

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

*May 18, 2023*

## *AGENDA*

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

475 West Town Place, Suite 114

St. Augustine, Florida 32092

[www.meadowviewattwincreeksd.com](http://www.meadowviewattwincreeksd.com)

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May 11, 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, May 18, 2023 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095**

Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment
- III. Approval of Minutes of the April 20, 2023 Meeting
- IV. Consideration of Proposals for Landscape Maintenance Services (provided under separate cover)
- V. Consideration of Resolution 2023-07, Approving a Proposed Budget for Fiscal Year 2024 and Setting a Public Hearing Date for Adoption (to be provided under separate cover)
- VI. Update on Charlie's Grill Weekend Operations (Memorial Day through Labor Day)
- VII. Update on FPL Matters
- VIII. Update on Development Status
- IX. Staff Reports
  - A. District Counsel
  - B. District Engineer – Approval of Requisition Summary
  - C. District Manager – Report on the Number of Registered Voters (1,479)
  - D. Amenity Manager

- E. Operations Manager – Report
- X. Financial Reports
  - A. Balance Sheet and Income Statement
  - B. Assessment Receipts Schedule
  - C. Check Register
  - D. Consideration of Construction Funding Request No. 48 (Phase 3B)
  - E. Consideration of Construction Funding Request No. 9 (Phase 4)
- XI. Supervisors’ Requests and Audience Comments
- XII. Next Scheduled Meeting – June 15, 2023 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095
- XIII. Adjournment

## *MINUTES*

MINUTES OF MEETING  
MEADOW VIEW AT TWIN CREEKS  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Meadow View at Twin Creeks Community Development District was held on Thursday, April 20, 2023 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095.

Present and constituting a quorum were:

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

Also present were:

Jim Oliver	District Manager
Katie Buchanan	District Counsel (by phone)
Scott Lockwood	District Engineer
Jennifer Erickson	Amenity Manager
Rich Gray	Riverside Management Services
Brad Poor	Yellowstone Landscape

The following is a summary of the discussions and actions taken at the April 20, 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 March 16, 2023 Meeting**

There were no comments on the minutes.

On MOTION by Mr. Arias seconded by Mr. Thors with all in favor the minutes of the March 16, 2023 meeting were approved.
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**FOURTH ORDER OF BUSINESS****Update on Landscape and Irrigation Maintenance Services RFP Process**

Mr. Oliver informed the Board that the RFP for landscape maintenance services has been issued and a pre-bid meeting was held onsite on February 12<sup>th</sup>. Proposals are due by May 9<sup>th</sup>, they'll be reviewed by staff, and then they will be distributed to the Board, who will then rank them at the May 18<sup>th</sup> meeting.

**FIFTH ORDER OF BUSINESS****Update on Charlie's Grill Weekend Operating (Memorial Day through Labor Day)**

Mr. Oliver informed the Board that Ms. Erickson has been successful in finding a vendor to operate the grill on weekends between Memorial Day and Labor Day and counsel is in the process of preparing a license agreement.

**SIXTH ORDER OF BUSINESS****Consideration of Proposals****A. Spring Annual Rotations and Mulch Installation**

The proposal for the mulch installation was tabled to allow for completion of the RFP process. Mr. Poor presented a proposal totaling \$5,854.73 for spring annuals installation.

On MOTION by Mr. Lyman seconded by Mr. Kovacic with all in favor the proposal from Yellowstone for installation of spring annuals totaling \$5,854.73 was approved.

**B. African Iris Replacement Along Beacon Lake Parkway and the Lake House**

Mr. Poor presented a proposal totaling \$2,580 for installation of African Iris in bare areas along Beacon Lake Parkway and at the Lake House.

On MOTION by Mr. Lyman seconded by Mr. Thors with all in favor the proposal from Yellowstone for installation of African Iris totaling \$2,580 was approved.

**C. Irrigation Repairs**

Mr. Poor informed the Board that broken irrigation heads and nozzles are included in the contract, however parts such as valves and decoders are not. He presented a proposal to replace eight decoders for a total of \$3,952.

On MOTION by Mr. Lyman seconded by Mr. Kovacic with all in favor the proposal from Yellowstone for irrigation repairs totaling \$3,952 was approved.

#### **D. Shade Structure Relocation**

Mr. Gray informed the Board that after the last meeting he and Supervisor Arias walked the dog park and chose to relocate the shade structure to the backside of the dog park. Shade America provided a proposal totaling \$2,500 to uninstall and reinstall the structure. Additionally, Riverside Management Services provided a proposal to move the benches for a total of \$840.

On MOTION by Mr. Arias seconded by Mr. Lyman with all in favor the proposals from Shade America and Riverside Management Services together totaling \$3,340 were approved.

#### **SEVENTH ORDER OF BUSINESS                      Discussion of the Fiscal Year 2024 Budget**

Mr. Oliver stated once he receives numbers from the landscape proposals, he will be able to bring a budget to the May meeting for review.

#### **EIGHTH ORDER OF BUSINESS                      Update on FPL Matters**

Mr. Oliver reminded the Board that this item has to do with the imminent domain matter regarding power lines in the right of way at the north entrance of the community. FPL and the District's special counsel are working through the matter.

#### **NINTH ORDER OF BUSINESS                      Update on Development Status**

Mr. Lyman stated that Phase 3B is nearing close out. There are some erosion issues in the lakes that they're working to repair. The connector road is paved. There are some grading issues and utility conflicts with the walking path that the developer is working through. The infrastructure for Phase 4 is about 95% complete so utility companies will be brought in to do their part.

**TENTH 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. He noted number 108 appears to be maintenance related and should be paid from the general fund.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor the requisition summary listing numbers 105-114 for Phase 3B and numbers 56-62 for Phase 4 was approved as revised.
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Mr. Lockwood also reported that the pickleball courts are in process.

Mr. Thors stated that there is a manhole cover in the area in which asphalt work has recently been done that appears to be too elevated.

Mr. Lockwood stated that he would look at it to see if it could be patched better.

**C. District Manager**

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

**D. Amenity Manager**

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

Mr. Oliver stated that he and Ms. Erickson have been discussing if there is a need for security, and if so, what level of security. He and Mr. Arias will discuss the matter and bring recommendations to the next Board meeting.

Mr. Arias asked onsite staff to track expenses for repairs due to vandalism.

**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. He also

reported on vandalism, noting a lot of it is happening at the Lakeside Park. He also updated the Board on broken flagstones, noting the cost for the repair was billed to the company responsible for the damage.

## **ELEVENTH ORDER OF BUSINESS                      Financial Reports**

### **A.    Balance Sheet & Income Statement**

Copies of the financial statements as of March 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 95% collected was included in the agenda package.

### **C.    Check Register**

A copy of the check register totaling \$463,414.18 was included in the agenda package for the Board's review.

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

### **D.    Consideration of Construction Funding Request No. 47 (Phase 3B)**

A copy of construction funding request number 47 totaling \$100,451.88 was included in the agenda package for the Board's review. Mr. Oliver noted requisition number 108 will be removed.

On MOTION by Mr. Kovacic seconded by Mr. Thors with all in favor construction funding request number 47 was approved as revised.

### **E.    Consideration of Construction Funding Request Nos. 7 and 8 (Phase 4)**

Copies of construction funding request number 7 totaling \$481,538.46 and number 8 totaling 5,495 were included in the agenda package.

On MOTION by Mr. Kovacic seconded by Mr. Arias with all in favor construction funding request numbers 7 and 8 were approved.
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**TWELFTH ORDER OF BUSINESS**

**Supervisors' Requests and Audience Comments**

There were no supervisor requests.

Mr. Jeff Manors asked if there is a plan or schedule for the second lift of asphalt.

Mr. Lockwood responded that 90% of the lots have to be sold and closed out. Mr. Lyman added that there are maintenance issues such as curbing that needs to be replaced before the asphalt can be scheduled and because of the costs of paving mobilizations, the developer tries to schedule larger sections at one time.

**THIRTEENTH ORDER OF BUSINESS**

**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**

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

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

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Chairman/Vice Chairman

## *FOURTH ORDER OF BUSINESS*

# REQUEST FOR PROPOSALS

## LANDSCAPE MAINTENANCE SERVICES

**1. Personnel & Equipment (20 Points Possible) (\_\_\_\_ Points Awarded)**

**2. Experience** (25 Points Possible) (\_\_\_\_ Points Awarded)

**3. Understanding Scope of RFP (15 Points Possible) (\_\_\_\_ Points Awarded)**

**4. Financial Capacity** (5 Points Possible) (\_\_\_\_ Points Awarded)

**5. Price (20 Points Possible) (\_\_\_\_ Points Awarded)**

10

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

**6.      Reasonableness of ALL Numbers      (15 Points Possible)      (\_\_\_\_ Points Awarded)**

Up to fifteen (15) points will be awarded as to the reasonableness of ALL numbers, quantities & costs (including, but not limited to fertilizer quantities, mulch quantities based on Contractor's field measurements) provided, including Parts 1, 2, 3, 4, 5 and 6 as well as unit costs from the additional schedules.

**Proposer's Total Score      (100 Points Possible)      (\_\_\_\_ Points Awarded)**

**END**

**Meadow View at Twin Creeks Community Development District**  
**Request for Proposal**  
Landscape & Irrigation Maintenance Services Evaluation Criteria

		Personnel & Equipment  (E.g., skill set and experience of key management and assigned personnel, present ability to manage this project; proposed staffing levels; capability of performing the work; geographic location; subcontractor listing; inventory of equipment; etc)	Proposer's Experience  (E.g., past and current record and experience of the Proposer in similar projects; volume of work previously awarded to the firm; past performance in any other contracts, etc.)	Understanding of Scope of RFP  Does the proposal demonstrate an understanding of the District's needs for the services requested? Does it provide all information requested? Did the contractor use the forms provided from the Project Manual?	Financial Capability  Has the proposer demonstrated that it has the financial resources and stability to implement and execute the work?	Price  Full 20 points awarded to the Proposer submitting the lowest bid for Parts 1-4. An average of all three years pricing is to be considered when awarding points for pricing (the initial term and the first and second annual renewals. All other proposers will receive a percentage of this amount based on a formula.	Reasonableness of All Numbers  Reasonableness of all numbers, quantities and costs (including but not limited to fertilizer quantities, mulch quantities, unit costs, etc)	Point Total
	<b>Proposer</b>	<b>20</b>	<b>25</b>	<b>15</b>	<b>5</b>	<b>20</b>	<b>15</b>	<b>100</b>
1	BrightView							
2	Down to Earth							
3	The Greenery							
4	Tree Amigos							
5	Trimac							
6	VerdeGo							
7	Yellowstone							

## *FIFTH ORDER OF BUSINESS*

## RESOLUTION 2023-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2023/2024; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Meadow View at Twin Creeks Community Development District ("**District**") prior to June 15, 2023, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"); and

**WHEREAS**, it is in the best interest of the District to fund the administrative and operations services (together, "**Services**") set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 190 and 197, Florida Statutes ("**Assessments**"), as set forth in the preliminary assessment roll included within the Proposed Budget; and

**WHEREAS**, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

**WHEREAS**, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

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

**1. PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

**2. DECLARING ASSESSMENTS.** Pursuant to Chapters 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2023, and pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

**3. SETTING PUBLIC HEARINGS.** Pursuant to Chapters 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: \_\_\_\_\_, 2023  
HOUR: 10:00 a.m.  
LOCATION: Lake House at Beacon Lake  
850 Beacon Lake Parkway  
St. Augustine, Florida 32095

**4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to St. Johns County at least 60 days prior to the hearing set above.

**5. POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least 45 days.

**6. PUBLICATION OF NOTICE.** The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in St. Johns County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

**7. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**8. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 18TH DAY OF MAY 2023.**

ATTEST:

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

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Fiscal Year 2023/2024 Proposed Budget

## **Exhibit A**

Fiscal Year 2023/2024 Proposed Budget

## *NINTH ORDER OF BUSINESS*

*B.*

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

**REQUISITION SUMMARY**

**2021 Phase 3**

**2020 Phase 4**

**Thursday, May 18, 2023**

<b>2021 Phase 3</b>					<b><u>TO BE APPROVED</u></b>		
5/18/2023	115	ETM	Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 208102 (Apr 2023)			\$	1,121.25
5/18/2023	116	Smith Manus	FPL Performance Bonds			\$	1,612.00
5/18/2023	117	Yellowstone Landscape	Additional granite and sod for pickleball courts - Invoice JAX519183			\$	4,620.00
5/18/2023	118	Yellowstone Landscape	Bahia install 3B park - Invoice JAX 489929			\$	5,850.00
5/18/2023	119	Yellowstone Landscape	Additional sod for 3B - Invoice JAX 489930			\$	15,000.00
					<b>2021 Phase 3 REQUISITIONS TO BE APPROVED</b>		<b>\$28,203.25</b>
<b>2021 Phase 4</b>					<b><u>TO BE APPROVED</u></b>		
5/18/2023	63	W. Gardner, LLC	Beacon Lake Phase 4 (Paving/Drainage) Application for Payment No. 13 (Apr 2023)			\$	151,646.12
5/18/2023	64	W. Gardner, LLC	Beacon Lake Phase 4 (Utilities) Application for Payment No. 13 (Apr 2023)			\$	82,474.11
5/18/2023	65	W. Gardner, LLC	Beacon Lake Phase 4 (Clearing/Earthwork) Application for Payment No. 15 (Apr 2023)			\$	9,120.00
					<b>2021 Phase 4 REQUISITIONS TO BE APPROVED</b>		<b>\$243,240.23</b>
					<b>TOTAL REQUISITIONS TO BE APPROVED MAY 18, 2023</b>		<b>\$271,443.48</b>

*C.*



April 21, 2023

Meadow View at Twin Creeks Community Development District  
Attn: Courtney Hogge, Recording Secretary  
475 West Town Place, Ste. 114  
St. Augustine, FL 32092

Dear Ms. Hogge:

In response to your request regarding Section 190.006(3)(a)(2)(d), Florida Statutes, the following information is applicable for:

Meadow View at Twin Creeks CDD

1479 registered voters in St. Johns County

This number is based on the streets within the legal description on file with this office as of April 15, 2023.

Please contact us if we may be of further assistance.

Sincerely,

A handwritten signature in blue ink that reads "Vicky Oakes".

Vicky C. Oakes  
Supervisor of Elections

VO/db

*E.*

# Meadow View at Twin Creeks

5/18/2023

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  
May 18th, 2023

To: Board of Supervisors

From: Rich Gray  
Manager Of Operations

Jennifer Clark-Erickson  
Amenity Manager

RE: Beacon Lake Field Operations & Amenity Management Report – May 18, 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 – 2<sup>nd</sup> Tuesday Monthly
- Mexican Train Dominoes – Last Wednesday Monthly
- Mary Music Time -We have two full classes.
- Book Club - 2<sup>nd</sup> Wednesday monthly.
- Whiskey Club – The last Friday each month 7pm
- Wine Club 3<sup>rd</sup> Thursday each month 7pm
- Chess Club on Mondays 7-8pm – geared for kids and teens.
- Swim lessons are planned for residents starting in May – 6m-6 years.
- Moo's Coffee Trailer – Every Saturday in Mya 8:30am – 11:30am coffee house experience with live acoustic guitar
- Memorial Day Bash – May 27<sup>th</sup> 11-2, bouncers, rock wall, food trucks and a DJ
- Polynesian Luau – June 24<sup>th</sup> Dancers, music, and food trucks. Small entrance fee to secure attendance.
- Food Demo - Resident Chef Colin from The Groovy Ladle, we had over eighty residents come out. It was a smash.
- Charlie's Grill – Scheduled to open May 27<sup>th</sup>.

## 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 center strap on left side tennis court.
- Replaced rusted dog pot on Hutchinson Lane.
- Rescued all downed windscreens on Tennis courts and Basketball court.
- Washed exterior building and sidewalk at Lakeside Park.
- Tighten hardware on pool patio furniture.
- Changed blown light bulbs in social room.
- Repaired door lock and catch on exterior door on social room.
- Fixed leaking shower valve at Lakeside Park.
- Washed out all trashcans.
- Reset dog pot station at the Townhomes communal area.
- Replaced the State and Nautical flags at Amenity Center.
- Cleaned exterior block on fire pit and surrounding pavers at Lakeside Park.
- Installed lock on exterior dumpster enclosure.



## Conclusion

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



## *TENTH ORDER OF BUSINESS*

*A.*



*Meadow View at Twin Creeks  
Community Development District*

*Unaudited Financial Statements  
as of  
April 30, 2023*



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# Meadow View at Twin Creeks

## Community Development District

### Combined Balance Sheet

April 30, 2023

	General	Debt Service	Capital Project	Governmental Fund Totals
<b>Assets:</b>				
Cash	\$67,290	---	---	\$67,290
Investments:				
Custody - US Bank	\$1,208,885	---	---	\$1,208,885
<b>Series 2016 A1</b>				
Reserve	---	\$135,521	---	\$135,521
Revenue	---	\$471,707	---	\$471,707
<b>Series 2018 A1</b>				
Reserve	---	\$186,774	---	\$186,774
Revenue	---	\$625,520	---	\$625,520
<b>Series 2018 A2</b>				
Revenue	---	\$2,773	---	\$2,773
Prepayment	---	\$1	---	\$1
<b>Series 2019 A1</b>				
Reserve	---	\$78,607	---	\$78,607
Revenue	---	\$267,515	---	\$267,515
<b>Series 2020 A1</b>				
Reserve	---	\$38,223	---	\$38,223
Revenue	---	\$113,612	---	\$113,612
Prepayment	---	\$906	---	\$906
<b>Series 2020 A2</b>				
Revenue	---	\$1,708	---	\$1,708
<b>Series 2020 A3</b>				
Reserve	---	\$18,682	---	\$18,682
<b>Series 2021-PH3B</b>				
Reserve	---	\$141,382	---	\$141,382
Revenue	---	\$198,354	---	\$198,354
Interest	---	\$305	---	\$305
Prepayment	---	\$22,755	---	\$22,755
Construction	---	---	\$1,975	\$1,975
<b>Series 2021-PH4</b>				
Reserve	---	\$211,869	---	\$211,869
Revenue	---	\$423,742	---	\$423,742
Interest	---	\$469	---	\$469
Construction	---	---	\$2,531	\$2,531
Due from Other	\$986	---	---	\$986
Due From Developer - Dreamfinders	\$25,696	---	\$250,728	\$276,424
Electric Deposits	\$3,360	---	---	\$3,360
Prepaid Expenses	\$5,218	---	---	\$5,218
<b>Total Assets</b>	<b>\$1,311,435</b>	<b>\$2,940,424</b>	<b>\$255,234</b>	<b>\$4,507,093</b>
<b>Liabilities:</b>				
Accounts Payable	---	---	---	\$0
Accrued Expenses	\$1,989	---	---	\$1,989
Retainage Payable	---	---	\$250,728	\$250,728
<b>Total Liabilities</b>	<b>\$1,989</b>	<b>\$0</b>	<b>\$250,728</b>	<b>\$252,716</b>
<b>Fund Balances:</b>				
Nonspendable	\$8,578	\$0	---	\$8,578
Restricted for Capital Projects	---	---	\$4,506	\$4,506
Restricted for Debt Service	---	\$2,940,424	---	\$2,940,424
Restricted for Fence Agreement	\$7,950	---	---	\$7,950
Unassigned	\$1,292,919	---	---	\$1,292,919
<b>Total Fund Balances</b>	<b>\$1,309,447</b>	<b>\$2,940,424</b>	<b>\$4,506</b>	<b>\$4,254,377</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$1,311,435</b>	<b>\$2,940,424</b>	<b>\$255,234</b>	<b>\$4,507,093</b>

# Meadow View at Twin Creeks

## Community Development District

### GENERAL FUND

#### Statement of Revenues & Expenditures

For the Period ending April 30, 2023

	Adopted	Prorated	Actual	
	Budget	Thru 04/30/23	Thru 04/30/23	Variance

#### **REVENUES:**

Assessments - Tax Roll (1)	\$1,209,376	\$1,197,229	\$1,197,229	\$0
Assessments - Direct	\$603,935	\$550,769	\$550,769	\$0
Interest/Miscellaneous Income	\$5,000	\$2,917	\$8,615	\$5,698
Restricted - Easement Fence Fund	\$0	\$0	\$7,950	\$7,950
Facility Revenue	\$10,000	\$5,833	\$6,300	\$467

<b>TOTAL REVENUES</b>	<b>\$1,828,311</b>	<b>\$1,756,748</b>	<b>\$1,770,863</b>	<b>\$14,115</b>
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#### **EXPENDITURES:**

##### **ADMINISTRATIVE:**

Supervisor Fees	\$0	\$0	\$1,200	(\$1,200)
FICA Expense	\$0	\$0	\$92	(\$92)
Engineering	\$36,000	\$21,000	\$16,975	\$4,025
Attorney Fees	\$30,000	\$10,000	\$5,994	\$4,006
Annual Audit	\$7,500	\$0	\$0	\$0
Arbitrage	\$3,600	\$3,000	\$3,000	\$0
Assessment Roll	\$10,000	\$10,000	\$10,000	\$0
Dissemination	\$20,000	\$11,667	\$7,292	\$4,375
Trustee Fees	\$21,000	\$15,936	\$15,936	\$0
Management Fees	\$52,094	\$30,388	\$30,388	(\$0)
Information Technology	\$1,550	\$904	\$904	(\$0)
Website Compliance	\$1,100	\$642	\$642	(\$0)
Telephone	\$700	\$408	\$229	\$180
Postage	\$1,000	\$583	\$772	(\$188)
Insurance	\$8,802	\$8,802	\$7,885	\$917
Printing and Binding	\$2,000	\$1,167	\$410	\$757
Legal Advertising	\$1,500	\$875	\$472	\$403
Other Current Charges	\$1,600	\$933	\$0	\$933
Office Supplies	\$300	\$175	\$5	\$170
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0

<b>ADMINISTRATIVE EXPENDITURES</b>	<b>\$198,921</b>	<b>\$116,655</b>	<b>\$102,370</b>	<b>\$14,285</b>
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##### **AMENITY CENTER:**

Utilities				
Telephone/Cable/Internet	\$10,900	\$6,358	\$6,628	(\$270)
Electric	\$45,800	\$26,717	\$27,247	(\$530)
Water/Irrigation	\$20,000	\$11,667	\$15,334	(\$3,667)
Gas	\$2,136	\$1,246	\$1,182	\$64
Trash Removal	\$4,860	\$2,835	\$4,261	(\$1,426)
Security				
Security Monitoring	\$1,440	\$840	\$888	(\$48)
Gate Monitoring	\$16,235	\$9,470	\$13,092	(\$3,622)
Gate Repairs	\$0	\$0	\$1,330	(\$1,330)
Access Cards	\$4,000	\$2,333	\$683	\$1,650
Contracted Security	\$20,000	\$11,667	\$0	\$11,667
Management Contracts				
Facility Management	\$125,000	\$72,917	\$51,737	\$21,180
Pool Attendants	\$51,750	\$30,188	\$2,451	\$27,737
Canoe Launch Attendant	\$31,050	\$18,113	\$0	\$18,113
Snack Bar Attendant	\$17,940	\$10,465	\$0	\$10,465
Field Mgmt / Admin	\$43,200	\$25,200	\$25,200	\$0
Pool Maintenance	\$20,000	\$11,667	\$9,649	\$2,018
Pool Chemicals	\$15,000	\$8,750	\$6,124	\$2,626

# Meadow View at Twin Creeks

## Community Development District

### GENERAL FUND

#### Statement of Revenues & Expenditures

For the Period ending April 30, 2023

	Adopted	Prorated	Actual	
	Budget	Thru 04/30/23	Thru 04/30/23	Variance
<b>AMENITY CENTER CONTINUED</b>				
Janitorial	\$22,275	\$12,994	\$21,806	(\$8,813)
Facility Maintenance	\$30,000	\$17,500	\$21,586	(\$4,086)
Private event Attendant	\$5,000	\$2,123	\$2,123	\$0
Repairs & Maintenance	\$36,000	\$21,000	\$27,851	(\$6,851)
Capital Projects	\$12,000	\$7,000	\$3,640	\$3,360
Snack Bar Inventory- CGS	\$1,000	\$583	\$0	\$583
Food Service License	\$650	\$379	\$242	\$137
Rental and Leases	\$27,691	\$16,153	\$6,923	\$9,230
Subscriptions	\$12,000	\$7,000	\$1,833	\$5,167
Pest Control	\$2,600	\$1,517	\$1,476	\$40
Supplies	\$2,500	\$1,458	\$370	\$1,089
Towel/Linen Service	\$2,000	\$1,167	\$1,578	(\$411)
Furniture, Fixtures & Equipment	\$5,000	\$2,917	\$2,522	\$395
Special Events	\$35,000	\$21,159	\$21,159	\$0
Holiday Decorations	\$20,000	\$15,385	\$15,385	\$0
Fitness Center Repairs/Supplies	\$3,100	\$1,808	\$3,741	(\$1,933)
Office Supplies	\$1,500	\$875	\$1,466	(\$591)
ASCAP/BMI Licenses	\$800	\$467	\$0	\$467
Property Insurance	\$54,949	\$54,949	\$46,552	\$8,397
Permit and License	\$575	\$0	\$0	\$0
<b>AMENITY CENTER EXPENDITURES</b>	<b>\$703,951</b>	<b>\$436,865</b>	<b>\$346,058</b>	<b>\$90,807</b>
<b>GROUND MAINTENANCE EXPENDITURES</b>				
Hydrology Quality/Mitigation	\$6,400	\$3,733	\$0	\$3,733
Electric	\$30,000	\$17,500	\$15,876	\$1,624
Landscape Maintenance	\$646,800	\$377,300	\$310,404	\$66,896
Landscape Contingency	\$85,000	\$49,583	\$49,827	(\$243)
Lake Maintenance	\$27,000	\$15,750	\$12,654	\$3,096
Grounds Maintenance	\$12,000	\$7,000	\$5,522	\$1,478
Pump Repairs	\$5,000	\$1,359	\$1,359	\$0
Streetlighting	\$49,890	\$29,102	\$30,820	(\$1,718)
Streetlight Repairs	\$5,000	\$2,917	\$0	\$2,917
Storm Cleanup	\$0	\$0	\$1,220	(\$1,220)
Irrigation Repairs	\$22,200	\$22,200	\$30,186	(\$7,986)
Miscellaneous	\$5,000	\$2,917	\$0	\$2,917
Contingency	\$31,149	\$18,170	\$12,790	\$5,381
<b>GROUNDS MAINTENACE EXPENDITURES</b>	<b>\$925,439</b>	<b>\$547,532</b>	<b>\$470,658</b>	<b>\$76,874</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,828,311</b>	<b>\$1,101,052</b>	<b>\$919,086</b>	<b>\$181,966</b>
<b>OTHER SOURCES/((USES))</b>				
Interfund Transfer In/((Out))	\$0	\$0	\$29,411	\$29,411
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$29,411</b>	<b>\$29,411</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$881,187</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$428,260</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$1,309,447</b>	

(1) Includes special assessments for gate monitoring.

## Meadow View at Twin Creeks

### 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
<b>Revenues:</b>													
Assessments - Tax Roll	\$0	\$67,099	\$173,946	\$743,692	\$196,451	\$15,110	\$932	\$0	\$0	\$0	\$0	\$0	\$1,197,229
Assessments - Direct	\$45,615	\$396,864	\$71,685	\$6,152	\$8,390	\$14,791	\$7,271	\$0	\$0	\$0	\$0	\$0	\$550,769
Interest/Miscellaneous Income	\$54	\$1,601	\$73	\$457	\$1,139	\$2,094	\$3,197	\$0	\$0	\$0	\$0	\$0	\$8,615
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	\$700	\$0	\$0	\$0	\$0	\$0	\$6,300
<b>Total Revenues</b>	<b>\$50,019</b>	<b>\$466,239</b>	<b>\$250,054</b>	<b>\$750,376</b>	<b>\$206,580</b>	<b>\$35,494</b>	<b>\$12,101</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,770,863</b>
<b>Expenditures:</b>													
<b>Administrative</b>													
Supervisor Fees	\$0	\$0	\$0	\$0	\$400	\$400	\$400	\$0	\$0	\$0	\$0	\$0	\$1,200
FICA Expense	\$0	\$0	\$0	\$0	\$31	\$31	\$31	\$0	\$0	\$0	\$0	\$0	\$92
Engineering	\$3,565	\$1,811	\$869	\$3,827	\$2,615	\$4,228	\$61	\$0	\$0	\$0	\$0	\$0	\$16,975
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
Arbitrage	\$0	\$0	\$1,200	\$1,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000
Assesment Roll	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000
Dissemination	\$1,042	\$1,042	\$1,042	\$1,042	\$1,042	\$1,042	\$1,042	\$0	\$0	\$0	\$0	\$0	\$7,292
Trustee Fees	\$1,813	\$0	\$8,351	\$3,416	\$0	\$2,357	\$0	\$0	\$0	\$0	\$0	\$0	\$15,936
Management Fees	\$4,341	\$4,341	\$4,341	\$4,341	\$4,341	\$4,341	\$4,341	\$0	\$0	\$0	\$0	\$0	\$30,388
Information Technology	\$129	\$129	\$129	\$129	\$129	\$129	\$129	\$0	\$0	\$0	\$0	\$0	\$904
Website Admin	\$92	\$92	\$92	\$92	\$92	\$92	\$92	\$0	\$0	\$0	\$0	\$0	\$642
Telephone	\$0	\$58	\$28	\$20	\$41	\$41	\$41	\$0	\$0	\$0	\$0	\$0	\$229
Postage	\$91	\$66	\$302	\$49	\$104	\$101	\$58	\$0	\$0	\$0	\$0	\$0	\$772
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	\$35	\$0	\$0	\$0	\$0	\$0	\$410
Legal Advertising	\$0	\$288	\$0	\$0	\$0	\$184	\$0	\$0	\$0	\$0	\$0	\$0	\$472
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$0	\$1	\$1	\$1	\$1	\$1	\$1	\$0	\$0	\$0	\$0	\$0	\$5
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<b>Total Administrative Expenditures</b>	<b>\$30,982</b>	<b>\$10,622</b>	<b>\$16,797</b>	<b>\$15,847</b>	<b>\$8,854</b>	<b>\$13,038</b>	<b>\$6,230</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$102,370</b>
<b>Amenity Center</b>													
Telephone	\$870	\$869	\$869	\$1,161	\$907	\$1,046	\$906	\$0	\$0	\$0	\$0	\$0	\$6,628
Electric	\$3,746	\$3,571	\$3,642	\$3,859	\$4,255	\$4,037	\$4,138	\$0	\$0	\$0	\$0	\$0	\$27,247
Water/Irrigation	\$1,151	\$983	\$2,473	\$2,357	\$3,037	\$2,813	\$2,520	\$0	\$0	\$0	\$0	\$0	\$15,334
Gas	\$156	\$134	\$213	\$143	\$320	\$196	\$19	\$0	\$0	\$0	\$0	\$0	\$1,182
Trash Removal	\$405	\$746	\$696	\$692	\$528	\$682	\$511	\$0	\$0	\$0	\$0	\$0	\$4,261
Security Monitoring	\$111	\$222	\$111	\$111	\$111	\$111	\$111	\$0	\$0	\$0	\$0	\$0	\$888
Gate Monitoring	\$1,593	\$1,465	\$1,513	\$1,625	\$1,705	\$1,769	\$3,425	\$0	\$0	\$0	\$0	\$0	\$13,092
Gate Repairs	\$0	\$0	\$0	\$315	\$225	\$790	\$0	\$0	\$0	\$0	\$0	\$0	\$1,330
Access Cards	\$0	\$0	\$683	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$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	\$7,102	\$6,504	\$0	\$0	\$0	\$0	\$0	\$51,737
Pool Attendants	\$0	\$0	\$0	\$0	\$0	\$2,451	\$0	\$0	\$0	\$0	\$0	\$0	\$2,451
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	\$3,600	\$0	\$0	\$0	\$0	\$0	\$25,200
Pool Maintenance	\$1,298	\$1,298	\$1,298	\$1,298	\$1,366	\$1,366	\$1,793	\$0	\$0	\$0	\$0	\$0	\$9,649
Pool Chemicals	\$460	\$1,487	\$721	\$628	\$1,016	\$1,794	\$17	\$0	\$0	\$0	\$0	\$0	\$6,124
Janitorial	\$1,680	\$3,308	\$3,169	\$3,482	\$3,430	\$3,137	\$3,600	\$0	\$0	\$0	\$0	\$0	\$21,806
Facility Maintenance	\$3,873	\$2,129	\$1,140	\$5,112	\$5,168	\$3,364	\$800	\$0	\$0	\$0	\$0	\$0	\$21,586

## Meadow View at Twin Creeks

### 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
<b>Amenity Center Continued</b>													
Repairs & Maintenance	\$12,021	\$2,651	\$2,896	\$1,696	\$2,847	\$5,046	\$696	\$0	\$0	\$0	\$0	\$0	\$27,851
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	\$242	\$0	\$0	\$0	\$0	\$0	\$242
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	\$339	\$0	\$0	\$0	\$0	\$0	\$1,833
Pest Control	\$200	\$200	\$200	\$219	\$219	\$219	\$0	\$0	\$0	\$0	\$0	\$0	\$1,476
Supplies	\$20	\$81	\$163	\$0	\$0	\$0	\$106	\$0	\$0	\$0	\$0	\$0	\$370
Towel/Linen Service	\$245	\$680	\$309	\$155	\$189	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,578
Furniture, 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	\$817	\$105	\$0	\$0	\$0	\$0	\$0	\$21,159
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	\$111	\$0	\$0	\$0	\$0	\$0	\$1,466
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	\$736	\$0	\$0	\$0	\$0	\$0	\$46,552
Permit and License	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Amenity Center Expenditures</b>	<b>\$89,576</b>	<b>\$39,264</b>	<b>\$58,879</b>	<b>\$42,645</b>	<b>\$41,483</b>	<b>\$43,713</b>	<b>\$30,498</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$346,058</b>
<b>Ground Maintenance Expenditures</b>													
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	\$2,269	\$0	\$0	\$0	\$0	\$0	\$15,876
Landscape Maintenance	\$44,343	\$44,343	\$44,343	\$44,343	\$44,343	\$44,343	\$44,343	\$0	\$0	\$0	\$0	\$0	\$310,404
Landscape Contingency	\$0	\$6,191	\$6,469	\$14,867	\$20,850	\$1,300	\$150	\$0	\$0	\$0	\$0	\$0	\$49,827
Lake Maintenance	\$1,769	\$1,769	\$1,919	\$1,889	\$1,769	\$1,769	\$1,769	\$0	\$0	\$0	\$0	\$0	\$12,654
Grounds Maintenance	\$923	\$985	\$956	\$986	\$873	\$0	\$800	\$0	\$0	\$0	\$0	\$0	\$5,522
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	\$4,818	\$0	\$0	\$0	\$0	\$0	\$30,820
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	\$5,897	\$212	\$1,072	\$443	\$0	\$0	\$0	\$0	\$0	\$30,186
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$6,505	\$40	\$0	\$6,245	\$0	\$0	\$0	\$0	\$0	\$12,790
<b>Total Ground Maintenance Expenditures</b>	<b>\$65,759</b>	<b>\$70,171</b>	<b>\$61,381</b>	<b>\$81,772</b>	<b>\$75,389</b>	<b>\$55,348</b>	<b>\$60,839</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$470,658</b>
<b>Total Expenses</b>	<b>\$186,316</b>	<b>\$120,056</b>	<b>\$137,057</b>	<b>\$140,264</b>	<b>\$125,725</b>	<b>\$112,100</b>	<b>\$97,567</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$919,086</b>
<b>Other Sources and (Uses)</b>													
Transfer In and (Out)	\$0	\$0	\$0	\$29,390	\$20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,411
<b>Total Other Sources and (Uses)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$29,390</b>	<b>\$20</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$29,411</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$136,298)</b>	<b>\$346,183</b>	<b>\$112,997</b>	<b>\$639,502</b>	<b>\$80,875</b>	<b>(\$76,606)</b>	<b>(\$85,467)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$881,187</b>

# Meadow View at Twin Creeks

## Community Development District

### Debt Service Fund Series 2016 A1

#### Statement of Revenues & Expenditures

#### For the Period ending April 30, 2023

	Adopted	Prorated	Actual	
	Budget	Thru 04/30/23	Thru 04/30/23	Variance
<b>REVENUES:</b>				
Special Assessments - 2016 A1	\$443,364	\$438,923	\$438,923	\$0
Interest Income	\$20	\$12	\$4,834	\$4,822
<b>TOTAL REVENUES</b>	<b>\$443,384</b>	<b>\$438,935</b>	<b>\$443,757</b>	<b>\$4,822</b>
<b>EXPENDITURES:</b>				
<b>Series 2016 A1</b>				
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
<b>TOTAL EXPENDITURES</b>	<b>\$443,000</b>	<b>\$159,000</b>	<b>\$159,000</b>	<b>\$0</b>
<b>OTHER SOURCES/(USES)</b>				
Interfund Transfer In/(Out)	\$0	\$0	(\$29,390)	(\$29,390)
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$29,390)</b>	<b>(\$29,390)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$384</b>		<b>\$255,366</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$213,453</b>		<b>\$351,862</b>	
<b>FUND BALANCE - Ending</b>	<b>\$213,837</b>		<b>\$607,228</b>	

# Meadow View at Twin Creeks

## Community Development District

### Debt Service Fund Series 2018 A1 and A2

#### Statement of Revenues & Expenditures

#### For the Period ending April 30, 2023

	Adopted	Prorated	Actual	
	Budget	Thru 04/30/23	Thru 04/30/23	Variance
<b>REVENUES:</b>				
Assessments - A1	\$612,550	\$606,398	\$606,398	\$0
Interest Income	\$50	\$29	\$6,168	\$6,139
<b>TOTAL REVENUES</b>	<b>\$612,600</b>	<b>\$606,427</b>	<b>\$612,566</b>	<b>\$6,139</b>
<b>EXPENDITURES:</b>				
<b>Series 2018 A1</b>				
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
<b>TOTAL EXPENDITURES</b>	<b>\$615,638</b>	<b>\$232,819</b>	<b>\$232,819</b>	<b>\$0</b>
<b>OTHER SOURCES/(USES)</b>				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$3,038)</b>		<b>\$379,747</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$232,667</b>		<b>\$435,321</b>	
<b>FUND BALANCE - Ending</b>	<b>\$229,629</b>		<b>\$815,067</b>	

# Meadow View at Twin Creeks

## Community Development District

### Debt Service Fund Series 2019 A1/A2

#### Statement of Revenues & Expenditures

#### For the Period ending April 30, 2023

	Adopted Budget	Prorated Thru 04/30/23	Actual Thru 04/30/23	Variance
<b>REVENUES:</b>				
Assessments - A1	\$257,353	\$254,775	\$254,775	\$0
Interest Income	\$20	\$12	\$2,641	\$2,630
<b>TOTAL REVENUES</b>	<b>\$257,373</b>	<b>\$254,787</b>	<b>\$257,417</b>	<b>\$2,630</b>
<b>EXPENDITURES:</b>				
<b>2019 A1</b>				
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
<b>TOTAL EXPENDITURES</b>	<b>\$258,920</b>	<b>\$99,460</b>	<b>\$99,460</b>	<b>\$0</b>
<b>OTHER SOURCES/(USES)</b>				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$1,547)</b>		<b>\$157,957</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$107,891</b>		<b>\$188,165</b>	
<b>FUND BALANCE - Ending</b>	<b>\$106,345</b>		<b>\$346,122</b>	

# Meadow View at Twin Creeks

## Community Development District

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

#### Statement of Revenues & Expenditures

#### For the Period ending April 30, 2023

	Adopted Budget	Prorated Thru 04/30/23	Actual Thru 04/30/23	Variance
<b>REVENUES:</b>				
Assessments A1	\$113,041	\$111,909	\$111,909	\$0
Interest Income	\$50	\$29	\$1,418	\$1,389
<b>TOTAL REVENUES</b>	<b>\$113,091</b>	<b>\$111,938</b>	<b>\$113,327</b>	<b>\$1,389</b>
<b>EXPENDITURES:</b>				
<b>2020 A1</b>				
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
<b>TOTAL EXPENDITURES</b>	<b>\$131,706</b>	<b>\$43,566</b>	<b>\$42,609</b>	<b>\$956</b>
<b>OTHER SOURCES/(USES)</b>				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$18,615)</b>		<b>\$70,717</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$62,751</b>		<b>\$102,414</b>	
<b>FUND BALANCE - Ending</b>	<b>\$44,136</b>		<b>\$173,132</b>	

# Meadow View at Twin Creeks

## Community Development District

### Debt Service Fund Series 2021 PH 3B

#### Statement of Revenues & Expenditures

For the Period ending April 30, 2023

	Adopted Budget	Prorated Thru 04/30/23	Actual Thru 04/30/23	Variance
<b><u>REVENUES:</u></b>				
Assessments	\$280,483	\$198,352	\$198,352	\$0
Prepayments	\$0	\$0	\$22,755	\$22,755
Interest Income	\$0	\$0	\$1,996	\$1,996
<b>TOTAL REVENUES</b>	<b>\$280,483</b>	<b>\$198,352</b>	<b>\$223,102</b>	<b>\$24,751</b>
<b><u>EXPENDITURES:</u></b>				
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
<b>TOTAL EXPENDITURES</b>	<b>\$279,323</b>	<b>\$87,161</b>	<b>\$87,161</b>	<b>\$0</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
Interfund Transfer In/(Out)	\$0	\$0	(\$709)	(\$709)
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$709)</b>	<b>(\$709)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$1,160</b>		<b>\$135,232</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$87,170</b>		<b>\$227,563</b>	
<b>FUND BALANCE - Ending</b>	<b>\$88,330</b>		<b>\$362,795</b>	

# Meadow View at Twin Creeks

## Community Development District

### Debt Service Fund Series 2021 PH 4

#### Statement of Revenues & Expenditures

For the Period ending April 30, 2023

	Adopted	Prorated	Actual	
	Budget	Thru 04/30/23	Thru 04/30/23	Variance
<b><u>REVENUES:</u></b>				
Assessments	\$423,738	\$423,738	\$423,738	\$0
Interest Income	\$0	\$0	\$3,013	\$3,013
<b>TOTAL REVENUES</b>	<b>\$423,738</b>	<b>\$423,738</b>	<b>\$426,750</b>	<b>\$3,013</b>
<b><u>EXPENDITURES:</u></b>				
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
<b>TOTAL EXPENDITURES</b>	<b>\$422,818</b>	<b>\$133,909</b>	<b>\$133,909</b>	<b>\$0</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
Interfund Transfer In/(Out)	\$0	\$0	(\$2,636)	(\$2,636)
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$2,636)</b>	<b>(\$2,636)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$920</b>		<b>\$290,206</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$133,919</b>		<b>\$345,874</b>	
<b>FUND BALANCE - Ending</b>	<b>\$134,839</b>		<b>\$636,080</b>	

# Meadow View at Twin Creeks

## Community Development District

### Capital Projects Funds

#### Statement of Revenues & Expenditures

For the Period ending April 30, 2023

	Series	Series
	2021-PH 3B	2021 - PH 4
<b><u>REVENUES:</u></b>		
Interest Income	\$19	\$5,283
Developer Contributions	\$637,320	\$1,928,531
<b>TOTAL REVENUES</b>	<b>\$637,339</b>	<b>\$1,933,814</b>
<b><u>EXPENDITURES:</u></b>		
Capital Outlay	\$538,135	\$2,332,193
<b>TOTAL EXPENDITURES</b>	<b>\$538,135</b>	<b>\$2,332,193</b>
<b><u>OTHER SOURCES/(USES)</u></b>		
Interfund Transfer In (Out)	\$709	\$2,636
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$709</b>	<b>\$2,636</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$99,913</b>	<b>(\$395,744)</b>
<b>FUND BALANCE - Beginning</b>	<b>(\$97,937)</b>	<b>\$398,274</b>
<b>FUND BALANCE - Ending</b>	<b>\$1,975</b>	<b>\$2,531</b>

# Meadow View at Twin Creeks

## Community Development District

### Long Term Debt Report

<b>Series 2016 A1 Special Assessment Bonds</b>	
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:	\$135,521.08
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

<b>Series 2018 A1 Special Assessment Bonds</b>	
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:	\$186,773.98
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

<b>Series 2019 A1 Special Assessment Bonds</b>	
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:	\$78,607.40
Bonds outstanding - 2/25/2019	\$3,660,000
Less: May 1, 2020	(\$50,000)
Less: May 1, 2021	(\$50,000)
Less: May 1, 2022	(\$55,000)
Current Bonds Outstanding	\$3,505,000

# Meadow View at Twin Creeks

## Community Development District

### Long Term Debt Report

#### Series 2020 A1 Special Assessment Bonds

Interest Rate:	4.25%
Maturity Date:	5/1/26
Reserve Fund Definition:	30% of MADS
Reserve Fund Requirement:	\$34,348.13
Reserve Balance:	\$38,222.51
Bonds outstanding - 5/18/2020	\$1,685,000
Less: November 1, 2021 (Prepayment)	(\$20,000)
Less: May 1, 2022	(\$25,000)
Current Bonds Outstanding	\$1,640,000

#### Series 2021 PH 3B Special Assessment Bonds

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

#### Series 2021 PH 4 Special Assessment Bonds

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

*B.*

**MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT**  
FISCAL YEAR 2023 ASSESSMENT RECEIPTS

ASSESSED	#UNITS	SERIES 2016A-1 DEBT SERVICE NET	SERIES 2018A-1 DEBT SERVICE NET	SERIES 2019A-1 DEBT SERVICE NET	SERIES 2020A-1 DEBT ASMT NET	SERIES 2021-3B DEBT ASMT NET	SERIES 2021-4 DEBT ASMT NET	FY23 O&M NET	TOTAL ASSESSED
HEARTWOOD 23 LLC	152	-	-	-	-	212,679.91	-	182,460.76	395,140.67
TOLL SOUTHEAST	18	-	-	-	-	28,685.71	-	24,609.78	53,295.49
DREAM FINDERS	329	-	-	-	-	39,116.88	423,737.50	396,864.17	859,718.55
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	1476	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 DEBT SERVICE RECEIVED	SERIES 2021-4 DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL ASSESSED
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	859,718.55
TOTAL DIRECT INVOICE	154,891.30	-	-	-	-	177,358.82	423,737.50	552,167.09	1,153,263.41
TAX ROLL RECEIPTS	26,399.74	438,923.20	606,397.83	254,775.34	111,908.83	-	-	1,197,229.13	2,609,234.33
TOTAL RECEIPTS	181,291.04	438,923.20	606,397.83	254,775.34	111,908.83	177,358.82	423,737.50	1,749,396.22	3,762,497.74

TAX ROLL RECEIPTS

DISTRIBUTION	DATE	SERIES 2016A-1 SERVICE RECEIVED	SERIES 2018A-1 SERVICE RECEIVED	SERIES 2019A-1 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	-	-	1,558.01	3,395.52
2	11/17/2022	11,866.81	16,394.69	6,888.16	3,025.59	-	-	32,368.52	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	-	-	46,556.27	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	158,260.67	69,515.23	-	-	743,691.54	1,620,797.14
INTEREST 1	2/1/2023	593.10	819.40	344.27	151.22	-	-	1,617.77	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	-	-	15,109.54	32,929.64
INTEREST 2	4/6/2023	341.79	472.20	198.39	87.14	-	-	932.29	2,031.82
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
TOTAL TAX ROLL RECEIPTS		438,923.20	606,397.83	254,775.34	111,908.83	-	-	1,197,229.13	2,609,234.34

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%	99.0%	99.0%
PERCENT COLLECTED TOTAL	99%	99%	99%	99%	63%	100%	96.5%	95.4%

*C.*

# Meadow View at Twin Creeks

## Community Development District

### Check Run Summary

3/1/23 - 3/31/23

Date	Check Numbers	Amount
General Fund		
4/4/23	2046-2055	\$24,103.93
4/6/23	2056-2060	\$1,042,372.40
4/28/23	2061-2077	\$116,215.07
Total Checks		\$1,182,691.40
Autopayments		
4/3/23	Wellbeats	\$249.00
4/4/23	Florida National Gas	\$18.88
4/6/23	Republic Services	\$510.96
4/19/23	AT&T	\$69.55
4/18/23	St Johns County Utility Dept	\$2,520.00
4/21/23	Comcast	\$836.92
4/25/23	FPL	\$11,225.86
4/28/23	Wells Fargo Credit Card	\$1,599.01
Total Paid Electronically		\$17,030.18
Total General Fund		\$1,199,721.58

\* Fedex Invoices will be available upon request

\*\*\* CHECK DATES 04/01/2023 - 04/30/2023 \*\*\*  
 MEADOW VIEW @ TWIN CREEKS GF  
 BANK A MEADOW VIEW-GENERAL

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/04/23	00038	3/15/23 285994	202303 320-57200-45400	CELL FIRE COM MONITORING	*	110.95	
		3/21/23 288066	202303 320-57200-45420	REPLACED LOCK & TESTED	*	790.00	
				ATLANTIC SECURITY			900.95 002046
4/04/23	00114	1/01/23 723480	202302 320-57200-45410	FEB GATE MONITORING	*	1,576.54	
				HIDDEN EYES LLC DBA ENVERA SYSTEMS			1,576.54 002047
4/04/23	00045	2/28/23 77238	202302 320-53800-45005	FEB LAKE MAINTENANCE	*	1,769.14	
				FUTURE HORIZONS, INC.			1,769.14 002048
4/04/23	00173	3/16/23 6102	202302 310-51300-31500	SWIM INSTRUCTOR	*	32.50	
				KILINSKI/VAN WYK, PLLC			32.50 002049
4/04/23	00020	3/15/23 213	202302 320-57200-44200	REPAIR AND REPLACE	*	2,080.00	
		3/15/23 213	202302 320-57200-45508	AMEN FACIL MAINT	*	1,350.00	
		3/15/23 213	202302 320-53800-45006	GROUNDS MAINT	*	872.73	
				RIVERSIDE MANAGEMENT SERVICES			4,302.73 002050
4/04/23	00077	3/27/23 39040	202303 320-57200-44200	HP1 LOW VOLTAGE CONT WIRE	*	177.50	
				THIGPEN HEATING & COOLING, INC.			177.50 002051
4/04/23	00046	3/16/23 61705160	202303 320-57200-45917	MAR PEST CONTROL	*	219.45	
				TURNER PEST CONTROL LLC			219.45 002052
4/04/23	00013	12/29/22 66782	202212 320-53800-45004	BAHIA INSTALL NESS TRADE	*	1,462.50	
		1/01/23 66802	202301 320-53800-45004	PH2 SHRUB REPLACEMENT	*	4,961.25	
		1/26/23 66803	202301 320-53800-45004	S BERM PLANT + DRAIN DAM	*	5,559.38	
		1/26/23 66803	202301 320-53800-45009	S BERM PLANT + DRAIN DAM	*	540.00	
		3/13/23 66820	202303 320-53800-45009	DEC IRRIGATION REPAIRS	*	1,071.79	
				WEST ORANGE NURSERIES, INC			13,594.92 002053

MVTP MEADOW VIEW TP BPEREGRINO

\*\*\* CHECK DATES 04/01/2023 - 04/30/2023 \*\*\* MEADOW VIEW @ TWIN CREEKS GF  
BANK A MEADOW VIEW-GENERAL

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/04/23	00142	2/23/23 13635	202302 320-57200-45507	DISINFECTANT WIPES CASE	*	230.20	
				WIPES LLC			230.20 002054
4/04/23	00040	3/24/23 JAX50350	202303 320-53800-45004	DOG PARK SOD REPAIR	*	1,300.00	
				YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC			1,300.00 002055
4/06/23	00172	3/06/23 CFR 5 RE	202304 300-13100-10101	REQ #51 SANITARY DIRECT	*	222,061.76	
				RINKER MATERIALS			222,061.76 002056
4/06/23	00172	3/06/23 CFR 5 RE	202304 300-13100-10101	REQ 52 DRAIN DIRECT PURCH	*	21,976.32	
				RINKER MATERIALS			21,976.32 002057
4/06/23	00163	2/06/23 CFR 4 RE	202304 300-13100-10101	22005.12 CLEARING/EARTHWK	*	15,071.75	
				W.GARDNER, LLC			15,071.75 002058
4/06/23	00163	2/06/23 CFR 4 RE	202304 300-13100-10101	22005A.10 PAVING/DRAINAGE	*	304,209.20	
				W.GARDNER, LLC			304,209.20 002059
4/06/23	00163	2/06/23 CFR 4 RE	202304 300-13100-10101	22005A.10 UTILITIES	*	479,053.37	
				W.GARDNER, LLC			479,053.37 002060
4/28/23	00038	4/17/23 289933	202304 320-57200-45400	CELL FIRE COM MONITORING	*	110.95	
				ATLANTIC SECURITY			110.95 002061
4/28/23	00162	4/01/23 12161	202304 320-57200-45505	APR POOL MAINTENANCE	*	1,298.00	
		4/17/23 12243	202304 320-57200-45505	LIFE RINGS	*	495.00	
				ZACHARY SULLIVAN DBA BIG Z POOL			1,793.00 002062
4/28/23	00153	3/30/23 5435107	202303 310-51300-48000	8612350 LAND & IRRIG SRVC	*	183.60	
				CA FLORIDA HOLDINGS,LLC			183.60 002063
4/28/23	00004	4/21/23 18160	202304 320-57200-44210	PICKLEBALL COURTS	*	736.00	
				EGIS INSURANCE ADVISORS, LLC			736.00 002064

MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/28/23	00005	4/05/23 0207522	202303 310-51300-31100		*	4,227.50	
		MAR GENERAL CONSULT SRVCS					
		4/05/23 0207524	202304 310-51300-31100		*	60.50	
		PH3B CEI SRVCS					
				ENGLAND THIMS & MILLER, INC			4,288.00 002065
4/28/23	00114	3/28/23 726312	202303 320-57200-45410		*	160.00	
		ADD RES 2/28, 3/1-4/30					
		4/01/23 726733	202304 320-57200-45410		*	1,752.54	
		GATE MONITORING SERVICES					
				HIDDEN EYES LLC DBA ENVERA SYSTEMS			1,912.54 002066
4/28/23	00045	3/31/23 77743	202303 320-53800-45005		*	1,769.14	
		MAR LAKE MAINTENANCE					
				FUTURE HORIZONS, INC.			1,769.14 002067
4/28/23	00001	4/01/23 97	202304 310-51300-34000		*	4,341.17	
		APR MANAGEMENT FEES					
		4/01/23 97	202304 310-51300-35300		*	91.67	
		APR WEBSITE ADMIN					
		4/01/23 97	202304 310-51300-35100		*	129.17	
		APR INFO TECH					
		4/01/23 97	202304 310-51300-31600		*	1,041.67	
		APR DISSEM AGENT SRVCS					
		4/01/23 97	202304 310-51300-51000		*	.99	
		OFFICE SUPPLIES					
		4/01/23 97	202304 310-51300-42000		*	58.28	
		POSTAGE					
		4/01/23 97	202304 310-51300-42500		*	35.10	
		COPIES					
		4/01/23 97	202304 310-51300-41000		*	41.18	
		TELEPHONE					
				GOVERNMENTAL MANAGEMENT SERVICES			5,739.23 002068
4/28/23	00146	4/01/23 JAK04230	202304 320-57200-45507		*	3,050.54	
		APR JANITORIAL SERVICES					
				JANI-KING OF JACKSONVILLE			3,050.54 002069
4/28/23	00075	4/13/23 04132023	202304 320-53800-45011		*	6,245.00	
		INSTALLED WELL METERS					
				LAYMAN WELL DRILLING INC.			6,245.00 002070
4/28/23	00023	1/01/23 11109821	202301 320-57200-45508		*	420.00	
		CLIENT OWNED AED DEFIBR					
				LIFESAFE SERVICES LLC			420.00 002071

MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/28/23	00138	4/14/23 8507	202304 320-57200-49400		*	400.00	
		MEMOR WEEKND MC/DJ 5/27					
				MICHAEL A GILBERT DBA MAGNETIX DJ			400.00 002072
4/28/23	00020	3/31/23 215	202303 320-57200-45500		*	597.75	
		MAR ASSISTANT MANAGER					
		3/31/23 216	202303 320-57200-45509		*	587.50	
		MAR PRIVATE EVENT ATTEND					
		3/31/23 217	202303 320-57200-49400		*	396.25	
		MAR SPECIAL EVENT ASSIST					
		3/31/23 218	202303 320-57200-45501		*	2,450.88	
		MAR LIFEGUARD SERVICES					
		4/01/23 214	202304 320-57200-45505		*	3,600.00	
		APR CONTRACT ADMIN					
		4/01/23 214	202304 320-57200-45500		*	6,503.83	
		APR FACILITY MANAGEMENT					
		4/12/23 219	202303 320-57200-44200		*	2,385.33	
		MAR REPAIR & REPLACE					
		4/12/23 219	202303 320-57200-45508		*	1,500.00	
		MAR AMENITY FACILITY MAIN					
		4/12/23 219	202303 320-53800-45006		*	800.00	
		MAR GROUNDS MAIN					
				RIVERSIDE MANAGEMENT SERVICES			18,821.54 002073
4/28/23	00077	4/18/23 39514	202304 320-57200-45508		*	800.00	
		AC SERVICE RPLC TSTAT					
				THIGPEN HEATING & COOLING, INC.			800.00 002074
4/28/23	00009	3/24/23 6869247	202303 310-51300-33000		*	2,357.04	
		FY23DS 2019A1-A2					
		3/24/23 6869247	202303 300-15500-10000		*	1,683.59	
		FY24DS 2019A1-A2					
				US BANK			4,040.63 002075
4/28/23	00013	4/01/23 66825	202304 320-53800-45005		*	9,011.47	
		APR LANDSCAPE MAINT PH2TH					
		4/01/23 66826	202304 320-53800-45005		*	8,420.00	
		APR LANDSCAPE MAINT PH2P2					
		4/01/23 66827	202304 320-53800-45005		*	9,100.00	
		APR LANDSCAPE MAINT BL3A					
				WEST ORANGE NURSERIES, INC			26,531.47 002076
4/28/23	00040	1/29/23 JAX48422	202301 320-53800-45009		*	118.00	
		LATERAL RPR CONST DAMAGE					
		2/06/23 JAX48992	202302 320-53800-45004		*	5,850.00	
		PLANT INSTALLATION (SUB)					

MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/06/23	JAX48993	202302	320-53800-45004	SOD INSTALLATION	*	15,000.00	
4/01/23	JAX51029	202304	320-53800-45003	APR LANDSCAPE MAINTENANCE	*	17,812.00	
4/05/23	JAX51329	202304	320-53800-45009	METER INSTALLATION	*	443.43	
4/28/23	JAX51877	202304	320-53800-45004	FLAGSTONE REPAIR	*	150.00	
YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC						39,373.43	002077
TOTAL FOR BANK A						1,182,691.40	
TOTAL FOR REGISTER						1,182,691.40	



Security  
1.320.57200.45400 Gate Monitoring  
Approved 3.23.23 Jennifer Erickson

www.smarthome.biz  
sales@smarthome.biz

PLEASE PAY BY

04/05/2023

AMOUNT

\$110.95

INVOICE DATE

03/15/2023

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

**INVOICE NO. 285994**

Site: 850 Beacon Lakes Pkwy St  
Augustine  
Site Address: 850 Beacon Lakes Pkwy  
St Augustine FL 32092  
Period: 04/01/2023 to 04/30/2023  
Recurring No.: 4197  
Job Name:  
Order No.:

RECEIVED  
MAR 23 2023  
BY: \_\_\_\_\_

RECEIVED  
MAR 23 2023  
BY: \_\_\_\_\_

**Description**

Meadow View @ Twin Creeks

**Monthly Security Monitoring**

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

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

**IMPORTANT:** Please remember to test your system monthly.

Need automation for your home? Visit us online at [www.smarthome.biz](http://www.smarthome.biz)

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

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

**How To Pay**

INVOICE NO. 285994



Credit Card (MasterCard, Visa, Amex)



Mail

Detach this section and mail check to:

Atlantic Security  
1714 Cesery Blvd  
Jacksonville, FL 32211

Credit Card No.

Card Holder's Name: \_\_\_\_\_ CCV: \_\_\_\_\_

Expiry Date:  /  Signature: \_\_\_\_\_

NAME: Meadow View at Twin Creeks CCD DUE DATE: 04/05/2023 AMOUNT DUE: \$110.95

Please Reference: 285994

I understand that it is my responsibility to periodically (at least monthly) test and check my security system, and to notify the company promptly of service needs, and additionally to notify the company in writing of any changes in the Emergency List information.

## Terms and Conditions

1. **PRINTED AGREEMENT** - None of the PRINTED AGREEMENT or its items and conditions may be altered without the express written approval of an officer of the Seller.

2. **SELLER** agrees to install specified systems on premises and to make any necessary inspections and tests to deliver system to Purchaser in operating condition in accordance with standard installation procedures of Seller. The installation will be completed within a reasonable length of time based on the conditions inherent in the premises and Seller's installation schedule.

3. **FULL ONE-YEAR WARRANTY** - Seller/Atlantic Companies promises to furnish a replacement part for any portion of Purchaser's security system that proves to be defective in workmanship or material under normal use for a period of one year from the date of installation. Seller reserves the right to use reconditioned parts in fulfillment of this warranty.

Seller/Atlantic Companies extends to Purchaser warranties for equipment not made by us granted us by manufacturers of such equipment used in Seller home systems. Seller will return this equipment to the original manufacturer for fulfillment of their warranty obligations.

We will furnish the labor to remove and replace the defective part during the same one-year period. Seller/Atlantic Companies makes no other warranty except as herein specifically set forth, particularly any warranty of merchantability or fitness for any particular purpose, either express or implied in law.

**GENERAL:** Furnishing of parts and labor as described above shall constitute fulfillment of all Seller/Atlantic Companies obligations with respect to this warranty, and replacement part will be warranted only for the unexpired portion of the original warranty.

A bill of sale, cancelled check, or payment record shall be kept by Purchaser to verify purchase date and establish warranty period.

To obtain service, call the office listed on the Purchase Agreement you signed at the time of purchase of your system:

Distributed by Atlantic Companies  
1714 Cesary Boulevard  
Jacksonville, FL 32211

Ready access to the system for service is the responsibility of the Purchaser. Seller will perform service during normal working hours. For emergency service, Seller will charge you an emergency service labor premium.

Seller will endeavor to perform service within 48 hours after notification of a problem by the Purchaser.

**EXCLUSIONS:** This warranty applies only to units sold and retained within the continental USA. This warranty does not apply to the product or parts that have been damaged by accident, abuse, lack of proper maintenance, unauthorized alterations, misapplication, fire, flood, lightning strikes or acts of God.

This warranty does not cover service calls which do not involve defective workmanship or materials.

**IN NO CASE WILL SELLER/ATLANTIC COMPANIES BE RESPONSIBLE FOR CONSEQUENTIAL OR SPECIAL DAMAGES.**

4. **SELLER NOT AN INSURER** - It is specifically understood and agreed: That Seller is not an insurer; that insurance, if any, shall be obtained by Purchaser; that the payments provided for herein are based solely on the value of the service as set forth herein and are unrelated to the value of the Purchaser's property or premises; THAT SELLER MAKES NO GUARANTEE OR WARRANTY, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS THAT THE EQUIPMENT OR SERVICES SUPPLIED WILL AVERT OR PREVENT OCCURRENCES OR THE CONSEQUENCES THEREFROM WHICH THE SYSTEM OR SERVICE IS DESIGNED TO DETECT OR AVERT. Purchaser acknowledges that it is impractical and extremely difficult to fix the actual damages, if any, which may proximately result from a failure to perform any of the obligations herein, or the failure of the systems to properly operate with resulting loss to Purchaser because of, among other things:

(a) The uncertain amount or value of Purchaser's property or that of other persons kept on the premises which may be lost, stolen, destroyed, damaged or otherwise affected by occurrences which the system or service is designed to detect or avert;

(b) The uncertainty of the response time of any police department, fire department, paramedic unit, patrol service or other such services or entities should such department or entity be dispatched as a result of a signal being received or an audible device sounding;

(c) The inability to ascertain what portion, if any, of any loss would be proximately caused by Seller's failure to perform or by failure of its equipment to operate;

(d) The nature of the service to be performed by the Seller and the uncertain nature of occurrences which might cause injury or death to Buyer or any other person which the system or equipment is designed to detect or avert.

Purchaser understands and agrees that if Seller should be found liable for loss or damage due from a failure of Seller to perform any of the obligations herein, whatsoever, including, but not limited to installation, design, service, monitoring, or the failure of any system or equipment installed by, or service performed by Seller in any respect whatsoever, Seller's maximum liability

shall not exceed a sum equal to the annual service charge contracted herein or Two Hundred Fifty (\$250.00) Dollars, whichever is less, and this liability shall be exclusive; and that the provisions of this Section shall apply if loss or damage, irrespective of cause or origin, results directly or indirectly from performance or nonperformance of the obligation imposed by this contract or from negligence, active or otherwise, of Seller, its agents, assigns or employees. In the event that the Purchaser wished Seller to assume greater liability, Purchaser may, as a matter of right, obtain from Seller a higher limited liability by paying an additional amount proportioned to the increase in damages, but such additional obligation shall in no way be interpreted to hold Seller as an insurer. Purchaser may also obtain such additional liability protection from insurance carrier, as Purchaser desires.

5. **INDEMNIFICATION** - Purchaser agrees to and shall indemnify and save harmless the Seller, its employees and agents for and against all third party claims, lawsuits and losses arising out of or in connection with the operation or non-operation of the system or monitoring facilities whether these claims be based upon alleged intentional conduct or active or passive negligence on the part of Seller, its agents, servants or employees.

The Seller assumes no liability for delay in installation of the system, or interruption of service due to strikes, riots, floods, fires, acts of God, or any cause beyond the control of Seller including interruption in telephone service. Seller will not be required to supply service to the Purchaser while interruption of service due to any such cause shall continue.

6. **CENTRAL STATION SERVICES** - Central station services consist of the receipt, analysis and response (dispatch of proper authorities) to signals from system installed under this Agreement. Such services are initiated upon final payment for installation and pre-payment of service charges. All services may be discontinued anytime charges are unpaid or system is abused. Notice by certified or registered letter to billing address shall be deemed sufficient notice of discontinuation and shall be deemed effective for all purposes upon mailing and not receipt.

Monitoring service is billed and payable annually in advance. **MONITORING SERVICE SHALL CONTINUE ON A YEARLY BASIS UNLESS CANCELLED IN WRITING BY EITHER PARTY NO LESS THAN 60 DAYS BEFORE ANNUAL RENEWAL DATE.**

The Department or other organization to which the connection may be made or an alarm signal may be transmitted may invoke the provisions hereof against any claims by the Purchaser or by others due to failure of such Department organization.

7. **TELEPHONE OR INTERNET CONNECTIONS** - Seller will assist Purchaser in making necessary arrangements to secure telephone or internet service connections for systems. Purchaser agrees to

furnish any necessary telephone or internet services or telephone lines at Purchaser's own expense.

The charge for the installation and continuation of this service shall be billed to the account of the Purchaser and will appear on his regular telephone or internet billing.

8. **TESTING** - It is the responsibility of the Purchaser to test the system for proper operations periodically but not less than monthly. Purchaser shall follow all instructions and procedures which Seller may prescribe for the operation and maintenance of the system.

9. **RETENTION OF TITLE AND RIGHT OF ACCESS** - The system shall remain the personal property of Seller until fully paid for in cash by Purchaser and Purchaser agrees to perform all acts which may be necessary to assure the retention of title to the system by Seller. Purchaser understands and agrees that the installation of equipment owned by Seller does not create a fixture on the Premise as to that equipment. Should Purchaser default in any payment for the system or part, then Purchaser authorized and empowers Seller to enter upon/in said Premise and to remove the system, or part from the premises. Such removal, if made by Seller, shall not be deemed a waiver of Seller's right to damages Seller sustains as a result of Purchaser's default and Seller shall have the right to enforce any other legal remedy or right. Furthermore, Seller shall be in no way obligated to restore the premises to its original condition, or redecorate same in the event the system or part is removed as a result of Purchaser's default in payment, nor shall Seller be obligated or liable to Purchaser in any manner. Risk of loss of the system, or any part of the same, shall pass to Purchaser upon delivery to the premises of such system or part.

10. **FEES, CHARGES, RIGHTS AND COST OF COLLECTION** - All fees and charges are payable in advance. Failure to pay fees, charges or other sums owed will result in your services being disconnected. Further, when you are in default, Seller can require immediate payment (acceleration) of what you owe under the contract and take possession of the property. Purchaser waives any right Purchaser has to demand for payment, notice of intent to accelerate and notice of acceleration. If Seller hires an attorney to collect what Purchaser owes, Purchaser will pay the attorney's fee and court costs as permitted by law. This includes any attorneys' fees Seller incurs as a result of any bankruptcy proceeding brought by or against Purchaser under federal law or an appellate proceeding. Payment shall be due upon the receipt of invoices by Seller unless otherwise specified on the front hereof. Interest shall accrue on all amounts more than thirty (30) days past due at the default rate of interest of 18% per annum or the maximum allowable rate, whichever is less. All payments shall be due and payable at Seller's office set forth on the front of the Agreement. Additionally, there will be a 1.50%/month LATE CHARGE on Past Due Balances. The minimum Late Charge is \$3.00. Any action taken under paragraph 6 and/or paragraph 9 shall in no way prejudice Seller's right to collection of unpaid charges and costs herein enumerated. If services are discontinued because of Purchaser's past due balance, and if Purchaser desires to have the monitoring service reactivated, Purchaser agrees to pay in advance to Seller a reconnect charge to be fixed by Seller at a reasonable amount. Seller shall have the right to increase the recurring service charge provided herein, upon written notice to Purchaser, at any time or times after the date service is operative under this Agreement. Purchaser agrees to notify Seller of any objections to such increase in writing within twenty (20) days after the date of the notice of increase, failing which it shall be conclusively presumed that Purchaser agreed to such increase. In the event Purchaser objects to such increase, Seller may elect to (i.) continue this Agreement under the terms and conditions in effect immediately prior to such increase, or (ii.) terminate the Agreement upon fifteen (15) days advance notice to Purchaser.

In addition to these charges addressed above, Purchaser agrees to pay, upon demand, (a) any false alarm assessments; federal, state and local taxes, fees or charges imposed by any governmental body or entity relating to the equipment or services provided under this Agreement; (b) any increase in charges to company or to Seller for the facilities needed to transmit signals under this Agreement; and (c) any service charge in the event Seller sends a representative to Purchaser's premises in response to a service call or alarm signals where Purchaser has not followed proper operating instructions, failed to close or properly secure a window, door or other protected point, or improperly adjusted CCTV camera, monitors or accessory components.

11. **NOTICE TO PURCHASER** - Under the Mechanic's Lien Law, any person who helps to improve your property and is not paid has the right to enforce his claim against your property. Under law, you may protect yourself against such claims either by filing with the Court a 'No Lien Agreement' or a payment bond depending upon the law of the state where your property is located.

(a) **BUYER'S RIGHT TO CANCEL** - This Agreement. Buyer may cancel this Agreement or purchase by mailing a written notice to the Seller postmarked not later than midnight of the third business day after the date this Agreement was signed. Buyer may use the face of this Agreement as that notice by writing 'I hereby cancel' by Buyer signature and by adding your name, address and new signature thereon. The notice must be mailed to Seller at the office indicated in the Agreement and must be sent by either certified mail or registered mail.

12. **ENTIRE AGREEMENT** - This instrument constituted the entire Agreement between the parties hereto with respect to the transactions described herein and supersedes all previous negotiations, commitments (either written or spoken) and writing pertaining hereto.

This Agreement can only be changed by a written amendment signed by both parties or their duly authorized agent. No waiver or breach of any term or condition of this Agreement shall be construed to be a waiver of any succeeding breach.

If any of the terms or provisions of this Agreement shall be determined to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

This Agreement becomes binding upon Seller only when signed by a District Sales Manager of Atlantic Companies. In the event of non-approval, the sole liability of the Seller shall be to refund to Buyer the amount that has been paid to Seller upon execution of this Agreement.

13. **LITIGATION** - The laws of the State of Florida shall govern the terms of this Agreement and the parties agree to submit to the jurisdiction of the State of Florida. Venue for resolution of any disputes arising under this Agreement, including litigation, regardless of place of payment, shall be in a forum or court, as required, of competent jurisdiction in Duval County, Florida, and the undersigned waives any venue rights he may possess and agrees that he shall not contest that Duval County, Florida, is a convenient forum.

14. **CHANGES AND ASSIGNMENT** - Purchaser acknowledges that the sale or transfer of the Premise by the Purchaser to a third party does not relieve Purchaser of his obligations under this Agreement. Purchaser may not assign this Agreement unless Purchaser obtains prior written consent from Seller. Seller may assign this Agreement or subcontract the work to be performed without notice to Purchaser or Purchaser's consent.

15. **THIRD PARTY INDEMNIFICATION** - In the event any person, not a party to this Agreement, shall make any claim of file any lawsuit against Seller for any reason relating to our duties and obligations pursuant to this Agreement, including but not limited to the design, maintenance, operation, or non-operation of the alarm-system, Purchaser agrees to indemnify, defend and hold Seller, its dealers, agents, installers, their successors and assigns harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs and attorneys' fees, whether these claims be based upon alleged intentional conduct, active or passive negligence, express or implied contract or warranty, contribution or indemnification, or strict or product liability on the part of Seller, its dealers, installers, agents, servants, assign or employees. This Agreement by Purchaser to indemnify Seller against third party claims as herein above set forth shall not apply to losses, damages, expenses and liability resulting in injury or death to third persons or injury to property of third persons, which losses, damages, expenses and liability occur solely while an employee of Seller is on Purchaser's Premises in accordance with this Agreement and which losses, damages and liability are solely and directly caused by the act or omissions of that employee.



www.smarthome.biz  
sales@smarthome.biz

PLEASE PAY BY	AMOUNT	INVOICE DATE
04/18/2023	\$790.00	03/21/2023

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

1 320 57200 45420 Gate Repairs  
Approved Jennifer Erickson 3.27.23

**INVOICE NO. 288066**

Site: 850 Beacon Lakes Pkwy St  
Augustine  
Site Address: 850 Beacon Lakes Pkwy  
St Augustine FL 32092  
Job No.: 75358  
Job Name:  
Order No.:

#### Description

If you have any further problems with your system please contact us. 21/03/2023 - Brent Touchet :  
The job is complete

Replaced lock that was vandalized  
And tested

Quote to replace Gate access that was vandalized  
POC: Jennifer - (904)217-3052  
beaconmanager@rmsnf.com

**RECEIVED**  
MAR 27 2023  
BY: \_\_\_\_\_

#### Service - Security

Item	Quantity	Unit Price	Total
Crash-bar Surface Strike	1.00	\$640.00	\$640.00
Residential service	1.00 hrs	\$150.00	\$150.00
Sub-Total ex Tax			\$790.00
Tax			\$0.00
Total			\$790.00

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

**IMPORTANT:** Please remember to test your system monthly.

Need automation for your home? Visit us online at [www.smarthome.biz](http://www.smarthome.biz)

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

Sub-Total ex Tax	\$790.00
Tax	\$0.00
Total inc Tax	\$790.00
Amount Applied	\$0.00
Balance Due	\$790.00



FOR COPY TO CITY  
www.smarthome.biz  
sales@smarthome.biz

PLEASE PAY BY	AMOUNT	INVOICE DATE
04/18/2023	\$790.00	03/21/2023

INVOICE NO. 288066

## How To Pay



Credit Card (MasterCard, Visa, Amex)

Credit Card No.

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Card Holder's Name: \_\_\_\_\_ CCV: \_\_\_\_\_

Expiry Date:  /  Signature: \_\_\_\_\_



Mail

Detach this section and mail check to:

Atlantic Security  
1714 Cesery Blvd  
Jacksonville, FL 32211

INVOICE NO. 288066

NAME: Meadow View at Twin Creeks CCD DUE DATE: 04/18/2023 AMOUNT DUE: \$790.00

Please Reference: 288066

I understand that it is my responsibility to periodically (at least monthly) test and check my security system, and to notify the company promptly of service needs, and additionally to notify the company in writing of any changes in the Emergency List information.

## Terms and Conditions

1. **PRINTED AGREEMENT** - None of the PRINTED AGREEMENT or its terms and conditions may be altered without the express written approval of an officer of the Seller.

2. **SELLER** agrees to install specified systems on premises and to make any necessary inspections and tests to deliver system to Purchaser in operating condition in accordance with standard installation procedures of Seller. The installation will be completed within a reasonable length of time based on the conditions inherent in the premises and Seller's installation schedule.

3. **FULL ONE-YEAR WARRANTY** - Seller/Atlantic Companies promises to furnish a replacement part for any portion of Purchaser's security system that proves to be defective in workmanship or material under normal use for a period of one year from the date of installation. Seller reserves the right to use reconditioned parts in fulfillment of this warranty.

Seller/Atlantic Companies extends to Purchaser's warranties for equipment not made by us granted us by manufacturers of such equipment used in Seller home systems. Seller will return this equipment to the original manufacturer for fulfillment of their warranty obligations.

We will furnish the labor to remove and replace the defective part during the same one-year period. Seller/Atlantic Companies makes no other warranty except as herein specifically set forth, particularly any warranty of merchantability or fitness for any particular purpose, either express or implied in law.

**GENERAL:** Furnishing of parts and labor as described above shall constitute fulfillment of all Seller/Atlantic Companies obligations with respect to this warranty, and replacement part will be warranted only for the unexpired portion of the original warranty.

A bill of sale, cancelled check, or payment record shall be kept by Purchaser to verify purchase date and establish warranty period.

To obtain service, call the office listed on the Purchase Agreement you signed at the time of purchase of your system.

Distributed by Atlantic Companies  
1714 Cesary Boulevard  
Jacksonville, FL 32211

Ready access to the system for service is the responsibility of the Purchaser. Seller will perform service during normal working hours. For emergency service, Seller will charge you an emergency service labor premium.

Seller will endeavor to perform service within 48 hours after notification of a problem by the Purchaser.

**EXCLUSIONS:** This warranty applies only to units sold and retained within the continental USA. This warranty does not apply to the product or parts that have been damaged by accident, abuse, lack of proper maintenance, unauthorized alterations, misapplication, fire, flood, lightning strikes or acts of God.

This warranty does not cover service calls which do not involve defective workmanship or materials.

**IN NO CASE WILL SELLER/ATLANTIC COMPANIES BE RESPONSIBLE FOR CONSEQUENTIAL OR SPECIAL DAMAGES.**

4. **SELLER NOT AN INSURER** - It is specifically understood and agreed: That Seller is not an insurer; that insurance, if any, shall be obtained by Purchaser; that the payments provided for herein are based solely on the value of the service as set forth herein and are unrelated to the value of the Purchaser's property or premises; THAT SELLER MAKES NO GUARANTEE OR WARRANTY, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS THAT THE EQUIPMENT OR SERVICES SUPPLIED WILL AVERT OR PREVENT OCCURRENCES OR THE CONSEQUENCES THEREFROM WHICH THE SYSTEM OR SERVICE IS DESIGNED TO DETECT OR AVERT. Purchaser acknowledges that it is impractical and extremely difficult to fix the actual damages, if any, which may proximately result from a failure to perform any of the obligations herein, or the failure of the systems to properly operate with resulting loss to Purchaser because of, among other things:

(a) The uncertain amount or value of Purchaser's property or that of other persons kept on the premises which may be lost, stolen, destroyed, damaged or otherwise affected by occurrences which the system or service is designed to detect or avert;

(b) The uncertainty of the response time of any police department, fire department, paramedic unit, patrol service or other such services or entities should such department or entity be dispatched as a result of a signal being received or an audible device sounding;

(c) The inability to ascertain what portion, if any, of any loss would be proximately caused by Seller's failure to perform or by failure of its equipment to operate;

(d) The nature of the service to be performed by the Seller and the uncertain nature of occurrences which might cause injury or death to Buyer or any other person which the system or equipment is designed to detect or avert.

Purchaser understands and agrees that if Seller should be found liable for loss or damage due from a failure of Seller to perform any of the obligations herein, whatsoever, including, but not limited to installation, design, service, monitoring, or the failure of any system or equipment installed by, or service performed by Seller in any respect whatsoever, Seller's maximum liability

shall not exceed a sum equal to the annual service charge contracted herein or Two Hundred Fifty (\$250.00) Dollars, whichever is less, and this liability shall be exclusive; and that the provisions of this Section shall apply if loss or damage, irrespective of cause or origin, results directly or indirectly from performance or nonperformance of the obligation imposed by this contract or from negligence, active or otherwise, of Seller, its agents, assigns or employees. In the event that the Purchaser wished Seller to assume greater liability, Purchaser may, as a matter of right, obtain from Seller a higher limited liability by paying an additional amount proportioned to the increase in damages, but such additional obligation shall in no way be interpreted to hold Seller as an insurer. Purchaser may also obtain such additional liability protection from insurance carrier, as Purchaser desires.

5. **INDEMNIFICATION** - Purchaser agrees to and shall indemnify and save harmless the Seller, its employees and agents for and against all third party claims, lawsuits and losses arising out of or in connection with the operation or non-operation of the system or monitoring facilities whether these claims be based upon alleged intentional conduct or active or passive negligence on the part of Seller, its agents, servants or employees.

The Seller assumes no liability for delay in installation of the system, or interruption of service due to strikes, riots, floods, fires, acts of God, or any cause beyond the control of Seller including interruption in telephone service. Seller will not be required to supply service to the Purchaser while interruption of service due to any such cause shall continue.

6. **CENTRAL STATION SERVICES** - Central station services consist of the receipt, analysis and response (dispatch of proper authorities) to signals from system installed under this Agreement. Such services are initiated upon final payment for installation and pre-payment of service charges. All services may be discontinued anytime charges are unpaid or system is abused. Notice by certified or registered letter to billing address shall be deemed sufficient notice of discontinuation and shall be deemed effective for all purposes upon mailing and not receipt.

Monitoring service is billed and payable annually in advance. **MONITORING SERVICE SHALL CONTINUE ON A YEARLY BASIS UNLESS CANCELED IN WRITING BY EITHER PARTY NO LESS THAN 60 DAYS BEFORE ANNUAL RENEWAL DATE.**

The Department or other organization to which the connection may be made or an alarm signal may be transmitted may invoke the provisions hereof against any claims by the Purchaser or by others due to failure of such Department organization.

7. **TELEPHONE OR INTERNET CONNECTIONS** - Seller will assist Purchaser in making necessary arrangements to secure telephone or internet service connections for systems. Purchaser agrees to

furnish any necessary telephone or internet services or telephone lines at Purchaser's own expense.

The charge for the installation and continuation of this service shall be billed to the account of the Purchaser and will appear on his regular telephone or internet billing.

8. **TESTING** - It is the responsibility of the Purchaser to test the system for proper operations periodically but not less than monthly. Purchaser shall follow all instructions and procedures which Seller may prescribe for the operation and maintenance of the system.

9. **RETENTION OF TITLE AND RIGHT OF ACCESS** - The system shall remain the personal property of Seller until fully paid for in cash by Purchaser and Purchaser agrees to perform all acts which may be necessary to assure the retention of title to the system by Seller. Purchaser understands and agrees that the installation of equipment owned by Seller does not create a fixture on the Premises as to that equipment. Should Purchaser default in any payment for the system or part, then Purchaser authorized and empowers Seller to enter upon said Premises and to remove the system, or part from the premises. Such removal, if made by Seller, shall not be deemed a waiver of Seller's right to damages Seller sustains as a result of Purchaser's default and Seller shall have the right to enforce any other legal remedy or right. Furthermore, Seller shall be in no way obligated to restore the premises to its original condition, or redecorate same in the event the system or part is removed as a result of Purchaser's default in payment, nor shall Seller be obligated or liable to Purchaser in any manner. Risk of loss of the system, or any part of the same, shall pass to Purchaser upon delivery to the premises of such system or part.

10. **FEES, CHARGES, RIGHTS AND COST OF COLLECTION** - All fees and charges are payable in advance. Failure to pay fees, charges or other sums owed will result in your services being disconnected. Further, when you are in default, Seller can require immediate payment (acceleration) of what you owe under the contract and take possession of the property. Purchaser waives any right Purchaser has to demand for payment, notice of intent to accelerate and notice of acceleration. If Seller hires an attorney to collect what Purchaser owes, Purchaser will pay the attorney's fee and court costs as permitted by law. This includes any attorneys' fees Seller incurs as a result of any bankruptcy proceeding brought by or against Purchaser under federal law or an appellate proceeding. Payment shall be due upon the receipt of invoices by Seller unless otherwise specified on the front hereof. Interest shall accrue on all amounts more than thirty (30) days past due at the default rate of interest of 18% per annum or the maximum allowable rate, whichever is less. All payments shall be due and payable at Seller's office set forth on the front of the Agreement. Additionally, there will be a 1.50%/month LATE CHARGE on Past Due Balances. The minimum Late Charge is \$3.00. Any action taken under paragraph 6 and/or paragraph 9 shall in no way prejudice Seller's right to collection of unpaid charges and costs herein enumerated. If services are discontinued because of Purchaser's past due balance, and if Purchaser desires to have the monitoring service reactivated, Purchaser agrees to pay in advance to Seller a reconnected charge to be fixed by Seller at a reasonable amount. Seller shall have the right to increase the reoccurring service charge provided herein, upon written notice to Purchaser, at any time or times after the date service is operative under this Agreement. Purchaser agrees to notify Seller of any objections to such increase in writing within twenty (20) days after the date of the notice of increase, failing which it shall be conclusively presumed that Purchaser agreed to such increase. In the event Purchaser objects to such increase, Seller may elect to (i.) continue this Agreement under the terms and conditions in effect immediately prior to such increase, or (ii.) terminate the Agreement upon fifteen (15) days advance notice to Purchaser.

In addition to these charges addressed above, Purchaser agrees to pay, upon demand, (a) any false alarm assessments; federal, state and local taxes, fees or charges imposed by any governmental body or entity relating to the equipment or services provided under this Agreement; (b) any increase in charges to company or to Seller for the facilities needed to transmit signals under this Agreement; and (c) any service charge in the event Seller sends a representative to Purchaser's premises in response to a service call or alarm signals where Purchaser has not followed proper operating instructions, failed to close or properly secure a window, door or other protected point, or improperly adjusted CCTV camera, monitors or accessory components.

11. **NOTICE TO PURCHASER** - Under the Mechanic's Lien Law, any person who helps to improve your property and is not paid has the right to enforce his claim against your property. Under law, you may protect yourself against such claims either by filing with the Court a 'No Lien Agreement' or a payment bond depending upon the law of the state where your property is located.

(a) **BUYER'S RIGHT TO CANCEL** this Agreement. Buyer may cancel this Agreement or purchase by mailing a written notice to the Seller postmarked not later than midnight of the third business day after the date this Agreement was signed. Buyer may use the face of this Agreement as that notice by writing 'I hereby cancel' by Buyer signature and by adding your name, address and new signature thereon. The notice must be mailed to Seller at the office indicated in the Agreement and must be sent by either certified mail or registered mail.

12. **ENTIRE AGREEMENT** - This instrument constituted the entire Agreement between the parties hereto with respect to the transactions described herein and supersedes all previous negotiations, commitments (either written or spoken) and writing pertaining hereto.

This Agreement can only be changed by a written amendment signed by both parties or their duly authorized agent. No waiver or breach of any term or condition of this Agreement shall be construed to be a waiver of any succeeding breach.

If any of the terms or provisions of this Agreement shall be determined to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

This Agreement becomes binding upon Seller only when signed by a District Sales Manager of Atlantic Companies. In the event of non-approval, the sole liability of the Seller shall be to refund to Buyer the amount that has been paid to Seller upon execution of this Agreement.

13. **LITIGATION** - The laws of the State of Florida shall govern the terms of this Agreement and the parties agree to submit to the jurisdiction of the State of Florida. Venue for resolution of any disputes arising under this Agreement, including litigation, regardless of place of payment, shall be in a forum or court, as required, of competent jurisdiction in Duval County, Florida, and the undersigned waives any venue rights he may possess and agrees that he shall not contest that Duval County, Florida, is a convenient forum.

14. **CHANGES AND ASSIGNMENT** - Purchaser acknowledges that the sale or transfer of the Premise by the Purchaser to a third party does not relieve Purchaser of his obligations under this Agreement. Purchaser may not assign this Agreement unless Purchaser obtains prior written consent from Seller. Seller may assign this Agreement or subcontract the work to be performed without notice to Purchaser or Purchaser's consent.

15. **THIRD PARTY INDEMNIFICATION** - In the event any person, not a party to this Agreement, shall make any claim of file any lawsuit against Seller for any reason relating to our duties and obligations pursuant to this Agreement, including but not limited to the design, maintenance, operation, or non-operation of the alarm-system, Purchaser agrees to indemnify, defend and hold Seller, its dealers, agents, installers, their successors and assigns harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs and attorneys' fees, whether these claims be based upon alleged intentional conduct, active or passive negligence, express or implied contract or warranty, contribution or indemnification, or strict or product liability on the part of Seller, its dealers, installers, agents, servants, assign or employees. This Agreement by Purchaser to indemnify Seller against third party claims as herein above set forth shall not apply to losses, damages, expenses and liability resulting in injury or death to third persons or injury to property of third persons, which losses, damages, expenses and liability occur solely while an employee of Seller is on Purchaser's Premises in accordance with this Agreement and which losses, damages and liability are solely and directly caused by the act or omissions of that employee.

**Envera**

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

1 320 57200 45410 Security Gate  
Approved 3.30.2023 Jennifer Erickson

**Invoice**

Invoice Number

723480

Date

01/01/2023

Customer Number

300380

Due Date

02/01/2023

Page: 1

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

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 System 02/01/2023 - 02/28/2023	1.00	\$500.00	\$500.00
1.00	Data Management 02/01/2023 - 02/28/2023	1.00	\$150.00	\$150.00
1.00	Service & Maintenance 02/01/2023 - 02/28/2023	1.00	\$334.54	\$334.54
1.00	Virtual Gate Guard Monitoring 02/01/2023 - 02/28/2023	1.00	\$592.00	\$592.00
Subtotal:				\$1576.54

Tax

\$0.00

Payments/Credits Applied

\$0.00

Invoice Balance Due:

\$1576.54

Date	Invoice #	Description	Amount	Balance Due
1/1/2023	723480	Alarm Monitoring Services	\$1576.54	\$1576.54

**Envera**

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

**Invoice**

Invoice Number

723480

Date

01/01/2023

Customer Number

300380

Due Date

02/01/2023

Net Due: \$1,576.54

Amount Enclosed: \_\_\_\_\_

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

REMIT TO

Envera  
PO Box 2086  
Hicksville, NY 11802

**Future Horizons, Inc**

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

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

**INVOICE**

Invoice Number: 77238  
Invoice Date: Feb 28, 2023  
Page: 1

**Bill To:**

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

**Ship to:**

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

Customer ID	Customer PO	Payment Terms	
Beacon02	Per Contract	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver		3/30/23

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in February 2023	1,769.14	1,769.14
<div>1,320,538.45005</div> <div><b>RECEIVED</b></div> <div>FEB 28 2023</div> <div>BY: _____</div>				
Subtotal				1,769.14
Sales Tax				
Freight				
Total Invoice Amount				1,769.14
Payment/Credit Applied				
<b>TOTAL</b>				<b>1,769.14</b>

Check/Credit Memo No:

Overdue invoices are subject to finance charges.



KILINSKI | VAN WYK

Kilinski | Van Wyk, PLLC

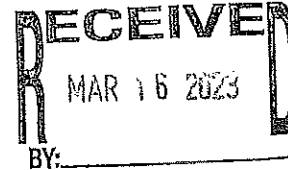
P.O. Box 6386  
Tallahassee, Florida 32314  
United States

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

MVTCDD-01

## INVOICE

Invoice # 6102  
Date: 03/16/2023  
Due On: 04/15/2023



### Meadow View at Twin Creeks CDD - General

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	JE	02/05/2023	Email regarding swim instructor.	0.10	\$325.00	\$32.50

1,310.513.315

Total \$32.50

### Detailed Statement of Account

#### Other Invoices

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

#### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6102	04/15/2023	\$32.50	\$0.00	\$32.50

Outstanding Balance \$1,342.50  
Total Amount Outstanding \$1,342.50

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

Please pay within 30 days.

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

## Invoice

Invoice #: 213  
Invoice Date: 3/15/2023  
Due Date: 3/15/2023  
Case:  
P.O. Number:

Bill To:  
Meadow View @ Twin Creeks CDD  
475 West Town Place  
Suite 114  
St. Augustine, FL 32082

Description	Hours/Qty	Rate	Amount
Facility Maintenance February 1 - February 28, 2023		3,031.68	3,031.68
Maintenance Supplies		872.73	872.73
Repair/Replace H 2,080.00 1.320.57200.44200			
Amen. Facil. Maint. H 1,350.00 1.320.57200.45508			
Grounds maint. H 872.73 1.320.53800.45006			
Total			

RECEIVED  
MAR 21 2023  
BY:

*Jerry Lambert*  
3-21-23

Total	\$4,302.73
Payments/Credits	\$0.00
Balance Due	\$4,302.73

**MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT  
MAINTENANCE BILLABLE HOURS  
FOR THE MONTH OF FEBRUARY 2023**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
2/2/23	2	P.S.	Blew leaves and debris off basketball courts and cleaned up parking lot, removed two signs, removed construction debris
2/2/23	2	K.B.	Straightened and organized all pool deck furniture, wiped down tables at amenity center, removed debris around amenity center, pool deck, food truck alley and parking lot, checked and changed all trash receptacles, picked up lost and found items from pool deck
2/3/23	8	P.S.	Removed debris off roadways, lakeside park and all common areas, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, blew leaves and debris off event area, food truck alley, playground and pool deck
2/5/23	8	P.S.	Replaced three lights and ballast on pool deck, replaced three light bulbs around amenity center, disposed of boxes from office, found switch for kitchen light, found key for paper towel dispenser and replaced, straightened and organized furniture at Lakeside park, blew leaves and debris off all area and parking lot at Lakeside park, change trash receptacles at Lakeside park, removed debris from roadways
2/6/23	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
2/7/23	8	P.S.	Purchased dirt and filled in area around drain, adjusted drinking fountain, blew leaves and debris off all common areas
2/7/23	1	K.B.	Removed debris from lake banks, waters edge and outfall structures
2/10/23	8	P.S.	Moved kayaks from storage to beach, installed gate closer near kayak house, moved tables and chairs from storage to deck, removed torn hammock and ordered new hammock, removed debris on roadways and all parks, emptied and restocked all dog waste receptacles, repaired gate latch at Lakeside park, checked and changed all trash receptacles
2/10/23	1.75	K.B.	Straightened and organized all pool deck furniture, wiped down tables at amenity center, removed debris around amenity center, pool deck, food truck alley and parking lot, checked and changed all trash receptacles, picked up lost and found items from pool deck
2/13/23	8	P.S.	Installed bike rack, filled in dirt around new drain, secured tennis court windscreens, hung two pictures, cleaned dumpster pit, removed debris from roadways, basketball courts, Lakeside park, tennis courts and food truck alley, blew leaves and debris off basketball courts, food truck alley, Lakeside park, common area, pool deck and tennis courts, checked and changed all trash receptacles
2/13/23	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
2/14/23	8	P.S.	Light survey, repaired dump bucket at splash park, concrete two gate posts in, replaced gate closures on two gates, organized maintenance closet
2/16/23	6	P.S.	Repaired and cleaned hanging swing on Beacon Lake Parkway, worked on door latch to social room, set up and broken down furniture for meeting, attended meeting
2/17/23	8	P.S.	Removed light fixture from gazebo that needs to be replaced, put all marketing boxes in lakeside storage from office, blew leaves and debris off sports courts, removed debris from roadways, sports parks, pool deck and food truck alley, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
2/17/23	2	K.B.	Straightened and organized all pool deck furniture, wiped down tables at amenity center, removed debris around amenity center, pool deck, food truck alley and parking lot, checked and changed all trash receptacles, picked up lost and found items from pool deck
2/20/23	8	P.S.	Straightened and organized all pool deck furniture, wiped down tables at amenity center, blew leaves and debris off sports courts and lakeside park, removed debris from roadways, common areas, pool deck, parks, fields and parking lot, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
2/21/23	1	P.S.	Reset tennis court liners
2/22/23	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
2/24/23	8	P.S.	Worked on tennis court gate, resecured windscreen, straightened and organized pool deck furniture, blew leaves and debris off common areas and sports courts, removed debris on pool deck, around amenity center, parking lot and roadways, checked and changed all trash receptacles, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
2/27/23	8	P.S.	Repaired two ceiling fans, unclogged toilet, straighten up lakeside park, basketball court and tennis court, straightened and organized pool deck furniture, removed debris from roadways, common areas, pool deck and parking lots, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
2/28/23	8	P.S.	Adjusted gate at dog park entrance to fix gate from dragging, reglued sign to framing close to entrance, removed debris at front of amenity center, roadways, pool area, fields, sports courts, parking lots, parks and entrance to community, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
<b>TOTAL</b>	<u><b>109.75</b></u>		
<b>MILES</b>	<u><b>203</b></u>		

\*Mileage is reimbursable per section 112.081 Florida Statutes Mileage Rate 2009-0.445

**MAINTENANCE BILLABLE PURCHASES**

Period Ending 3/05/23

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
MEADOWVIEW				
AT TWIN CREEKS CDD				
(MVTG)				
	2/6/23	Disposable Nitrile Gloves 100ct	20.67	P.S.
	2/6/23	55 Gallon Trash Bags 40ct	28.72	P.S.
	2/6/23	Anchors	11.48	P.S.
	2/6/23	33 Gallon Trash Bags 40ct	17.22	P.S.
	2/6/23	5/16x2 Hex Bolts (2)	0.78	P.S.
	2/6/23	3/8 Washers (4)	1.38	P.S.
	2/6/23	5/16 Hex Nuts (2)	0.32	P.S.
	2/13/23	Sandpaper	8.60	P.S.
	2/13/23	Sand Backing	16.07	P.S.
	2/13/23	Paint Brush Set 3pc	11.47	P.S.
	2/13/23	4" Rollers 6pk	13.04	P.S.
	2/13/23	Chalkboard Paint	19.53	P.S.
	2/13/23	20lb Quick Setting Cement	22.29	P.S.
	2/23/23	1/2"x48" Nipple	21.17	P.S.
	2/27/23	55 Gallon Trash Bags 40ct	28.72	P.S.
	2/27/23	Lysol Wipes	17.23	P.S.
	2/27/23	C Batteries 4 pack (2)	20.40	P.S.
	2/27/23	Machine Screw (4)	6.35	P.S.
	2/27/23	Toilet Plunger	25.28	P.S.
	3/2/23	8"-1000pk-Black-Zipties	36.20	R.G.
	3/2/23	4x6 Replacement American Flag	44.25	R.G.

**TOTAL      \$371.14**

# THIGPEN

## HEATING & COOLING, INC.

Since 1962

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

RECEIVED  
MAR 30 2023  
BY: \_\_\_\_\_

## Invoice

Number: 39040

Date: 3/27/2023

Account No: 127224

Terms: NET DUE UPON RECEIPT

Reference: Order 39040

Service Advisor: Ernie Hudson

Customer PO#:

### Billing Address:

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

### Service Address:

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

### NOTES

3/27/2023

Hp1 had loose low voltage control wire. Tightened connection and hp1 is now running.

1 320 57200 44200 Repairs  
Approved 3.30.2023 Jennifer Erickson

Item	Description	Qty	Unit	Price	Extended
COMM-LABOR	Commercial Labor	1.50		\$105.00	\$157.50
MISC-ENVIRON-FEE	Misc. Supplies & Environmental	1.00		\$20.00	\$20.00

### TERMS AND CONDITIONS

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

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

Non-Taxable:	\$177.50
Taxable:	\$0.00
Sub Total:	\$177.50
Sales Tax:	\$0.00
Freight:	
Total:	\$177.50
Total Paid:	
Total Due:	\$177.50

CACO56729

CACO56726

CN208226



PAYMENT ADDRESS:  
Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503  
904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-6305 • turnerpest.com

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

## Service Slip/Invoice

INVOICE: 617051602  
DATE: 3/16/2023  
ORDER: 617051602

Bill To: [385188]

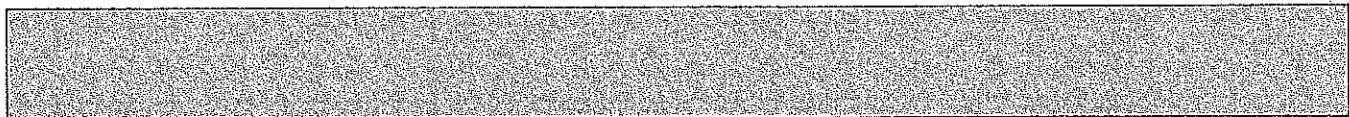
Meadow View at Twin Creeks CDD  
Chris Hall  
475 W Town pl  
Suite 114  
Saint Augustine, FL 32092

Work

Location: [385188] 904-627-9271

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

Work Date	Time	Target Pest	Technician	Time In
3/16/2023	11:24 AM	MICE, RATS, ROACH, S		11:24 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	3/16/2023		12:08 PM



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

CPCM

Commercial Pest Control - Monthly Service

\$219.45

**RECEIVED**  
MAR 23 2023  
BY: \_\_\_\_\_

SUBTOTAL \$219.45  
TAX \$0.00  
AMT. PAID \$0.00  
TOTAL \$219.45

AMOUNT DUE \$219.45

Approved - 3-23-2023  
Pest Control  
001.320.57200.45917  
Rich Gray

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE



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

**BILL TO**

Meadow View @ Twin Creeks

C/O.GMS

475 West Town Place Suite 114

St. Augustine, FL 32092

**SHIP TO**

Meadow View @ Twin Creeks

C/O.GMS

Phase 2 - Sod Installation

**INVOICE 66782****DATE 12/29/2022 TERMS Net 30****DUE DATE 01/28/2023**

ACTIVITY	DESCRIPTION	QTY	INSTALLED	AMOUNT
Maintenance	Bahia install at Ness and Tradewinds Work completed - 12/28/22	1 1.320.538.45004	1,462.50	1,462.50

**TOTAL DUE****\$1,462.50**

**RECEIVED**  
MAR 24 2023  
BY: \_\_\_\_\_



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

**BILL TO**

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

**SHIP TO**

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

**INVOICE 66802****DATE 01/01/2023 TERMS Net 30****DUE DATE 01/31/2023**

ACTIVITY	DESCRIPTION	QTY	INSTALLED	AMOUNT
Maintenance	PH 2 - Shrub Replacement Behind Lot 238 Replace shrubs homeowners pulled out. 9 ~ Viburnum - 15 gal 8 ~ Cord Grass - 3 gal 22 ~ Top soil bags Including repairs, adjustments, installation, clean up, disposal	1	4,961.25	4,961.25

1,320.538.45004

**TOTAL DUE****\$4,961.25**

**RECEIVED**  
MAR 24 2023  
BY: \_\_\_\_\_



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

**BILL TO**

Meadow View @ Twin Creeks

C/O.GMS

475 West Town Place Suite 114

St. Augustine, FL 32092

**SHIP TO**

Meadow View @ Twin Creeks

C/O.GMS

475 West Town Place Suite 114

St. Augustine, FL 32092

**INVOICE 66803****DATE 01/26/2023 TERMS Net 30****DUE DATE 02/25/2023**

ACTIVITY	DESCRIPTION	QTY	INSTALLED	AMOUNT
Maintenance	South Berm Plant Additions from Drainage Damage	1	6,099.38	6,099.38
	Viburnum Suspensum - 7 Gal - Qty 8 - \$800.00			
	Muhly Grass - 3 Gal - Qty 20 - \$675.00			
	Pittosporum 'Variegata' - 3 Gal - Qty 12 - \$450.00			
	St Augustine 'Floritam' Sod - Qty 1000sqft - \$1,393.75			
	Mulch - \$290.63			
	Site Prep, Grading, Clean Up - \$1950.00			
	Irrigation Repairs and Adjustments - \$540.00			

1,320.538.45009

**TOTAL DUE****\$6,099.38**

**RECEIVED**  
MAR 24 2023  
BY: \_\_\_\_\_



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

**BILL TO**

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

**SHIP TO**

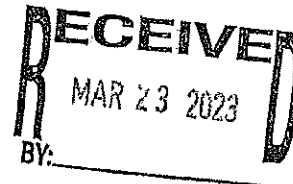
Meadow View @ Twin Creeks  
C/O GMS  
475 West Town Place Suite 114  
St. Augustine, FL 32092

**INVOICE 66820****DATE 03/13/2023 TERMS Net 30****DUE DATE 04/12/2023**

ACTIVITY	DESCRIPTION	QTY	INSTALLED	AMOUNT
Maintenance	December Irrigation Repairs This is for the repairs needed after the December irrigation inspection report. Please see corresponding months inspection sheet and repairs needed sheet.	1	1,071.79	1,071.79

**TOTAL DUE \$1,071.79**

Approved 3-23-2023  
Irrigation Repairs  
001:320:53800:45009  
Rich Gray



**Wipes LLC**

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



1 320 57200 45507 Janitorial  
Approved Jennifer Erickson 2.23.23

**INVOICE**

<b>BILL TO</b>	<b>SHIP TO</b>	<b>SHIP DATE</b>	02/23/2023	<b>INVOICE #</b>	13635
Beacon Lake (Meadow View at Twin	Beacon Lake (Meadow View at Twin	<b>SHIP VIA</b>	UPS	<b>DATE</b>	02/23/2023
Creeks CDD) - ST. Augustine FL	Creeks CDD) - ST. Augustine FL			<b>TERMS</b>	Net 30
850 Beacon Lake Parkway	850 Beacon Lake Parkway			<b>DUE DATE</b>	03/25/2023
St. Augustine, FL 32095	St. Augustine, FL 32095				

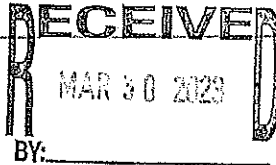
DESCRIPTION		QTY	RATE	AMOUNT
Wipes.com Disinfectant Wipes Case	One (1) Case - Four (4) - 800 count rolls of EPA registered disinfecting wipes	2	98.96	197.92T
Shipping	Freight Cost	2	16.14	32.28

SUBTOTAL 230.20

TAX 0.00

TOTAL 230.20

BALANCE DUE **\$230.20**





# YELLOWSTONE LANDSCAPE

**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 #	INVOICE DATE
JAX 503509	3/24/2023
TERMS	PO NUMBER
Net 30	

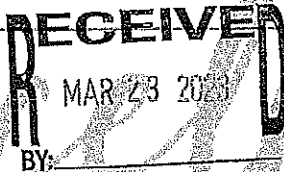
**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** April 23, 2023

**Invoice Amount:** \$1,300.00

Description	Current Amount
Dog Park Sod Repair	
Sod Replacement	\$1,300.00



**Invoice Total** \$1,300.00

IN COMMERCIAL LANDSCAPING

Approved 3-23-2023  
Landscape Maintenance  
001:320.53800.45003  
Rich Gray

45004

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

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

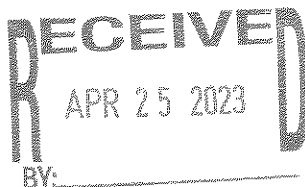


Tel. 904-743-8444  
www.smarthome.biz  
sales@smarthome.biz

PLEASE PAY BY	AMOUNT	INVOICE DATE
05/08/2023	\$110.95	04/17/2023

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

**INVOICE NO. 289933**



**Site:** 850 Beacon Lakes Pkwy St  
Augustine  
**Site Address:** 850 Beacon Lakes Pkwy  
St Augustine FL 32092  
**Period:** 05/01/2023 to 05/31/2023  
**Recurring No.:** 4197  
**Job Name:**  
**Order No.:**

#### Description

Meadow View @ Twin Creeks

#### Monthly Security Monitoring

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

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

**IMPORTANT:** Please remember to test your system monthly.

Need automation for your home? Visit us online at [www.smarthome.biz](http://www.smarthome.biz)

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

<b>Sub-Total ex Tax</b>	\$110.95
<b>Tax</b>	\$0.00
<b>Total inc Tax</b>	\$110.95
<b>Amount Applied</b>	\$0.00
<b>Balance Due</b>	\$110.95

1.320.57200.45400 Security Monitoring  
Approved 4.25.2023 Jennifer Erickson



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
05/08/2023	\$110.95	04/17/2023

**INVOICE NO. 289933**

## How To Pay

INVOICE NO. 289933



**Credit Card (MasterCard, Visa, Amex )**

Credit Card No.

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Card Holder's Name: \_\_\_\_\_ CCV: \_\_\_\_\_

Expiry Date:  /  Signature: \_\_\_\_\_



**Mail**

*Detach this section and mail check to:*

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

NAME: MEADOW VIEW AT TWIN CREEKS CCD

DUE DATE: 05/08/2023 AMOUNT DUE: \$110.95

Please Reference: **289933**

I understand that it is my responsibility to periodically (at least monthly) test and check my security system, and to notify the company promptly of service needs, and additionally to notify the company in writing of any changes in the Emergency List information.

# Terms and Conditions

1. **PRINTED AGREEMENT** - None of the **PRINTED AGREEMENT** or its items and conditions may be altered without the express written approval of an officer of the Seller.

2. **SELLER** agrees to install specified systems on premises and to make any necessary inspections and tests to deliver system to Purchaser in operating condition in accordance with standard installation procedures of Seller. The installation will be completed within a reasonable length of time based on the conditions inherent in the premises and Seller's installation schedule.

3. **FULL ONE-YEAR WARRANTY** - Seller/Atlantic Companies promises to furnish a replacement part for any portion of Purchaser's security system that proves to be defective in workmanship or material under normal use for a period of one year from the date of installation. Seller reserves the right to use reconditioned parts in fulfillment of this warranty.

Seller/Atlantic Companies extends to Purchasers warranties for equipment not made by us granted us by manufacturers of such equipment used in Seller home systems. Seller will return this equipment to the original manufacturer for fulfillment of their warranty obligations.

We will furnish the labor to remove and replace the defective part during the same one-year period. Seller/Atlantic Companies makes no other warranty except as herein specifically set forth, particularly any warranty of merchantability or fitness for any particular purpose, either express or implied in law.

**GENERAL:** Furnishing of parts and labor as described above shall constitute fulfillment of all Seller/Atlantic Companies obligations with respect to this warranty, and replacement part will be warranted only for the unexpired portion of the original warranty.

A bill of sale, cancelled check, or payment record shall be kept by Purchaser to verify purchase date and establish warranty period.

To obtain service, call the office listed on the Purchase Agreement you signed at the time of purchase of your system:

Distributed by Atlantic Companies  
1714 Cesery Boulevard  
Jacksonville, FL 32211

Ready access to the system for service is the responsibility of the Purchaser. Seller will perform service during normal working hours. For emergency service, Seller will charge you an emergency service labor premium.

Seller will endeavor to perform service Within 48 hours after notification of a problem by the Purchaser.

**EXCLUSIONS:** This warranty applies only to units sold and retained within the continental USA. This warranty does not apply to the product or parts that have been damaged by accident, abuse, lack of proper maintenance, unauthorized alterations, misapplication, fire, flood, lightning strikes or acts of God.

This warranty does not cover service calls which do not involve defective workmanship or materials.

**IN NO CASE WILL SELLER/ATLANTIC COMPANIES BE RESPONSIBLE FOR CONSEQUENTIAL OR SPECIAL DAMAGES.**

4. **SELLER NOT AN INSURER** - It is specifically understood and agreed: That Seller is not an insurer; that insurance, if any, shall be obtained by Purchaser; that the payments provided for herein are based solely on the value of the service as set forth herein and are unrelated to the value of the Purchaser's property or Premises; THAT SELLER MAKES NO GUARANTEE OR WARRANTY, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS THAT THE EQUIPMENT OR SERVICES SUPPLIED WILL AVERT OR PREVENT OCCURRENCES OR THE CONSEQUENCES THEREFROM WHICH THE SYSTEM OR SERVICE IS DESIGNED TO DETECT OR AVERT. Purchaser acknowledges that it is impractical and extremely difficult to fix the actual damages, if any, Which may proximately result from a failure to perform any of the obligations herein, or the failure of the systems to properly operate with resulting loss to Purchaser because of, among other things:

(a) The uncertain amount or value of Purchaser's property or that of other persons kept on the premises which may be lost, stolen, destroyed, damaged or otherwise affected by occurrences which the system or service is designed to detect or avert;

(b) The uncertainty of the response time of any police department, fire department, paramedic unit, patrol service or other such services or entities should such department or entity be dispatched as a result of a signal being received or an audible device sounding;

(c) The inability to ascertain what portion, if any, of any loss would be proximately caused by Seller's failure to perform or by failure of its equipment to operate;

(d) The nature of the service to be performed by the Seller and the uncertain nature of occurrences which might cause injury or death to Buyer or any other person which the system or equipment is designed to detect or avert.

Purchaser understands and agrees that if Seller should be found liable for loss or damage due from a failure of Seller to perform any of the obligations herein, whatsoever, including, but not limited to installation, design, service, monitoring, or the failure of any system or equipment installed by, or service performed by Seller in any respect whatsoever, Seller's maximum liability

shall not exceed a sum equal to the annual service charge contracted herein or Two Hundred Fifty (\$250.00) Dollars, whichever is less, and this liability shall be exclusive; and that the provisions of this Section shall apply if loss or damage, irrespective of cause or origin, results directly or indirectly from performance or nonperformance of the obligation imposed by this contract or from negligence, active or otherwise, of Seller, its agents, assigns or employees. In the event that the Purchaser wished Seller to assume greater liability, Purchaser may, as a matter of right, obtain from Seller a higher limited liability by paying an additional amount proportioned to the increase in damages, but such additional obligation shall in no way be interpreted to hold Seller as an insurer. Purchaser may also obtain such additional liability protection from insurance carrier, as Purchaser desires.

5. **INDEMNIFICATION** - Purchaser agrees to and shall indemnify and save harmless the Seller, its employees and agents for and against all third party claims, lawsuits and losses arising out of or in connection with the operation or non-operation of the system or monitoring facilities whether these claims be based upon alleged intentional conduct or active or passive negligence on the part of Seller, its agents, servants or employees.

The Seller assumes no liability for delay in installation of the system, or interruption of service due to strikes, riots, floods, fires, acts of God, or any cause beyond the control of Seller including interruption in telephone service. Seller will not be required to supply service to the Purchaser while interruption of service due to any such cause shall continue.

6. **CENTRAL STATION SERVICES** - Central station services consist of the receipt, analysis and response (dispatch of proper authorities) to signals from system installed under this Agreement. Such services are initiated upon final payment for installation and pre-payment of service charges. All services may be discontinued anytime charges are unpaid or system is abused. Notice by certified or registered letter to billing address shall be deemed sufficient notice of discontinuation and shall be deemed effective for all purposes upon mailing and not receipt.

Monitoring service is billed and payable annually in advance. **MONITORING SERVICE SHALL CONTINUE ON A YEARLY BASIS UNLESS CANCELLED IN WRITING BY EITHER PARTY NO LESS THAN 60 DAYS BEFORE ANNUAL RENEWAL DATE.**

The Department or other organization to which the connection may be made or an alarm signal may be transmitted may invoke the provisions hereof against any claims by the Purchaser or by others due to failure of such Department organization.

7. **TELEPHONE OR INTERNET CONNECTIONS** - Seller will assist Purchaser in making necessary arrangements to secure telephone or internet service connections for systems. Purchaser agrees to

furnish any necessary telephone or internet services or telephone lines at Purchaser's own expense.

The charge for the installation and continuation of this service shall be billed to the account of the Purchaser and will appear on his regular telephone or internet billing.

8. **TESTING** - It is the responsibility of the Purchaser to test the system for proper operations periodically but not less than monthly. Purchaser shall follow all instructions and procedures which Seller may prescribe for the operation and maintenance of the system.

9. **RETENTION OF TITLE AND RIGHT OF ACCESS** - The system shall remain the personal property of Seller until fully paid for in cash by Purchaser and Purchaser agrees to perform all acts which may be necessary to assure the retention of title to the system by Seller. Purchaser understands and agrees that the installation of equipment owned by Seller does not create a fixture on the Premise as to that equipment. Should Purchaser default in any payment for the system or part, then Purchaser authorized and empowers Seller to enter upon/in said Premise and to remove the system, or part from the premises. Such removal, if made by Seller, shall not be deemed a waiver of Seller's right to damages Seller sustains as a result of Purchaser's default and Seller shall have the right to enforce any other legal remedy or right. Furthermore, Seller shall be in no way obligated to restore the premises to its original condition, or redecorate same in the event the system or part is removed as a result of Purchaser's default in payment, nor shall Seller be obligated or liable to Purchaser in any manner. Risk of loss of the system, or any part of the same, shall pass to Purchaser upon delivery to the premises of such system or part.

10. **FEES, CHARGES, RIGHTS AND COST OF COLLECTION** - All fees and charges are payable in advance. Failure to pay fees, charges or other sums owed will result in your services being disconnected. Further, when you are in default, Seller can require immediate payment (acceleration) of what you owe under the contract and take possession of the property. Purchaser waives any right Purchaser has to demand for payment, notice of intent to accelerate and notice of acceleration. If Seller hires an attorney to collect what Purchaser owes, Purchaser will pay the attorney's fee and court costs as permitted by law. This includes any attorneys' fees Seller incurs as a result of any bankruptcy proceeding brought by or against Purchaser under federal law or an appellate proceeding. Payment shall be due upon the receipt of invoices by Seller unless otherwise specified on the front hereof. Interest shall accrue on all amounts more than thirty (30) days past due at the default rate of interest of 18% per annum or the maximum allowable rate, whichever is less. All payments shall be due and payable at Seller's office set forth on the front of the Agreement. Additionally, there will be a 1.50%/month LATE CHARGE on Past Due Balances. The minimum Late Charge is \$3.00. Any action taken under paragraph 6 and/or paragraph 9 shall in no way prejudice Seller's right to collection of unpaid charges and costs herein enumerated. If services are discontinued because of Purchaser's past due balance, and if Purchaser desires to have the monitoring service reactivated, Purchaser agrees to pay in advance to Seller a reconnect charge to be fixed by Seller at a reasonable amount. Seller shall have the right to increase the reoccurring service charge provided herein, upon written notice to Purchaser, at any time or times after the date service is operative under this Agreement. Purchaser agrees to notify Seller of any objections to such increase in writing within twenty (20) days after the date of the notice of increase, failing which it shall be conclusively presumed that Purchaser agreed to such increase. In the event Purchaser objects to such increase, Seller may elect to (i.) continue this Agreement under the terms and conditions in effect immediately prior to such increase, or (ii.) terminate the Agreement upon fifteen (15) days advance notice to Purchaser.

In addition to these charges addressed above, Purchaser agrees to pay, upon demand, (a) any false alarm assessments; federal, state and local taxes, fees or charges imposed by any governmental body or entity relating to the equipment or services provided under this Agreement; (b) any increase in charges to company or to Seller for the facilities needed to transmit signals under this Agreement; and (c) any service charge in the event Seller sends a representative to Purchaser's premises in response to a service call or alarm signals where Purchaser has not followed proper operating instructions, failed to close or properly secure a window, door or other protected point, or improperly adjusted CCTV camera, monitors or accessory components.

11. **NOTICE TO PURCHASER** - Under the Mechanic's Lien Law, any person who helps to improve your property and is not paid has the right to enforce his claim against your property. Under law, you may protect yourself against such claims either by filing with the Court a 'No Lien Agreement' or a payment bond depending upon the law of the state where your property is located.

(a) **BUYER'S RIGHT TO CANCEL** this Agreement. Buyer may cancel this Agreement or purchase by mailing a written notice to the Seller postmarked not later than midnight of the third business day after the date this Agreement was signed. Buyer may use the face of this Agreement as that notice by writing 'I hereby cancel' by Buyer signature and by adding your name, address and new signature thereon. The notice must be mailed to Seller at the office indicated in the Agreement and must be sent by either certified mail or registered mail.

12. **ENTIRE AGREEMENT** - This instrument constituted the entire Agreement between the parties hereto with respect to the transactions described herein and supersedes all previous negotiations, commitments (either written or spoken) and writing pertaining hereto.

This Agreement can only be changed by a written amendment signed by both parties or their duly authorized agent. No waiver or breach of any term or condition of this Agreement shall be construed to be a waiver of any succeeding breach.

If any of the terms or provisions of this Agreement shall be determined to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

This Agreement becomes binding upon Seller only when signed by a District Sales Manager of Atlantic Companies. In the event of non-approval, the sole liability of the Seller shall be to refund to Buyer the amount that has been paid to Seller upon execution of this Agreement.

13. **LITIGATION** - The laws of the State of Florida shall govern the terms of this Agreement and the parties agree to submit to the jurisdiction of the State of Florida. Venue for resolution of any disputes arising under this Agreement, including litigation, regardless of place of payment, shall be in a forum or court, as required, of competent jurisdiction in Duval County, Florida, and the undersigned waives any venue rights he may possess and agrees that he shall not contest that Duval County, Florida, is a convenient forum.

14. **CHANGES AND ASSIGNMENT** - Purchaser acknowledges that the sale or transfer of the Premise by the Purchaser to a third party does not relieve Purchaser of his obligations under this Agreement. Purchaser may not assign this Agreement unless Purchaser obtains prior written consent from Seller. Seller may assign this Agreement or subcontract the work to be performed without notice to Purchaser or Purchaser's consent.

15. **THIRD PARTY INDEMNIFICATION** - In the event any person, not a party to this Agreement, shall make any claim of file any lawsuit against Seller for any reason relating to our duties and obligations pursuant to this Agreement, including but not limited to the design, maintenance, operation, or non-operation of the alarm-system, Purchaser agrees to indemnify, defend and hold Seller, its dealers, agents, installers, their successors and assigns harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs and attorneys' fees, whether these claims be based upon alleged intentional conduct, active or passive negligence, express or implied contract or warranty, contribution or indemnification, or strict or product liability on the part of Seller, its dealers, installers, agents, servants, assign or employees. This Agreement by Purchaser to indemnify Seller against third party claims as herein above set forth shall not apply to losses, damages, expenses and liability resulting in injury or death to third persons or injury to property of third persons, which losses, damages, expenses and liability occur solely while an employee of Seller is on Purchaser's Premises in accordance with this Agreement and which losses, damages and liability are solely and directly caused by the act or omissions of that employee.



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

Invoice 12161

1 320 57200 45505 Pool Maint  
Approved 3.31.23  
JEricksen

**BILL TO**

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

DATE  
04/01/2023

PLEASE PAY  
\$1,298.00

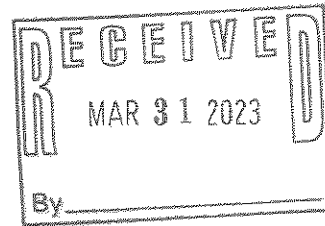
DUE DATE  
05/01/2023

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

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

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

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



If you have any questions please give us a call at 904-868-4660!

Zach Sullivan  
Big Z Pool Service, LLC  
Licensed & Insured CPC#1459355



**Big Z Pool Service, LLC**  
172 Stokes Landing Rd  
Saint Augustine, FL 32095  
office@bigzpoolservice.com  
bigzpoolservice.com  
1 320 57200 45505 Pool Maint  
Approved 4.18.2023  
J.Erickson

**Invoice 12243**

**BILL TO**

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

**DATE**  
04/17/2023

**PLEASE PAY**  
**\$495.00**

**DUE DATE**  
04/27/2023

PRODUCT/SERVICE	QTY	RATE	AMOUNT
RE Life Rings approved via email by Jennifer Clark- Erickson 4/13/23. Signed estimate attached. Installed: 4/17/23			
<b>Job Material:Materials</b> 3, USCG Approved Life Rings with throw ropes and hardware NOTE: the ones on site are starting to look "weathered" and will need to be replaced. The doh has been marking violations on these for many properties.	3	165.00	495.00
<b>Labor Rates:Labor</b> No Charge for Labor *If approved, we can install this during a cleaning service visit*	1	0.00	0.00

Thank you for your business!

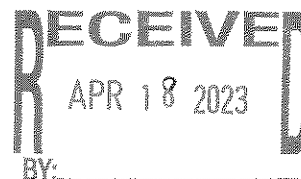
For work outside of monthly cleaning services, accepted forms  
of payment are check, cash or a credit card however the credit  
card is subject to a 3.5% processing fee.

**TOTAL DUE**

**\$495.00**

THANK YOU.

Approved 04/17/2023  
Pool Maintenance  
1 320 57200 45505  
Rich Gray



If you have any questions please give us a call at 904-868-4660!


Zach Sullivan

Big Z Pool Service, LLC

Licensed & Insured CPC#1459355

# LOCALiQ

## FLORIDA

<b>ACCOUNT NAME</b> Meadow View At Twin Creeks Cdd		<b>ACCOUNT #</b> 764130	<b>PAGE #</b> 1 of 1
<b>INVOICE #</b> 0005435107	<b>BILLING PERIOD</b> Mar 1- Mar 31, 2023	<b>PAYMENT DUE DATE</b> April 20, 2023	
<b>PREPAY (Memo Info)</b> \$0.00	<b>UNAPPLIED (Included in amt due)</b> \$0.00	<b>TOTAL AMOUNT DUE</b> \$183.60	
<b>BILLING ACCOUNT NAME AND ADDRESS</b>  Meadow View At Twin Creeks Cdd 475 W. Town Pl. Ste. 114 Saint Augustine, FL 32092-3649 		<b>BILLING INQUIRIES/ADDRESS CHANGES</b> 1-877-736-7612 or smb@ccc.gannett.com	
		<b>FEDERAL ID</b> 47-2390983	
<p>Legal Entity: Gannett Media Corp.          Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.          All funds payable in US dollars.</p>			

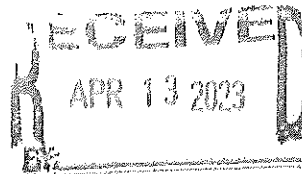
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To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com. Previous account number: MOR\_15651

Date	Description	Amount
3/1/23	Balance Forward	\$0.00

### Package Advertising:

Start-End Date	Order Number	Description	PO Number	Package Cost
3/30/23	8612350	RFP - LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES		\$183.60



PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

# LOCALiQ

## FLORIDA

<b>ACCOUNT NAME</b> Meadow View At Twin Creeks Cdd		<b>PAYMENT DUE DATE</b> April 20, 2023		<b>AMOUNT PAID</b>		
<b>ACCOUNT NUMBER</b> 764130		<b>INVOICE NUMBER</b> 0005435107				
<b>CURRENT DUE</b> \$183.60	<b>30 DAYS PAST DUE</b> \$0.00	<b>60 DAYS PAST DUE</b> \$0.00	<b>90 DAYS PAST DUE</b> \$0.00	<b>120+ DAYS PAST DUE</b> \$0.00	<b>UNAPPLIED PAYMENTS</b> \$0.00	<b>TOTAL AMOUNT DUE</b> \$183.60
<b>REMITTANCE ADDRESS (Include Account# &amp; Invoice# on check)</b>  CA Florida Holdings, LLC PO Box 631244 Cincinnati, OH 45263-1244			<b>TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:</b> <input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX Card Number _____ Exp Date ____/____/____    CVV Code _____ Signature _____    Date _____			

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# LOCALiQ

## FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

### **PROOF OF PUBLICATION**

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

Saint Augustine FL 32092-3649

STATE OF FLORIDA, COUNTY OF ST JOHNS

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

03/30/2023

and that the fees charged are legal.  
Sworn to and subscribed before on 03/30/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$183.60

Order No: 8612350

Customer No: 764130

PO #:

# of Copies:

1

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

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

St. Johns County, Florida

Notice is hereby given that the Meadow View at Twin Creeks Community Development District ("District") will accept proposals from qualified firms ("Proposers") interested in providing landscape and irrigation maintenance services, all as more specifically set forth in the Project Manual. The Project Manual, including among other materials, contract documents, project scope and any technical specifications, will be available for public inspection and may be obtained by sending an email to [loliver@smsnf.com](mailto:loliver@smsnf.com).

There will be a mandatory pre-proposal online meeting on April 12, 2023 at 10:00 a.m. (EST) at Lake House at Beacon Lake 850 Beacon Lake Parkway, St. Augustine, Florida 32095. In order to submit a proposal, each Proposer must (1) be authorized to do business in Florida, and hold all required state and federal licenses in good standing; and (2) have at least five (5) years of experience with landscape maintenance projects. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those Proposers who have attended the pre-proposal meeting and registered.

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

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

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

Meadow View at Twin Creeks  
Community Development District  
Jim Oliver, District Manager  
Pub: March 30, 2023; #8612350



# INVOICE

<b>Customer</b>	Meadow View at Twin Creeks Community Development District
<b>Acct #</b>	643
<b>Date</b>	04/21/2023
<b>Customer Service</b>	Kristina Rudez
<b>Page</b>	1 of 1

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


Payment Information	
<b>Invoice Summary</b>	\$ 736.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#18160
100122283	

Thank You

Please detach and return with payment



Customer: Meadow View at Twin Creeks Community Development District

Invoice	Effective	Transaction	Description	Amount
18160	04/21/2023	Policy change	Policy #100122283 10/01/2022-10/01/2023 Florida Insurance Alliance  Package - Added Pickleball Due Date: 4/21/2023  1.320.572.44210  	736.00
				<b>Total</b>
				\$ 736.00
				Thank You
FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349				

<b>Remit Payment To: Egis Insurance Advisors</b>	(321)233-9939	<b>Date</b>
P.O. Box 748555 Atlanta, GA 30374-8555	sclimer@egisadvisors.com	04/21/2023



## Coverage Agreement Endorsement

**Endorsement No.:** 2  
**Member:** Meadow View at Twin Creeks Community  
Development District

**Effective Date:** 04/21/2023  
**Agreement No.:** 100122283

**Coverage Period:** October 1, 2022 to October 1, 2023

---

In consideration of an **additional premium of \$736.00**, the coverage agreement is amended as follows:

Property

Added:

As per IM & property schedule attached.

---

Subject otherwise to the terms, conditions and exclusions of the coverage agreement.

Issued: April 21, 2023

Authorized by: 



Property Schedule

Schedule Items Effective As of: 10/01/2022

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

Policy No.: 100122283  
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value
	Address		Const Type	Term Date	Contents Value	
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	
1	Entry Feature and Decorative Fencing		2018	10/01/2022	\$546,276	\$546,276
	Beacon Lake Pkwy and County Rd 210 St. Augustine FL 32095		Non combustible	10/01/2023		
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value
	Address		Const Type	Term Date	Contents Value	
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt
2	Lake Fountains		2018	10/01/2022	\$31,100	\$31,100
	Beacon Lake Pkwy and County Rd 210 St. Augustine FL 32095		Waterfront structures	10/01/2023		
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value
	Address		Const Type	Term Date	Contents Value	
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt
3	Amenity Center		2018	10/01/2022	\$2,529,552	\$2,718,203
	850 Beacon Lake Pkwy St. Augustine FL 32095		Joisted masonry	10/01/2023	\$188,651	
	Complex			Asphalt shingles		
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value
	Address		Const Type	Term Date	Contents Value	
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt
4	Crew House		2018	10/01/2022	\$105,249	\$105,249
	850 Beacon Lake Pkwy St. Augustine FL 32095		Joisted masonry	10/01/2023		
	Gable			Metal panel		
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value
	Address		Const Type	Term Date	Contents Value	
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt
5	Lap Pool		2018	10/01/2022	\$409,405	\$409,405
	850 Beacon Lake Pkwy St. Augustine FL 32095		Below ground liquid storage tank / pool	10/01/2023		
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value
	Address		Const Type	Term Date	Contents Value	
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt
6	Fun Pool		2018	10/01/2022	\$392,209	\$392,209
	850 Beacon Lake Pkwy St. Augustine FL 32095		Below ground liquid storage tank / pool	10/01/2023		
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value
	Address		Const Type	Term Date	Contents Value	
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt
7	Splash Park Equipment - Fun Pool		2018	10/01/2022	\$304,175	\$304,175
	850 Beacon Lake Pkwy St. Augustine FL 32095		Non combustible	10/01/2023		



Property Schedule

Schedule Items Effective As of: 10/01/2022

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

**Policy No.:** 100122283  
**Agent:** Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
8	Pool Pumps & Equipment Enclosure		2018	10/01/2022	\$9,846		
	850 Beacon Lake Pkwy St. Augustine FL 32095		Pump / lift station	10/01/2023		\$9,846	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
9	Fencing - Various Types		2018	10/01/2022	\$51,423		
	850 Beacon Lake Pkwy St. Augustine FL 32095		Non combustible	10/01/2023		\$51,423	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
10	Pavilion		2018	10/01/2022	\$80,516		
	850 Beacon Lake Pkwy St. Augustine FL 32095		Frame	10/01/2023		\$80,516	
	Pyramid hip			Metal panel			
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
11	Awnings		2018	10/01/2022	\$2,919		
	850 Beacon Lake Pkwy St. Augustine FL 32095		Property in the Open	10/01/2023		\$2,919	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
12	Shade Structures		2018	10/01/2022	\$45,488		
	850 Beacon Lake Pkwy St. Augustine FL 32095		Property in the Open	10/01/2023		\$45,488	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
13	Swing Arbors		2018	10/01/2022	\$5,971		
	850 Beacon Lake Pkwy St. Augustine FL 32095		Frame	10/01/2023		\$5,971	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
14	Canoe Racks		2018	10/01/2022	\$10,615		
	850 Beacon Lake Pkwy St. Augustine FL 32095		Frame	10/01/2023		\$10,615	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
15	Fire Pit		2018	10/01/2022	\$17,000		
	850 Beacon Lake Pkwy St. Augustine FL 32095		Masonry non combustible	10/01/2023		\$17,000	



Property Schedule

Schedule Items Effective As of: 10/01/2022

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

Policy No.: 100122283  
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value	Total Insured Value	
				Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
16	Dumpster Enclosure		2018	10/01/2022	\$10,197	\$10,197	
	850 Beacon Lake Pkwy St. Augustine FL 32095		Non combustible	10/01/2023			
Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value	Total Insured Value	
				Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
17	Boardwalk/Docks with Railing & Gangways		2018	10/01/2022	\$95,211	\$95,211	
	850 Beacon Lake Pkwy St. Augustine FL 32095		Waterfront structures	10/01/2023			
Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value	Total Insured Value	
				Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
18	Playground Equipment		2018	10/01/2022	\$75,000	\$75,000	
	850 Beacon Lake Pkwy St. Augustine FL 32095		Non combustible	10/01/2023			
Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value	Total Insured Value	
				Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
19	Tennis Courts		2018	10/01/2022	\$86,789	\$86,789	
	850 Beacon Lake Pkwy St. Augustine FL 32095		Non combustible	10/01/2023			
Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value	Total Insured Value	
				Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
20	Signage		2018	10/01/2022	\$30,698	\$30,698	
	850 Beacon Lake Pkwy St. Augustine FL 32095		Non combustible	10/01/2023			
Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value	Total Insured Value	
				Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
21	Dog Park Fence		2018	10/01/2022	\$14,000	\$14,000	
	850 Beacon Lake Pkwy St. Augustine FL 32095		Non combustible	10/01/2023			
Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value	Total Insured Value	
				Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
22	Pool Furniture in the Open		2018	10/01/2022	\$22,000	\$22,000	
	850 Beacon Lake Pkwy St. Augustine FL 32095		Property in the Open	10/01/2023			
Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value	Total Insured Value	
				Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
23	Flagpole		2018	10/01/2022	\$2,400	\$2,400	
	850 Beacon Lake Pkwy St. Augustine FL 32095		Masonry non combustible	10/01/2023			



Property Schedule

Schedule Items Effective As of: 10/01/2022

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

Policy No.: 100122283  
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch						
24	Hardscaping at Round-a-Bout		2018	10/01/2022		\$43,871		\$43,871
	Beacon Lake Pkwy St. Augustine FL 32095		Non combustible	10/01/2023				
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch						
25	Lights at Tennis Court		2018	10/01/2022		\$12,000		\$12,000
	850 Beacon Lake Pkwy St. Augustine FL 32095		Property in the Open	10/01/2023				
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch						
26	Shade Structures at Tennis Court		2018	10/01/2022		\$3,200		\$3,200
	850 Beacon Lake Pkwy St. Augustine FL 32095		Property in the Open	10/01/2023				
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch						
27	Playground - Pirate Ship Feature/Benches/ADA ramp/table		2021	10/01/2022		\$47,070		\$47,070
	cul-de-sac off Tamara Ct. St. Augustine FL 32095		Non combustible	10/01/2023				
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch						
28	Shade Structure		2021	10/01/2022		\$40,300		\$40,300
	cul-de-sac off Tamara Ct. St. Augustine FL 32095		Property in the Open	10/01/2023				
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch						
29	8-foot Outdoor table		2021	10/01/2022		\$3,750		\$3,750
	Pirate Ship playground/Lake House playground St. Augustine FL 32095		Property in the Open	10/01/2023				
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch						
30	Irrigation Pumps 7 @ \$10K each		2021	10/01/2022		\$70,000		\$70,000
	Various St. Augustine FL 32095		Pump / lift station	10/01/2023				
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch						
31	Dock		2022	12/09/2022		\$130,514		\$130,514
	35 Loosestrife Way St. Augustine FL 32095		Non combustible	10/01/2023				



Property Schedule

Schedule Items Effective As of: 10/01/2022

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

Policy No.: 100122283

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built Const Type	Eff. Date Term Date	Building Value		Total Insured Value	
					Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
32	Fire Pit		2022	12/09/2022	\$4,227			\$4,227
	35 Loosestrife Way		Non combustible	10/01/2023				
	St. Augustine FL 32095							
33	Fencing, Columns, & Gates		2022	12/09/2022	\$78,562			\$78,562
	35 Loosestrife Way		Non combustible	10/01/2023				
	St. Augustine FL 32095							
34	Amenity Center		2022	12/09/2022	\$334,083			\$334,083
	35 Loosestrife Way		Joisted masonry	10/01/2023				
	St. Augustine FL 32095							
35	Furniture		2022	12/09/2022	\$43,124			\$43,124
	35 Loosestrife Way		Property in the Open	10/01/2023				
	St. Augustine FL 32095							
36	Monument Sign		2022	12/09/2022	\$25,654			\$25,654
	35 Loosestrife Way		Non combustible	10/01/2023				
	St. Augustine FL 32095							
37	Lake Fountains		2022	12/09/2022	\$11,780			\$11,780
	35 Loosestrife Way		Electrical equipment	10/01/2023				
	St. Augustine FL 32095							
38	4 Pickleball Courts		2022	04/21/2023	\$100,800			\$100,800
	850 Beacon Lake Parkway		Non combustible	10/01/2023				
	St. Augustine FL 32095							
39	Pickleball Fencing		2022	04/21/2023	\$39,600			\$39,600
	850 Beacon Lake Parkway		Non combustible	10/01/2023				
	St. Augustine FL 32095							



Property Schedule

Schedule Items Effective As of: 10/01/2022

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

**Policy No.:** 100122283

**Agent:** Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value
	Address		Const Type	Term Date	Contents Value	
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt
40	Pickleball Finish, Sport Equipment & Cabana		2022	04/21/2023	\$10,800	\$10,800
	850 Beacon Lake Parkway St. Augustine FL 32095		Non combustible	10/01/2023		
			Total:	Building Value \$5,877,374	Contents Value \$188,651	Insured Value \$6,066,025



## Inland Marine Schedule

Schedule Items Effective As of: 10/01/2022

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

Policy No.: 100122283  
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department	Serial Number	Classification Code	Eff. Date	Value	Deductible
	Description			Term Date		
1			Rented, borrowed, leased equipment	10/01/2022	\$126,000	\$1,000
	Fitness Leased Equipment (Max \$15,000 per item)			10/01/2023		
2			Electronic data processing equipment	10/01/2022	\$50,000	\$1,000
	Security Cameras & Recording Equipment (Max \$15,000 per item)			10/01/2023		
3			Other inland marine	10/01/2022	\$72,000	\$1,000
	Decorative Street Lights			10/01/2023		
4			Other inland marine	10/01/2022	\$5,000	\$1,000
	Benches (Composite)			10/01/2023		
5			Other inland marine	10/01/2022	\$8,600	\$1,000
	Trash Cans (Composite)			10/01/2023		
6			Other inland marine	04/21/2023	\$66,650	\$1,000
	12 Light Poles at Pickleball Courts (5,554 each)			10/01/2023		
				Total	\$328,250	



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

April 05, 2023  
Project No: 17348.00000  
Invoice No: 0207522

1,310,513.311

Project 17348.00000 2022/2023 General Consulting Services (WA#27)  
EMAIL COPY TO: BKOVAIC@BBXCAPITAL.COM  
ALSO SEND COPIES TO BERNADETTE PEREGINO-BPEREGRINO@GMSNF.COM

**Work Description:**

Create and distribute Rinker Requisitions 51 and 52  
Prepare FPL Maps of all Phases and Areas for Danielle - calculate RW / Lot Areas etc

Find Plat Bond Letters for all Phases for FPL  
send to Danielle

Review Fencing Permit Lot 64

Prepare and Execute Monthly requisitions  
Send Rinker Invoices to Marcy

CDD Meeting 3-16-23 at Amenity Center

Reivew Lot 206 Dock issues

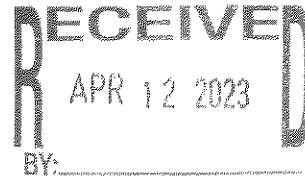
Requisition reivews WON etc

**Professional Services rendered through April 1, 2023**

**Professional Personnel**

		Hours	Rate	Amount
Senior Engineer/Senior Project Manager				
Lockwood, Scott	3/4/2023	4.00	215.00	860.00
Lockwood, Scott	3/11/2023	5.00	215.00	1,075.00
Lockwood, Scott	3/18/2023	8.50	215.00	1,827.50
Lockwood, Scott	3/25/2023	1.00	215.00	215.00
Lockwood, Scott	4/1/2023	.50	215.00	107.50
Adminstrative Support				
Blair, Shelley	3/11/2023	1.50	95.00	142.50
Totals		20.50		4,227.50
<b>Total Labor</b>				<b>4,227.50</b>

**Invoice Total this Period** \$4,227.50



**England-Thimys & Miller, Inc.**

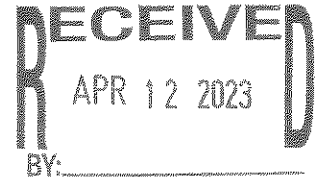
ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS  
14775 Old St. Augustine Road • Jacksonville, Florida 32258 • Tel 904-642-8990 • fax 904-646-9485  
CA-00002884 LC-0000316



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

April 05, 2023  
Project No: 21018.00000  
Invoice No: 0207524

Project 21018.00000 Beacon Lake - Phase 3B CEI Services (WA#24)  
EMAIL INVOICES TO: BKOVAIC@BBXCAPITAL.COM



Work Description  
-Submit as-builts to SJC  
-Prepare and submit closeout documents

**Professional Services rendered through April 1, 2023**

Task 01 CEI Services

Work Description:  
Monthly Pay App review of Beacon Lake Parkway Extension Pay App

**Professional Personnel**

		Hours	Rate	Amount
CADD/GIS Technician				
Sims, Daniel	3/11/2023	.50	121.00	60.50
Totals		.50		60.50
<b>Total Labor</b>				<b>60.50</b>
<b>Total this Task</b>				<b>\$60.50</b>

Task 02 Related to Limited Electrical Review of the Lift Station

	Current	Prior	To-Date
Total Billings	0.00	0.00	0.00
Contract Limit			2,500.00
Remaining			2,500.00
<b>Total this Task</b>			<b>0.00</b>

Task XP Expenses

	Current	Prior	To-Date
Total Billings	0.00	1,362.31	1,362.31
Contract Limit			3,000.00
Remaining			1,637.69
<b>Total this Task</b>			<b>0.00</b>

**Invoice Total this Period \$60.50**

**England-Thimys & Miller, Inc.**

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS  
14775 Old St. Augustine Road • Jacksonville, Florida 32258 • tel 904-642-8990 • fax 904-646-9485  
CA-00002584 LC-0000316

**Envera**

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

1 320 57200 45410 Security Gate  
Approved 3.31.2023 Jennifer Erickson

**Invoice**

Invoice Number <b>726312</b>	Date <b>03/28/2023</b>
Customer Number <b>300380</b>	Due Date <b>05/01/2023</b>

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Meadow View at Twin Creeks CDD	300380		03/28/2023	05/01/2023

Quantity	Description	Months	Rate	Amount
	<i>Meadow View at Twin Creeks CDD - 850 Beacon Lake Pkwy, Saint Augustine, FL</i>			
1.00	Add Res as of 2/28/23 03/01/2023 - 04/30/2023	2.00	\$80.00	\$160.00
			<b>Subtotal:</b>	<b>\$160.00</b>
	<b>Tax</b>			\$0.00
	<b>Payments/Credits Applied</b>			\$0.00
			<b>Invoice Balance Due:</b>	<b>\$160.00</b>

MyEnvera Count as of 2/28/22. 5 additional homes @ \$16.00 each

**RECEIVED**  
MAR 31 2023  
BY: \_\_\_\_\_

Date	Invoice #	Description	Amount	Balance Due
3/28/2023	726312	Alarm Monitoring Services	\$160.00	\$160.00

**Envera**

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

**Invoice**

Invoice Number <b>726312</b>	Date <b>03/28/2023</b>
Customer Number <b>300380</b>	Due Date <b>05/01/2023</b>

Net Due: \$160.00

Amount Enclosed: \_\_\_\_\_

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

REMIT TO:

Envera  
PO Box 2086  
Hicksville, NY 11802

**Envera**

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

1 320 57200 45410 Security Gate  
Approved 4.3.2023 Jennifer Erickson

**Invoice**

Invoice Number <b>726733</b>	Date <b>04/01/2023</b>
Customer Number <b>300380</b>	Due Date <b>05/01/2023</b>

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Meadow View at Twin Creeks CDD	300380		04/01/2023	05/01/2023

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 System 05/01/2023 - 05/31/2023	1.00	\$500.00	\$500.00
1.00	Data Management 05/01/2023 - 05/31/2023	1.00	\$150.00	\$150.00
1.00	Service & Maintenance 05/01/2023 - 05/31/2023	1.00	\$334.54	\$334.54
1.00	Virtual Gate Guard Monitoring 05/01/2023 - 05/31/2023	1.00	\$768.00	\$768.00
BY: _____				
Subtotal:				<b>\$1752.54</b>
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				<b>\$1752.54</b>

Date	Invoice #	Description	Amount	Balance Due
4/1/2023	726733	Alarm Monitoring Services	\$1752.54	<b>\$1752.54</b>

**Envera**

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

**Invoice**

Invoice Number <b>726733</b>	Date <b>04/01/2023</b>
Customer Number <b>300380</b>	Due Date <b>05/01/2023</b>

Net Due: \$1,752.54

Amount Enclosed: \_\_\_\_\_

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

REMIT TO:

Envera  
PO Box 2086  
Hicksville, NY 11802

**Future Horizons, Inc**

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

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

**INVOICE**

Invoice Number: 77743  
Invoice Date: Mar 31, 2023  
Page: 1

**Bill To:**

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

**Ship to:**

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

Customer ID	Customer PO	Payment Terms	
Beacon02	Per Contract	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver		4/30/23

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in March 2023	1,769.14	1,769.14
Approved 04-04-2023 Lake Maintenance 001.320.53800.45005 Rich Gray				
Subtotal				1,769.14
Sales Tax				
Freight				
Total Invoice Amount				1,769.14
Payment/Credit Applied				
<b>TOTAL</b>				<b>1,769.14</b>

Check/Credit Memo No:

RECEIVED  
APR 04 2023  
BY: \_\_\_\_\_

Overdue invoices are subject to finance charges.

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice****Invoice #:** 97**Invoice Date:** 4/1/23**Due Date:** 4/1/23**Case:****P.O. Number:****Bill To:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - April 2023	1,310.513, 340	4,341.17	4,341.17
Website Administration - April 2023	353	91.67	91.67
Information Technology - April 2023	351	129.17	129.17
Dissemination Agent Services - April 2023	316	1,041.67	1,041.67
Office Supplies	510	0.99	0.99
Postage	420	58.28	58.28
Copies	425	35.10	35.10
Telephone	410	41.18	41.18

**RECEIVED**  
APR 05 2023  
BY: \_\_\_\_\_

**Total** \$5,739.23**Payments/Credits** \$0.00**Balance Due** \$5,739.23



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

Invoice	
<b>Date</b> 04/01/2023	<b>Number</b> JAK04230377
<b>Due Date</b> 04/30/2023	<b>Cust #</b> 517013
<b>Invoice Amount</b> \$ 3,050.54	<b>Amount Remitted</b>

**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	Slsmn No	PO Number	Franchisee	Due Date
JAK04230377	04/01/2023	517013	CRISTINE TRELLE		LEGACY CONCIERGE SERVICES. LLC	04/30/2023
Quantity	Description				Unit Price	Extended Price
1	MONTHLY CONTRACT BILLING AMOUNT FOR APRIL				3050.54	3050.54
<div>RECEIVED</div> <div>MAR 28 2023</div> <div>BY: _____</div> <div>1,320.572.45507</div> <div>Make All Checks Payable To: JANI-KING OF JACKSONVILLE</div>						
					Amount of Sale	\$ 3,050.54
					Sales Tax	\$ 0.00
					Total	\$ 3,050.54

## Marty Layman



# Layman Well Drilling Inc.

**386/649-4658**

**P.O. BOX 66 • SATSUMA, FLORIDA 32189**

RECEIVED  
APR 18 2023  
BY: \_\_\_\_\_

NAME Meadow View at Twin Creeks DATE 4.13.23

ADDRESS 850 Beacon Lake Pkwy

CITY St. Augustine STATE FL

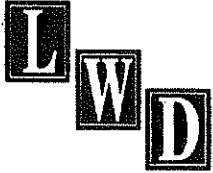
CUSTOMER'S ORDER # Danielle Simpson TELEPHONE # 602-373-7227

JOB LOCATION Beacon Lake

QUANTITY	DESCRIPTION	PRICE	AMOUNT
7	2" Flow meters	635 <sup>00</sup>	4445.00
	Fitting + Labors to install		1800.00
			<u>6245.00</u>
	1,320.538.45011		
	A Finance Charge of 1½% per month will be applied to all invoices over 30 days past due. This is an annual percentage rate of 18%. Return Check fee \$35.00.		
	All claims MUST be accompanied by this bill.	TAX	
RECEIVED BY		TOTAL	6245.00

### *"Fourth Generation of Well Drillers"*

"Fourth Generation of Well Drillers"



Layman Well Drilling Inc.  
PUMP, WATER, TREATMENT SALES & SERVICE

P.O. BOX 66 • SATSUMA, FL 32189  
PHONE: (386) 649-4658  
CELL: (386) 937-9125  
FAX: (386) 649-4606  
ST. AUGUSTINE: (904) 825-4855  
laymanwelldrilli@bellsouth.net

## PROPOSAL

MARTY LAYMAN

State Lic. # 1377

Reg. Driller # 30451

RICKY M. LAYMAN

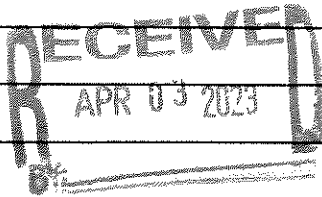
State Lic. #7339

Page No. 1 of 1 Pages

PROPOSAL SUBMITTED TO <u>Meadow View at Twin Creeks</u>		PHONE <u>602.373.7227</u>	DATE <u>4.3.23</u>
STREET <u>850 Beacon Lake Pkwy</u>		JOB NAME <u>Beacon Lake</u>	
CITY, STATE AND ZIP CODE <u>St. Augustine</u>		JOB LOCATION <u>850 Beacon Lake Pkwy</u>	
ARCHITECT <u>Danielle Simpson</u>	DATE OF PLANS	JOB PHONE	

We hereby submit specifications and estimates for:

- |                                |               |                  |
|--------------------------------|---------------|------------------|
| 1. 7- 2" Flow meters           | @ \$635.00 ea | \$4445.00        |
| 2. Fittings + labor to install |               | \$1800.00        |
|                                |               | <u>\$6245.00</u> |



We Propose hereby to furnish material and labor – complete in accordance with above specifications, for the sum of:

Payment to be made as follows:

Lead time: 3wks. Deposit due upon scheduling (\$3,000<sup>00</sup>)

Meters are special order and not returnable/refundable

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature Cheri Layman

Note: This proposal may be withdrawn by us if not accepted within 30 days.

**Acceptance of Proposal** – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

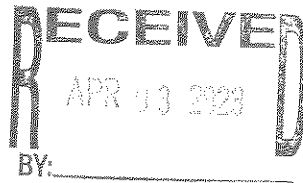
Date of Acceptance \_\_\_\_\_

Signature \_\_\_\_\_

Signature \_\_\_\_\_

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

**INVOICE #** 111098219**DATE** 01/01/2023**DUE DATE** 01/31/2023**TERMS** Net 30

1 320 57200 45508 AMENITY-FACILITY MAINT  
Approved 4.3.2023  
Jennifer Erickson

**EQUIPMENT & SERVICES - EMERGENCY USE ONLY**

QTY	RATE	AMOUNT
-----	------	--------

Basic Service for Client-Owned Automated External  
Defibrillator (AED)  
Annual Billing

2	210.00	420.00
---	--------	--------

Remember... LifeSafe Services offers on-site safety  
training. Please contact us for more information!

Remit to:  
LifeSafe Services LLC  
5971 Powers Avenue, #108  
Jacksonville, FL 32217

SUBTOTAL	420.00
TAX	0.00
TOTAL	420.00
BALANCE DUE	<b>\$420.00</b>

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

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

Please disregard this invoice if you have already  
submitted payment.

Woman Owned Small Business Certification WOSB200454

FL Permit #31728 Exp 3/31/2024

Past Due invoices are subject to a monthly 1.5% finance charge.

# MAGNETIX

## DJ SERVICES

'YOUR ENTERTAINMENT CONNEXION'

# INVOICE

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

INVOICE # 8507  
DATE: APRIL 14, 2023

**TO:**  
Meadow View at Twin Creeks CDD / Jennifer Clark-Erickson  
850 Beacon Lake Parkway  
St. Augustine, FL 32095  
904.217.3052

**FOR:**  
MC/DJ Beacon Lake Memorial Day Weekend Event

1 320 57200 49400 Special  
Events  
Approved 4.14.2023  
Jennifer Erickson

RECEIVED  
APR 14 2023  
BY: \_\_\_\_\_

DESCRIPTION	HOURS	RATE	AMOUNT
05/27/23 MC/DJ Member Memorial Weekend Event	11am-1:30pm		\$400.00
TOTAL			\$400.00

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

# Invoice

Invoice #: 215  
Invoice Date: 3/31/2023  
Due Date: 3/31/2023  
Case:  
P.O. Number:

**Bill To:**

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

Description	Hours/Qty	Rate	Amount
Assistant Manager through March 2023 1.320.57200.45500	23.91	25.00	597.75
<div>RECEIVED APR 05 2023 BY: BY:</div> <div>RECEIVED APR 05 2023 BY:</div> <div><i>Jerry Lambert</i> 4-5-23</div>			

**Total** \$597.75

**Payments/Credits** \$0.00

**Balance Due** \$597.75

MVTC CDD

ASSISTANT MANAGER INVOICE DETAIL

Quantity	Description	Rate	Amount
23.91	Assistant Manager Covers March 2023	\$ 25.00	\$ 597.75
TOTAL DUE:			<u>\$ 597.75</u>

Facility Management 001.320.57200,45500

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/1/23	4	N.S.	Facility Assistant
3/2/23	7.93	L.H.	Facility Assistant
3/20/23	7.98	L.H.	Facility Assistant
3/29/23	4	F.D.	Facility Assistant
TOTAL	<u>23.91</u>		

**Riverside Management Services, Inc**

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

**Invoice**

Invoice #: 216

Invoice Date: 3/31/2023


Due Date: 3/31/2023

Case:

P.O. Number:

**Bill To:**

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

Description	Hours/Qty	Rate	Amount
Private Event Attendant through March 2023 1.320.57200.45509	23.5	25.00	587.50
<div>RECEIVED APR 05 2023 BY: _____</div> <div> 4-5-23</div>			

---

**Total** \$587.50

---

**Payments/Credits** \$0.00

---

**Balance Due** \$587.50

---

MVTC CDD

PRIVATE EVENT ATTENDANT INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
23.5	Private Event Attendant Covers March 2023	\$ 25.00	\$ 587.50
	TOTAL DUE:		<u>\$ 587.50</u>

Private Event Attendant 1.320.57200.45509

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/5/23	6	E.W.	Private Event Attendant
3/6/23	6	N.S.	Private Event Attendant
3/11/23	6	E.W.	Private Event Attendant
3/31/23	5.5	F.D.	Private Event Attendant
TOTAL	<u>23.5</u>		

**Riverside Management Services, Inc**

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

**Invoice**

Invoice #: 217

Invoice Date: 3/31/2023

Due Date: 3/31/2023

Case:

P.O. Number:

**Bill To:**

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

Description	Hours/Qty	Rate	Amount
Special Event Assistant through March 2023 1.320.57200.49400	15.85	25.00	396.25
<div>RECEIVED APR 05 2023 BY: _____</div>  <div><i>Jerry Lambert</i> 4-5-23</div>			

---

**Total** \$396.25

---

**Payments/Credits** \$0.00

---

**Balance Due** \$396.25

---

MVTC CDD

SPECIAL EVENT ASSISTANT INVOICE DETAIL

Quantity	Description	Rate	Amount
15.85	Special Event Assistant	\$ 25.00	\$396.25
	Covers March 2023		
	TOTAL DUE:		<u>\$396.25</u>

Special Event Assistant 1.320.57200.49400

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/3/23	3.75	N.C.	Special Event - Food Truck Friday
3/10/23	3	E.W.	Special Event - Food Truck Friday
3/17/23	3	E.W.	Special Event - Food Truck Friday
3/24/23	3.02	L.H.	Special Event - Food Truck Friday
3/31/23	3.08	D.L.	Special Event - Food Truck Friday
TOTAL	<u>15.85</u>		

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

# Invoice

Invoice #: 218  
Invoice Date: 3/31/2023  
Due Date: 3/31/2023  
Case:  
P.O. Number:

**Bill To:**

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

Description	Hours/Qty	Rate	Amount
Lifeguard Services through March 2023 1,320.57200,45501	132.48	18.50	2,450.88
<div>RECEIVED APR 05 2023 BY: _____</div> <div><i>Jerry Lambert</i> 4-5-23</div>			

<b>Total</b>	<b>\$2,450.88</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$2,450.88</b>

**MVTC CDD**  
**LIFEGUARD INVOICE DETAIL**

<b>Quantity</b>	<b>Description</b>	<b>Rate</b>	<b>Amount</b>
132.48	Lifeguard Services	\$ 18.50	\$ 2,450.88
	Covers March 2023		
	TOTAL DUE:		<u>\$ 2,450.88</u>
LIFEGUARDS #1.320.57200.45501			

MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT  
LIFEGUARD BILLABLE HOURS MARCH 2023

Date	Hours	Employee	Description
3/11/23	6.6	M.L.	Lifeguarding
3/11/23	4.18	J.W.	Lifeguarding
3/11/23	3.72	J.P.	Lifeguarding
3/12/23	6.75	C.V.	Lifeguarding
3/12/23	2.97	J.P.	Lifeguarding
3/12/23	4.5	R.M.	Lifeguarding
3/14/23	6.75	B.S.	Lifeguarding
3/14/23	6.55	A.A.	Lifeguarding
3/14/23	3.25	E.W.	Lifeguarding
3/15/23	6.02	B.S.	Lifeguarding
3/15/23	3.83	G.V.	Lifeguarding
3/15/23	3.4	J.P.	Lifeguarding
3/16/23	6.35	C.V.	Lifeguarding
3/16/23	4.05	G.V.	Lifeguarding
3/16/23	4	M.L.	Lifeguarding
3/16/23	4.03	B.S.	Lifeguarding
3/17/23	4.17	E.C.	Lifeguarding
3/17/23	6.38	B.S.	Lifeguarding
3/17/23	3.97	J.P.	Lifeguarding
3/25/23	6.48	B.S.	Lifeguarding
3/25/23	6.57	A.A.	Lifeguarding
3/25/23	4.17	E.C.	Lifeguarding
3/26/23	6.78	E.C.	Lifeguarding
3/26/23	6.8	B.S.	Lifeguarding
3/26/23	3.38	E.W.	Lifeguarding
3/26/23	6.83	M.K.	Lifeguarding

<b>TOTAL</b>	<u>132.48</u>
--------------	---------------

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

# Invoice

Invoice #: 214  
Invoice Date: 4/1/2023  
Due Date: 4/1/2023  
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 - April 2023		3,600.00	3,600.00
1.320.57200.45500 - Facility Management - Meadow View - April 2023		6,503.83	6,503.83
<div data-bbox="393 1005 696 1188"><p>RECEIVED APR 05 2023 BY: _____</p></div> <div data-bbox="358 1505 771 1640"><p><i>Jerry Lambert</i> 4-5-23</p></div>			

Total \$10,103.83

Payments/Credits \$0.00

Balance Due \$10,103.83

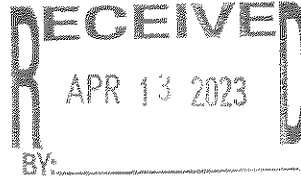
Riverside Management Services, Inc  
9655 Florida Mining Blvd. W.  
Building 300, Suite 305  
Jacksonville, FL 32257

# Invoice

Invoice #: 219  
Invoice Date: 4/12/2023  
Due Date: 4/12/2023  
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
Facility Maintenance March 1 - March 31, 2023		3,764.00	3,764.00
Maintenance Supplies		921.33	921.33
Approved 4-13-2023			
Repair & Replace		\$2,385.33	
001.320.57200.44200			
Amenity Facility Main.		\$1,500. <sup>00</sup>	
001.320.57200.45508			
Grounds main.		\$800. <sup>00</sup>	
001.320.53800.45006			
Rich Gray			

*Jimmy Lambert*  
4-13-23

Total	\$4,685.33
Payments/Credits	\$0.00
Balance Due	\$4,685.33

**MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT  
MAINTENANCE BILLABLE HOURS  
FOR THE MONTH OF MARCH 2023**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/1/23	6	P.S.	Rehung light fixture in gazebo, closed and maintained pool due to pool maintenance company mixing chemicals incorrectly, removed some signs from basketball courts, removed debris from roadways
3/2/23	9	R.M.	Switched out America, State and Development flags, picked up a new American flag, reattached downed windscreen on tennis courts, removed debris in parking lot and front landscape beds, cleaned up around dumpster area and treated ant mounds, piled up loose piping and stocked it by tennis court construction
3/3/23	6	P.S.	Straightened and organized all pool deck furniture, wiped down tables at amenity center, removed debris around amenity center, pool deck, food truck alley and parking lot, checked and changed all trash receptacles, emptied and restocked dog waste receptacles, glued landscape caps on back porch entryway, fixed crash bar on gate by kayak house
3/7/23	8	R.M.	Arranged all chairs on pool deck, wiped down tables, put umbrellas up, worked on maintenance list for the week and scheduled beach sand to be delivered, cleaned men's restroom in social building, removed debris around amenity center, parking lot, tennis courts, beach area, pool patio, landscape beds in front and back and at playground, checked and changed all trash receptacles
3/8/23	4	C.H.	Raked lake front volleyball court and beach at amenity center
3/9/23	6	R.M.	Removed debris around toys on pool deck, straightened and organized all chairs on pool deck, put up umbrellas, cleaned up hose area and put hose in correct place, organized back pool pack for easier chemical delivery, checked and changed all trash receptacles
3/10/23	2	C.H.	Lighting inspection of amenity center, entrance and lake front park
3/14/23	5	R.M.	Worked on securing slide chute closures, removed debris on pool deck, parking lot and tennis courts, picked up locks and trash receptacles latches for pool deck, blew leaves and debris off front entrance and pool deck area, cleaned up toilet paper in men's bathroom, changed out burnt light bulb
3/14/23	1.5	P.S.	Repaired chair lift
3/15/23	8	C.H.	Replacing and installing all latches on trash receptacles, removing debris around lakes
3/16/23	2.5	R.M.	Blew leaves and debris off front entrance, walkways, breezeway, pool deck and handicap ramp, removed debris on pool deck and beach, checked and changed trash receptacles
3/17/23	8	C.H.	Addressed down windscreens, repaired windscreen at basketball courts, removed graffiti off firepit and exterior wall at lake front park, fixed entry latch at basketball court
3/20/23	2	C.H.	Fixed entry latch at small dog park, fixed bottom fence with zip-ties
3/21/23	5	R.M.	Raked beach entrance, blew leaves and debris off pool patio, back patio and front parking lot, removed debris around tennis courts, cleaned toilet paper off walls in men's bathroom, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
3/22/23	7	C.H.	Fixed broken entry gate at lake front park, rehung hammock at lake front park, raked playground, changed out all waste receptacles at lake front and basketball courts, blew leaves and debris off all courts and playground area, removed debris from courts and playgrounds
3/23/23	3	R.M.	Blew leaves and debris off pool deck, back patio and front entrance, straightened and organized all pool deck furniture, removed debris on beach and lakeside, cleaned up dumpster area, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
3/27/23	8	C.H.	Straightened and organized all pool deck furniture, wiped down tables at amenity center, removed debris around amenity center, pool deck, food truck alley and parking lot, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
3/29/23	8	C.H.	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, cleaned lake front park bathrooms and stocked bathrooms
3/30/23	2	R.M.	Removed debris in amenity center, lake at amenity center, parking lot and beach area
3/31/23	4	C.H.	Reattached flag at front entry way, removed debris at front entryway, pocket parks and roadways
<b>TOTAL</b>	<u>105</u>		
<b>MILES</b>	<u>200</u>		* Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

**MAINTENANCE BILLABLE PURCHASES**

Period Ending 4/05/23

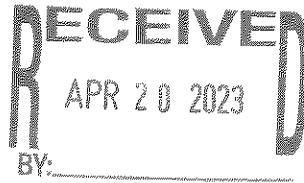
<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
MEADOWVIEW				
AT TWIN CREEKS CDD				
(MVTC)				
	2/16/23	LED Light Modules (5)	266.05	C.H.
	3/9/23	Febreze Air Freshener (3)	20.60	R.G.
	3/9/23	Padlock for Kayak Rack	10.67	R.G.
	3/9/23	Disposable Gloves 100ct	20.67	R.G.
	3/9/23	Heavy Duty Spray Bottle	9.15	R.G.
	3/11/23	Stainless Steel Fasteners 3/8"	86.25	R.G.
	3/11/23	Stainless Steel Fasteners 5/16"	18.83	R.G.
	3/14/23	1 3/4 Padlock	40.23	R.G.
	3/14/23	2" Bolts (15)	66.76	R.G.
	3/14/23	1000 Ft Caution Tape	12.62	R.G.
	3/14/23	2" Stakes 12pk (2)	16.05	R.G.
	3/14/23	Ryobi 40v Jet Fan Blower	205.85	R.G.
	3/15/23	Dog Pot Bags 40ct (2)	34.43	P.S.
	3/16/23	18" Drive in Stakes - Easter Event	8.03	R.G.
	3/16/23	Measuring Wheel	37.92	R.G.
	4/5/23	60lbs Concrete Patch (3)	63.24	R.G.
	4/5/23	Plastic Putty Knife	4.00	R.G.
		<b>TOTAL</b>	<b><u>\$921.33</u></b>	

# THIGPEN

**HEATING & COOLING, INC.**

Since 1962

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



## Invoice

Number: 39514

Date: 4/18/2023

Account No: 127224

Terms: NET DUE UPON RECEIPT

Reference: Order 39514

Service Advisor: Paul Ruckman

Customer PO#:

### Billing Address:

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

### Service Address:

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

### NOTES

On arrival installed a new red-link Thermostat. Tested new thermostat in the cooling mode. System running at this time.

1 320 57200 45508 AMENITY-FACILITY MAINT  
Approved 4.20.2023 Jennifer Erickson

Item	Description	Qty	Unit	Price	Extended
QUOTED-PART	MHK2 wireless kit	1.00		\$590.00	\$590.00
COMM-LABOR	Commercial Labor	2.00		\$105.00	\$210.00
MHK2	MITSUBISHI REMOTE WIRELESS REC	1.00		\$0.00	\$0.00

### TERMS AND CONDITIONS

Net due on day of installation, or in accordance with financing agreement. The Seller retains the title to all materials and property listed herein until payments have been made in full. Accounts not paid within thirty (30) days of notice of invoice are in default and a late payment charge of 1 - ½ % per month will be added. Buyer agrees to any reasonable attorney or collection fees incurred by Seller in securing payment for this

Non-Taxable:	\$800.00
Taxable:	\$0.00
Sub Total:	\$800.00
Sales Tax:	\$0.00
Freight:	
Total:	\$800.00
Total Paid:	
<b>Total Due:</b>	<b>\$800.00</b>

CACO56729

CACO56726

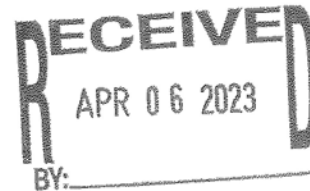
CN208226



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

Invoice Number: 6869247  
Invoice Date: 03/24/2023  
Direct Inquiries To: SCOTT SCHUHLE  
Phone: 954-938-2476

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



MEADOW VIEW AT TWIN CREEKS CDD (ST. JOHNS COUNTY, FLORIDA)  
SPECIAL ASSESSMENT BONDS, SERIES 2019A-1 AND SERIES 2019A-2

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

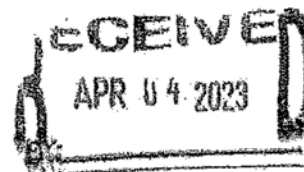
### STATEMENT SUMMARY

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

TOTAL AMOUNT DUE \$4,040.63

All invoices are due upon receipt.

1.310.S13.33 \$2357.04 FY23 DS 2019A1-A2  
1.300.1SS1 \$1683.59 FY24 DS 2019A1-A2  
\$4040.63



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

MEADOW VIEW AT TWIN CREEKS CDD (ST. JOHNS  
COUNTY, FLORIDA)  
SPECIAL ASSESSMENT BONDS, SERIES 2019A-1 AND  
SERIES 2019A-2

Invoice Number:	6869247
Current Due:	\$4,040.63
Direct Inquiries To:	SCOTT SCHUHLE
Phone:	954-938-2476

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





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

3/3

Invoice Number: 6889247  
Invoice Date: 03/24/2023

MEADOW VIEW AT TWIN CREEKS CDD (ST. JOHNS  
COUNTY, FLORIDA)  
SPECIAL ASSESSMENT BONDS, SERIES 2019A-1 AND  
SERIES 2019A-2

Direct Inquiries To: SCOTT SCHUHLE  
Phone: 954-938-2476

**CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP**

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
<b>Subtotal Administration Fees - In Advance 03/01/2023 - 02/29/2024</b>				<b>\$3,750.00</b>
Incidental Expenses 03/01/2023 to 02/29/2024	3,750.00	0.0775		\$290.63
<b>Subtotal Incidental Expenses</b>				<b>\$290.63</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$4,040.63</b>





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 66825**

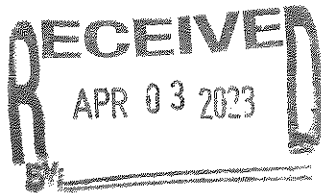
**DATE 04/01/2023 TERMS Net 30**

**DUE DATE 05/01/2023**

**SHIP DATE**

03/01/2019

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



**TOTAL DUE**

**\$9,011.47**

Approved 4-03-2023  
Landscape Maintenance  
001.320.53800.45005  
Rich Gray



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

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

**SHIP TO**  
Beacon Lake  
Phase II Part 2  
(Phase 2 Parkway)

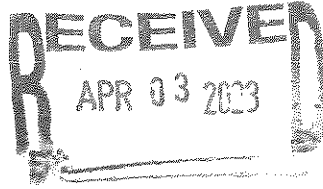
**INVOICE 66826**

**DATE 04/01/2023 TERMS Net 30**

**DUE DATE 05/01/2023**

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

**TOTAL DUE \$8,420.00**



Approved 4-03-2023  
Landscape Maintenance  
001.320.53800.45005  
Rich Gray



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

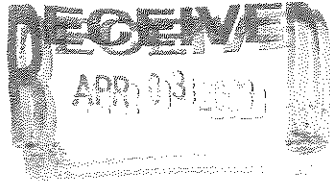
**INVOICE 66827**

**DATE 04/01/2023 TERMS Net 30**

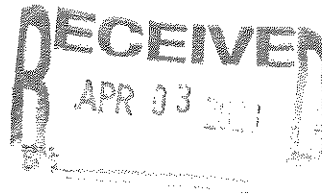
**DUE DATE 05/01/2023**

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

**TOTAL DUE \$9,100.00**



Approved 4-03-2023  
Landscape Maintenance  
001.320.53800.45005  
Rich Gray



**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 #	INVOICE DATE
JAX 484227	1/29/2023
TERMS	PO NUMBER
Net 30	

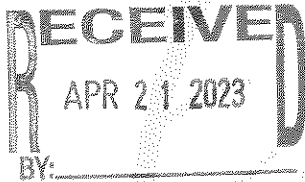
**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** February 28, 2023

**Invoice Amount:** \$118.00

Description	Current Amount
Lateral repairs due to construction damage	
Irrigation Repairs	\$118.00



Approved 04/21/2023  
Irrigation Repairs  
001.320.53800.45009  
Rich Gray

**Invoice Total** \$118.00

IN COMMERCIAL LANDSCAPING

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

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



**YELLOWSTONE**  
LANDSCAPE

## INVOICE

INVOICE #	INVOICE DATE
JAX 489929	2/6/2023
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

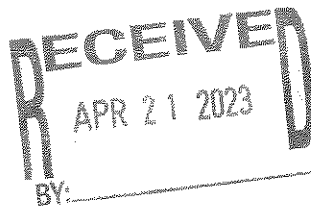
Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Meadow View at Twin Creeks  
CDD

**Invoice Due Date:** March 8, 2023

**Invoice Amount:** \$5,850.00

Description	Current Amount
Bahia Install for 3B Park	
Plant Installation (Sub)	1,320.538.45004 \$5,850.00



**Invoice Total** \$5,850.00

IN COMMERCIAL LANDSCAPING

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



## INVOICE

INVOICE #	INVOICE DATE
JAX 489930	2/6/2023
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

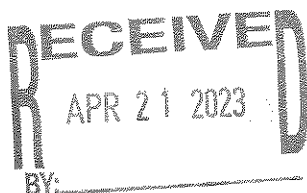
**Property Name:** Meadow View at Twin Creeks  
CDD

**Invoice Due Date:** March 8, 2023

**Invoice Amount:** \$15,000.00

Description	Current Amount
Additional Sod for 3B	
Sod Installation	\$15,000.00

1,320.538.45004



**Invoice Total** \$15,000.00

IN COMMERCIAL LANDSCAPING

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



**YELLOWSTONE**  
LANDSCAPE

## INVOICE

INVOICE #	INVOICE DATE
JAX 510297	4/1/2023
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Meadow View at Twin Creeks  
CDD

**Invoice Due Date:** May 1, 2023

**Invoice Amount:** \$17,812.00

Description	Current Amount
Monthly Landscape Maintenance April 2023	\$17,812.00

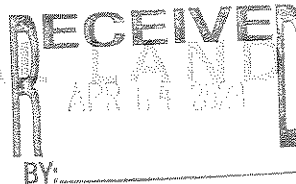
Approved 4-04-2023  
Landscape Maintenance  
001.320.53800.45003  
Rich Gray

**Invoice Total**

**\$17,812.00**

*Excellence*

IN COMMERCIAL LANDSCAPING



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



**YELLOWSTONE**  
LANDSCAPE

## INVOICE

INVOICE #	INVOICE DATE
JAX 513290	4/5/2023
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

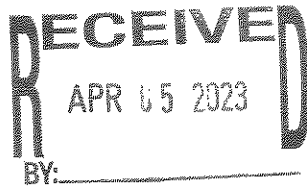
Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Meadow View at Twin Creeks  
CDD

**Invoice Due Date:** May 5, 2023

**Invoice Amount:** \$443.43

Description	Current Amount
Meter Installation	
Irrigation Repairs	\$443.43



**Invoice Total** **\$443.43**

Approved 04/05/2023  
Irrigation Repairs  
001.320.53800.45009  
Rich Gray

IN COMMERCIAL LANDSCAPING

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



## INVOICE

INVOICE #	INVOICE DATE
JAX 518777	4/28/2023
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Meadow View at Twin Creeks  
CDD

**Invoice Due Date:** May 28, 2023

**Invoice Amount:** \$150.00

Description	Current Amount
Labor for Flagstone Repair	
Misc Service	\$150.00

**RECEIVED**  
APR 25 2023  
BY: \_\_\_\_\_

Approved 04/25/2023  
Landscape Contingency  
.001.320.53800.45004  
Rich Gray

**Invoice Total** \$150.00

EXCELLENCE  
IN COMMERCIAL LANDSCAPING

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



Proposal #295915

Date: 03/23/2023

From: Brad Poor

Proposal For

Location

Meadow View at Twin Creeks CDD

c/o GMS-NF, LLC

475 West Town Pl

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

Labor for Flagstone Repair

Terms: Net 30

DESCRIPTION		AMOUNT
General Labor		\$150.00
Client Notes		
Signature  x	Approved 04/13/2023 Landscape Contingency .001.320.53800.45004 Rich Gray	SUBTOTAL \$150.00
		SALES TAX \$0.00
		TOTAL \$150.00

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

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Assigned To

Brad Poor

Office:

bpoor@yellowstonelandscape.com

*D.*

# Meadow View at Twin Creeks

Community Development District  
Construction Phase 3B

Construction Funding Request #48  
May 11, 2023

Req.	PAYEE		
115	<b>ETM</b> Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 208102 (Apr 2023)	\$	1,121.25
116	<b>Smith Manus</b> FPL Performance Bonds April 2023	\$	1,612.00
117	<b>Yellowstone Landscape</b> Additional granite and sod for pickleball courts - Invoice JAX519183	\$	4,620.00
118	<b>Yellowstone Landscape</b> Bahia install 3B park - Invoice JAX 489929	\$	5,850.00
119	<b>Yellowstone Landscape</b> Additional sod for 3B - Invoice JAX 489930	\$	15,000.00
<b>Total Funding Request</b>		<b>\$</b>	<b>28,203.25</b>

Please make check payable to:

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

Signature: \_\_\_\_\_  
Chairman/Vice Chairman

Signature: \_\_\_\_\_  
Secretary/Asst. Secretary

*E.*

# Meadow View at Twin Creeks

Community Development District  
Construction Phase 4

Construction Funding Request #9  
May 11, 2023

Req. PAYEE

63	<b>W. Gardner, LLC</b> Beacon Lake Phase 4 (Paving/Drainage) Application for Payment No. 13 (Apr 2023)	\$	151,646.12
64	<b>W. Gardner, LLC</b> Beacon Lake Phase 4 (Utilities) Application for Payment No. 13 (Apr 2023)	\$	82,474.11
65	<b>W. Gardner, LLC</b> Beacon Lake Phase 4 (Clearing/Earthwork) Application for Payment No. 15 (Apr 2023)	\$	9,120.00

**Total Funding Request**

**\$ 243,240.23**

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