated	Actual	
	Budget	Thru 03/31/23	Thru 03/31/23	Variance
REVENUES:				
NAT INCIDI				
Assessments - A1	\$257,353	\$254,577	\$254,577	\$0
Interest Income	\$20	\$10	\$1,809	\$1,799
TOTAL REVENUES	\$257,373	\$254,587	\$256,386	\$1,799
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)		\$156,926	
FUND BALANCE - Beginning	\$107,891		\$188,165	
FUND BALANCE - Ending	\$106,345		\$345,091	

Community Development District

Debt Service Fund Series 2020 A1/A2/A3

	Adopted	Prorated	Actual	
	Budget	Thru 03/31/23	Thru 03/31/23	Variance
REVENUES:				
Assessments A1	\$113,041	\$111,822	\$111,822	\$0
Interest Income	\$50	\$25	\$1,001	\$976
TOTAL REVENUES	\$113,091	\$111,847	\$112,823	\$976
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)		\$70,213	
FUND BALANCE - Beginning	\$62,751		\$102,414	
FUND BALANCE - Ending	\$44,136		\$172,628	

Community Development District

Debt Service Fund Series 2021 PH 3B

	Adopted	Prorated	Actual	
	Budget	Thru 03/31/23	Thru 03/31/23	Variance
REVENUES:				
Assessments	\$280,483	\$177,359	\$177,359	\$0
Prepayments	\$0	\$0	\$22,755	
Interest Income	\$0	\$0	\$1,651	\$1,651
TOTAL REVENUES	\$280,483	\$177,359	\$201,765	\$1,651
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		\$113,895	
FUND BALANCE - Beginning	\$87,170		\$227,563	
FUND BALANCE - Ending	\$88,330		\$341,458	

Community Development District

Debt Service Fund Series 2021 PH 4

	Adopted	Prorated	Actual	
	Budget	Thru 03/31/23	Thru 03/31/23	Variance
REVENUES:				
Assessments	\$423,738	\$423,738	\$423,738	\$0
Interest Income	\$0	\$0	\$2,494	\$2,494
TOTAL REVENUES	\$423,738	\$423,738	\$426,232	\$2,494
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	(\$2,120)	(\$2,120)
TOTAL OTHER SOURCES AND USES	\$0	\$0	(\$2,120)	(\$2,120)
EXCESS REVENUES (EXPENDITURES)	\$920		\$290,203	
FUND BALANCE - Beginning	\$133,919		\$345,874	
FUND BALANCE - Ending	\$134,839		\$636,077	

Community Development District

Capital Projects Funds

	Series	Series
	2021-PH 3B	2021 - PH 4
REVENUES:		
Interest Income	\$14	\$5,252
Developer Contributions	\$637,320	\$635,431
TOTAL REVENUES	\$637,334	\$640,683
EXPENDITURES:		
Capital Outlay	\$538,135	\$1,279,096
TOTAL EXPENDITURES	\$538,135	\$1,279,096
OTHER SOURCES/(USES)		
Interfund Transfer In (Out)	\$709	\$2,120
TOTAL OTHER SOURCES/(USES)	\$709	\$2,120
EXCESS REVENUES (EXPENDITURES)	\$99,908	(\$636,292)
FUND BALANCE - Beginning	(\$97,937)	\$398,274
FUND BALANCE - Ending	\$1,971	(\$238,018)

Community Development District

Long Term Debt Report

Series 2016 A1 Special Assessment Bonds	
Intercet Date:	450/ 550/
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:	\$135,192.19
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:	\$186,320.71
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:	\$78,416.63
Bonds outstanding - 2/25/2019	\$3,660,000
Less: May 1, 2020	(\$50,000)
Less: May 1, 2021	(\$50,000)
Less: May 1, 2022	(\$55,000)
Current Bonds Outstanding	\$3,505,000

Community Development District

Long Term Debt Report

Series 2020 A1 Special Assessment Bonds	
Interest Rate:	4.25%
Maturity Date:	5/1/26
Reserve Fund Definition:	30% of MADS
Reserve Fund Requirement:	\$34,348.13
Reserve Balance:	\$38,129.75
Bonds outstanding - 5/18/2020	\$1,685,000
Less: November 1, 2021 (Prepayment)	(\$20,000)
Less: May 1,2022	(\$25,000)
Current Bonds Outstanding	\$1,640,000

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

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



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	120,053.16	-	-	-	-	138,241.94	-	136,845.57	275,087.51
TOLL SOUTHEAST	34,838.14	-	-	-	-	-	-	18,457.35	18,457.35
DREAM FINDERS	-	-	-	-	-	39,116.88	423,737.50	396,864.17	859,718.54
DIRECT RECEIPTS	154,891.30	-	-	-	-	177,358.82	423,737.50	552,167.09	1,153,263.40
TAX ROLL RECEIPTS	28,431.55	438,581.42	605,925.62	254,576.96	111,821.70	-	-	1,196,296.82	2,607,202.52
TOTAL RECEIPTS	183,322.85	438,581.42	605,925.62	254,576.96	111,821.70	177,358.82	423,737.50	1,748,463.91	3,760,465.92

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
8	3/30/2023	5,539.40	7,653.00	3,215.37	1,412.34	-	-	15,109.53	32,929.64
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
TOTAL TAX ROLL RECEIPTS		438,581.42	605,925.62	254,576.96	111,821.70	-	-	1,196,296.82	2,607,202.52

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%	63%	100%	91.4%	88.2%
PERCENT COLLECTED TAX ROLL	99%	99%	99%	99%	0%	0%	98.9%	98.9%
PERCENT COLLECTED TOTAL	99%	99%	99%	99%	63%	100%	96.4%	95.4%

C.

Community Development District

Check Run Summary

3/1/23 - 3/31/23

Date	Check Numbers	Amount
General Fund		
3/3/23	2003-2015	\$59,185.39
3/7/23	2016-2022	\$159,848.73
3/9/23	2023-2028	\$24,386.37
3/21/23	2029-2038	\$57,734.65
3/31/23	2039-2045	\$142,950.50
	Total Checks	\$444,105.64
Autopayments		
3/1/23	AT&T	\$69.55
3/2/23	Wellbeats	\$249.00
3/7/23	Florida National Gas	\$33.66
3/9/23	Republic Services	\$681.72
3/20/23	St Johns County Utility Dept	\$2,813.04
3/21/23	Comcast	\$836.92
3/22/23	AT&T	\$69.55
3/28/23	Wells Fargo Credit Card	\$3,579.80
3/28/23	FPL	\$10,900.25
3/31/23	TECO	\$75.05
	Total Paid Electronically	\$19,308.54
Total General Fund		\$463,414.18

^{*} Fedex Invoices will be available upon request

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 4/10/23 PAGE 1
*** CHECK DATES 03/01/2023 - 03/31/2023 *** MEADOW VIEW @ TWIN CREEKS GF

""" CHECK DAIES 03/0		NK A MEADOW VIEW-GENERAL			
	INVOICEEXPENSED TO ATE INVOICE YRMO DPT ACCT# S		STATUS	AMOUNT	CHECK AMOUNT #
3/03/23 00174 3/0	01/23 03012023 202303 320-57200-4 12/16 SPECIAL EVENTS DEP	9400	*	300.00	
		ANTHONY PISELLI			300.00 002003
3/03/23 00038 2/3	15/23 282085 202302 320-57200-4 FEB CELL FIRE MONITORING	5400	*	110.95	
	FED CELL FIRE MONITORING	ATLANTIC SECURITY			110.95 002004
3/03/23 00162 2/3	17/23 11974 202302 320-57200-4 ORING FOR FEAUTRE PUMP		*	68.00	
3/0	01/23 12029 202303 320-57200-4 MARCH MONTHLY POOL SRVCS	5505	*	1,298.00	
		ZACHARY SULLIVAN DBA BIG Z POOL			1,366.00 002005
	01/23 724535 202303 320-57200-4			1,608.54	
	MARCH GATE ACCESS SERVICE	HIDDEN EYES LLC DBA ENVERA SYSTEMS			1,608.54 002006
	16/23 23646 202301 310-51300-3			600.00	
	ARB SE 2019 FYE 1/31/23	GRAU AND ASSOCIATES			600.00 002007
3/03/23 00173 2/2	21/23 5903 202301 310-51300-3	1500	*	1,102.50	
	JAN GENERAL SERVICES	KILINSKI/VAN WYK, PLLC			1,102.50 002008
3/03/23 00023 2/3	14/23 11109886 202302 320-57200-4	.5508	*	118.00	
	ELECTRODES - ONSITE AED	LIFESAFE SERVICES LLC			118.00 002009
	20/23 210 202301 320-57200-4	4200	*	1,515.00	
	REPAIR & REPLACE 20/23 210 202301 320-57200-4		*	1,385.00	
2/2	AMEN FACIL MAINT 20/23 210 202301 320-53800-4	5006	*	985.93	
	GROUNDS MAINT	RIVERSIDE MANAGEMENT SERVICES			3,885.93 002010
3/03/23 00048 2/2		4207	*	635.00	
	PM ON FITNESS EQUIP	SOUTHEAST FITNESS REPAIR			635.00 002011
3/03/23 00171 2/2	21/23 001 202302 320-57200-4	9400	*	800.00	
	COOKING CLASS	DEAN CHASE DBA THE GROOVY LADLE			800.00 002012

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 4/10/23 PAGE 2
*** CHECK DATES 03/01/2023 - 03/31/2023 *** MEADOW VIEW @ TWIN CREEKS GF

WWW CHECK DATES US		ANK A MEADOW VIEW-GENERAL			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
3/03/23 00087 2	2/13/23 1025106 202302 320-57200-4	15508	*	250.00	
2	SPRINKLER INSPECTION 2/13/23 1025106 202302 320-57200-4	15508	*	150.00	
	ALARM INSPECTIONN	WAYNE AUTOMATIC FIRE SPRINKLERS INC	!		400.00 002013
3/03/23 00013	1/01/23 66799 202301 320-53800-4	15009	*	1,343.75	
<u>-</u>	PH3A PUMP QTRLY PM L/26/23 66797 202301 320-53800-4	15004	*	633.75	
-	JAN ENTRY 2 & TOWNHOMES L/26/23 66804 202301 320-53800-4	15004	*	1,937.50	
2	OAKTREE INSTALL PROP LINE 2/01/23 66794 202302 320-53800-4	15003	*	8,420.00	
2	FEB LANDSCAPE MAINT PH2P2 2/01/23 66795 202302 320-53800-4	15003	*	9,100.00	
2	FEB LANDSCAPE MAINT BL3A 2/01/23 66796 202302 320-53800-4	15003	*	9,011.47	
	FEB PH2 TOWNHOME SECTION	WEST ORANGE NURSERIES, INC			30,446.47 002014
	2/01/23 JAX48899 202302 320-53800-4		*	17,812.00	
	FEB LANDSCAPE MAINTENANCE	YELLOWSTONE LANDSCAPE-SOUTHEAST, LLC	1		17,812.00 002015
3/07/23 00005 2	2/09/23 CFR 45 R 202303 300-13100-1			836.07	
	REQ 89 INV 206735	ENGLAND THIMS & MILLER, INC			836.07 002016
	2/09/23 CFR 45 R 202303 300-13100-1		*	731.25	
	REQ 90 INV 206734	ENGLAND THIMS & MILLER, INC			731.25 002017
3/07/23 00157 2	2/09/23 CFR 45 R 202303 300-13100-1	0100	*	120.000.00	
	REQ 94 INV 114771	KOMPAN, INC.		:	120,000.00 002018
3/07/23 00041 2	2/09/23 CFR 45 R 202303 300-13100-1	.0100	*	980.00	
	REQ 91 INV 14253	STERLING SPECIALTIES, INC.			980.00 002019
3/07/23 00013 2	2/09/23 CFR 45 R 202303 300-13100-1	0100	*	9,415.00	
	REQ 93 INV 66800	WEST ORANGE NURSERIES, INC			9,415.00 002020
3/07/23 00013 2	2/09/23 CFR 45 R 202303 300-13100-1	0100	*	14,171.49	
	REQ 96 INV 66805	WEST ORANGE NURSERIES, INC			14,171.49 002021

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 4/10/23 PAGE 3

*** CHECK DATES 03/01/2023 - 03/31/2023 *** MEADOW VIEW @ TWIN CREEKS GF
BANK A MEADOW VIEW-GENERAL

BANK A MEADOW VIEW-GENERAL							
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME STATUS	AMOUNT	CHECK AMOUNT #			
3/07/23 00165	2/09/23 CFR 45 R 202303 300-13100-10100 REQ 95 INV 75639	*	13,714.92				
	WEST ORANGE	NURSERIES INC TREE/	1	3,714.92 002022			
3/09/23 00005	3/01/23 0207106 202302 310-51300-31100 FEB REQ/MEETING	*	2,615.00				
	ENGLAND THIM	S & MILLER, INC		2,615.00 002023			
3/09/23 00001	3/01/23 96 202303 310-51300-34000 MAR MANAGEMENT FEES	*	4,341.17				
	3/01/23 96 202303 310-51300-35300	*	91.67				
	MAR WEBSITE ADMIN 3/01/23 96 202303 310-51300-35100 MAR INFO TECH	*	129.17				
	3/01/23 96 202303 310-51300-31600	*	1,041.67				
	MAR DISSEM AGENT SRVCS 3/01/23 96 202303 310-51300-51000	*	.72				
	OFFICE SUPPLIES 3/01/23 96 202303 310-51300-42000 POSTAGE	*	101.28				
	3/01/23 96 202303 310-51300-42500	*	93.00				
	COPIES 3/01/23 96 202303 310-51300-41000	*	41.06				
	TELEPHONE GOVERNMENTAL	MANAGEMENT SERVICES		5,839.74 002024			
3/09/23 00150	2/28/23 178	*	3,300.00				
	MY CLEAN ROO	ਦ		3,300.00 002025			
3/09/23 00022	3/06/23 13129561 202303 320-57200-45504 MAR POOL CHEMICALS	*	986.20				
	POOLSURE			986.20 002026			
3/09/23 00020	2/28/23 211 202302 320-57200-45509	*	268.25				
	FEB PRIVATE EVENT ATTEND 2/28/23 212 202302 320-57200-45500	*	387.50				
	FEB ASSISTANT MANAGER 2/28/23 375	*	546.75				
	FEB SPECIAL EVENT ASSIST 3/01/23 209 202303 320-57200-45504 MAR CONTRACT ADMIN	*	3,600.00				
	MAR CONTRACT ADMIN 3/01/23 209 202303 320-57200-45500 MAR FACILITY MANAGEMENT	*	6,503.83				
	MAR FACILITY MANAGEMENT RIVERSIDE MA	NAGEMENT SERVICES	1	1,306.33 002027			
				_			

AP300R *** CHECK DATES 03/01/2023 - 0	3/31/2023 *** MEADOW VIEW	PAYABLE PREPAID/COMPUTER CHEC W @ TWIN CREEKS GF DOW VIEW-GENERAL	X REGISTER RUN	4/10/23	PAGE 4
CHECK VEND#INVOICE DATE DATE INVOI	EXPENSED TO CE YRMO DPT ACCT# SUB SUBC		STATUS	AMOUNT	CHECK AMOUNT #

	2.	THE TELEPON VIEW CHILD			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
3/09/23 00043	12/29/22 L166156 202212 320-57200-	45919	*	150.50	
	HAND & POOL TOWELS 2/02/23 L165896 202302 320-57200-		*	188.60	
	HAND & POOL TOWELS & RUGS	SIMPLY LINEN SOLUTIONS			339.10 002028
3/21/23 00114	2/27/23 725098 202302 320-57200-		*	128.00	
	ADD RES 1/31,2/01-3/31 3/01/23 725551 202303 320-57200-		*	1,672.54	
	ALARM MONITORING SERVICES	HIDDEN EYES LLC DBA ENVERA SYSTEMS	1		1,800.54 002029
3/21/23 00111	3/13/23 71143 202303 320-57200-		*	2,500.00	
	FURNITURE FIXTURES EQUIP	FLORIDA PATIO FURNITURE INC			2,500.00 002030
3/21/23 00045	2/22/23 77104 202301 320-53800-		*	120.00	
	JAN LAKE MAINTENANCE	FUTURE HORIZONS, INC.			120.00 002031
3/21/23 00146	3/01/23 JAK03230 202303 320-57200-		*	3,050.54	
	MAR JANITORIAL SERVICES 3/01/23 JAK03230 202303 320-57200-	45507	*	273.00-	
	CREDIT INV#02230389	JANI-KING OF JACKSONVILLE			2,777.54 002032
3/21/23 00022	2/06/23 13129561 202302 320-57200-		*	47.85	
	FEB POOL CHEMICALS 3/06/23 13129561 202303 320-57200-	45506	*	986.20	
	MAR POOL CHEMICALS 3/09/23 13129561 202303 320-57200-	45506	*	808.00	
	POOL CHEM ACTIVITY POOL	POOLSURE			1,842.05 002033
3/21/23 00048	3/09/23 102242 202303 320-57200-		*	1,359.27	
	FITNESS EQUIP RPR	SOUTHEAST FITNESS REPAIR			1,359.27 002034
3/21/23 00077	3/08/23 38707.1 202303 320-57200-		*	505.00	
	MAR PLANNED MAINTENANCE	THIGPEN HEATING & COOLING, INC.			505.00 002035
3/21/23 00046	2/20/23 20715340 202302 320-57200-		*	219.45	
	FEB PEST CONTROL	TURNER PEST CONTROL LLC			219.45 002036

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 4/10/23 PAGE 5
*** CHECK DATES 03/01/2023 - 03/31/2023 *** MEADOW VIEW @ TWIN CREEKS GF

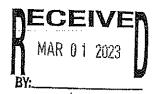
GILLER 511115 03/01/1023 03/31/1023	BANK A MEADOW VIEW-GENERAL			
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT#	. VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
3/21/23 00013 3/01/23 66801 202301 320-53800	-45009	*	2,055.33	
PH2 MAIN LINE RPR 3/01/23 66813 202303 320-53800		*	8,420.00	
MAR LANDSCAPE MAINT PH2P 3/01/23 66814 202303 320-53800	-45003	*	9,100.00	
MAR LANDSCAPE MAINT BL3A 3/01/23 66815 202303 320-53800	-45003	*	9,011.47	
MAR LANSCAPE MAINT PH2 T	H WEST ORANGE NURSERIES, INC			28,586.80 002037
3/21/23 00040 2/24/23 JAX49295 202302 320-53800		*	212.00	
HEAD REPLACEMENT AT POOL 3/01/23 JAX49995 202303 320-53800	-45003	*	17,812.00	
MAR LANDSCAPE MAINTENANC		LC		18,024.00 002038
3/31/23 00170 3/09/23 CFR 46 R 202303 300-13100	 -10100	*	33,325.00	
REQ 104 INV W57266	AMERICAN ELECTRICAL CONTRACTING IN	1C		33,325.00 002039
3/31/23 00038 3/09/23 CFR 46 R 202303 300-13100		*	1,725.00	
REQ 99 INV 284776	ATLANTIC SECURITY			1,725.00 002040
3/31/23 00019 3/09/23 CFR 46 R 202303 300-13100		*	1,142.50	
REQ 101 INV 2023-52	CLARY & ASSOCIATES, INC.			1,142.50 002041
3/31/23 00019 3/09/23 CFR 46 R 202303 300-13100	-10100	*	14,040.00	
REQ 102 INV 2020-166-4	CLARY & ASSOCIATES, INC.			14,040.00 002042
3/31/23 00019 3/09/23 CFR 46 R 202303 300-13100 REO 103 INV 2020-166-5	-10100	*	9,360.00	
REQ 103 INV 2020-100-5	CLARY & ASSOCIATES, INC.			9,360.00 002043
3/31/23 00005 3/09/23 CFR 46 R 202303 300-13100	-10100	*	958.00	
REQ 98 INV 207108	ENGLAND THIMS & MILLER, INC			958.00 002044
3/31/23 00175 3/09/23 CFR 46 R 202303 300-13100 REO 100 INV 13906	 -10100	*	82,400.00	
REQ 100 INV 13906	THE NIDY SPORTS CONSTRUCTION CO.			82,400.00 002045
	TOTAL FOR BANK			

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 4/10/23 PAGE 6
*** CHECK DATES 03/01/2023 - 03/31/2023 *** MEADOW VIEW @ TWIN CREEKS GF
BANK A MEADOW VIEW-GENERAL

CHECK VEND#INVOICE.... ..EXPENSED TO... VENDOR NAME STATUS AMOUNTCHECK.....

DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS AMOUNT #

TOTAL FOR REGISTER 444,105.64



"Santa" Anthony Piselli Engagement Agreement

Date/Time: December 16, 2023

Location: Meadow View at Twin Creeks CDD 850 Beacon Lake Pkwy, St. Augustine FL 32905

Activities: Santa Meet and Greet (300 Kids)

Company/Organization/Contact: Jennifer Clarke Erickson

Fee: \$600

1 320 57200 49400 Special Events

Approved 3.1.2023 Jennifer Erickson

If the program is professionally photographed and/or video recorded "Santa" Anthony will be provided a digital copy of the photos and/or videos of the event. All photos taken of Santa Anthony, whether by individuals or professional photographers, are assumed to be for private or personal use of the clients and their guests only and may not be used for commercial or promotional use without written permission of Santa Anthony. Santa Anthony may also bring his personal photographer. If he does the photographer will be discreet.

Comfort: Santa's suit is very warm. A little cool water and a fan are always welcome.

Terms: A non-refundable retainer of \$300.00 is required to secure the date. If the retainer and signed Agreement are not received within 24 hours from the date of this Agreement, it will become void. Balance is due at the event.

Cancellation of this event carries a penalty of loss of the retainer.

If for any reason "Santa" Anthony Piselli is unable/unwilling to appear, he will do everything in his power to find a suitable replacement or refund the entire retainer.

I have read the above contract and agree to its Terms and Conditions. I understand that this booking will remain tentative and subject to cancellation by Santa Anthony until he has received the signed contract and retainer.

Please complete the following and scan/photo & email back to thesantaanthony@gmail.com

□ Venmo	□ Zelle	□ Check			
Signature			Date		





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

1 320 57200 45400 Security Monitoring Approved Jennifer Ericksomn 2.24.2023

Description

Meadow View @ Twin Creeks

PLEASE PAY BY AMOUNT INVOICE DATE 03/08/2023 \$110.95 02/15/2023

INVOICE NO. 282085

850 Beacon Lakes Pkwy St Site:

Augustine

Site Address: 850 Beacon Lakes Pkwy

St Augustine FL 32092 03/01/2023 to 03/31/2023

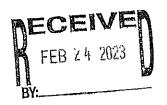
Period: Recurring No.: 4197

Job Name: Order No.:

Monthly Security Monitoring

ltem	Quantity	Unit Price	Total
Cellular Fire Monitoring	1.00	\$79.00	\$79.00
Monitoring with Cellular Communicator	1.00	\$31.95	\$31.95
	Total ex Tax	\$110.95	
		Тах	\$0.00
		Total	\$110.95

"Thank you-we really appreciate your business! Please send payment within 21 days of	Sub-Total ex Tax	\$110.95
receiving this invoice,	Tax	\$0.00
IMPORTANT: Please remember to test your system monthly.	Total inc Tax	\$110.95
Need automation for your home? Visit us online at www.smarthome.biz	Amount Applied	\$0.00
There will be a 1.5% interest charge per month on late involces.	Balance Due	\$110.95



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



Please Reference: 282085

PLEASE PAY BY AMOUNT. INVOICE DATE 03/08/2023 \$110.95 02/15/2023

INVOICE NO. 282085

How	 To Pay		INVOICE/NO. 282085
	Credit Card (MasterCard, Visa, Amex)		Mail Detach this section and mail check to:
	Credit Card No.		Atlantic Security 1714 Cesery Blvd Jacksonville, FL 32211
	Card Holder's Name: CCV:		
	Expiry Date:/ Signature:		
NAME:	Meadow View at Twin Creeks CCD	DUE DA	ATE: 03/08/2023 AMOUNT DUE: \$110.95





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

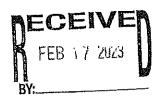
BILL TO

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

1 320 57200 45505 Pool Maint Approved 2.17.23 JErickson
 DATE
 PLEASE PAY
 DUE DATE

 02/17/2023
 \$68.00
 02/27/2023

PRODUCT/SERVICE QT	1	RATE	AMOUNT
RE: Oring for Feature Pump Installed: 2/17/23	,		
Job Material:Materials Custom Oring for Feature Pump		68.00	68.00
Thank you for your business!			
For work outside of monthly cleaning services, accepted forms of payment are check, cash or a credit card however the credit card is subject to a 3.5% processing fee.		AL DUE	\$68.00
			THANK YOU.





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

JÉrickson

Invoice 12029

1 320 57200 45505 Pool Maint Approved 2.28.2023

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

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

DUE DATE 03/31/2023

PRODUCT/SERVICE	QTY	RATE	AMOUNT
Services Monthly Pool Service, No Chemicals	1	1,298.00	1,298.00

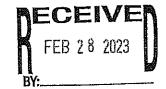
Monthly Pool Service, No Chemicals Included

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

Cleaning Services Include the Following: -Skimming of the pool surface, keeping the gutters free from debris.

- -Vacuum
- -Brushing of the walls/stairs
- -Waterline Tile Cleaning
- -Backwashing of the filters
- -Filtration Maintenance i.e., pump baskets, Orings
- -Water Chemistry, to check and balance chemicals
- -DOH Documentation Logging

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



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

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

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

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

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

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

Thank you for your business!

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

TOTAL DUE \$1,298.00

THANK YOU.

Envera

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

Invoice Invoice Number Date 724535 02/01/2023 Customer Number Due Date 300380 03/01/2023

Page: 1

Invoice Balance Due:

\$1608.54

Customer Name		Customer Number	PO Number	Invoice D	ate	Due Date
Meadow View at Tw	rin Creeks CDD	300380		02/01/202	23	03/01/2023
Quantity	Description			Months	Rate	Amount
2358 - Gate Access - Meadow View at Twin Creeks CDD - 850 Beacon Lake Pkwy, Saint Augustine, FL						
1.00	Envera Kiosk Sy 03/01/2023 - 03/			1.00	\$500.00	\$500.00
1.00	Data Manageme 03/01/2023 - 03/			1.00	\$150.00	\$150.00
1.00	Service & Mainte 03/01/2023 - 03/			1.00	\$334.54	\$334.54
1.00	Virtual Gate Gua 03/01/2023 - 03/	•		1.00	\$624.00	\$624.00
					Subtotal:	\$1608.54
	Тах					\$0.00
	Payments/Cred	its Applied				\$0.00

Date	Invoice #	Description	Amount	Balance Due
2/1/2023	724535	Alarm Monitoring Services	\$1608.54	\$1608.54

Envera

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

Approved - Chris Hall Gate Monitoring 001.320.57200.45410

Invoice				
Invoice Number	Date			
724535	02/01/2023			
Customer Number	Due Date			
300380	03/01/2023			

Net Due: \$1,608.54
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

Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No.

23646

Date

02/16/2023

1.310.513.312

SERVICE AMOUNT
Project: Arbitrage - Series 2019 FYE 1/31/23 \$ 600.00

Subtotal:

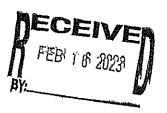
600.00

Total

600.00

Current Amount Due

600.00



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



INVOICE

Invoice # 5903 Date: 02/21/2023 Due On: 03/23/2023

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

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

MVTCDD-01

Meadow View at Twin Creeks CDD - General

1,310,513,315

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	JE	01/06/2023	Prepare response to auditor letter.	0.30	\$325.00	\$97.50
Service	MG	01/06/2023	Prepare auditor letter response and transmit same via U.S. mail	0:80	\$170.00	\$136.00
Service	JE	01/16/2023	Email regarding CDD employees.	0.20	\$325.00	\$65.00
Service	JE:	01/18/2023	Conference call regarding potential hiring of employees:	0:50	\$325.00	\$162.50
Service	AL	01/19/2023	Prepare for and attend board meeting.	1.10	\$225.00	\$247.50
Service	JE:	01/24/2023	Conference call regarding Board meeting; email eminent domain counsel:	0.40	\$325.00	\$130.00
Service	JE	01/31/2023	Emails regarding amenity center policies; revise the same.	0.70	\$325.00	\$227.50
Service	RVW	-01/31/2023	Monitor legislative activity for impact on special districts.	0.10	\$365.00	\$36.50

Total

\$1,102.50

Detailed Statement of Account

Other Invoices

and the state of t	the plane to present the second se		Outstanding Balance	\$2,412.50
5903	03/23/2023	\$1,102.50	\$0.00	\$1,102.50
Invoice Number	Due On	Amount Due	Payments Received	Balance Due
Current Invoice		-Paid on	10/25/22 0	K#1832
4483	11/18/2022	\$1,310.00	\$0.00	\$1,310.00
Invoice Number	Due On	Amount Due	Payments Received	Balance Due

Please make all amounts payable to: Kilinski | Van Wyk, PLLC

Please pay within 30 days.

LifeSafe Services LLC

(888) 767-0050 paige@lifesafeservices.com www.lifesafeservices.com



INVOICE

BILL TO 025-27133 Meadowview at Twin Creeks 850 Beacon Lake Parkway

St Augustine, FL 32095

SHIP TO 025-27133 Meadowview at Twin Creeks 850 Beacon Lake Parkway St Augustine, FL 32095 DATE 02/14/2023
DUE DATE 03/16/2023
TERMS Net 30

1 320 57200 45508 AMENITY-FACILITY MAINT Approved 2.15.2023

Jennifer Erickson EQUIPMENT & SERVICES - EMERGENCY USE ONLY

MENT & SERVICES EMERGENCY USE ONLY QTY HATE AMOUNT

Electrodes - Onsite AED 2 59.00 118.00T

Remit to: LifeSafe Services LLC 5971 Powers Avenue, #108 Jacksonville, FL 32217 SUBTOTAL TAX TOTAL BALANCE DUE

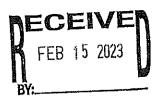
118.00 0.00 118.00 **\$118.00**

For invoices, please contact Paige at 888-767-0050 x13

For sales, please contact Julie at 888-767-0050 x21.

Please disregard this involce if you have already submitted payment.

FEB 15 2023



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

Invoice

Invoice #: 210

Invoice Date: 2/20/2023

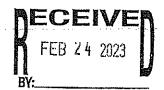
Due Date: 2/20/2023

Case:

P.O. Number:

Bill To:

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



Hours/Qty	Rate	Amount
	3,623.11 262,82	3,623.11 262.82
	Hours/Qty	3,623.11

Total	\$3,885.93
Payments/Credits	\$0.00
Balance Due	\$3,885.93

			FOR THE MONTH OF JANUARY 2023
<u>Dale</u>	Hours	Employee	Description
1/2/23	8	P.S.	Removed debris from roadways, emptied and restocked all dog waste receptacles, checked and changed all trash receptacles, blew leaves and debris off sports courts and playgrounds, cleaned up social room after party, organized maintenance closet, undecorated outdoor tree, took down indoor tree and put in storage
1/3/23	2	K.B.	Straightened and organized all pool deck furniture, wiped down tables at amenity center, removed debris around amenity center, pool deck, lood truck alley and parking lot, checked and changed all trash receptacles, picked up lost and found items from pool deck
1/4/23	3	P.S.	Blew leaves and debris off pool area and all surrounding areas, removed debris around amenity center, raked playground mulch, straightened and organized all pool deck furniture.
1/5/23	8	P.S.	Blew leaves and debris off pool deck, all walkways and sports courts, straightened and organized all pool deck furniture, checked and changed all trash receptacles, changed live outdoor lights, removed debris from roadways, emptied and restocked all dog waste receptacles
1/9/23	8	P.S.	outdoor ignis, temoved debris from foadways, emphato and festocked all dog waste receptaces. Cut up and removed construction beam from 91 Ness Circle as well as construction debris, removed debris from all common areas and along roadways, emptied and restocked all dog waste receptacles.
1/9/23	2	К.В.	Removed debris around amenity center, pool deck, food truck alley and parking lot, checked and changed all trash receptacles, straightened and organized all pool deck furniture, wiped down tables at amenity center, picked up lost and found items from pool deck
1/11/23	2	K.B.	Straightened and organized all pobl deck furniture, wiped down tables at amenity center, removed debris around amenity center, pool deck, food truck alley and parking lot, checked and changed all trash receptacles, picked up lost and found items from pool deck
1/13/23	2	P.S.	Fixed stop sign, removed debris from roadways and common areas, emptied and restocked
1/13/23	2	Ю.В.	all dog waste receptacles Removed debris around amenity center, pool deck, food truck alley and parking lot, checked and changed all trash receptacles, straightened and organized all pool deck furniture, wiped down tables at amenity center, picked up lost and found items from pool deck
1/17/23	в	P.S.	Replaced four light bulbs in social room, replaced four lights and ballasts on outdoor light poles, blew leaves and debris off furf and pool deck and sports courts, removed debris from toadways and common area.
1/18/23	4	P.S.	Transported party supplies to Lake Side Park, set up take side fumiture, removed debris from roadways
1/18/23	2	K.B.	Straightened and organized all pool deck furniture, wheel down tables at amenity center, removed debris around amenity center, pool deck, food truck alley and parking lot, checked and changed all trash receptacles, picked up tost and found items from pool deck
1/19/23	8	P.S.	Adjusted gate closer at kayak house, replaced and secured drain cover in kitchen to prevent teaking, replaced hose hanger, repaired dog park obstacle, repaired fencing around dog park
			and tennis courts, cleaned keg and containers in kitchen area, removed debris from roadways
1/19/23	4	K.B.	Removed debris from take banks, waters edge and outfall structures
1/20/23	8	P.S.	Assembled and installed "Grand Opening" sign, returned kegs for deposil, coned off parking spots for food trucks, straightened and organized pool deck furniture, removed debris from roadways, emptied and restocked dog waste receptacles, checked and changed all trash receptacles
1/23/23	.8	P.S.	Disassembled grand opening signs, removed debris from Lake Side Park and roadways, returned caution cones, blew leaves and debris off basketball courts, set up printer and scanner in office
1/23/23	2	K.B.	Removed debris around amenity center, pool deck, food truck alley and parking lot, checked and changed all trash receptacles, straightened and organized all pool deck furniture, wiped down tables at amenity center, picked up lost and found items from pool deck
1/24/23	В	P.S.	Changed nine parking lot lights, changed one light and ballast at round about, measured food court area for string lights
1/26/23	2	K,B.	Straightened and organized all pool deck furniture, wheed down tables at amenity center, removed debris around amenity center, pool deck, food truck alley and parking tot, checked and changed all trash receptacles, picked up lost and found flems from pool deck
1/27/23	3	P.S.	Removed debris from all common areas and along roadways, emptied and restocked all dog waste receptacles
1/30/23	2	P.S.	Moved soccer goals, removed debris from roadways
1/30/23	2	К.В.	Removed debris around emenity center, pool deck, food fruck alley and parking lot, checked and changed all trash receptacies, straightened and organized all pool deck furniture, wheel down tables at emenity center, picked up lost and found items from pool deck
1/31/23	3	P.S.	Replaced ballast and light bulb at pool deck, replaced gate latch at pool deck, blew leaves and debits off sports courts, pool deck and turf, removed debits from readways
		_	מווח ממחוף מוו פאמונים המחודין אמינו מפניע מווח ומווין נפגומאפט מסמוים וומזוו וממחומלה
TOTAL	101	=	
MILES	198	=	*Mileage is relmbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 2/05/23

DISTRICT MEADOWVIEW AT TWIN CREEKS CDD	DATE	SUPPLIES	PRICE	<u>EMPLOYEE</u>
(MVTC)	12/16/22	Dog Waste Bags (2)	110.70	C.H.
(11.07)	1/17/23	Wirenuts	22.98	P,S.
	1/17/23	Dog Pot Bags	16,07	P.S.
	1/17/23	Electrical Tape (2)	3.75	P.S.
	1/17/23	50 Gallon Trash Bags 50ct	22.97	P.S.
	1/19/23	PVC Board	19.55	P.S.
	1/19/23	Deck Screws	11.47	P.S.
	1/19/23	1/2" Coupling	0.52	P.S.
	1/19/23	1/2" Drillbit	13.77	P.S.
	1/19/23	Silicone	16,08	P.S.
	1/19/23	Spray Paint	7.45	P.S.
	1/19/23	Floor Drain	9.51	P.S.
	1/19/23	Hose Hanger	8.03	P.S.
			TOTAL \$262.82	



Invoice #101260 Invoice Date: 2/21/2023

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

Invoice

1 320 57200 44207 Fitness Center repairs/supply Approved 2.22.2023 Jennifer Erickson

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

Service Information Services Price Qty Rate 850 Beacon Lake Pkwy, St Augustine, FL 32095 2/21/2023 PM: Semi-Annually 1 visit \$0.00 / visit \$0.00 Semi-annually scheduled preventative maintenance 3.00 Ea \$30.00 / Ea \$90.00 - Product: PM: Treadmill — Product: PM: Elliptical, Cross-trainer, ARC, AMT 3.00 Ea \$30.00 / Ea \$90.00 - Product: PM: Spin Bike, Rowing Machine 5.00 Ea \$20.00 / Ea \$100.00 — Product: PM: Recumbent, Upright Bicycle 1.00 Ea \$20.00 / Ea \$20.00 - Product: PM: Stepper, Stepmill, Jacobs Ladder, 2.00 Ea \$30.00 / Ea \$60.00 Wave — Product: PM: Single-Station 8.00 Ea \$10.00 / Ea \$80.00 - Product: PM: Dumbbell Set, Weight Set 4.00 Ea \$20.00 / Ea \$80.00 - Product: PM: Bench, AB Crunch, Smith Machine 5.00 Ea \$5.00 / Ea \$25.00 - Product: Travel <60 miles 1.00 Ea \$90.00 / Ea \$90.00 Subtotal: \$635.00 Tax: \$0.00 Total: \$635.00 **Amount Paid:** \$0.00 **Pay Now** \$635.00 **Balance Due:**

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

Bill To:	Marc or Denise 850 Beacon Lake Pkwy St Augustine, FL 32095	Account	[101093] Meadow View At Twin Creeks A.K.A Beacon Lake
	ot Augustine, 1 L 02090	Invoice #	101260
		Date	Tuesday, February 21, 2023
Remit To:	Southeast Fitness Repair	Amount Paid	
	14476 Duval Place West #208 Jacksonville, FL 32218	Check Number	

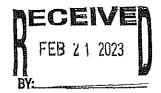
Thank you for your payment!

1,320.572.494

INVOICE FOR CATERING EVENTS

Date of Invoice

02/21/23



Client: Meadow View at Twin Creeks CDD

Invoice number 001

Cooking Class at Beacon Lake

Labor Cost:\$200

Food Cost: 500\$

Fee:100\$

Total:800\$

The total cost reflects the breakdown for labor, food, and fee for my services. My commitment to the client is to provide the best customer service and food while ensuring a memorable experience for the customer. I look forward to providing great food, atmosphere and service to my customers.

Groovy Ladle LLC

Address: 228 Charlie Way Saint Augustine FL 32095



1025106 1025106 INVOICE DATE 02/13/2023

MINUTES MATTER.

SOLD TO:

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

Meadow View at Twin Creek 850 Beacon Lake Parkway

Saint Augustine, FL 32095

Saint Augustine, FL 32095

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

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE (BEFORE TAXES)
1.00	NFPA 25 Annual Sprinkler Inspection 02/10/2023	\$250.00	\$250.00
1.00	NFPA 72 Annual Alarm Inspection	\$150.00	\$150.00
	02/10/2023		

Please reference invoice number on payment. Thank You!

VISA & MASTERCARD ACCEPTED
A surcharge of 3% will be applied to credit card purchases.
Questions Regarding this invoice please contact:

Name: Holly B Bartle Phone: 9042683030

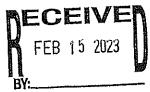
Email: hbbartle@waynefire.com

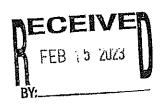
SUBTOTAL: \$400.00 !TOTAL: \$400.00

Remit To:

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

1 320 57200 45508 AMENITY-FACILITY MAINT Approved 2.15.2023 Jennifer Erickson







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 66799

DATE 01/01/2023 TERMS Net 30

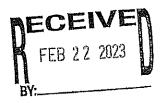
DUE DATE 01/31/2023

ACTIVITY	DESCRIPTION	QTY	INSTALLED	AMOUNT
Maintenance	Phase 3A - Pump Station Quarterly Preventative Maintenance This is for the quarterly irrigation pump maintenance. Please see attached checklist for work completed.	1	1,343.75	1,343.75

TOTAL DUE

\$1,343.75

Approved - Chris Hall Irrigation 001.320.53800.45009





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 66797

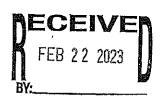
DATE 01/26/2023 TERMS Net 30

DUE DATE 02/25/2023

ACTIVITY	DESCRIPTION	QTY	INSTALLED	AMOUNT
	Entry 2 & Townhomes Playground Shrub Extension - This is to extend the shrub line by the playground out to further shield neighboring driveway. Work completed - 01/11/23	1	633.75	633.75

TOTAL DUE \$633.75

Approved - Chris Hall Landscape Contingency 001.320.53800.45004





BILL TO

Meadow View @ Twin Creeks

C/O GMS

475 West Town Place Suite 114

St. Augustine, FL 32092

SHIP TO

Beacon Lake

Phase II Part 2

(Phase 2 Parkway)

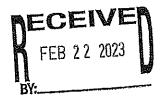
INVOICE 66794

DATE 02/01/2023 **TERMS** Net 30

DUE DATE 03/03/2023

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

TOTAL DUE \$8,420.00





BILL TO

SHIP TO

Meadow View @ Twin Creeks
C/O-GMS

Meadow View @ Twin Creeks Beacon Lake 3 A

DATE 02/01/2023 TERMS Net 30

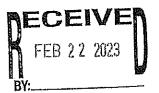
475 West Town Place Suite 114 St. Augustine, FL 32092

DUE DATE 03/03/2023

INVOICE 66795

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

TOTAL DUE \$9,100.00





BILL TO

Meadow View @ Twin Creeks
C/O.GMS

475 West Town Place Suite 114 St. Augustine, FL 32092 SHIP TO

Meadow View @ Twin Creeks
PH 2 Townhome Section

INVOICE 66796

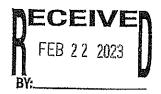
DATE 02/01/2023 TERMS Net 30

DUE DATE 03/03/2023

SHIP DATE 03/01/2019

ACTIVITY DESCRIPTION	оту	INSTALLED	AMOUNT	
Maintenance Monthly Lawn Maintenance : Includes Pest Control	<u>§</u> 1	9,011.47	9,011.47	
Fertilization to Property				,,,

TOTAL DUE \$9,011.47





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 66804

DATE 01/26/2023 TERMS Net 30

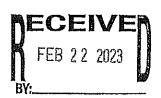
DUE DATE 02/25/2023

ACTIVITY	DESCRIPTION	ату	INSTALLED	AMOUNT
Maintenance	Oak Tree Install at end of property line This is to replace the oak tree that was ran over at the property line of Beacon Lake and Creekside. We were emailed about the issue on Dec 27th. Old tree cut up, removed, and the root ball disposed of. New tree installed and staked. 1 Live Oak Tree 12ft OA Installed - \$1,593.75 Removal of debris and root ball for previous tree - \$343.75	1	1,937.50	1,937.50

TOTAL DUE

\$1,937.50

Approved - Chris Hall Landscape Contingency 001.320.53800.45004





Bill To:

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

Property Name:

Meadow View at Twin Creeks

CDD

INVOICE

INVOIGE#	INVOIGEDATE
JAX 488997	2/1/2023
TEXMS	PONUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: March 3, 2023 Invoice Amount: \$17,812.00

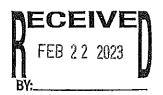
Description Gurrent Amount

Monthly Landscape Maintenance February 2023

\$17,812.00



IN COMMERCIAL LANDSCAPING



Meadow View at Twin Creeks

Community Development District Construction Phase 3B

Construction Funding Request #45

February 9, 2023

Reg.	PAYEE	1272) 127 (4 A) (1 A	
89	ETM Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 206735 (Jan 2023)	\$	836.07
90	ETM Beacon Lakes Phase 3A (CEI Services) WA#17 - Invoice 206734 (Jan 2023)	\$	731.25
91	Sterling Specialties, Inc. Remove and relocate section of dog park fence - Invoice 14253	\$	980.00
93	West Orange Nurseries Inc Lift Station Screening - Phase 3A - Invoice 66800	\$	9,415.00
94	Kompan Lakeside Park Equipment - 50% Remaining Balance - Invoice 114771	\$	120,000.00
95	West Orange Nurseries Inc Beacon Lake Flowers - Invoice 75639	\$	13,714.92
96	West Orange Nurseries Inc Lakeside Park landscaping - Invoice 66805	\$	14,171.49
	Total Funding Request	\$	159,848.73

Please make check payable to:

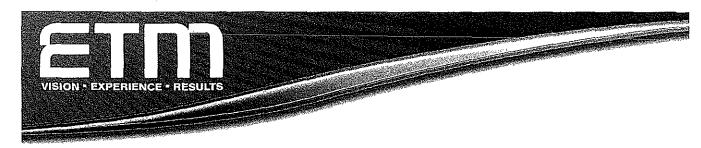
-D10ASESE/410418

Meadow View at Twin Creeks CDD c/o GMS LLC 475 WestTown Place Suite 114 St Augustne FL 32092

Chairman/Vice Chairman

Im Oliver

Secretary/AsstSecretary



Meadow-View at Twin Creeks Community **Development District**

March 01, 2023 Project No:

17348.00000

475 W Town Place

Invoice No:

0207106

Suite 114

St. Augustine, FL 32092

17348.00000

2022/2023 General Consulting Services (WA#27)

EMAIL COPY TO: BKOVACIC@BBXCAPITALCOM

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 CDD Meeting.

1.310.513.311

Professional Services rendered through February 25, 2023

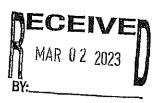
Professional Personnel

		Hours	Rate	Amount
Senior Engineer/Senior Pro	ject Manager			
Lockwood, Scott	2/4/2023	1.00	215.00	215.00
Lockwood, Scott	2/11/2023	2.25	215.00	483.75
Lockwood, Scott	2/18/2023	2.00	215.00	430.00
Lockwood, Scott	2/25/2023	6.25	215.00	1,343.75
Adminstrative Support				
Blair, Shelley	2/11/2023	1.50	95.00	142.50
Totals		13.00		2,615.00
Total Labo	r			

2,615.00

Invoice Total this Period

\$2,615.00



Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 96

Invoice Date: 3/1/23 Due Date: 3/1/23

Case:

P.O. Number:

Bill To:

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

Management Fees - March 2023 Website Administration - March 2023 Information Technology - March 2023 Dissomination Agent Services - March 2023 Office Supplies Postage Copies Telephone Telephone	4,341.17 91.67 129.17 1,041.67 0.72 101.28 93.00 41.06	129.17 1,041.67 0.72
Information Technology - March 2023 Dissemination Agent Services = March 2023 Office Supplies Postage Copies Telephone SECEIVE	129,17 1,041,67 0.72 101,28 93.00	129.17 1,041.67 0.72
Office Supplies Postage Copies Telephone NECEIVE	101.28 93.00	0.72 101.28
Copies Telephone SIO PECEIVEN		
ηΕCΕΙVΕ		93.00 41.06
MAR 0 3 2023		
BY:		
	1	

Total	\$5,839.74		
Payments/Credits	\$0.00		
Balance Due	\$5,839.74		

INVOICE

Date: 2/28/23 INVOICE #178

Approved – 3-1-2023 Amenity Facility Maintenance 001.320.57200.45508 Chris Hall To Meadow View at Twin Creeks 850 Beacon lake PKWY St Augustine , FL 32097

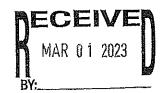
Date completed		Job	Payme	ent Terms	Due Date	
		Amenity Center Cleaning				
	2) C 3) P p b 4) P	ressure washed exterior of uilding Cleaned outside windown ressure washed sidewalk aver roundabout at from uilding ressure washed pool decountiture, covered lounge and light poles	s and of of ck,		\$3300.00	
		A WALL				

Make all checks payable to My Clean Roof

Thank you for your business!

Total

\$3300.00



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



Invoice

Date Invoice #

3/6/2023 131295613370

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

Terms	Net 20
Due Date	3/26/2023
P0#	
Delivery Ticket #	Sales Order #1343006
Delivery Date	3/1/2023
Delivery Location	Meadow View at Twin Creeks CDD Pool (Beac
Customer#	13BEA030
AZ License:#	#331721

BIIITo 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 Ship To St Johns FL 32259

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

Item ID	Item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	300	gal	1.65	495.00
160-050	Pool Acid bulk by Gallon	60	gal	3.19	191.40
135-010	Sodium Bicarbonate 50# bag	10		29.98	299.80
	1 320 57200 45506 - Pool Chem. Approved 3.8.2023 Jennifer Erickso	n			
	MAR UO ZUZU	BY	ECEI MAR 08		

Subtotal Shipping Cost (FEDEX GROUND) Total

Amount Due

986.20 0.00 986.20 \$986.20

Remittance Slip

Customer 13BEA030 invoice # 131295613370 **Amount Due**

\$986.20

Amount Paid

Make Checks Payable To

Poolsure PO Box 55372 Houston, TX 77255-5372



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

Invoice

invoice #: 211 Invoice Date: 2/28/2023

Due Date: 2/28/2023

Case: P.O. Number:

BIII To:

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

Description	Hours/Qty	Rate	Amount
Private Event Attendant through February 2023	10.73	25.00	268.25
1,320.57200,45509			
MAR 07 2023			
		100	
Juny Landent 3-7-23			

Total	\$268.25
Payments/Credits	\$0.00
Balance Due	\$268.25

MVTC CDD

PRIVATE EVENT ATTENDANT INVOICE DETAIL

Quantity	Description	Rate	Amount
10.73	Private Event Attendant	\$ 25.00	\$ 268.25
	Covers February 2023		
	TOTAL DUE:		\$ 268.25

Private Event Attendant 1,320.57200,45509

MEADOW VIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT PRIVATE EVENT ATTENDANT BILLABLE HOURS THROUGH FEBRUARY 2023

Date	<u>Hours</u>	Employee	Description
2/11/23 2/25/23	4.68 6.05	E.W.	Private Event Attendant Private Event Attendant
TOTAL	10.73		

Riverside Management Services, Inc

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

Invoice

Involce #: 212

Invoice Date: 2/28/2023 Due Date: 2/28/2023

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
Assistant Manager through February 2023 OOI. 330.57300.45500	15,5	25.00	387.50
RECEIVE MAR 07 2023			
BY:			
Juny Landut 3-7-23			

Total	\$387.50
Payments/Credits	\$0.00
Balance Due	\$387.50

MVTC CDD

ASSISTANT MANAGER INVOICE DETAIL

Quantity	Description		Rate		Amount	
15.5	Assistant Manager	\$	25,00	\$	387.50	
	Covers February 2023					
	TOTAL DUE:			\$	387,50	

Facility Management 001.320.57200.45500

MEADOW VIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT ASSISTANT MANAGER BILLABLE HOURS THROUGH FEBRUARY 2023

<u>Date</u>	<u>Hours</u>	Employee	Description
2/3/23 2/14/23	7,5 8	D.L. L.H.	Facility Assistant Facility Assistant
TOTAL	15.5		

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

Invoice

Invoice #: 375 Involce Date: 2/28/2023

Due Date: 2/28/2023

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
Special Event Assistant through February 2023 1.300,5700.49400	21.87	25.00	546.75
MAR 07 2023			
Juny Landent 3-7-23			

Total	\$546.75		
Payments/Credits	\$0.00		
Balance Due	\$546.75		

MVTC CDD

SPECIAL EVENT ASSISTANT INVOICE DETAIL

Quantity	Description	Rate	Amount
21.87	Special Event Assistant	 \$ 25,00	\$ 546.75
	Covers February 2023		
	TOTAL DUE:	=	\$ 546.75

Special Event Assistant 1,320,57200,49400

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

<u>Date</u>	<u>Hours</u>	Employee	Description
2/3/23	4	E.W.	Special Event - Food Truck Friday
2/4/23	4.07	E.W.	Special Event - Marketing Event
2/10/23	3	E,W.	Special Event - Food Truck Friday
2/17/23	3.05	E.W.	Special Event - Food Truck Friday
2/18/23	4.75	N.C.	Special Event - Paint Night
2/24/23	3	D.L.	Special Event - Food Truck Friday
TOTAL	21.87		

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

Invoice

Invoice #: 209 Involce Date: 3/1/2023 Due Date: 3/1/2023

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
1.320.57200.45504 - Contract Administration - March 2023 1.320.57200.45500 = Facility Management = Meadow View = March 2023		3,600.00 6,503.83	3,600.00 6,503.83
PECEIVE MAR v3 2023 BY:			
Juny Lanbut 3-3-23			

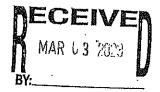
Total	\$10,103.83		
Payments/Credits	\$0.00		
Balance Due	\$10,103.83		

Simply Linen Solutions A Division of Star Brite Laundries, LLC

2 wks on Tck

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

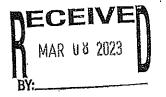
CUSTOMER NAME: 13 CA-LON LAKE INVOICE NUMBER 12/2012:						LO6	CONTR	AGT DATE		
MCADOWVIEW O			2	₹ <u>v</u>	1661	56	KU5 PMT TERMS	TAX	2 X	2 ROUTE
		U PO#					<u> </u>	IAA.	PREG.	HOULE
ITEM DESCRIPTION	COLOR	ADDITIONAL INFO	പ്പാ	DATE: 12 (Q QUANT,	DATE:12/22 QUANT.	DATE 2	(g date: 12/29 Quant.	UNIT PRICE	TOTAL AMOUNT	ADJ AMOUNT
LAUNDRY SERVICE	Ī			,						
hana Towels								20		
POOL L								, 60	,	
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		Approve	a i	5.3.202	3 Jennii	er Erio	ckson			
										<u>.</u>
	ļ									
315	blue			2		2		5,00	20.00	
426	1060			2		2		5,75	73.00	
·										
CART			· · ;			1.		2,75	5.50	
WRAP/PACKAGING				1.	:	1	7 1	5/00	20.00	•
SERVICE/DELIVERY	SERVICE/DELIVERY						. 1.	14.50	58.00	`.
Rental linens and textiles	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						y time period. ant. Additional	AMOUNT	12456	
rental and/or replacement costs will be billed for all non-returned linens and textiles, inventories kept longer than one week are subject to additional fees. Invoices not paid within 30 days of delivery date will incur:						SURCHARGES	24.00			
and interruption of service	e. Credits	of o figit is opened to	r retui	med un-used			43	TAX	·	
Delivery Received by: Signature of Customer STRICTLY PROHIBITED: LAUNDERING OR LENDING OF SUPPLIER-OWNED GOODS.								TOTAL	150.56	



Simply Linen Solutions A Division of Star Brite Laundries, LLC

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

CUSTOMER NAME: BEACON LAKE					INVOICE NUMBER 7 70/2		TYPE 3: LOG	CONTR	ACT DATE	
Meadowview of	D Tu s si		Š		1658: 	7.6 	KIT PMT TERMS	TAX	EOW FREG.	2 ROUTE
ITEM DESCRIPTION	COLOR	ADDITIONAL INFO	SEC%	DATE 130	DATELLO QUANT.	DATE: 2/13	DATE (120 QUANT.) UNIT PRICE	TOTAL AMOUNT	ADJ AMOUNT
LAUNDRY SERVICE							-			
Hand Towels				1	1		31	.20	6.40	
Pool L				ar: 3	ZY	:	13	.60	72.20	
	×-220	57200 4	5010	Linon	-					
•	Annre	ved 3.8.2	102	lennife	r Fricks	nn	h _{and}			
	, ipp.	V V V V V V V V V V V V V V V V V V V					THE STATE OF THE S			
					-	7 - T				
	-					20 % A.A				
RUG; 315	blue.	tu. Lii uunin liinis.	-32A	2	2	2	2	5.00	40.00	
4x6	1060			2	2`	2	2	5,7-5	46.00	
	1							Section date	1.0	
CART				1	1	T.	1	2.45	טס 1.	
WRAP/PACKAGING	÷,				Ll	- 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1	1	5.00	10.00	
SERVICE/DELIVERY						10%		14.50	29.00	
Rental linens and textiles are the property of Simply Linen Solutions. Rates are based on a week Customer is responsible for lost/damaged/abused linens & textiles and will be billed for replacem							lime period. Additional	AMOUNT	164.60	
rental and/or replacement costs will be billed for all non-returned linens and textiles, inventories in one week are subject to additional fees; invoices not paid within 30 days of delivery date will inc						entories kept	longer than	SURCHARGES	24.00	
and Interruption of service. Credits are not issued for returned un-used linens.						122	TAX			
Delivery Received by: Signature of Customer STRICTLY PROHIBITED: LAUNDERING OR LENDING OF SUPPLIER-OWNED GOODS.								TOTAL	16860	



Envera

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

Invoice Date 725098 02/27/2023 Customer Number Due Date 300380 04/01/2023

Page: 1

Customer Name		ner Name	Customer Number	PO Number	Invoice Da	ate	Due Date	
	Meadow View at	Twin Creeks CDD	300380		02/27/202	23	04/01/2023	
	Quantity	Description			Months	Rate	Amount	
,	Meadow View at 1.00	Twin Creeks CDD - 8 Add Res as of 1/ 02/01/2023 - 03/		nt Augustine, FL	2.00	\$64.00	\$128.00	
						Subtotal:	\$128.00	

\$0.00 Invoice Balance Due: \$128.00

\$0.00

MyEnvera Count as of 1/31/23. 4 additional homes @ \$16.00 each

Payments/Credits Applied

Tax

Date	Invoice #	Description	Amount	Balance Due
2/27/2023	725098	Alarm Monitoring Services	\$128.00	\$128.00

Envera

8281 Blaikie Court Sarasota, FL 34240 (941) 556-0743 Approved - 3-10-2023 Security Monitoring 001.320.57200.45400 Chris Hall

Invoice								
Invoice Number	Date							
725098	02/27/2023							
Customer Number	Due Date							
300380	04/01/2023							

Net Due: \$128.00 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

Envera

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

Invoice Invoice Number Date 725551 03/01/2023 Customer Number Due Date 300380 04/01/2023

Page: 1

Customer Name		Customer Number	PO Number	Invoice D	ate	Due Date	
Meadow View a	t Twin Creeks CDD	300380		03/01/202	23	04/01/2023	
Quantity	Description			Months	Rate	Amount	
2358 - Gate Acc	cess - Meadow View a	at Twin Creeks CDD - 850 Be	acon Lake Pkwy, Saint .	Augustine, FL			
1.00	Envera Kiosk Sy 04/01/2023 - 04			1.00	\$500.00	\$500.00	
1.00	Data Manageme 04/01/2023 - 04/			1.00	\$150.00	\$150.00	
1.00	Service & Maint 04/01/2023 - 04/			1.00	\$334.54	\$334.54	
1.00	Virtual Gate Gua 04/01/2023 - 04/			1.00	\$688.00	\$688.00	
					Subtotal:	\$1672.54	
	Тах					\$0.00	
	Payments/Cred	its Applied				\$0.00	
				Invoice Bal	ance Due:	\$1672.54	

Date	Invoice #	Description	Amount	Balance Due
3/1/2023	725551	Alarm Monitoring Services	\$1672.54	\$1672.54

Envera

8281 Blaikie Court Sarasota, FL 34240 (941) 556-0743 Approved 3-10-2023 Security Monitoring 001.320.57200.45400 Chris Hall

Invoice								
Invoice Number	Date							
725551	03/01/2023							
Customer Number	Due Date							
300380	04/01/2023							

Net Due: \$1,672.54
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

1 320 57200 45920 Furniture, fixture, msc Approved Jen Erickson 3.13.2023



FLORIDA PATIO FURNITURE INC.

Florida Patio Furniture Inc. 506 8th St W Palmetto, Fl 34221

Invoice

\$2,500.00

\$2,500.00

\$0.00

Date	Invoice #
3/13/2023	71143

Bill To

Meadow View at Twin Creeks CDD Danielle (P) 602-373-7227 DSimpson@BBXCapital.com 850 Beacon Lake Parkway St. Augustine, FL 32095

Ship To

Beacon Lake Amenity Manager 850 Beacon Lake Parkway St. Augustine, Florida 32095 Jennifer Office: 904-217-3052 Email: Beaconmanager@rmsnf.com

Total

Payments/Credits

Balance Due

P.O. No.			Terms Due Date		Rep	Ship Date	Ship Via		FOB
		50%	DN Bal C.O.D.	3/13/2023	Justn	3/13/2023	Best Way		
Qty	Item				Description			Rate	Amount
5	R-42PUNCH	IU	Regal 42" Round, Punch Aluminum Top Table With Hole, 1.50" x .75" Flat Extrusion FRAME FINISH - TEXTURED WHITE TABLE TOP PATTERN - SUNFIRE					470.00	2,350.00T
	Freight		****ALL ORDE	e Delivery Only Who		150.00	150.00		
			Beacon Lake An 850 Beacon Lak St. Augustine, F	Jennifer Clark-Erickson Beacon Lake Amenity Manager 850 Beacon Lake Parkway St. Augustine, Florida 32095 Office: 904-217-3052 Email: Beaconmanager@rmsnf.com					
	Subtotal							\$2,500.00	
	Sales Tax (0.0						0%)	\$0.00	

Phone #	Fax#	E-mail	Web Site
941-722-5643	941-723-9223	info@floridapatio.net	http://www.floridapatio.net

Future Horizons, Inc

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

Voice: 904-692-1187 Fax:

904-692-1193

Invoice Number: 77104

Invoice Date: Feb 22, 2023

Page:

BILTo:

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

Ship to:

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

-	Customer ID	Customer PO	Payment	Terms		
	Beacon02	Verbal	Net 30 Days			
	Sales Rep ID	Shipping Method	Ship Date	Due Date		
	Johnson01	Hand Deliver	1/18/23	3/24/23		

scre	erator Service call to unclog of Inlake creen and removal of trash. Work erformed 1/18/2023	120.00	120.00
1 1			
per	erformed 1/18/2023		
		!	
	Approved 3-10-2023 Lake Maintenance 001.320.53800.45005 Chris Hall	DECE MAR 1	8 9
	Subtotal		120.00
1	Sales Tax		
Fr	Freight		
To	Total Invoice Amount		120.00
Check/Credit Memo No:	Payment/Credit Applied		
TO THE STATE OF TH	OTAL		120:00

Overdue invoices are subject to finance charges.



Remit To: JANI-KING OF **JACKSONVILLE** 75700 ST. AUGUSTINE ROAD JACKSONVILLE, FL 32207 (904) 346-3000

Invoice				
Date	Number			
3/1/2023	JAK03230380			
Due Date	Gust #			
3/31/2023	517013			
Invoice Amount \$3.050.54	Amount Remitted			

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

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
JAK03230380	3/1/2023	517013	CRISTINE TRELLE		LEGACY CONCIERGE SERVICES, LLC	3/31/2023
Quantity		Des	cription		Unit Price	Extended Price
1		ECEI MAR 14	8 N	OR MARCH	\$3,050.54	\$3,050.54
	·		572.4	55 07	Amount of Sale	\$3,050.54 \$0.00
			ecks Payable to: F JACKSONVILLE		Total	\$3,050.54



Remit To:

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

(904) 346-3000

32207

Invoice				
Date	Number			
03/14/2023	JAK03230488			
Due Date	Cust#			
03/31/2023	517013			
Invoice Amount \$ -273.00	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

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		Due Date				
JAK0323048	88 03/14/2023	517013	CRISTINE TRELLE		LEGACY CONCIERGE SERVICES, LLC			03/31/2023		
Quantity			Description			Unit Price Exte		Unit Price Extended P		ended Price
1	CREDIT IN	IV#0223038	89 - LOCK ISSUE:	S AT LAKESIDE	PARK	-273.00	- Accounts	-273.00		
							- Jones - Jone			
						Amount of Sale		\$ -273.00		
						Sales Tax		\$ 0.00		
			ce All Checks Payable -KING OF JACKSON			Total		\$ <i>-</i> 273.00		



Invoice

Date Involce #

2/6/2023 131295612710

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

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

Terms	Net 20
Due Date	2/26/2023
PO#	
Delivery Ticket#	Sales Order #1342744
Delivery Date	2/2/2023
Delivery Location	Meadow View at Twin Creeks CDD Pool (Beac
Customer #	13BEA030
AZ:License/#	#331721
	#331721

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

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

Item ID	Item	Quantity	Units	Rate	Amount
Item ID 160-050	Pool Acid bulk by Gallon 1 320 57200 45506 - Pool C Approved 2,8,2023Jennifer I	15 hem.	gal BY:_	AAR 14 2i	23
			MAR BY:	, 4 ZUZ3	

Subtotal Shipping Cost (FEDEX GROUND) Total

Amount Due

47.85 0.00 47.85 \$47.85

Remittance Slip

Customer 13BEA030 Invoice # 131295612710 **Amount Due Amount Paid** \$47.85

Make Checks Payable To

Poolsure PO Box 55372 Houston, TX 77255-5372





Invoice

Date Invoice # 3/6/2023 131295613370

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

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

Terms	Net 20
Due Date	3/26/2023
PO#	
DeliveryTicket/#	Sales Order #1343006
Delivery Date	
Delivery Location	Meadow View at Twin Creeks CDD Pool (Beac
Customer #	13BEA030
AZ License #	#331721

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

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

Item ID	item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	300	gal	1.65	495.00
160-050	Pool Acid bulk by Gallon	60	gal	3.19	191.40
135-010	Sodium Bicarbonate 50# bag	10		29.98	299.80
	Į.				
	MAR 1 0 2023				

Approved 3-10-2023 Pool Chemicals 001.320.57200.45506 Chris Hall Subtotal 986.20 Shipping Cost (FEDEX GROUND) 0.00 Total 986.20 Amount Due \$986.20

Remittance Slip

Customer 13BEA030 Invoice # 131295613370 Amount Due Amount Paid \$986.20

Make Checks Payable To

Poolsure PO Box 55372 Houston, TX 77255-5372





Invoice

Date Invoice # 3/9/2023 131295613419

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

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

Terms	Net 20
Due Date	3/29/2023
PO#	
Delivery Ticket #	Sales Order #1343118
Delivery Date	3/9/2023
Delivery Location	Meadow View at Twin Creeks CDD Activity Po
Customer #	13BEA030
AZ License #	#331721

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

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

Item ID	ltem	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	250	gal	1.65	412.50
160-050	Pool Acid bulk by Gallon	30	gal	3.19	95.70
135-010	Sodium Bicarbonate 50# bag	10		29.98	299.80
	1 320 57200 45506 - Pool Chem. Approved 3.13.2023 Jennifer Erickso MAR 13 223 BY:	n			

MAR 13 2023

Subtotal Shipping Cost (FEDEX GROUND) Total Amount Due 808.00 0.00 808.00 \$08.00

Remittance Slip

Customer 13BEA030 Invoice # 131295613419 Amount Due Amount Paid \$808,00

Make Checks Payable To

Poolsure PO Box 55372 Houston, TX 77255-5372





Southeast Fitness Repair 14476 Duval Place West #208 Jacksonville, FL 32218 (904) 683-1439 Invoice/ WO #102242

Service Date: Unscheduled

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

1 320 57200 45508 AMENITY-FACILITY MAINT Approved 3.92023 Jennifer Erickson

Invoice - Prepayment (Parts)

formation		
[101093] Meadow View At Twin Creeks A.K.A Beacon Lake	Service Contact	Marc or Denise
Meadow View at Twin Creeks	Main Number	(904) 217-3052
850 Beacon Lake Pkwy St Augustine, FL 32095	Mobile Number	(904) 316-9279
	Email	Beaconmanager@Rmsnf.Com
	[101093] Meadow View At Twin Creeks A.K.A Beacon Lake Meadow View at Twin Creeks a.k.a Beacon Lake - Service 850 Beacon Lake Pkwy	[101093] Meadow View At Twin Creeks A.K.A Beacon Lake Meadow View at Twin Creeks a.k.a Beacon Lake - Service 850 Beacon Lake Pkwy St Augustine, FL 32095 Service Contact Main Number Mobile Number

Inform	

Duration 3.00h **Commitment** None

Start/Stop Unscheduled

Assignments Unassigned

Service Information

Services	Qty	Price
Repair - Parts at Shop: One Time with an expected duration of 1.00h LF TM SN: AST175919 Replace: Walking Belt, Drive Belt, and Deck Screws	1.00 hour	\$0.00
— Product: Travel 60-160 miles \$110	1.00 Ea	\$0.00
— Product: LF - TM - BELT: WALKING NP7131 21.5" WIDE - 0K65- 01002-0000 * For AST HTT PHT	1.00 Ea	\$626.79
— Product: LF - TM - NUT: 1/4 -20, TINNERMAN, ST, ZN 0017-00103- 0198 *	4.00 Ea	\$12.00
— Product: LF - TM - BELT: POLY-V; 370J12 - 0K58-01114-0000	1.00 Ea	\$49.30

Shipping is an estimate \$40		ψο.σσ
Repair - Parts at Shop: One Time with an expected duration of 1.00h LF Bicep/Tricep Model: OSTWR8-BT SN: 101838808384 Replace: Cable and Hardware	n 1 visit	\$0.00
— Product: LF - TRICEP CURL - CABLE - 8978401 *	1.00 Ea	\$179.68
— Product: LF - CMDAP - INSERT, CM/MJ, CABLE END - 8943801	1.00 Ea	\$7.50
— Product: LF - CMDAP - CABLE END HOUSING - 8943701	1.00 Ea	\$6.00
— Product: LF - CMDAP - CABLE END LINK - 8943601 *	1.00 Ea	\$39.76
— Product: LF - CMDAP - CABLE END HOUSING SCREWS - 3250002	2.00 Ea	\$8.60
Repair - Parts at Shop: One Time with an expected duration of 1.00h LF Water Rower Model: GER-ALLLX-102 SN: RGX180901397 Replace: Computer	n 1 visit	\$0.00
Product: LF - Rower - COMPUTER: L16, W/O USB, 75029 - 0K106-75029-0000	1.00 Ea	\$429.64
	Subtotal:	\$1,359.27
	Tax:	\$0.00
	Total:	\$1,359.27
ervice Location Memo		
chedule for a Wednesday or Thursday between 9am-5pm		
ork Order Custom Fields		

1.00 Ea

\$0.00

- Product: Shipping

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

Customer Authorization Signature:

Date: _____

THIGPEN

HEATING & COOLING, INC.

Since 1962

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

Billing Address:

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

Invoice

Terms: NET DUE UPON RECEIPT

Reference: Order 38707 Service Advisor: Paul Ruckman

Customer PO#:

Service Address:

Meadow View At Twin Creeks CDD 850 Beacon Lake Pkwy

Saint Augustine, FL 32095

NOTES

The IAIRE/ CARRIER system. The bearings on the blower have cut halfway through the shaft. Recommend NOT turning it back on. Was informed thay have to run it. Informed theme if the shaft breaks. It will do more damage. S/A 46* Win the condenser runs. Stoping on low pressure. (left the new airfillter for the lairs system on top. Did not change them out)..... System #2. Is frozen. The mini-spilt in the pool resetrooms is not working..... On the mini-spilt system condenser M/N.MXZ2C20NA2. S/N.82P01065. It was recommended by MITSUBISHI Tech Support to replace the (3) three thermistors and the control board, run new wire from head unit B to condenser about 50' of wire.have 27DC voltage at condenser & 43DC voltage at head unit... Then, see if the thermostat will connect.... On unit #1/2/3. All need low ambient pressure switchs. They have all been disabled. Unit #2 they set the thermostat to 68*. Unit #3. The thermostat is cooler than what the thermostat can go down to was not able to run this unit.

1 320 57200 45508 AMENITY-FACILITY MAINT Approved 3.15.2023 Jennifer Erickson

CACO56729

item -		Description		Qty	Unit	Price	Extended	J
СРМ		Commercial Plann	ed Maintenance	1.00		\$390.00	\$390,00	
8L995G		23 5/16x21.5x1 Ple	eated Filter	2.00		\$0.00	\$0.00	1
8L155A		16x24x2 Pleated F	ilter	4.00		\$0.00	\$0.00	1
8L995F		19 7/8x21,5x1 Plea	ated Filter	1.00		\$0,00	\$0.00	
MISC-ENVIRO	N-FEE	Misc. Supplies & E	nvíromental	1.00		\$20.00	\$20.00	Ì
CPM		Commercial Plann	ed Maintenance	1.00		\$95.00	\$95,00	ı
			Equipmer					
	A Part of the Second		PROFESSION OF THE PROPERTY OF					1
Type	Model	Brand	Serial,		Age (Co)	/erage	Exp	
AIRH	CB26UH-030-R-2	3CLEN	6009C15692		14			ļ
AIRH	CB26UH-030-R-2	3CLEN	6009A20441		14			١
AIRH	4TEC3F60B1000	A#TRA	9264RBE2V		14			ı
COND	4TWR3060A1000	A/TRA	92222EM2F		14			ı
COND	13hpd-030-230-1	LEN	5807c07525					L
COND	13hpd-030-230-1	LEN	5806j21769			PAF	CENE	M
COND	13hpd-030-230-1	LEN	5807c56474				CEIVE	11
COND	13hpd-030-230-1	LEN	5806j21766				MAR 15 2023	
COND	13hpd-030-230-1	LEN	5807c07533			11	MAN I J LULU	
HP	14HPX-042-230-1	8 LEN	1913B09257		10	14		P
FIL	DYNAMIC				10	BY:		╆-
HP	14HPX-036-230-1	8 LEN	1913B12475		10			1
AIRH	CBX27UH-036-23	O-LEN	1613B12131		10			1

CACO56726

CN208226

Particular Description

THIGPEN

HEATING & COOLING, INC.

Since 1962

2801 Dawn Rd

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

Invoice

Number: 38707,1 Date: 3/8/2023

Account No: 127224

Terms: NET DUE UPON RECEIPT

Reference: Order 38707

Service Advisor: Paul Ruckman

Customer PO#:

TERMS AND CONDITIONS

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

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

Non-Taxable:

\$505.00

Taxable:

\$0,00

Sub Total:

\$505.00

Sales Tax:

\$0.00

Freight:

....

rioigni

Total:

\$505.00

Total Paid:

*Total Due:

\$505.00

CACO56729

CACO56726

CN208226



PATMENT AUGRESS: Timmer Pest Confrol LLC + P.O. Box 962603 + Atlanta, Georgia 31192-2563 982-365-5166 - Fext 994-361-1499 - Toll Firest 808-275-5315 - Immerinat.com

Service Slip/Invoice

INVOICE: 20715340 DATE: 2/20/2023 ORDER: 20715340

Work

Turner Pest Control LLC

Atlanta, GA 31192-2503

P.O. Box 952503

904-355-5300

Location: [38

[385188] 904-627-9271

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

Bill To: [385188]

Meadow View at Twin Creeks CDD

Chris Hall 475 W Town pl Suite 114

Saint Augustine, FL 32092

* * *	Work Date 2/20/2023 Purchas	Time 01:37 PM ie Order	Target Pest MICE, RATS, ROACH, S Terms NET 30	Technician Last Service Map Code	54	Time In 01:37 PM Time Out 02:10 PM
		Ų í c€		Description		Price
	CPCM	Pest Cont	Commercial Pest Control - N - 3-10-2023 (rol 57200,45917	Monthly Service	SUBTOTAL TAX AMT. PAID TOTAL	\$219.45 \$219.45 \$0.00 \$0.00 \$219.45
To Chayparina Allig WORMSPAILE 64 (Calas Reference)		001.020.0	DECEIV MAR 10 20 BY:	1 1	TECHNICIAN	N SIGNATURE R SIGNATURE

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

2

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



West Orange Nurseries, Inc. Landscape Division 4001 Avaion 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 66801

DATE 01/01/2023 TERMS Net 30

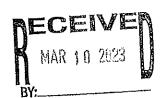
DUE DATE 01/31/2023

ACTIVITY	DESCRIPTION	QTY	INSTALLED	AMOUNT	
Maintenance	PH2 - Repair 2" and 4" mainline connected to pump controller for Phase 3A. These breaks have caused the pump to over work and the have depleted the pressure across the system. This was brought to our attention by the RainBird IQ software.	1	2,055.33	2,055.33	

TOTAL DUE

\$2,055.33

Approved 3-10-2023 Irrigation Repairs 001.320.53800.45009





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

BILL TO

SHIP TO

Meadow View @ Twin Creeks

Beacon Lake

C/O GMS

Phase II Part 2

475 West Town Place Suite 114

(Phase 2 Parkway)

St. Augustine, FL 32092

DATE 03/01/2023 TERMS Net 30

INVOICE 66813

DUE DATE 03/31/2023

1

ACTIVITY DESCRIPTION	Ŧ	
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INSTALLED ατγ

AMOUNT

Maintenance Monthly Lawn Maintenance: Includes Pest Control & Fertilization to Property

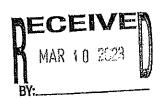
8,420.00

8,420.00

TOTAL DUE

\$8,420.00

Approved 3-10-2023 Landscape Maintenance 001.320.53800.45005 Chris Hall





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

BILL TO

Meadow View @ Twin Creeks

°C/O'GMS

475 West Town Place Suite 114 St. Augustine, FL 32092 SHIP TO

Meadow View @ Twin Creeks

Beacon Lake 3 A

INVOICE 66814

DATE 03/01/2023 **TERMS** Net 30

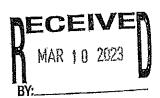
DUE DATE 03/31/2023

ACTIVITY E	DESCRIPTION	QTY	INSTALLED	AMOUNT
Maintenance N	Monthly Lawn Maintenance : includes Pest Control &	1	9,100.00	9,100.00

TOTAL DUE

\$9,100.00

Approved 3-10-2023 Landscape Maintenance 001.320.53800.45003 Chris Hall





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

BILL TO

Meadow View @ Twin Creeks C/O GMS

475 West Town Place Suite 114 St. Augustine, FL 32092 SHIP TO

Meadow View @ Twin Creeks PH 2 Townhome Section

INVOICE 66815

DATE 03/01/2023 TERMS Net 30

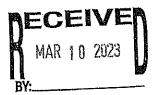
DUE DATE 03/31/2023

SHIP DATE 03/01/2019

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

TOTAL DUE \$9,011.47

Approved - 3-10-2023 Landscape Maintenance 001,320,53800,45003





Bill To:

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

Property Name:

Meadow View at Twin Creeks

CDD

INVOICE

INVOICE#	SINVOICE DATES
JAX 492953	2/24/2023
· Samerica · · ·	्रहर्वश्रणभूमिवस
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: March 26, 2023

Invoice Amount: \$212.00

Description: Current/Amount

Irrigation Repairs in Response to Email/Work Orders******Head Replacement at Pool******

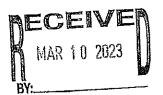
Irrigation Repairs

\$212.00

Invoice Total \$212.00

N COMMERCIAL LANDSCAPING

Approved 3-10-2023 Irrigation Repairs 001.320.53800.45009



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



Bill To:

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

Property Name:

Meadow View at Twin Creeks

CDD

INVOICE

INVOICE#, 5. To	= INVOIGEDANGE =
JAX 499954	3/1/2023
TERMS C	RONUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

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

Description

Monthly Landscape Maintenance March 2023

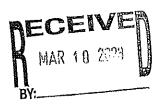
Gurteni/Amount

\$17,812.00

Invoice Total \$17,812.00

IN CONNERCIAL LANDSCAPING

Approved 3-10-2023 Landscape Maintenance 001.320.53800.45003 Chris Hall



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

Community Development District Construction Phase 3B

Construction Funding Request #46 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 Picklebali Court - Invoice 284776 (Deposit)	\$	1,725.00
100	The Nidy Sport Construction Co. 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 comers - Invoice 2020-166-4	\$	14,040.00
103	Clary & Associates, Inc. Phase 3B Set rear lot comers - Involce 2020-166-5	\$	9,360.00
104	American Electrical Contracting, Pickleball court lighting - Invoice W57266	\$	33,325.00
	Total Funging Request	(\$)	142,950.50

Please make check payable to:

Meadow View at Twin Creeks CDD g/o GMS/UC 475 West Town Place Suite 114 St. Augustine Rt. 32092

JUM CHALK Secretary/Asst Secretary —D1BA5E5E7410418...



Total Funding Request

Community Development District Construction Phase 3B		Construction Fund	Construction Funding Request #47 April 13, 2023	
Req.	PAYEE			
105	ETM Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 207524 (Mar 2023)	\$	60.50	
106	Yellowstone Landscape Pickleball Court Drainage - Invoice JAX 504276	\$	6,000.00	
107	Smith Manus FPL Performance Bonds	\$	1,612.00	
108	West Orange Nurseries, Inc. Landscaping maintenance - 66803	\$	6,099.38	
109	Harbinger Phase 3 signage (Remaining balance) Invoice 28089	\$	7,767.00	
110	Harbinger Phase 3 signage (Remaining balance) Invoice 29088	\$	6,042.00	
111	Harbinger Signage - Townhomes (Remaining balance) Invoice 28117	\$	2,346.00	
112	The Nidy Sport Construction Co. Pickeball Court - Invoice 13986	\$	60,880.00	
113	The Nidy Sport Construction Co. Pickeball Court - Invoice 14007	\$	7,920.00	
114	Atlantic Security Equipment & Installation access for Pickleball Court - Invoice 288970 (Remaining Balance)	\$	1,725.00	

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 \$ 100,451.88

Signature: _	
	Chairman/Vice Chairman
Signature:	
_	Secretary/Asst. Secretary



Community Development DistrictConstruction Funding Request #7Construction Phase 4April 13, 2023

Req.	PAYEE	
57	W. Gardner, LLC Beacon Lake Phase 4 (Utilities) Application for Payment No. 12 (Mar 2023)	\$ 176,213.39
58	W. Gardner, LLC Beacon Lake Phase 4 (Clearing/Earthwork) Application for Payment No. 14 (Mar 2023)	\$ 25,148.27
59	W. Gardner, LLC Beacon Lake Phase 4 (Paving/Drainage) Application for Payment No. 12 (Mar 2023)	\$ 279,988.80
60	Rinker Materials Sanitary Direct Purchase	\$ 188.00
	Total Funding Request	\$ 481,538.46

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

Chairman/Vice Chairman
Secretary/Asst. Secretary

Community Development District Construction Phase 4

Construction Funding Request #8

April 14, 2023

Req. PAYEE

56 Clary & Associates Inc

\$ 5,495.00

Beacon Lake Phase 4B Stake and Grade Electrical installation Invoice #2023-96 2/28/23

Total Funding Request

5,495.00

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

Signature:

Chairman/Vice Chairman

Signature:

Secretary/Asst. Secretary