# MEADOW VIEW AT TWIN CREEKS

Community Development District

June 15, 2023



# Meadow View at Twin Creeks Community Development District

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

June 8, 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, June 15, 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 May 18, 2023 Meeting
- IV. Consideration of Request from the St. Johns County Supervisor of Elections to Use the Amenity Center as a Polling Location for the 2024 Elections
- V. Consideration of Suspension of Amenity Privileges
- VI. Ratification of Termination of Agreement with The Greenery for Landscape and Irrigation Maintenance Services
- VII. Consideration of Agreement with Yellowstone Landscape for Landscape and Irrigation Maintenance Services
- VIII. Consideration of Landscape Proposals
  - A. Additional Annual Rotation for Phases 2-4
  - B. Front Annual Bed Improvements
  - C. Mulch Application for Phase 1 and Amenity Center
  - D. Mulch Application for Phases 2 and 3
  - E. Bahia Installation for Soccer Field

- IX. Consideration of Resolution 2023-08, Setting a Public Hearing for the Purpose of Adopting Revised Suspension and Termination Rules
- X. Update and Discussion on Fiscal Year 2024 Budget and August 17, 2023 Public Hearing
- XI. Update on FPL Matters
- XII. Update on Development Status
- XIII. Staff Reports
  - A. District Counsel
  - B. District Engineer Approval of Requisition Summary
  - C. District Manager
  - D. Amenity Manager
  - E. Operations Manager Report

#### XIV. Financial Reports

- A. Balance Sheet and Income Statement
- B. Assessment Receipts Schedule
- C. Check Register
- D. Consideration of Construction Funding Request No. 49 (Phase 3B)
- E. Consideration of Construction Funding Request No. 10 (Phase 4)
- XV. Supervisors' Requests and Audience Comments
- XVI. Discussion of Security Matters\*
- XVII. Next Scheduled Meeting July 20, 2023 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095
- XVIII. Adjournment
  - \* Note: In accordance with Sections 119.071(3)(a) and 281.301, *Florida Statutes*, a portion of the meeting may be closed to the public, as it relates to details of the District's

security system plan. The closed session may occur at any time during the meeting and is expected to last approximately thirty (30) minutes but may end earlier or extend longer.



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

#### Present and constituting a quorum were:

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

#### Also present were:

Jim OliverDistrict ManagerKatie BuchananDistrict CounselScott LockwoodDistrict EngineerJennifer EricksonAmenity Manager

Rich Gray Riverside Management Services

The following is a summary of the discussions and actions taken at the May 18, 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

Mr. Mark Pond noted for the other audience members that Mr. Arias and Mr. Thors are residents of the community.

Mr. Tom Fisher commented that when you drive around the community, it seems that Phases 2, 2B, 3A and 3B have no landscaping along the streets such as trees and that should be considered. He also thanked Jennifer and the staff for the jobs their doing and noted that security could be increased to seven days a week for around \$60 extra per family per year.

Mr. John Rosario stated that the back end of Twin Creeks Drive is very dark.

Ms. Michelle Schiess asked if the bikes on the corner of Ness and Windemere will be addressed.

## THIRD ORDER OF BUSINESS App

Approval of the Minutes of the April 20, 2023 Meeting

There were no comments on the minutes.

On MOTION by Mr. Kovacic seconded by Ms. Simpson with all in favor the minutes of the April 20, 2023 meeting were approved.

# FOURTH ORDER OF BUSINESS Consideration of Proposals for Landscape Maintenance Services

Mr. Oliver informed the Board that seven proposals were received in response to the RFP for landscape and irrigation maintenance services and they will be ranked according to the evaluation criteria, which are: personnel and equipment, proposer's experience, understanding scope of RFP, financial capability, price and reasonableness of all numbers.

Mr. Kovacic provided the scores he gave each proposer for each category: Personnel and equipment: BrightView – 15, Tree Amigos – 15, Down to Earth – 15, VerdeGo – 15, Trimac – 15, The Greenery – 20 and Yellowstone – 20; experience: BrightView – 15, Tree Amigos – 15, Down to Earth – 20, VerdeGo – 15, Trimac – 15, The Greenery – 20 and Yellowstone – 25; understanding scope of RFP: BrightView – 10, Tree Amigos – 10, Down to Earth – 12, VerdeGo – 5, Trimac – 10, The Greenery – 15 and Yellowstone – 15; financial capability: all proposers were given 5 points; price: Trimac – 20, BrightView – 19.3, Tree Amigos – 12.8, Down to Earth – 14.3, VerdeGo – 11.8, Trimac – 20, The Greenery – 16.7, and Yellowstone – 15.8; reasonableness of all numbers: BrightView – 10, Tree Amigos – 8, Down to Earth – 12, VerdeGo – 8, Trimac – 10, The Greenery – 13, and Yellowstone – 14. The totals for each proposer are: BrightView – 74.3, Tree Amigos – 65.8, Down to Earth – 78.3, VerdeGo – 59.3, Trimac – 75, The Greenery – 89.7, and Yellowstone – 94.8.

Mr. Oliver noted that the Board could score the proposals individually or they can accept the rankings the Chairman provided. The Board's consensus was to accept Mr. Kovacic's rankings.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor accepting Mr. Kovacic's rankings and authorizing staff to issue a notice of intent to award and enter in a contract with the number one ranked firm (Yellowstone) was approved.

#### FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-07, Approving a Proposed Budget for Fiscal Year 2024 and Setting a Public Hearing Date for Adoption

Mr. Oliver noted that the public hearing to adopt the Fiscal Year 2024 budget is scheduled for August 17, 2023 at 10:00 a.m. The location is currently set at the Lake House at Beacon Lake but may need to be moved to a larger meeting space. He also provided an overview of the budget, noting it includes an 8% increase in assessments, largely due to an increase in property insurance and facility staffing. The budget will be finetuned over the next few months and ultimately adopted at the August meeting.

On MOTION by Mr. Kovacic seconded by Mr. Thors with all in favor Resolution 2023-07, approving a proposed budget for Fiscal Year 2024 and setting a public hearing for August 17, 2023 at 10:00 a.m. was approved.

#### SIXTH ORDER OF BUSINESS

**Update on Charlie's Grill Weekend Operations (Memorial Day through Labor Day)** 

Ms. Erickson informed the Board that Patriot Pizza has executed the contract for operating Charlie's Grill and will begin those operations on May 27<sup>th</sup>.

#### SEVENTH 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 still working through the matter.

#### EIGHTH ORDER OF BUSINESS Update on Development Status

Mr. Kovacic stated that there are some items in need of repair that have been addressed as they come up.

#### NINTH ORDER OF BUSINESS

**Staff Reports** 

#### A. District Counsel

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

### B. District Engineer – Approval of Requisition Summary

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

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor the requisition summary listing numbers 115-120 for Phase 3B and numbers 63-65 for Phase 4 was approved.

#### C. District Manager – Report on the Number of Registered Voters (1,479)

Mr. Oliver reported that there are 1,479 registered voters residing within the District's boundaries as of April 15, 2023.

#### D. Amenity Manager

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

#### E. 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.

# TENTH ORDER OF BUSINESS Financial Reports

#### A. Balance Sheet & Income Statement

Copies of the financial statements as of April 30, 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 \$1,199,721.58 was included in the agenda package for the Board's review.

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

#### D. Consideration of Construction Funding Request No. 48 (Phase 3B)

A copy of construction funding request number 48 totaling \$44,267.25 was included in the agenda package for the Board's review.

### E. Consideration of Construction Funding Request No. 9 (Phase 4)

Copies of construction funding request number 9 totaling \$243,240.23 was included in the agenda package.

On MOTION by Mr. Kovacic seconded by Mr. Thors with all in favor construction funding request numbers 48 and 9 were approved.

# ELEVENTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

Ms. Masha Joyce asked if the doors to the club rooms could be left open and curtains removed as part of the solution to vandalism issues. She also suggested prohibiting access to certain areas of the facility and reducing the number of entrances to the facility to one.

Ms. Susan Watson asked if there are working security cameras at the facility and that surveillance footage is kept.

Mr. Oliver responded that there are working security cameras, but footage is limited to staff members, board members and law enforcement typically.

Mr. Kurt Green asked about tracking access to the facility by access cards and comparing with the surveillance footage.

Mr. Oliver stated that specific details of the District's security system will be kept private.

Mr. Mark Pond asked if access cards that are scanned can be linked to a family in the community.

Mr. Oliver responded that they can.

Mr. Mark Pond stated that the Board has the ability to change the hours of the facility and staffing when issues occur, however that affects the masses. He asked the Board to consider how only those that are responsible for the vandalism can be penalized.

A resident asked if there is a number in terms of how much damage has been caused.

Mr. Oliver stated that Mr. Arias will start providing information to the community to help educate them on the cost. Over the course of six months the cost has come to a few thousand dollars. He also went over the District's ability to suspend amenity privileges and the process that is undertaken when a suspension occurs.

Mr. Ron Davidson asked how the community members can help the District and stated that there is a neighborhood watch group that has formed that has an upcoming meeting with the Sheriff's department on June 6<sup>th</sup>.

Ms. Nicole Rassman commented that she does not see any sense in keeping the curtains. She also stated that she likes the ability have doors closed, however she would like to see glass doors for security reasons. Lastly, she commented on the locks not working well, the doors not shutting tightly and that she'd like the room to be open past 5pm.

Ms. Susan Watson commented that she's noticed the side gate being unlocked a few times. She also asked if the facility is a non-smoking and/or non-vaping facility as she's heard of people vaping in the gym.

Ms. Erickson stated that the vaping incident was reported.

Mr. Mark Pond asked what hours security will be onsite from Memorial Day to Labor Day.

Mr. Oliver stated that a decision has not yet been made on security including whether a security firm will be hired, or if onsite staffing hours will be increased.

Mr. Mark Pond asked about the possibility of having a town hall meeting with Mr. Arias, Mr. Thors or both present to discuss community related matters.

Mr. Oliver explained that if both Mr. Thors and Mr. Arias are present, a notice would need to be published for the meeting and they would not be able to take votes on behalf of the Board.

Mr. Thors addressed some of the audience comments stating that the Board hates to have negative consequences for the community at large as they come up with interim measures to address the concerns, but it also must be balanced with public safety. The doors

cannot be locked per the fire marshal and it's also problematic to try to match access cards to surveillance footage and the District does not want to improperly accuse anyone.

Ms. Priscilla Thors stated that part of the problem is there needs to be more communication from the Board to the community. She also concurred that it is good to know that the community members can meet with the resident supervisors to express their concerns, which could then be brought to the Board.

Ms. Gini Ruhlman asked if it's a possibility to install cameras on the pickleball, tennis and basketball courts.

Mr. Oliver responded yes.

Mr. Mark Pond asked about the status of installing springs on the doors for the tennis and basketball courts so they will automatically close.

Mr. Gray stated that he has looked into installing additional springs, but there are only a certain number of springs that can be used to cover the gap between the poles to allow for the doors to properly close, so he is now looking at a customized option.

A resident asked how other communities are solving similar security issues.

Mr. Oliver stated that staff tries to take the best practices used at other districts.

A resident commented that the club room at most communities is kept closed.

Mr. Eddie Belen asked about the status of the connector road.

Mr. Lyman responded that when the connector road utilities were done years ago, all the grates did not coincide, so the structures that are sticking up out the ground where there is supposed to be a sidewalk or walking path are air release valves for the wet utilities and the county has been consulted multiple times on what to do with them. Representatives from the County came out on Monday and essentially said, just do what you have to do with them to get it open.

Mr. Lockwood stated that the work will take at least a couple of weeks, and then it will have to go through the inspection process.

A resident asked what is happening with the road behind Horsetail Court.

Ms. Simpson responded that the school is adding additional room for turn lanes.

T	W	ÆLI	FTH	ORDER (	OF	BUSINESS	
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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

# THIRTEENTH ORDER OF BUSINESS Adjournment

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

Secretary/Assistant Secretary	Chairman/Vice Chairman



# St. Johns County Supervisor of Elections Polling Place Lease Agreement

THIS AGREEMENT made and entered into this 11<sup>th</sup> day of April 2023 between the <u>The Clubhouse</u> at <u>Beacon Lake</u> thereinafter referred to as <u>LANDLORD</u>, and in her official capacity as <u>St. Johns County Supervisor of Elections</u>, <u>Vicky Oakes</u>, hereinafter referred to as <u>TENANT</u>. The premises will be used as a polling place for the voters of St. Johns County, Florida. Lease Period: <u>January 1<sup>st</sup>, 2024</u>, to <u>December 31<sup>th</sup>, 2024</u>.

### It is hereby agreed:

- 1. That the TENANT agrees to notify the LANDLORD of the dates of the elections at least one hundred and eighty (180) days prior to any scheduled election except in the event of special called elections.
- That the TENANT be permitted access to the premises prior to any scheduled election for delivery, setup and pickup of election supplies and voting equipment. If stored in a secured room other than the designated polling room, the TENANT will have access to the storage room, as needed.
- 3. That poll workers, designated by the TENANT, be permitted to occupy the premises between the hours of 6 AM and 9 PM on Election Day, and that the LANDLORD will (check one):[ ] provide a key to the TENANT which will be securely stored by the TENANT for access to the facility as needed[ ] provide a person specified by LANDLORD with a key to provide access as needed
- 4. That the TENANT will provide general liability insurance covering St. Johns County, a political subdivision of the State of Florida, to be extended so as to cover all liability for negligence arising out of TENANT's use and occupancy of the premises under this agreement.
- 5. That the LANDLORD recognizes that on Election Day under this agreement, the facility is considered public property and as such, solicitation is allowed. This includes petition seeking, distribution of campaign literature, posting campaign signs, etc. Since this is a First Amendment right as decreed by the courts, it is not optional and must be allowed. A 150-foot "No Solicitation" zone in front of the polling place door, also required by law, will be created, and monitored by a Poll Deputy during an election.
- 6. The parties shall allow public access to all documents, papers, letters, or other material subject to the provisions of chapter 119, Florida Statutes, and made or received in conjunction with this Agreement.
- 7. That the TENANT will provide, as required by law, a poll deputy to maintain order at the polling location during an election. This includes the areas designated as the 150-foot "No Solicitation" zone and the polling room and that adherence to all election laws in regard to political advertisement and solicitation will be strictly enforced.
- 8. That the LANDLORD understands that, by law, only persons permitted to enter the polling room on Election Day are poll workers, voters of the precinct, the Supervisor of Elections and deputized/authorized staff of the Elections Office, persons assisting voters or caregivers of voters, and emergency law enforcement or medical personnel requested by the poll workers.

# St. Johns County Supervisor of Elections Polling Place Lease Agreement

9.	That the [ ] LANDLORD [ ] TENANT shall supply tables and chairs [ ] WILL or [ ] WILL NOT be provided within the polling room for use by elections officials during Election Day.				
10	O. Neither party may assign this Agreement without the prior written consent of the other. This Agreement shall not be amended or modified in any manner except by written instrument properly executed by each party.				
11.	11. This Agreement is governed by the laws of the State of Florida and any provisions contained in this Agreement in conflict therewith shall be void and of no effect. Any suit, action or proceeding arising in connection with this Agreement shall be brought in St. Johns County, Florida.				
12	12. Notwithstanding any other provision to the contrary, neither party will incur any liability to the other party on account of any loss or damage resulting from any delay or failure to perform its obligations hereunder (other than the obligation of payment) as a result of any acts of God, force majeure, unforeseen event, circumstances, or conditions, governmentally-imposed moratorium, law or regulation or any other matter beyond the reasonable control of that party, and that party shall be relieved from liability for its failure to perform until the cessation of such condition, event, or moratorium.				
13. No delay or failure by either party to exercise or enforce any right or provision of this Agreement will be considered a waiver thereof. This includes the fact that the Tenant has sovereign immunity and is not waiving that protection. If any provision of this Agreement is determined to be invalid or unenforceable, such determination shall not affect, impair, or invalidate the remainder of this Agreement. The obligations under this Agreement which by their nature would continue beyond the expiration of the term of this Agreement shall survive termination or expiration of this Agreement.					
14	matter of this Agreement. This Agreement	anding between the parties with respect to the subject may be executed in one or more counterparts all of idered one and the same agreement. A complete, inforceable as an original.			
15. Each party covenants to the other party that it has the lawful authority to enter into this Agreement and has authorized the execution of this Agreement by the party's authorized representative.					
	Vicky C. Oakes Supervisor of Elections St. Johns County, FL Tenant	Full Name: Title: Landlord			

Date

Date

# St. Johns County Supervisor of Elections Polling Place Lease Agreement

### Lease is hereby amended as follows:

- a. Location to be leased is the **850 Beacon Lake Pkwy.**
- b. In the event of a special election being called, the TENANT shall give LANDLORD twenty (20) calendar days of prior notice.
- c. In addition to the general liability insurance coverage for St. Johns County, a separate Certificate of Coverage for general liability insurance will be provided naming the <u>The Clubhouse at Beacon Lake</u> as the Certificate Holder and an additional insured.
- d. LANDLORD should not be responsible for any damages that may occur to the election supplies or voting equipment. Tenant shall remove the election supplies and voting equipment within one (1) day of the election.
- e. TENANT acknowledges and agrees that landlord uses the premises for the operation of a recreation facility and the LANDLORD staff shall be entitled to have access to the premises as necessary to operate LANDLORD facility as long as such access does not materially interfere with TENANT'S ability to conduct an election.
- f. *Indemnification*. In consideration for LANDLORD agreeing to the terms herein, TENANT, its employees, agents and subcontractors shall defend, hold harmless and indemnify LANDLORD and its supervisors, officers, staff, employees, representatives and agents against any claims, damages, liabilities, losses and costs, including, but not limits to, reasonable attorney's fees, to the extent caused by the acts or omissions of TENANT and other persons employed or utilized by TENANT in connection with TENANT'S use of the premises. Obligations under this provision shall include the payment of all settlements, judgements, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

W. 1 . C O 1	F 11 N
Vicky C. Oakes	Full Name:
Supervisor of Elections	Title:
St. Johns County, FL	Landlord
Tenant	
Date	Date



#### **LANDSCAPE & IRRIGATION SERVICES AGREEMENT**

THIS AGREEMENT ("A	(greement") is made and	l entered into this	day	/ of	_ 2023,
by and between:					

**Meadow View at Twin Creeks Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in St. Johns County, Florida, and having offices at c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("District"); and

**Yellowstone Landscape, Inc.** a Delaware corporation, whose address is Post Office Box 849, Bunnell, Florida 32110 ("Contractor," and collectively with the District, "Parties").

#### **RECITALS**

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including landscaping and irrigation; and

**WHEREAS**, the District has a need to retain an independent contractor to provide, for certain lands within the District, certain landscape and irrigation maintenance services; and

WHEREAS, to solicit such services, the District conducted a competitive proposal process based on a "Project Manual," and determined to make an award of a contract for landscape and irrigation maintenance services to the Contractor, based on certain proposal pricing provided by Contractor; and

WHEREAS, Contractor desires to provide such services, and represents that it is qualified to do so.

**NOW, THEREFORE,** in consideration of the mutual covenants contained in this Agreement, it is agreed that the Contractor is hereby retained, authorized, and instructed by the District to perform in accordance with the following covenants and conditions, which both the District and the Contractor have agreed upon:

- 1. **INCORPORATION OF RECITALS.** The recitals stated above are true and correct and are incorporated by reference as a material part of this Agreement.
- 2. **SCOPE OF SERVICES.** The Contractor shall provide the services described in the Scope of Services attached hereto as **EXHIBIT A** and for the areas identified in the Landscape Maintenance Areas Exhibit attached hereto as **EXHIBIT D** ("Work"). The Contractor agrees that the Landscape Maintenance Areas Exhibit attached hereto as **EXHIBIT D** is the District's best estimate of the District's landscape needs, but that other areas may also include landscaping that requires maintenance. The Contractor agrees that the District may, in its discretion, add up to 0.5 acre(s) of landscaping area to the Work, with no adjustment to price, and may add additional acreage of landscaping area to the Work beyond the 0.5 acre(s) using the unit pricing set forth in **EXHIBIT B**. The Contractor shall perform the Work consistent with the presently established, high quality standards of the District, and shall assign such staff as may be required for coordinating, expediting, and controlling all aspects of the Work. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. Notwithstanding any other provision of this Agreement, the District reserves the right in its discretion to remove from this

Agreement any portion of the Work and to separately contract for such services. In the event that the District contracts with a third party to install certain landscaping or to otherwise perform services that might otherwise constitute a portion of the Work, Contractor agrees that it will be responsible for any such landscaping installed by the third party, and shall continue to perform all other services comprising the Work, including any future services that apply to the landscaping installed by the third party or to the areas where services were performed by the third party.

3. **MANNER OF CONTRACTOR'S PERFORMANCE.** The Contractor agrees, as an independent contractor, to undertake the Work as specified in this Agreement or any Additional Services Order (see Section 7.c. herein) issued in connection with this Agreement. All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards, such as USF, IFAS, etc. The Contractor shall document all Work using the forms attached hereto as part of **EXHIBIT C.** The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

In the event that time is lost due to heavy rains ("Rain Days"), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days with prior notification to, and approval by, the District Representatives (defined below).

Contractor in conducting the Work shall use all due care to protect against any harm to persons or property. If the Contractor's acts or omissions result in any damage to property within the District, including but not limited to damage to landscape lighting, irrigation system components, entry monuments, etc., the Contractor shall immediately notify the District and repair all damage – and/or replace damaged property – to the satisfaction of the District.

Contractor shall maintain at all times strict discipline among its employees and shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen shall perform all Work on the premises in a uniform to be designed by the Contractor, and shall maintain themselves in a neat and professional manner. No smoking in or around the buildings will be permitted. No Contractor solicitation of any kind is permitted on property.

4. **MONITORING OF SERVICES.** The District shall designate in writing one or more persons to act as the District's representatives with respect to the services to be performed under this Agreement ("District Representatives"). The District Representatives shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services. This authority shall include but not be limited to verification of correct timing of services to be performed, methods of pruning, pest control and disease control. The District hereby designates Jim Oliver to act as the District Representatives. The Contractor shall <u>not</u> take direction from anyone other than the District Representatives (e.g., the Contractor shall <u>not</u> take direction from individual District Board Supervisors, any representatives of any local homeowner's associations, any residents, etc.). The District shall have the right to change its designated representatives at any time by written notice to the Contractor.

The Contractor shall provide to management a written report of work performed for each week with notification of any problem areas and a schedule of work for the upcoming month. Further, the Contractor agrees to meet the District Representatives no less than one (1) time per month to inspect the property to discuss conditions, schedules, and items of concern regarding this Agreement.

If the District Representatives identify any deficient areas, the District Representatives shall notify the Contractor whether through a written report or otherwise. The Contractor shall then within the time period specified by the District Representatives, or if no time is specified within forty-eight (48) hours, explain in writing what actions shall be taken to remedy the deficiencies. Upon approval by the District, the Contractor shall take such actions as are necessary to address the deficiencies within the time period specified by the District, or if no time is specified by the District then within three (3) days and prior to submitting any invoices to the District. If Contractor does not respond or take action within the specified time period, and without limiting the District's remedies in any way, the District shall have the rights to, among other remedies available at law or in equity: fine Contractor One Hundred Dollars (\$100) per day through a reduction in the compensation; to withhold some or all of Contractor's payments under this Agreement; and to contract with outside sources to perform necessary services with all charges for such services to be deducted from Contractor's compensation. Any oversight by the District Representative of Contractor's Services is not intended to mean that the District shall underwrite, guarantee, or ensure that the Services is properly done by Contractor, and it is Contractor's responsibility to perform the Services in accordance with this Agreement.

- 5. **SUBCONTRACTORS.** The Contractor shall not award any of the Work to any subcontractor without prior written approval of the District. The Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as the Contractor is for the acts and omissions of persons directly employed by the Contractor. Nothing contained herein shall create contractual relations between any subcontractor and the District.
- 6. **EFFECTIVE DATE.** This Agreement shall be binding and effective as of the date that the Agreement is signed by the last of the Parties hereto, and shall remain in effect as set forth in Section 7, unless terminated in accordance with the provisions of this Agreement.

#### 7. **COMPENSATION; TERM.**

- a. Work under this Agreement shall begin July 1, 2023, and end June 30, 2023 ("Initial Term"), unless terminated earlier pursuant to the terms of this Agreement. At the end of the Initial Term, this Agreement may be eligible for three (3) annual renewals with the same terms set forth herein, in the District's sole discretion.
- b. As compensation for the Work, the District agrees to pay Contractor Five Hundred Eight Thousand Five Hundred Dollars and No Cents (\$508,500.00) per year, in monthly amounts of Forty-Two Thousand Three Hundred Seventy-Five Dollars and No Cents (\$42,375.00). Such compensation covers only the items specified in Parts 1, 2, 3 and 4 of the Contractor's Proposal Form Part IV Pricing ("Contract Amount"). Additionally, for the services specified in Parts 5 and 6 of the Contractor's Proposal Form Part IV Pricing, attached hereto as **EXHIBIT B**, and only after applying the provisions of Sections 7.c. and 7.d. below, the District agrees to pay Contractor pursuant to Section 7.d. below for such actual services rendered using the pricing specified in the Contractor's Proposal Form Part IV Pricing. All additional work or services, and related compensation, shall be governed by Section 7.c. of this Agreement.
- c. Additional Work. Should the District desire that the Contractor provide additional work and/or services relating to the District's landscaping and irrigation systems, such additional work and/or services shall be fully performed by the Contractor after prior approval of a required Additional Services Order ("ASO"). The Contractor agrees that the District shall not be liable for the payment of any additional work and/or services unless the District first authorizes the Contractor to perform such additional work

and/or services through an authorized and fully executed change order. The Contractor shall be compensated for such agreed additional work and/or services based upon a payment amount derived from the prices set forth in the Contractor's proposal pricing (attached as part of **EXHIBIT B**). Nothing herein shall be construed to require the District to use the Contractor for any such additional work and/or services, and the District reserves the right to retain a different contractor to perform any additional work and/or services.

- d. Payments by District. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et al. of the Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.
- e. Payments by Contractor. Subject to the terms herein, Contractor will promptly pay in cash for all costs of labor, materials, services and equipment used in the performance of the Work, and upon the request of the District, Contractor will provide proof of such payment. Contractor agrees that it shall comply with Section 218.735(6), Florida Statutes, requiring payments to subcontractors and suppliers be made within ten (10) days of receipt of payment from the District. Unless prohibited by law, District may at any time make payments due to Contractor directly or by joint check, to any person or entity for obligations incurred by Contractor in connection with the performance of Work, unless Contractor has first delivered written notice to District of a dispute with any such person or entity and has furnished security satisfactory to District insuring against claims therefrom. Any payment so made will be credited against sums due Contractor in the same manner as if such payment had been made directly to Contractor. The provisions of this Section are intended solely for the benefit of District and will not extend to the benefit of any third persons, or obligate District or its sureties in any way to any third party. Subject to the terms of this Section, Contractor will at all times keep the District's property, and each part thereof, free from any attachment, lien, claim of lien, or other encumbrance arising out of the Work. The District may demand, from time to time in its sole discretion, that Contractor provide a detailed listing of any and all potential lien claimants (at all tiers) involved in the performance of the Work including, with respect to each such potential lien claimant, the name, scope of Work, sums paid to date, sums owed, and sums remaining to be paid. Contractor waives any right to file mechanic's and construction liens.

#### 8. INSURANCE.

- a. At the Contractor's sole expense, the Contractor shall maintain throughout the term of this Agreement the following insurance:
  - i. WORKERS' COMPENSATION/EMPLOYER'S LIABILITY: Contractor will provide Workers' Compensation insurance on behalf of all employees who are to provide a service under this Contract, as required under applicable Florida Statutes AND Employer's Liability with limits of not less than \$100,000.00 per

- employee per accident, \$500,000.00 disease aggregate, and \$100,000.00 per employee per disease.
- ii. COMMERCIAL GENERAL LIABILITY: Commercial General Liability including but not limited to bodily injury, property damage, contractual, products and completed operations, and personal injury with limits of not less than \$2,000,000.00 per occurrence, \$2,000,000.00 aggregate covering all work performed under this Contract.
- iii. AUTOMOBILE LIABILITY: Including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than \$2,000,000.00 combined single limit covering all work performed under this Contract.
- iv. UMBRELLA LIABILITY: With limits of not less than \$2,000,000.00 per occurrence covering all work performed under this Contract.
- b. Each insurance policy required by this Contract shall:
  - i. Apply separately to each insured against whom claim is made and suit is brought, except with respect to limits of the insurer's liability.
  - ii. Be endorsed to state that coverage shall not be suspended, voided, or canceled by either party except after 30 calendar days prior written notice, has been given to the District.
  - iii. Be written to reflect that the aggregate limit will apply on a per claim basis.
- c. The District shall retain the right to review, at any time, coverage, form, and amount of insurance. All insurance certificates, and endorsements, shall be received by the District before the Contractor shall commence or continue work.
- d. The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.
- e. The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.
- f. Notices of accidents (occurrences) and notices of claims associated with work being performed under this Contract shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.
- g. Insurance requirements itemized in this Contract and required of the Contractor shall be provided on behalf of all sub-contractors to cover their operations performed under this Contract. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to sub-contractors.
- h. All policies required by this Agreement, with the exception n of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis, shall name the District, its Supervisors, Officers, agents, employees, and representatives as additional insured as their interest may appear under this Agreement. Insurer(s), with the exception of Workers' Compensation on non-leased employees, shall agree to waive all rights of subrogation against the District, its Supervisors, Officers, agents, employees or representatives.
- i. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

- 9. INDEMNIFICATION. To the fullest extent permitted by law, and in addition to any other obligations of Contractor under the Agreement or otherwise, Contractor shall indemnify, hold harmless, and defend the District and its, supervisors, staff, officers, consultants, agents, subcontractors and employees of each and any of all of the foregoing entities and individuals (together, "Indemnitees") from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, to the extent caused, in part or in whole, by the negligence, recklessness, or intentionally wrongful misconduct of the Contractor, or any subcontractor, supplier, or any individual or entity directly or indirectly employed or used by any of the Contractor to perform any of the work. In the event that any indemnification, defense or hold harmless provision of this Contract is determined to be unenforceable, the provision shall be reformed to give the provision the maximum effect allowed by Florida law and for the benefit of the Indemnitees. The Contractor shall ensure that any and all subcontractors, and suppliers, include this express paragraph for the benefit of the Indemnitees. This section shall survive any termination of this Agreement.
- 10. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.
- 11. WARRANTY AND COVENANT. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. The Contractor hereby warrants any materials and services for a period of one (1) year after acceptance by the District or longer as required under Florida law. With respect to any and all plant material provided pursuant to this Agreement or any separate work authorization issued hereunder, all plant material shall be guaranteed to be in a satisfactory growing condition and to live for a period of one (1) year from planting except for annuals, which will be replaced seasonally. All plants that fail to survive under the guarantee shall be replaced as they fail with the same type and size as originally specified. Contractor further warrants to the District those warranties which Contractor otherwise warrants to others and the duration of such warranties is as provided by Florida law unless longer guarantees or warranties are provided for elsewhere in the Agreement (in which case the longer periods of time shall prevail). Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the services, nor monthly or final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or services. If any of the services or materials are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District. Contractor hereby certifies it is receiving the property in its as-is condition and has thoroughly inspected the property and addressed any present deficiencies, if any, with the District. Contractor shall be responsible for maintaining and warranting all plant material maintained by Contractor as of the first date of the services.

Contractor hereby covenants to the District that it shall perform the services: (i) using its best skill and judgment and in accordance with generally accepted professional standards and (ii) in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, permits and approvals (including any permits and approvals relating to water rights), including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform. Contractor hereby covenants to the District that any work product of the Contractor shall not call for the use nor infringe

any patent, trademark, services mark, copyright or other proprietary interest claimed or held by any person or business entity absent prior written consent from the District.

- 12. **ENVIRONMENTAL ACTIVITIES.** The Contractor agrees to use best management practices, consistent with industry standards, with respect to the storage, handling and use of chemicals (e.g., fertilizers, pesticides, etc.) and fuels. The Contractor shall keep all equipment clean (e.g., chemical sprayers) and properly dispose of waste. Further, the Contractor shall immediately notify the District of any chemical or fuel spills. The Contractor shall be responsible for any environmental cleanup, replacement of any turf or plants harmed from chemical burns, and correcting any other harm resulting from the Work to be performed by Contractor.
- 13. **ACCEPTANCE OF THE SITE.** By executing this Agreement, the Contractor agrees that the Contractor was able to inspect the site prior to the time of submission of the proposal, and that the site is consistent with local community standards and that there are no deficiencies. The Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping and irrigation system, in its current condition, and on an "as is" basis. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping and/or site conditions were not in good condition.
- 14. **TAX EXEMPT DIRECT PURCHASES.** The parties agree that the District, in its discretion, may elect to undertake a direct purchase of any or all materials used for the landscaping services, including but not limited to the direct purchase of fertilizer. In such event, the following conditions shall apply:
  - (a) The District may elect to purchase any or all materials directly from a supplier identified by Contractor.
  - (b) Contractor shall furnish detailed Purchase Order Requisition Forms ("Requisitions") for all materials to be directly purchased by the District.
  - (c) Upon receipt of a Requisition, the District shall review the Requisition and, if approved, issue its own purchase order directly to the supplier, with delivery to be made to the District on an F.O.B. job site basis.
  - (d) The purchase order issued by the District shall include the District's consumer certificate of exemption number issued for Florida sales and use tax purposes.
  - (e) Contractor will have contractual obligations to inspect, accept delivery of, and store the materials pending use of the materials as part of the landscaping services. The contractor's possession of the materials will constitute a bailment. The contractor, as bailee, will have the duty to safeguard, store and protect the materials while in its possession until returned to the District through use of the materials.
  - (f) After verifying that delivery is in accordance with the purchase order, Contractor will submit a list indicating acceptance of goods from suppliers and concurrence with the District's issuance of payment to the supplier. District will process the invoices and issue payment directly to the supplier.
  - (g) The District may purchase and maintain insurance sufficient to cover materials purchased directly by the District.

- (h) All payments for direct purchase materials made by the District, together with any state or local tax savings, shall be deducted from the compensation provided for in this Agreement.
- perform all requirements of applicable local, State and Federal laws, rules, regulations, ordinances, permits, licenses, or other requirements or approvals. Further, the Contractor shall notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any act or omission of the Contractor or any of its agents, servants, employees, or material men, or appliances, or any other requirements applicable to provision of services. Additionally, the Contractor shall promptly comply with any requirement of such governmental entity after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation.
- 16. **DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity for breach of this Agreement, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.
- 17. **CUSTOM AND USAGE.** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.
- 18. **SUCCESSORS.** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.
- 19. **TERMINATION.** The District agrees that the Contractor may terminate this Agreement with cause by providing ninety (90) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that, notwithstanding any other provision of this Agreement, and regardless of whether any of the procedural steps set forth in Section 4 of this Agreement are taken, the District may terminate this Agreement immediately with cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days written notice of termination without cause. Any termination by the District shall not result in liability to the District for consequential damages, lost profits, or any other damages or liability. However, upon any termination of this Agreement by the District, and as Contractor's sole remedy, the Contractor shall be entitled to payment for all Work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.
- 20. **PERMITS AND LICENSES.** All permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

- 21. **E-VERIFY REQUIREMENTS.** The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*.
- 22. **ASSIGNMENT.** Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other, which approval shall not be unreasonably withheld. Any purported assignment of this Agreement without such prior written approval shall be void.
- 23. **INDEPENDENT CONTRACTOR STATUS.** In all matters relating to this Agreement, the Contractor shall be acting as an independent Contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.
- 24. **HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.
- 25. **AGREEMENT.** This instrument, together with its attachments which are hereby incorporated herein, shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement.
- 26. **ENFORCEMENT OF AGREEMENT**. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for trial, mediation, or appellate proceedings.
- 27. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.
- 28. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.
- 29. **NOTICES.** Any notice, demand, request or communication required or permitted hereunder ("Notice") shall be in writing and sent by hand delivery, United States certified mail, or by recognized overnight delivery service, addressed as follows:

A. If to the District: Meadow View at Twin Creeks

Community Development District 475 West Town Place, Suite 114 St. Augustine, Florida 32092 Attn: District Manager

With a copy to: Kutak Rock LLP

107 West College Avenue

Tallahassee, Florida 32301 Attn: District Counsel

B. **If to Contractor:** Yellowstone Landscape, Inc.

Post Office Box 849 Bunnell, Florida 32110

Attn: \_\_\_\_\_

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notice on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

- 30. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.
- 31. **CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any legal actions regarding this Agreement shall be St. Johns County, Florida.
- PUBLIC RECORDS. The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Contractor acknowledges that the designated public records custodian for the District is Governmental Management Services, LLC ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 940-5850, OR BY EMAIL AT JOLIVER@GMSNF.COM, OR BY REGULAR MAIL AT 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092.

- 33. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.
- 34. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. The District and the Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
- 35. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

[THIS SPACE INTENTIONALLY LEFT BLANK]

**IN WITNESS WHEREOF,** the Parties execute this Agreement as set forth below.

ATTEST:	MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
By:	Ву:
□ Secretary	☐ Chairperson
□ Assistant Secretary	□ Vice Chairperson
	Date:
ATTEST:	YELLOWSTONE LANSCAPE, INC.
By:	
Its:	
	Date:
A: Scope of Services	

Exhibit A

**Proposal Pricing (Part IV of Proposal Form)** Exhibit B:

Exhibit C: Other Forms Exhibit D: **Maintenance Map** 

# EXHIBIT "A"

# **SCOPE OF SERVICES**

#### **SCOPE OF SERVICES**

#### PART 1

#### **GENERAL LANDSCAPE MAINTENANCE**

1) **MOWING** – All grass areas will be mowed on the following schedule:

MARCH 1 – NOVEMBER 1 – Once a week NOVEMBER 1 – MARCH 1 – Once every two weeks

This schedule estimates that there will be between 41 – 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 visits (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, debris clearing, and general detailing of property, etc.) Notwithstanding the above, at no time will the grass (or weeds within turf) be allowed to grow beyond a maximum height of five (5) inches. Each mowing should leave the St. Augustine & Bahia grass at a height of three and one half (3 1/2) to four (4) inches, Celebration Bermuda at a height of three quarter (3/4) to one and one quarter (1 %) inches & Zoysia at a height of one (1) to one and one half (1 %) inches. Rotary Mowers are preferred for heights above one (1) inch. Do not remove more than 1/3 of the height of the leaf blade at anyone mowing. All blades shall be kept sharp at all times to provide a high-quality cut and to minimize disease. The DISTRICT requires mowers to be equipped with a mulching type deck. Clippings may be left on the lawn as long as no readily visible clumps remain on the grass after mowing. Otherwise, large clumps of clippings MUST either be collected and removed by the CONTRACTOR **OR** be left to dry out on the lawn for no more than one day and then re-distributed across the lawn. The mulching kit must be left in the "closed" position at all times, specifically when mowing pond banks and all parks. Additionally, when mowing pond banks, mowers must be used in a counterclockwise direction. This is to re-introduce nutrients in the clippings back into the soil system. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. Contractor will be responsible for line-trimming these areas during each and every mow event. Contractor is to include in his proposal, any and all necessary equipment, protective clothing or any other gear necessary for crews to perform this work. No "extras" will be billed to the District. The CONTRACTOR shall restore any noticeable damage caused by the CONTRACTOR'S mowing equipment within twenty-four hours from the time the damage is caused at his sole cost and expense. Contractor shall be responsible for training all its personnel in the technical aspects of the District's Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to lake banks & wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing, etc. Weekend work is permitted when necessary, upon prior approval.

**Pond Mowing** - All ponds identified as such on the overall Maintenance Exhibit shall be mowed incorporating the same mowing schedule as the common areas stated above. Line trimming at Bridge entrances water's edge, control structures, mitered end sections and any other storm water structures shall occur each and every time the pond is mowed. Each mowing shall leave the grass at a height of four (4) to four and one half (4½) inches. This is slightly higher than the mow height in common area Bahia plantings in flatter areas to minimize pond bank erosion. Pond banks will be mowed and trimmed to water's edge. Careful attention must be paid to mower height on pond banks so as not to scalp at the crest of the lake bank and increase the chances for pond bank erosion. Also, when line trimming to water's edge, Contractor shall be extremely careful not to scalp at the water's edge also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height (if not slightly higher). Contractor shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. Mowers must blow all clippings away from pond banks. It is understood that

trash debris of any kind and other debris within arm's reach of water's edge shall be removed & disposed of by Contractor during every normal service event.

**2) EDGING AND TRIMMING** – All hard-edged areas (curbs, sidewalks, bike paths, trails, etc.) shall be vertically edged at each and every mowing event and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged a minimum of every other week. All edging shall be performed to the sole satisfaction of the DISTRICT. Chemical edging shall not be permitted anywhere on property.

AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN TWENTY-FOUR HOURS OF NOTICE BY DISTRICT. CONTRACTOR SHALL COMPLETE ALL LAWN MAINTENANCE ACTIVITIES (MOWING, EDGING, LINE TRIMMING, BLOWING OFF SIDEWALKS, DRIVEWAYS, CURB & GUTTERS, ETC.) IN RELATIVELY SMALL, MANAGEABLE SECTIONS. CONTRACTOR IS NOT TO LEAVE GRASS CLIPPINGS, TRIMMED WEEDS, TURF, DIRT OR DEBRIS ON ANY SURFACES FOR MORE THAN TWO HOURS. PARK SITES, CLUBHOUSES, PARKING LOTS AND ALL OTHER HIGH TRAFFIC AMENITIES ON THE PROPERTY SHALL BE CLEANED UP IMMEDIATELY AFTER MOWING AND EDGING TAKES PLACE. IF A MOWING EVENT IS MISSED, EVERY EFFORT SHALL BE MADE TO PERFORM THE MOWING SERVICE THE SAME WEEK (INCLUDING SATURDAYS WITH PRIOR APPROVAL). IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROVIDE THE DISTRICT A CREDIT FOR FUTURE SERVICES OR ADD A MOWING EVENT TO BE PROVIDED AT A LATER DATE. THE DISTRICT SHALL DETERMINE WHETHER THE CREDIT OR EXTRA MOWING SHALL BE USED.

3) TREE AND SHRUB CARE – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Branches will be pruned just outside the branch collar. Contractor is responsible for the removal of all branches and limbs up to a 4" diameter and up to a 15' height to keep them from encroaching onto buildings (including roofs), signage structures, play structures, fences & walls, as well as pruned to prevent street lights and traffic signage from being blocked. Additionally, trees shall be pruned over sidewalks, nature trails, parking lots and roadways so as not to interfere with pedestrians or cars. (This is to include maintaining at all times a minimum of ten to fifteen (10-15) feet of clearance under all limbs depending on location and species of tree but shall vary according to DOT specs.) All moss hanging from trees (as well as all ball moss) shall be removed up to a height of 15' from all trees on an as-needed basis. However, during the dormant season, ALL Crape Myrtles shall have ALL mosses removed from the entire tree regardless of height. Crape Myrtles are not to be "hat racked" at any time. Pencil pruning is the preferred method of Crape Myrtle pruning and should be performed after threat of frost has passed. The initial removal of all Spanish and Ball Mosses shall be completed within ninety (90) days of contract commencement.

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of District property. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provisions for such supervision. Individual plants pruned into rounded balls or unnatural shapes will not be allowed. Contractor shall sterilize all pruning equipment prior to pruning the next shrub grouping; particularly when fungal diseases are known to be present. All clippings and debris from pruning will be carted away at the time pruning takes place. It is of utmost importance that all plant material within clear

site lines and visibility triangles at roadway intersections and medians is maintained at or below the required heights. It is the Contractor's responsibility to bring to the attention of the District all areas that are not in compliance. If pruning will bring the area into compliance, then the Contractor, after conferring with District's representative, will proceed with the pruning activity. However, if pruning will NOT bring the area into compliance, perhaps due to permanent existing grades, then another solution will need to be proposed and executed. Contractor will also be responsible to keep mulch pulled away from the base of ALL landscape lights at ALL times, not just after a mulching event. This is specific to LED with circuit boards in base.

AREAS WHERE WETLANDS ARE ADJACENT TO TURF AREAS (WHETHER ALONG ROADWAYS OR LAKE BANKS) CONTRACTOR IS RESPONSIBLE TO KEEP ALL WETLAND MATERIAL CUT BACK AT ALL TIMES AND NOT LET THIS MATERIAL REDUCE THE SIZE OF THE TURF AREA.

**Palms** - All palms (regardless of height) shall receive pruning as often as necessary to appear neat and clean at all times. This includes the removal of brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary and pruning palms above the nine o'clock – three o'clock line is prohibited. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on architectural structures. Fruit pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to, pool decks. Contractor shall be responsible for the removal of all palm fruit stains. Contractor shall sterilize all pruning equipment prior to pruning the next palm, paying careful attention when pruning Medjool, Sylvester, Reclinata and Canary Palms.

4) WEEDS AND GRASSES – All groundcover, turf areas, shrub beds & tree rings shall be kept reasonably free of weeds and grasses, and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre & post emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the DISTRICT at its sole discretion. All shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris (leaf and other) to keep the area neat and tidy. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide.

AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. <u>HAND PULLING MUST BE PERFORMED</u>.

NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, TREE RINGS, ETC.) THE FIRST OFFENSE WILL RESULT IN A VERBAL WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND VERBAL WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS CONTRACT FOR CAUSE AT THE DISTRICT'S DISCRETION. CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE REPLACEMENT OF ALL TURF DAMAGED BY THE APPLICATION OR OVERSPRAY OF HERBICIDES (SELECTIVE OR NON-SELECTIVE).

The CONTRACTOR shall be responsible for the replacement of ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of landscape shrubs growing through, weeds, undesirable vines and overhanging limbs.

5) MAINTENANCE OF PAVED AREAS – All paved areas (including, but not limited to, pool deck pavers, other paver surfaces, sidewalk expansion joints, curb and gutters, curb and gutter expansion joints, bike lane edges along roadways) shall be kept weed & debris free. This may be accomplished by mechanical means

(line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas. Contractor is not to use non-selective herbicides to eradicate weeds in curbline expansion joints where the chemical can travel back into the turf causing regularly spaced dead patches behind the curbs and sidewalks.

- 6) CLEAN UP At no time will CONTRACTOR leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. CONTRACTOR shall use his own waste disposal methods, never the property dumpsters. Grass clippings shall be blown off sidewalks, streets and curbs within a relatively short time frame and are not to be left for more than two hours, unless otherwise noted above. Also grass clippings shall be blown into turf areas, never into mulched bed areas or tree rings as these are to be maintained free of grass clippings. Grass clippings at highly trafficked areas (i.e., tennis courts, clubhouse sidewalks, pool areas, walking trails, etc.) shall be blown off immediately after mowing and edging have taken place. NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.
- 7) REPLACEMENT OF PLANT MATERIAL Trees and shrubs in a state of decline should immediately be brought to the attention of the DISTRICT. Dead or unsightly plant material shall be removed upon notification of the DISTRICT. CONTRACTOR shall be responsible for replacement if due to his negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance.

#### PART 2

#### **FERTILIZATION**

Any fertilizer ordinance in place for St. Johns County specifically banning fertilizers during a specific season(s), will be followed. It is required that those practices outlined in the GIBMP guidelines be followed. Highlights are listed below.

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS DURING ONE OR MORE OF THE FOLLOWING EVENTS: i) IF IT IS RAINING AT THE APPLICATION SITE, OR ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, OR A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY PORTION OF ST. JOHNS COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR iii) WITHIN 36 HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO 2 INCHES IN A 24 HOUR PERIOD IS LIKELY.

For purposes of bidding and until a soil test is provided to indicate otherwise, all turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for south Florida turf: (per GIBMP guidelines and University of Florida IFAS Extension, south Florida is determined by anything south of a line running east-west from coast to coast through between Tampa & Vero Beach.)

#### All St. Augustine Sod:

February A complete fertilizer based on soil tests + PreM

April Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF

May SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF

July SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF

September SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF

November A complete fertilizer based on soil tests + PreM

#### All Bahia Sod:

February A complete fertilizer based on soil tests + Pre M

April Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)

June SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)

October A complete fertilizer based on soil tests + Pre M

### **All Zoysia Sod:**

February A complete fertilizer based on soil tests + PreM

April Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF May SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF July SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF September Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF

November A complete fertilizer based on soil tests + PreM

#### All Bermuda Sod:

February A complete fertilizer based on soil tests + PreM

March Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF April SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF

May A complete fertilizer based on soil tests

June SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF

July Fe For foliar application, uses ferrous sulfate (2 oz/3-5 gal. H2O/1,000 SF)

September SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF

November A complete fertilizer based on soil tests + PreM

Prior to final fertilization selection, a complete soil test should be performed to test for soil pH as well as N, P & K levels. Should change be of merit, the Contractor shall notify the District in writing prior to the implementation of such change. At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and in top condition. It shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed.

Fertilizers containing iron shall be immediately removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the contractor to remove.

Fertilizer shall be applied in a uniform manner, based on soil samples conducted at least annually. If streaking of the turf occurs, correction will be required immediately at no additional cost to owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. IT SHALL BE THE CONTRACTOR'S REPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY THEIR MISHANDLING OF FERTILIZER. Fertilizer shall not be applied within ten (10) feet of the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

#### **SHRUB, TREE & GROUNDCOVER FERTILIZATION:**

For purposes of bidding, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, June, October)

A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs. N/1000 sq. ft./year. (A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO HIS MISHANDLING OF PRODUCT.

#### **PALM FERTILIZATION:**

All Palms shall receive 1½ pounds of 8N-2P2O5-12K2O+4Mg with micronutrients <u>per 100 SF of palm canopy</u> four times per year (March, June, September & November). 100% of the N, K & Mg <u>MUST</u> be in slow release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

Fertilizer shall not be billed equally on a monthly basis, but invoiced the month after application.

CONTRACTOR shall provide the DISTRICT with all fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity. Payment will not be made until correct quantity and formulation has been verified and applied. CONTRACTOR must notify the DISTRICT five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the CONTRACTOR to so notify the DISTRICT may result in the CONTRACTOR forfeiting any and all rights to payment for the applications made without notification.

#### PART 3

### **PEST CONTROL**

Insects and Disease in Turf - Insect and disease control spraying in turf shall be provided by the Contractor every month with additional spot treatment as needed. During the weekly inspections the Contractor is responsible for the identification and eradication/control of disease and insect damage including but not limited to: scale, mites, fungus, chinchbugs, grubs, nematodes, fireants, mole crickets, etc. Contractor shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for "formula" under the fertilization section in the bid form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

Insects and Disease Control for Trees, Palms and Plants - The Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. Contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms. Contractor will be fully responsible in the treatment of such afflictions. At the District's discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Texas Phoenix Palm Decline. The cost of these inoculations should be included as a separate line item in your Pest Control price. Contractor is to identify those

species of palms susceptible and supply a list of species and quantities with proposal. Each susceptible palm shall receive quarterly injections. Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. Contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. The District reserves the right to subcontract out any and all OTC Injection events. This will not be included in the Contract Amount.

The Contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the Contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary, they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the Contractor's full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the Contractor's responsibility to treat these conditions in an expedient manner.

It shall also be the Contractor's responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. Contractor shall familiarize himself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems it will be the Contractor's responsibility to treat pest within five (5) working days of the date of notification.

**Fire Ant Control** - Contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait. Contractor shall be responsible to knock down and spread-out soil once mounds are dead.

For informational purposes only, Contractor is asked to provide the cost for the annual application of Top Choice in all finished landscape areas designated as "District Landscape Area" on the Maintenance Exhibit. These areas are indicated with a dark green color. UNLESS OTHERWISE DIRECTED, ONLY THOSE AREAS COVERED BY AUTOMATIC IRRIGATION ARE TO BE INCLUDED IN THIS NUMBER. This is not to include lake banks behind the residential properties or between ponds and conservation areas.

Pest Control will not be included as a standard line item in each monthly billing, but shall be invoiced as a separate line item the month after service is rendered.

Pest Control shall be included in the Contract Amount.

#### PART 4

#### IRRIGATION SYSTEM MONITORING AND MAINTENANCE

Irrigation System. Contractor shall inspect and test the irrigation system components within the limits of the District a minimum of one (1) time per month. Areas shall include all of the existing irrigation systems to date (app. 83 zones, 2 controllers, 2 pump stations & 1 well).

These inspections shall include:

#### A. Irrigation Controllers

- 1. Semi automatic start of the automatic irrigation controller
- 2. Check for proper operation
- 3. Program necessary timing changes based on site conditions & time DST
- 4. Lubricate and adjust mechanical components
- 5. Test back up programming support devices
- 6. Ensure the proper operation of each automatic rain shutoff device. If none, provide proposal for the installation to be included in the 30-day irrigation audit.

#### B. Water Sources

- 1. Visual inspection of water source
- 2. Clean all ground strainers and filters
- 3. Test each pump at design capacities weekly; inform District Manager of any problems immediately. This is to minimize the time a water source is down. Contractor shall also confirm weekly that all backflow preventers are on and operating properly, if applicable.
- 4. Test automatic protection devices

#### C. Irrigation Systems

- 1. Manual test and inspection of each irrigation zone in its entirety.
- 2. Clean and raise heads as necessary
- 3. Adjust arc pattern and distance for required coverage areas
- 4. Clean out irrigation valve boxes

#### D. Report

- 1. Irrigation operation time
- 2. Irrigation start time
- 3. Maintenance items performed
- 4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components. Locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs as well as other larger scale repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as necessary to verify proper operation. Each head, seal, nozzle and strainer is to be inspected for adjustment and shall be aligned, packed, cleaned and repaired as necessary. Shrubs, groundcovers and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest coverage. It shall be the Contractor's responsibility to ensure all drip tubing is covered with mulch prior to Contractor leaving the property. All below ground repairs including valves, pumps and wiring require an estimate for all such repairs. Upon written approval from Management, Contractor shall proceed. In the event of an emergency, Contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, Management or their assign prior to making such repair.

Upon execution of the Agreement, Contractor shall assume responsibility for any and all unreported maintenance deficiencies, including parts and labor, associated with the irrigation system of 2 inches or less, to include sprinkler heads, nozzles, drip, main and delivery lines and any associated fittings. Said repairs shall be performed immediately. The District Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigation reports consisting of

run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or his designee, along with the weekly report. At no time shall the Contractor leave the property knowing of the need for a repair and not reporting it.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of St. Johns County or any other governmental agencies. It is the responsibility of the Contractor to ensure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to bring this to the attention of the District representative and apply for a variance. Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.

Emergency service shall be available after normal working hours and an emergency telephone number will be provided to Management or their assign. Broken mainlines and irrigation valves stuck in the "open" position are to be considered emergencies.

Freeze Protection. The Contractor shall describe ability and cost per application to provide freeze protection for pumps/wells.

#### PART 5

#### **INSTALLATION OF MULCH**

After prior approval by the Board of Supervisors, Contractor shall top dress all currently landscaped areas as shown on the maintenance map (landscaped beds, tree rings) with Grade "A" Medium Pine Bark Mulch up to twice per year during the months of April and October. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches after compaction.

Contractor is responsible for all necessary clean up related to this procedure.

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. In addition to the aesthetics of this, it is also done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all bedlines adjacent to concrete surfaces. Trenches shall be 3" deep and beveled. Mulched beds on slopes adjacent to turf shall also be trenched to a depth of 3" & beveled to reduce mulch washout. This procedure has not been practiced in the past and Contractor is to include any additional labor in the cost of the mulch for all trenching. Mulch shall not be piled around tree trunks or bases of plants. Any mulch "volcanoes" around tree trunks shall be corrected immediately at no additional cost to Owner.

Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch is required to attain the required total depth of 3", sufficient mulch shall be supplied by Contractor at no additional cost to District.

This item will not be included in the contract amount and shall be invoiced separately the month after service is rendered. Contractor shall provide a price per cubic yard and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid.

The District reserves the right to subcontract out any and all mulching events.

#### PART 6

#### **ANNUAL INSTALLATION**

Planting of Annuals. After prior approval by the Board of Supervisors, Contractor shall replace approximately annuals per planting in 4" pots up to four (4) times per year in designated areas and maintain annuals to ensure a healthy appearance. The Contractor will have the type of annual to be installed pre-approved by the District or its representative in writing. An Annual Options Presentation for the entire year stipulating plant options and timing for each rotation shall be submitted to the District shortly after execution of contract in order for the District or its representative to select annual choice(s). Annuals shall be hand watered at the time of installation. The Contractor will remove dead or dying annuals before the appearance of such annuals could be reasonably described as an eyesore. If the beds are left bare prior to the next planting, the Contractor will keep such beds free of weeds at all times until the next planting rotation occurs. Timing shall be centered on a holiday rotation being planted no later than the end of the first week of December and rotate accordingly every three months. (Jan., April, July, and Oct.)

Annual installation price shall include the removal of all dead annuals prior to placing new plants, regular dead-heading, necessary soil adjustments, soil additives, fungicides and monthly slow-release nutritional requirements at no additional cost to District. Contractor shall replace at his expense any annual that dies, fails to thrive or is damaged by insects/disease. Contractor shall also include in the spring rotation (March) at no additional cost to District, a major renovation of all annual beds. A potting mix specifically blended for annuals shall be used at this time and shall be replenished as necessary prior to each changeout throughout the year. All annual beds shall be raised at least eight inches and covered with a layer of Pine Fines 1" thick. All this shall be provided at no additional cost to the District.

This item will not be included in the contract amount. Contractor shall provide a price per 4" plant as requested and shall submit with bid. This work shall be invoiced separately in the month after service is rendered. Annuals shall include the following:

#### **December through March**

A combination of pink petunias, dusty miller and holiday poinsettias. Replace Poinsettias with Dwarf(Sonnet, Snapshot or similar) snapdragons after the holidays or when the poinsettias decline

#### **April through June**

Plant a combination of purple Angelonia, red Salvia and Dwarf Zinnias(of the Profusion or Zahara series)

#### July through November

Beds of a blend of Pentas colors or single colors or a combination of Pentas, Dwarf Zinnias(of the Profusion or Zahara series), Farinacea Salvia, and Torenia

#### **November and December**

Red and white petunias

\*\* Alternatives could include Begonias, Sunpatiens, Marigolds, Wheat Celosia, Joseph's coat or Geraniums

The District reserves the right to subcontract out any and all annual installation events.

[END OF SECTION]

## EXHIBIT "B"

# PROPOSAL PRICING (PART IV OF PROPOSAL FORM)

#### PROPOSAL FORM PART IV PRICING

NOTE: This pricing form is intended to cover pricing for the initial one year term of the contract. It is assumed that prices will remain the same through each of the three potential annual renewal terms. If the Proposer intends to change pricing for any renewal term, then the Proposer should submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the initial one year term, and any annual renewal terms.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

#### PART 1

General Landscape Maintenance	\$_	413,650.00	Yr
PART 2			
Fertilization (All labor and materials)	\$_	63,865.00	Yr
(Include any and all turf pesticide/herbicide/fungicide mixtures vo	u intend	to use throughou	it the veai

ST. AUGUSTINE (per specifications in Part 2)						
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION		
January	0-0-29	3 oz/1000 SF	14 Gallons	\$4,200.00		
March	24-0-11	1 lb/1000 SF	2,500 lbs	\$5,500.00		
May	40-0-0	.25 lbs/1000 SF	343 lbs	\$5,980.00		
July	24-0-11	1 lb/1000 SF	2,500 lbs	\$5,500.00		
September	40-0-0	.25 lbs/1000 SF	343 lbs	\$5,980.00		
November	0-0-29	3 oz/1000 SF	14 Gallons	\$4,200.00		

BAHIA (per specifications in Part 2)							
MONTH	FORMULA APPLICATION RATE TOTAL POUNDS COST PER (LBS. N/1000 SF) PRODUCT TO BE APPLICATIO APPLIED						
March	24-0-11	.5 lb/1000 SF	200 lbs	\$480.00			
July	24-0-11	.5 lb/1000 SF	200 lbs	\$480.00			
November	0-0-29	3 oz/1000 SF	5 Gallons	\$390.00			

ZOYSIA (per specifications in Part 2)						
MONTH	FORMULA APPLICATION RATE TOTAL POUNDS COST PER (LBS. N/1000 SF) PRODUCT TO BE APPLICATION APPLIED					
N/A	N/A					
N/A	N/A					

			1
NI/A	NI/A	1	
IN/P	IN/A	1	

CELEBRATION BERMUDA (per specifications in Part 2)							
MONTH	FORMULA APPLICATION RATE TOTAL POUNDS COST PER (LBS. N/1000 SF) PRODUCT TO BE APPLICATION APPLIED						
February	0-0-29	3 oz/1000 SF	3 gal	\$675.00			
March	24-0-11	1 lb/1000 SF	502 lbs	\$900.00			
April	21-0-11	1 lb/1000 SF	570 lbs	\$825.00			

<sup>\*\*\*</sup>Additional 6 applications totaling= \$11,161.00

ORNAMENTALS (per specifications in Part 2)									
MONTH	FORMULA	FORMULA APPLICATION RATE TOTAL POUNDS COST PER (LBS. N/1000 SF) PRODUCT TO BE APPLICATION							
	APPLIED								
March	8-4-8 + Milorganite	4 lbs/1000 SF	1,200 lbs	\$2,064.00					
June	8-4-8 + Milorganite	4 lbs/1000 SF	1,200 lbs	\$2,064.00					
October	8-4-8 + Milorganite	4 lbs/1000 SF	1,200 lbs	\$2,064.00					

PALMS (per specifications in Part 2)								
MONTH	FORMULA APPLICATION RATE TOTAL POUNDS COST PER (1.5 LBS. /100 SF PALM PRODUCT TO BE APPLICATION							
		CANOPY) APPLIED						
March	8-2-12 + Magnesium	1 lb/1" CAL	630 lbs	\$600.00				
May	8-2-12 + Magnesium	1 lb/1" CAL	630 lbs	\$600.00				
September	8-2-12 + Magnesium	1 lb/1" CAL	630 lbs	\$600.00				

Fert, Fung, Insect

April - Arbor Jet Injections Palms in small

planters in and around pool \*\*\* We use these injections because the planters are not large enough for the adequate amount of fertilizer to be applied without root burn

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS					
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapes, Loropetalum, Knockout	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION	
		Roses, etc.)			
April	Micro mix for color	Loropetalum	1 lbs/1000 sqft	\$805.00	
April	Bone Meal, 20-20-20	Roses	.5lbs/1000sqft - 4 lbs/1000 gal	\$955.00	
June	Bone Meal. 0-0-26	Roses	.5lbs/1000sqft - 4 lbs/1000 gal	\$805.00	
September	Bone Meal. 20-20-20	Roses	.5lbs/1000sqft - 4 lbs/1000 gal	\$955.00	
April	Plant Growth Regulator	Viburnum, Ligustrum	50 lbs/100 gal	\$2,600.00	
September	Plant Growth Regulator	Viburnum, Ligustrum	50 lbs/100 gal	\$2,600.00	

\*Pending soil tests

As needed Dolomite Lime

Varies with soil test location results

31

3-4 lbs/1000sqft added into 8-4-8 + Milorganite mix

1 Injection/Tree

Varies on need included in ornamental shrub applications

\$882.00

The totals in the "Cost per	r application" co	lumn should equal your 1	otal Fertilization C	ost for the year.		
PART 3						
			15,385.00			
Pest Control (All labor an	d materials)	\$ //f-a		Yr wance is required) *		
		(ii e	ntire pesticide allov	wance is required)		
pesticides/herbicides not divided amongst the mont the month after services a	* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.					
	ed in either the P	performed at the discretion Pest Control cost listed ab Cotal or Contract Amount.	ove nor shall it be i			
OTC Injections (All labor ar	nd materials)					
\$ 600.00 /Yr (based	d on quantities b	elow) ***Per Palm Per	Year (4 Times Per	Year)		
(OTC injections per specs -		•				
Dalm Tuno	Dalm Oty	# of Inoculations nor	Cost nor	Total Cost per Vear		
Palm Type	Palm Qty	# of Inoculations per quarter per palm	Cost per Individual	Total Cost per Year (4x per year)		
Specialty: Medjool, Sylvester	Palm Qty	# of Inoculations per quarter per palm (based on size)	•	Total Cost per Year (4x per year)		
	Palm Qty	quarter per palm (based on size) (i.e. (2) inoculations	Individual	•		
Specialty: Medjool, Sylvester	Palm Qty	quarter per palm (based on size) (i.e. (2) inoculations per large Canary	Individual Inoculation	•		
Specialty: Medjool, Sylvester Non-Speacialty: Sabal		quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Individual Inoculation (One Cartridge)	(4x per year)		
Specialty: Medjool, Sylvester	1	quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.) I - per quarter/ 4x per year	Individual Inoculation (One Cartridge) \$135.00	(4x per year) \$540.00		
Specialty: Medjool, Sylvester Non-Speacialty: Sabal Specialty Palms - Recommended	1	quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Individual Inoculation (One Cartridge)	(4x per year)		
Specialty: Medjool, Sylvester Non-Speacialty: Sabal Specialty Palms - Recommended	1	quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.) I - per quarter/ 4x per year	Individual Inoculation (One Cartridge) \$135.00	(4x per year) \$540.00		
Specialty: Medjool, Sylvester Non-Speacialty: Sabal  Specialty Palms - Recommended Non-Specialty Palms - Not Recomme	1 aded 1	quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.) 1 - per quarter/ 4x per year 1 - per quarter/ 4x per year	Individual Inoculation (One Cartridge) \$135.00 \$135.00	(4x per year) \$540.00 \$540.00		
Specialty: Medjool, Sylvester Non-Speacialty: Sabal  Specialty Palms - Recommended Non-Specialty Palms - Not Recomme	1 aded 1	quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.) I - per quarter/ 4x per year	Individual Inoculation (One Cartridge) \$135.00 \$135.00	(4x per year) \$540.00 \$540.00		
Specialty: Medjool, Sylvester Non-Speacialty: Sabal  Specialty Palms - Recommended Non-Specialty Palms - Not Recomme	1 anded 1	quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.) 1 - per quarter/ 4x per year 1 - per quarter/ 4x per year	Individual Inoculation (One Cartridge) \$135.00 \$135.00	(4x per year) \$540.00 \$540.00		
Specialty: Medjool, Sylvester Non-Speacialty: Sabal  Specialty Palms - Recommended Non-Specialty Palms - Not Recomme	1 anded 1	quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.) 1 - per quarter/ 4x per year 1 - per quarter/ 4x per year	Individual Inoculation (One Cartridge) \$135.00 \$135.00	(4x per year) \$540.00 \$540.00		
Specialty: Medjool, Sylvester Non-Speacialty: Sabal  Specialty Palms - Recommended Non-Specialty Palms - Not Recomme	l nded l reserves the right	quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.) 1 - per quarter/ 4x per year 1 - per quarter/ 4x per year t to subcontract out any	Individual Inoculation (One Cartridge) \$135.00 \$135.00	\$540.00 \$540.00		
Specialty: Medjool, Sylvester Non-Speacialty: Sabal  Specialty Palms - Recommended Non-Specialty Palms - Not Recommended The District r	1 mided 1 reserves the right for annual treats	quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)  1 - per quarter/ 4x per year  1 - per quarter/ 4x per year  t to subcontract out any ment of Fire Ants  ovide a cost to apply Top (	Individual Inoculation (One Cartridge) \$135.00 \$135.00 and all OTC Injection	\$540.00 \$540.00		
Specialty: Medjool, Sylvester Non-Speacialty: Sabal  Specialty Palms - Recommended Non-Specialty Palms - Not Recomme  The District r  Application of Top Choice  For informational purposes all Finished Landscaped Are	l mided 1 reserves the right for annual treatures only, please pro eas as described	quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.) 1 - per quarter/ 4x per year 1 - per quarter/ 4x per year to subcontract out any ment of Fire Ants  ovide a cost to apply Top (in Scope of Services. Per Acre	Individual Inoculation (One Cartridge)  \$135.00 \$135.00  and all OTC Injection  Choice for the annu- \$ 26,400.00 / Yr Pricing=\$600 Per	\$540.00 \$540.00 \$540.00 al control of fire ants in (44.7 Total Acres)		
Specialty: Medjool, Sylvester Non-Speacialty: Sabal  Specialty Palms - Recommended Non-Specialty Palms - Not Recomme  The District r  Application of Top Choice For informational purposes all Finished Landscaped Arc	l mided 1 reserves the right for annual treations only, please pro eas as described	quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)  1 - per quarter/ 4x per year  1 - per quarter/ 4x per year  t to subcontract out any ment of Fire Ants  ovide a cost to apply Top (in Scope of Services. Per Acre e performed at the sole de	Individual Inoculation (One Cartridge)  \$135.00 \$135.00  and all OTC Injection  Choice for the annual \$ 26,400.00 / Yr Pricing=\$600 Per iscretion of the Dist	\$540.00 \$540.00 \$540.00 al control of fire ants in (44.7 Total Acres)		
Specialty: Medjool, Sylvester Non-Speacialty: Sabal  Specialty Palms - Recommended Non-Specialty Palms - Not Recomme  The District r  Application of Top Choice For informational purposes all Finished Landscaped Arc	reserves the right for annual treations only, please process as described oplication will be adding either the P	quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.) 1 - per quarter/ 4x per year 1 - per quarter/ 4x per year to subcontract out any ment of Fire Ants  ovide a cost to apply Top (in Scope of Services. Per Acre	Individual Inoculation (One Cartridge)  \$135.00 \$135.00  and all OTC Injection  Choice for the annual \$26,400.00 / Yr Pricing=\$600 Per iscretion of the Distove nor shall it be in	\$540.00 \$540.00 \$540.00 al control of fire ants in (44.7 Total Acres)		
Specialty: Medjool, Sylvester Non-Speacialty: Sabal  Specialty Palms - Recommended Non-Specialty Palms - Not Recomme  The District r  Application of Top Choice For informational purposes all Finished Landscaped Arc	reserves the right for annual treations only, please process as described oplication will be adding either the P	quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)  1 - per quarter/ 4x per year  1 - per quarter/ 4x per year  t to subcontract out any ment of Fire Ants  ovide a cost to apply Top (in Scope of Services.  Per Acre e performed at the sole dest Control cost listed ab	Individual Inoculation (One Cartridge)  \$135.00 \$135.00  and all OTC Injection  Choice for the annual \$26,400.00 / Yr Pricing=\$600 Per iscretion of the Distove nor shall it be in	\$540.00 \$540.00 \$540.00 al control of fire ants in (44.7 Total Acres)		
Specialty: Medjool, Sylvester Non-Speacialty: Sabal  Specialty Palms - Recommended Non-Specialty Palms - Not Recomme  The District r  Application of Top Choice For informational purposes all Finished Landscaped Are  Top Choice ag (This shall not be include)	reserves the right for annual treations only, please process as described oplication will be ad in either the P	quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)  1 - per quarter/ 4x per year  1 - per quarter/ 4x per year  t to subcontract out any ment of Fire Ants  ovide a cost to apply Top (in Scope of Services.  Per Acre e performed at the sole dest Control cost listed ab	Individual Inoculation (One Cartridge)  \$135.00 \$135.00  and all OTC Injection  Choice for the annual \$26,400.00 / Yr Pricing=\$600 Per iscretion of the Distove nor shall it be in	\$540.00 \$540.00 \$540.00 an events.		

#### PART 5

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall CY Grade "A" Medium Pine Bark Mulch per specs for the first top-dressing at \$ 76,763.75 /CY (October Application) \*\*\*This amount is half for the top dress of entire property. Not Recommended on And entire property - reduce quantity and top dress entrances and amenities 2830 CY Grade "A" Medium Pine Bark Mulch per specs for the second top-dressing at \$153,527.00/CY (April Application) \*\*\*Recommended for time of season Installation of Grade "A" Medium Pine Bark Mulch **\$** 307,054.00 (This is the total cost if both topdressings are performed - do not include in Grand Total) Each top-dressing shall leave all beds with a depth of 3" after compaction The District reserves the right to subcontract any mulching event to an outside vendor PART 6 Annual Installation (All labor and materials) Contractor shall install 5,850 \_\_\_ (4") annuals four (4) times per year per specs at the direction of the District at \$1.70 per/annual. \$ 9,945.00 /rotation /Yr (based on four (4) rotations) (Do not include in Grand Total) \$ 39,780.00 The District reserves the right to subcontract any annual installation to an outside vendor GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for) \$ 508,500.00 /Yr FIRST ANNUAL RENEWAL SECOND ANNUAL RENEWAL THIRD ANNUAL RENEWAL

IN THE EVENT THAT THE SITE IS NOT TO INDUSTRY STANDARD CONDITIONS, THE PROPOSER SHALL SUBMIT AS PART OF ITS PROPOSAL, A LIST OF ITEMS AND PROPOSED PRICING FOR BRINGING THE SITE UP TO INDUSTRY STANDARD CONDITIONS. OTHERWISE, THE PROPOSER SHALL BE DEEMED TO HAVE ACCEPTED THE SITE AND SHALL MAINTAIN THE SITE IN A CONDITION CONSISTENT WITH INDUSTRY STANDARDS AND AT THE LUMP SUM PRICING SET FORTH IN THE PROPOSAL.

<sup>\*</sup>Unless prices are to remain the same throughout the initial contract term and each of the three possible annual renewal periods, the Proposer must supply a complete pricing form for each of the three possible annual renewal periods.

# LANDSCAPE AND IRRIGATION MAINTENANCE RATES FOR ADDITIONAL SERVICES

Please provide rates for the following items (including overhead and profit) which will be used for any additional work and/or services:

A.	Mowers w/operator	\$ 52.00	Hour
B.	Bush-Hog w/operator	\$ 70.00	Hour
C.	Tractor w/operator	\$ 70.00	Hour
D.	Supervisor with Transportation	\$ 75.00	Hour
E.	Laborer with hand equipment	\$ 52.00	Hour
F.	Truck w/driver	\$ 52.00	Hour
G.	Irrigation Tech	\$ 83.00	Hour
H.	Granular Pesticide Applicator		
	Person with Drop Spreader	\$ 65.00	Hour
I.	Liquid Pesticide Applicator		
	Person with Spray Truck	\$ 65.00	Hour
J.	Granular Fertilizer Applicator		
	Person with Drop Applicator	\$ 65.00	Hour
K.	Liquid Fertilizer Applicator		
	Person with Spray Truck	\$ 65.00	Hour
L.	Granular Weed Control Applicator		
	Person with Drop Applicator	\$ 65.00	Hour
M.	Liquid Weed Control Applicator		
	Person with Spray Truck	\$ 65.00	Hour
N.	Laborer for Additional Trash Pick-Up	\$ 52.00	Hour
0.	Lump Sum Mowing (), entire community	\$ 5,400.00	Per Mow

#### **EMERGENCY CLEAN-UP SERVICES**

In the event of a declared emergency or disaster, the following services shall be provided on a time and materials basis, at the rates (which include all costs including but not limited to overhead and profit) set forth below:

A.	Debris removal personnel unit costs:		
	Service Worker	\$55.00	per Hour
	Arbor Care Worker	\$100.00	per Hour
	Machine Operator	\$	per Hour
В.	Debris removal equipment unit costs:		
	Grapple Truck-60 Cubic Yards	\$630.00	per Hour
	Skid Steer	\$	per Hour
	Lift/bucket Truck	\$100.00	per Hour
C.	Other emergency/disaster related unit costs:		
	Lift/bucket Truck	\$100.00	per Hour
	Arbor-Climber	\$100.00	per Hour
	Leaf Vac Truck	\$ 70.00	per Hour

Costs for equipment and personnel are only payable for when the equipment and personnel are operating. No stand-by time is eligible for payment. Disaster recovery assistance services shall not exceed 70 hours for each declared emergency or disaster. Contractor shall maintain and supply District all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state or federal agencies. The District reserves the right to contract with an outside vendor for any or all emergency clean-up services.

# EXHIBIT "C"

## **OTHER FORMS**

# **DAILY WORK JOURNAL**

DATE:			
DESCRIPTION OF WORK PERFORM	IED TODAY:		-
LOCATIONS:			
ISSUES REQUIRING ATTENTION:			
(Please notify District Rep. if any)			

## MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

## **PEST MANAGEMENT REPORT**

DATE:
YMPTOMS:
OCATION:
ROBABLE CAUSE OF DAMAGE:
STIMATED MATERIALS REQUIRED FOR TREATMENT:
ERTIFIED PESTICIDE APPLICATOR'S NAME:
EPRESENTATIVE NAME:
E INVOICE FOR THIS WORK MUST MATCH THE DESCRIPTION OF THIS SERVICE REQUEST)

## MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

## **IRRIGATION REPAIR REQUEST FORM**

DATE:
DAMAGE:
LOCATION
LOCATION:
PROBABLE CAUSE OF DAMAGE:
ESTIMATED COST OF MATERIALS & LABOR REQUIRED FOR REPAIR:
IDDICATION TECHNICIAN'S NAME.
IRRIGATION TECHNICIAN'S NAME:
REPRESENTATIVE NAME:

(THE INVOICE FOR THIS WORK MUST MATCH THE DESCRIPTION OF THIS SERVICE REQUEST)

## **EXHIBIT "D"**

## **MAINTENANCE MAP**

## **OVERVIEW:**

# **FRONT (MAIN ENTRANCE)**

# **BACK**



A.



Proposal #318381

Date: 06/02/2023 From: Brad Poor

Proposal For Location

Meadow View at Twin Creeks CDD c/o GMS-NF, LLC 475 West Town PI

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

chogge@gmsnf.com

850 Beacon Lake Pkwy St. Augustine, FL 32095

Property Name: Meadow View at Twin Creeks CDD

Additional Annual Rotation 2023 - Phases 2-4 Terms: Net 30

DESCRIPTION	Q	QUANTITY	AMOUNT
Annuals Installed		1.00	\$4,590.00
Client Notes			
	SUBTOTAL		\$4,590.00
Signature	SALES TAX		\$0.00
x	TOTAL		\$4,590.00

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





Proposal #306190

Date: 04/25/2023 From: Brad Poor

Proposal For Location

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

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

chogge@gmsnf.com

850 Beacon Lake Pkwy St. Augustine, FL 32095

Property Name: Meadow View at Twin Creeks CDD

Front Annual Bed Build Up Terms: Net 30

DESCRIPTION		QUANTITY	AMOUNT
Glacier Wall Block		1.00	\$5,200.00
Wild Earth Top Soil		20.00	\$1,300.00
Wall Build and Install		45.00	\$3,150.00
Client Notes			
	SUBTOTAL		\$9,650.00
Signature	SALES TAX		\$0.00
×	TOTAL		\$9,650.00

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

*C*.



Proposal #296000

Date: 06/06/2023 From: Brad Poor

Proposal For Location

Meadow View at Twin Creeks CDD c/o GMS-NF, LLC 475 West Town PI

Suite 114

St. Augustine, FL 32092

main: 904-940-5850 ext. 406

mobile:

chogge@gmsnf.com

850 Beacon Lake Pkwy St. Augustine, FL 32095

Property Name: Meadow View at Twin Creeks CDD

Mulch Application 2023 - Phase 1 and Amenity

Terms: Net 30

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

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







Proposal #319459 Date: 06/06/2023

From: Brad Poor

Proposal For Location

GMS-NF, LLC 475 West Town PI Suite 114 St. Augustine, FL 32092

main: 904-940-5850 ext. 406

mobile:

chogge@gmsnf.com

850 Beacon Lake Pkwy St. Augustine, FL 32095

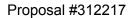
Property Name: Meadow View at Twin Creeks CDD

Mulching - Phases 2 and 3 Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Phase 2,3, and Townhome Common Area	830.00	\$54.25	\$45,027.50
Client Notes			
	SUBTOTAL		\$45,027.50
Signature	SALES TAX		\$0.00
x	TOTAL		\$45,027.50

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





YELLOWSTONE LANDSCAPE

Date: 05/12/2023 From: Brad Poor

Proposal For Location

Meadow View at Twin Creeks CDD c/o GMS-NF, LLC 475 West Town PI

Suite 114

St. Augustine, FL 32092

main: 904-940-5850 ext. 406

mobile:

chogge@gmsnf.com

850 Beacon Lake Pkwy St. Augustine, FL 32095

Property Name: Meadow View at Twin Creeks CDD

Soccer Field - Bahia Spotted Field Area Terms: Net 30

DESCRIPTION		QUANTITY	AMOUNT
Bahia Installed		6500.00	\$3,770.00
Blending Grade		10.00	\$700.00
Client Notes			
	SUBTOTAL		\$4,470.00
Signature	SALES TAX		\$0.00
x	TOTAL		\$4,470.00

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



#### **RESOLUTION 2023-08**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE THE DATE, TIME AND LOCATION OF A PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING REVISED SUSPENSION AND TERMINATION RULES.

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

**WHEREAS,** the Board of Supervisors of the District ("Board") is authorized by Sections 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*.

WHEREAS, to provide for efficient and effective District operations, the Board finds that it is in the best interests of the District to adopt revised Suspension and Termination of Access Rule ("Suspension and Termination Rules").

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

<b>SECTION 1.</b> The Board will hold a pub Rules, a proposed copy of which is attached her hearing on	a.m., at the Lake House at Beacon Lake, 850						
<b>SECTION 2.</b> The District Secretary is accordance with Section 120.54, <i>Florida Statutes</i>	directed to publish notice of the hearing in						
<b>SECTION 4.</b> This Resolution shall beco	me effective immediately upon its adoption.						
PASSED AND ADOPTED THIS 15TH DAY OF JUNE 2023.							
ATTEST:	MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT						

**EXHIBIT A:** Proposed Revised Suspension and Termination of Access Rule

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

# **EXHIBIT A**

Proposed Revised Suspension and Termination of Access Rule

#### SUSPENSION AND TERMINATION OF ACCESS RULE

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2022)

	Effective Date:					, 2023				
of th	In accordance v , 2023 and Meadow View at T	at a duly n	oticed pu	blic m	eeting	, the B	oard of Suj	pervisors ('	"Boar	'd")
the : / pol	following rules / policies of the District gurring after the date	cies to gov governing	vern disci this subje	plinar	and	enforc	ement mat	ters. All pi	rior ru	ules

- 1. Introduction. This rule addresses disciplinary and enforcement matters relating to the use of the amenities and other properties owned and managed by the District ("Amenities" or "Amenity").
- 2. General Rule. All persons using the Amenities and entering District properties are responsible for compliance with the rules and policies established for the safe operations of the District's Amenities.
- 3. Access Cards / Key Fobs. Access cards and key fobs are the property of the District. The District may request surrender of, or may deactivate, a person's access card or key fob for violation of the District's rules and policies established for the safe operations of the District's Amenities.
- 4. Suspension and Termination of Rights. The District shall have the right to restrict, suspend, or terminate the Amenity access of any person and members of their household to use all or a portion of the Amenities for any of the following acts (each, a "Violation"):
  - a. Submitting false information on any application for use of the Amenities, including but not limited to facility rental applications;
    - b. Failing to abide by the terms of rental applications;
  - c. Permitting the unauthorized use of a key fob or access card or otherwise facilitates or allows unauthorized use of the Amenities;
    - d. Exhibiting inappropriate behavior or repeatedly wearing inappropriate attire;
  - e. Failing to pay amounts owed to the District in a proper and timely manner (with the exception of special assessments);
    - f. Failing to abide by any District rules or policies (e.g., Amenity Rules);

- g. Treating the District's staff, contractors, representatives, residents, landowners [Patrons] or guests, in a harassing or abusive manner;
- h. Damaging, destroying, rendering inoperable or interfering with the operation of District property, or other property located on District property;
- i. Failing to reimburse the District for property damaged by such person, or a minor for whom the person has charge, or a guest;
- j. Engaging in conduct that is likely to endanger the health, safety, or welfare of the District, its staff, contractors, representatives, residents, landowners [Patrons] or guests;
- k. Committing or is alleged, in good faith, to have committed a crime on or off District property that leads the District to reasonably believe the health, safety or welfare of the District, its staff, contractors, representatives, residents, landowners [Patrons] or guests is likely endangered;
- l. Engaging in another Violation after a verbal warning has been given by staff (which verbal warning is not required); or
- m. Such person's guest or a member of their household commits any of the above Violations.

Termination of Amenity access shall only be considered and implemented by the Board in situations that pose a long term or continuing threat to the health, safety and/or welfare of the District, its staff, contractors, representatives, residents, landowners [Patrons] or guests. The Board, in its sole discretion and upon motion of any Board member, may vote to rescind a termination of Amenity access.

- **5.** Administrative Reimbursement. The Board may in its discretion require payment of an administrative reimbursement of up to Five Hundred Dollars (\$500) in order to offset the legal and/or administrative expenses incurred by the District as a result of a Violation ("Administrative Reimbursement"). Such Administrative Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Property Damage Reimbursement (defined below).
- 6. Property Damage Reimbursement. If damage to District property occurred in connection with a Violation, the person or persons who caused the damage, or the person whose guest caused the damage, or the person who has charge of a minor that caused the damage, shall reimburse the District for the costs of cleaning, repairing, and/or replacing the property ("Property Damage Reimbursement"). Such Property Damage Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Administrative Reimbursement.
- 7. Removal from Amenities. The District Manager, General Manager, Amenity Manager and onsite staff each have the independent ability to remove any person from the Amenities if a Violation occurs, or if in his or her discretion, it is in the District's best interest to do so.

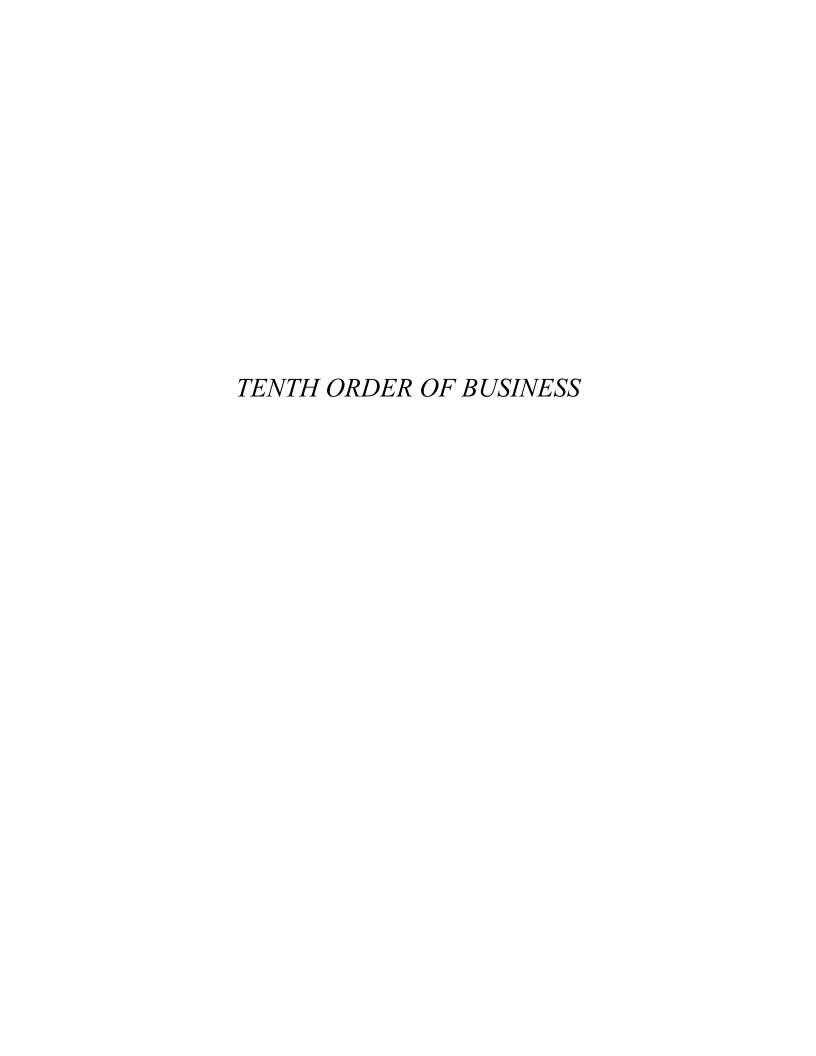
8. Initial Suspension from Amenities. The District Manager, General Manager, Amenity Manager or his or her designee may at any time restrict or suspend for cause or causes, including but not limited to a Violation, any person's access to the Amenities until a date not later than the next regularly scheduled meeting date of the Board that is scheduled to occur at least twenty-one (21) days after the date of initial suspension. In the event of such a suspension, the District Manager or his or her designee shall mail a letter to the person suspended referencing the conduct at issue, the sections of the District's rules and policies violated, the time, date, and location of the next regular Board meeting where the person's suspension will be presented to the Board, and a statement that the person has a right to appear before the Board and offer testimony and evidence why the suspension should be lifted. If the person is a minor, the letter shall be sent to the adults at the address within the community where the minor resides.

# 9. Hearing by the Board; Administrative Reimbursement; Property Damage Reimbursement.

- a. At the Board meeting referenced in the letter sent under Section 8 above, or as soon thereafter as a Board meeting is held if the meeting referenced in the letter is canceled, a hearing shall be held at which both District staff and the person subject to the suspension shall be given the opportunity to appear, present testimony and evidence, cross examine witnesses present, and make arguments. The Board may also ask questions of District staff, the person subject to the suspension, and witnesses present. All persons are entitled to be represented by a licensed Florida attorney at such hearing.
- b. After the presentations by District staff and the person subject to the suspension, the Board shall consider the facts and circumstances and determine whether to lift or extend the suspension or impose a termination. In determining the length of any suspension, or a termination, the Board shall consider the nature of the conduct, the circumstances of the conduct, the number of rules or policies violated, the person's escalation or de-escalation of the situation, and any prior Violations and/or suspensions
- c. The Board shall also determine whether an Administrative Reimbursement is warranted and, if so, set the amount of such Administrative Reimbursement.
- d. The Board shall also determine whether a Property Damage Reimbursement is warranted and, if so, set the amount of such Property Damage Reimbursement. If the cost to clean, repair and/or replace the property is not yet available, the Property Damage Reimbursement shall be fixed at the next regularly scheduled Board meeting after the cost to clean, repair, and/or replace the property is known.
- e. After the conclusion of the hearing, the District Manager shall mail a letter to the person suspended identifying the Board's determination at such hearing.
- 10. Suspension by the Board. The Board on its own initiative acting at a noticed public meeting may elect to consider a suspension of a person's access for committing any of the Violations outlined in Section 4. In such circumstance, a letter shall be sent to the person

suspended which contains all the information required by Section 8, and the hearing shall be conducted in accordance with Section 9.

- 11. Automatic Extension of Suspension for Non-Payment. Unless there is an affirmative vote of the Board otherwise, no suspension or termination will be lifted or expire until all Administrative Reimbursements and Property Damage Reimbursements have been paid to the District. If an Administrative Reimbursement or Property Damage Reimbursement is not paid by its due date, the District reserves the right to request surrender of, or deactivate, all access cards or key fobs associated with an address within the District until such time as the outstanding amounts are paid.
- Appeal of Board Suspension. After the hearing held by the Board required by Section 9, a person subject to a suspension or termination may appeal the suspension or termination, or the assessment or amount of an Administrative Reimbursement or Property Damage Reimbursement, to the Board by filing a written request for an appeal ("Appeal Request"). The filing of an Appeal Request shall not result in the stay of the suspension or termination. The Appeal Request shall be filed within thirty (30) calendar days after mailing of the notice of the Board's determination as required by Section 9(e), above. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file an Appeal Request shall constitute a waiver of all rights to protest the District's suspension or termination, and shall constitute a failure to exhaust administrative remedies. The District shall consider the appeal at a Board meeting and shall provide reasonable notice to the person of the Board meeting where the appeal will be considered. At the appeal stage, no new evidence shall be offered or considered. Instead, the appeal is an opportunity for the person subject to the suspension or termination to argue, based on the evidence elicited at the hearing, why the suspension or termination should be reduced or vacated. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension or termination. The Board's decision on appeal shall be final.
- 13. Legal Action; Criminal Prosecution; Trespass. If any person is found to have committed a Violation, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature. If a person subject to a suspension or termination is found at an Amenity Facility, such Person will be subject to arrest for trespassing. If a trespass warrant is issued to a person by a law enforcement agency, the District has no obligation to seek a withdrawal or termination of the trespass warrant even though the issuance of the trespass warrant may effectively prevent a person from using the District's Amenities after expiration of a suspension imposed by the District.
- 14. Severability. If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section.



## Approved Budget

FY 2024 June 15, 2023





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Community Development District

Description -	Adopted Budget FY 2023	Actual Thru 5/31/23	Projected Next 4 Months	Total Projected 9/30/23	Approved Budget FY 2024
	<u> </u>	3/ 34/ 23	4 54014113	9/30/23	J y 2024
<u>Revenues</u>					
Assessments Tax Roll	\$1,797,076	\$1,764,160	\$49,366	\$1,813,526	\$1,940,101
Special Assessments - Gate Monitoring*	\$16,235	\$0	\$0	\$0	\$25,888
Interest/Miscelleaneous Income	\$5,000	\$12,279	\$6,000	\$18,279	\$9,000
Restricted - Easement Fence Fund	\$0	\$9,750	\$1,200	\$10,950	\$0
Facility Revenue	\$10,000	\$6,775	\$5,225	\$12,000	\$10,000
Total Revenues	\$1,828,311	\$1,792,964	\$61,791	\$1,854,755	\$1,984,989
<u>Expenditures</u>					
<u>Administrative</u>					
Supervísor Fees	\$0	\$1,600	\$1,600	\$3,200	\$4,80
FICA Expense	\$0	\$122	\$122	\$245	\$36
Engineering	\$36,000	\$19,309	\$16,691	\$36,000	\$36,000
Attorney	\$30,000	\$10,785	\$19,215	\$30,000	\$30,000
Annual Audit	\$7,500	\$0	\$6,750	\$6,750	\$6,750
Arbitrage	\$3,600	\$3,000	\$600	\$3,600	\$3,60
Assessment Roll	\$10,000	\$10,000	\$0	\$10,000	\$10,600
Díssemination Agent	\$20,000	\$8,333	\$4,167	\$12,500	\$13,25
Trustee Fee	\$21,000	\$15,936	\$0	\$15,936	\$16,73
Management Fees	\$52,094	\$34,729	\$17,365	\$52,094	\$55,22
Information Technology	\$1,550	\$1,033	\$517	\$1,550	\$1,67
Website Compliance	\$1,100	\$733	\$367	\$1,100	\$1,20
Telephone	\$700	\$279	\$232	\$511	\$70
Postage	\$1,000	\$907	\$696	\$1,603	\$1,60
Insurance	\$8,802	\$7,885	\$0	\$7,885	\$8,67
Printing & Binding	\$2,000	\$449	\$1,874	\$2,323	\$2,30
Legal Advertising	\$1,500	\$472	\$989	\$1,461	\$1,50
Other Current Charges	\$1,600	\$0	\$800	\$800	\$1,60
Office Supplies	\$300	\$6	\$70	\$76	\$30
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$17
Administrative Expenditures	\$198,921	\$115,754	\$72,054	\$187,808	\$197,04
AMENITY CENTER					
Utilities Telephone/Cable/Internet	¢10.000	¢7 600	\$3,968	¢11 650	¢12.40
Electric	\$10,900	\$7,690 \$30,572		\$11,658 \$40.747	\$12,40 \$52,50
	\$45,800	\$18,747	\$19,175 \$12,000	\$49,747 \$30,747	\$31,24
Water/Irrigation Gas	\$20,000 \$2,136	\$1,384	\$12,000	\$30,747 \$2,184	\$2,50
gus Trash Removal	\$4,860	\$4,766	\$2,024	\$6,790	\$8,40
Security	Ψ4,000	ψ4,700	\$2,024	\$0,730	Ψ0,40
Security Security Monitoring	\$1,440	\$999	\$444	\$1,442	\$1,44
Gate Monitoring	\$16,235	\$14,973	\$7,266	\$22,239	\$22,88
gute monttoring	\$0	\$1,593	\$1,200	\$2,793	\$3,00
Cato Ronaire	\$4,000	\$1,688	\$650	\$2,733	\$3,00
Gate Repairs	\$20,000	\$0	\$20,000	\$20,000	\$20,00
Access Cards		ΨU	Ψ20,000	Ψ20,000	Ψ20,00
Access Cards Contracted Security	<b>\$20,000</b>				
Access Cards Contracted Security Management Contracts	. ,	\$58 946	\$30.015	\$88.061	\$25.25
Access Cards Contracted Security Management Contracts Facility Management	\$125,000	\$58,946 \$0	\$30,015 \$0	\$88,961 \$0	
Access Cards Contracted Security Management Contracts Facility Management Facility Attendant	\$125,000 \$0	\$0	\$0	\$0	\$39,14
Access Cards Contracted Security Management Contracts Facility Management Facility Attendant Pool Attendants	\$125,000 \$0 \$51,750	\$0 \$6,921	\$0 \$45,000	\$0 \$51,921	\$85,85 \$39,14 \$55,89 \$31,05
Access Cards Contracted Security Management Contracts Facility Management Facility Attendant Pool Attendants Canoe Launch Attendant	\$125,000 \$0 \$51,750 \$31,050	\$0 \$6,921 \$0	\$0 \$45,000 \$400	\$0 \$51,921 \$400	\$39,14 \$55,89 \$31,05
Access Cards Contracted Security Management Contracts Facility Management Facility Attendant Pool Attendants Canoe Launch Attendant Snack Bar Attendant	\$125,000 \$0 \$51,750 \$31,050 \$17,940	\$0 \$6,921 \$0 \$0	\$0 \$45,000 \$400 \$0	\$0 \$51,921 \$400 \$0	\$39,14 \$55,89 \$31,05 \$17,94
Access Cards Contracted Security Management Contracts Facility Management Facility Attendant Pool Attendants Canoe Launch Attendant	\$125,000 \$0 \$51,750 \$31,050	\$0 \$6,921 \$0	\$0 \$45,000 \$400	\$0 \$51,921 \$400	\$39,14 \$55,89 \$31,05

Community Development District

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Approved Budget
Description	FY 2023	5/31/23	4 Months	9/30/23	FY 2024
AMENITY CENTER CONT					
Janitorial	\$22,275	\$24,090	\$7,837	\$31,926	\$33,010
Facility Maintenance	\$30,000	\$29,803	\$18,400	\$48,203	\$83,200
Private Event Attendant	\$5,000	\$2,393	\$3,111	\$5,504	\$5,500
Repairs & Maintenance	\$36,000	\$29,041	\$9,790	\$38,831	\$40,000
New Capital Projects	\$12,000	\$3,640	\$0	\$3,640	\$10,000
Snack Bar Inventory- CGS	\$1,000	\$0	\$0	\$0	\$1,000
Food Service License	\$650	\$242	\$408	\$650	\$650
Rental and Leases	\$27,691	\$6,923	\$0	\$6,923	\$0
Subscriptions	\$12,000	\$2,082	\$2,996	\$5,078	\$5,500
Pest Control	\$2,600	\$1,696	\$878	\$2,574	\$2,831
Supplies	\$2,500	\$370	\$1,200	\$1,570	\$2,500
Towel/Linen Service	\$2,000	\$1,578	\$1,200	\$2,778	\$2,800
Furniture, Fixtures & Equipment	\$5,000	\$2,740	\$1,000	\$3,740	\$5,000
Special Events	\$35,000	\$21,788	\$13,212	\$35,000	\$35,000
Holiday Decorations	\$20,000	\$15,385	\$4,615	\$20,000	\$20,000
Fitness Center Repairs/Supplies	\$3,100	\$3,953	\$947	\$4,900	\$4,900
Office Supplies	\$1,500	\$1,577	\$480	\$2,057	\$2,100
ASCAP/BMI Licenses	\$800	\$0	\$0	\$0	\$800
Property Insurance	\$54,949	\$46,552	\$0	\$46,552	\$72,545
Permit and License	\$575	\$0	\$575	\$575	\$575
Amenity Center Expenditures	\$703,951	\$395,908	\$236,966	\$632,874	\$820,626
Grounds Maintenance					
Hydrology Quality/Mitigation	\$6,400	\$0	\$0	\$0	\$6,400
Electric	\$30,000	\$18,375	\$10,179	\$28,554	\$34,265
Landscape Maintenance	\$646,800	\$354,748	\$222,374	\$577,122	\$646,800
Landscape Contingency	\$85,000	\$91,114	\$15,023	\$106,137	\$85,000
Lake Maintenance	\$27,000	\$12,954	\$7,077	\$20,031	\$27,000
Grounds Maintenance	\$12,000	\$6,130	\$5,571	\$11,701	\$12,000
Pump Repairs	\$5,000	\$3,519	\$0	\$3,519	\$5,000
Streetlighting	\$49,890	\$35,616	\$19,296	\$54,912	\$58,207
Streetlight Repairs	\$5,000	\$0	\$0	\$0	\$5,000
Storm Cleanup	\$0	\$1,220	\$0	\$1,220	\$0
Irrigation Repairs	\$22,200	\$34,912	\$16,000	\$50,912	\$50,000
Miscellaneous	\$5,000	\$0	\$1,000	\$1,000	\$6,500
Contingency	\$31,149	\$15,290	\$8,710	\$24,000	\$31,149
Capital Reserves - Transfer Out	\$0	\$0	\$0	\$0	\$0
Grounds Maintenance Expenditures	\$925,439	\$573,879	\$305,229	\$879,108	\$967,320
TOTAL EXPENDITURES	\$1,828,311	\$1,085,541	\$614,249	\$1,699,790	\$1,984,989
Other Sources/(Uses)					
Interfund Transfer In/(Out)	\$0	\$29,411	\$0	\$29,411	\$0
	\$0	\$29,411	\$0	\$29,411	\$0
TOTAL OTHER SOURCES/(USES)		\$25,4 I I	<b>4</b> 0	Ψ <b>2</b> 3,411	<b>4</b> 0

<sup>\*</sup>Special Assessments for Gate Monitoring included in Tax Roll Assessments collection.

GENERAL FUND BUDGET FISCAL YEAR 2024

## **REVENUES:**

## <u>Assessments</u>

The District will levy a non ad-valorem special assessment on all taxable property within the District to fund all of the General Operating Expenditures for the fiscal year.

## Special Assessments - Gate Monitoring

The District will levy a non ad-valorem special assessment to owners of 73' Premium lots for the cost incurred for gate monitoring used for the fiscal year and will be included in the tax roll collection.

## Interest/Miscellaneous Income

The District will have all excess funds invested with the US Bank Corporate Trust Services. Interest amount is based upon the estimated average balance of funds available during the fiscal year. Miscellaneous Income is any other deposit for the District.

## Restricted-Easement Fence Fund

Fees received from residents to install fences within District easements located on residents' lots.

## Facility Revenue

Income received from residents for rental of clubroom and purchase of access cards.

## **EXPENDITURES:**

## **Administrative:**

## Supervisor Fees

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount for the fiscal year is based upon five supervisors paid for the estimated four annual meetings.

## FICA Expense

These expenses represent the Employer's share of Social Security and Medicare taxes withheld from the Board of Supervisors checks.

## **Engineering**

The District will contract with an engineering firm to provide general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, etc.

## <u>Attorney</u>

The District is contracted with KE Law Group , PLLC to provide legal counsel and general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc.

GENERAL FUND BUDGET FISCAL YEAR 2024

## Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District is contracted with a licensed CPA firm, Berger, Toombs, Elam, Gaines & Frank CPA to prepare the annual audit.

## <u>Arbitrage</u>

The District is required to annually have an arbitrage rebate calculation on the District's Series 2016 A-1/A-2, 2016 B, 2018A-1/A-2, 2019 A-1/A-2, 2020 A1, A2, A3, 2021 Phase 3B and 2021 Phase 4 Special Assessment Bonds. The District is contracted with Grau and Associates, an independent certified public accounting firm, to calculate the rebate liability and submit a report to the District.

## Assessment Roll

The District has contracted with Governmental Management Services, LLC for the certification of the District's annual maintenance and debt service assessments to the County Tax Collector

## Dissemination Fees

The Annual Disclosure Report prepared by Governmental Management Services, LLC required by the Security and Exchange Commission in order to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

<u>Vendor</u>	M	<u>lonthly</u>	1	<u>Annual</u>
GMS	\$	1,104	\$	13,250

### Trustee Fees

The District's Series 2016 A-1/A-2, 2016 B, 2018A-1/A-2, 2019 A-1/A-2, 2020A1-A3, 2021 Phase 3B. and 2021 Phase 4 Special Assessment Bonds are held by a Trustee with US Bank. The amount represents the fee for the administration of the District's bond issue.

## Management Fees

The District has contracted with Governmental Management Services, LLC for Management, Accounting and Administrative services as part of a Management Agreement with management company.

## Information Technology

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc. and is contracted with Governmental Management Services.

## Website Compliance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. and is contracted with Governmental Management Services.

GENERAL FUND BUDGET FISCAL YEAR 2024

## Telephone

The cost of telephone and fax machine service.

## Postage 1

The cost of mailing agenda packages, overnight deliveries, correspondence, and payments for the District.

## **Insurance**

Represents the estimated cost for public officials and general liability insurance for the District provided by Florida Insurance Alliance.

## Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

## Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, and etc. in a newspaper of general circulation.

## Other Current Charges

Bank charges, amortization schedules, and any other miscellaneous expenses incurred during the year.

## Office Supplies

Miscellaneous office supplies.

## Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

GENERAL FUND BUDGET FISCAL YEAR 2024

## **Amenity Center:**

# Telephone/Cable/Internet

The District will provide phone, internet & cable television services for the Amenity Center.

12,400	<del>S</del>	\$ 1,033	
688	&	\$ 57	
1,669	<del>co</del>	\$ 139	AT&T (2 accounts)
10,043	s	\$ 837	Comcast
Annual		Monthly	Contract

## Electric

The cost of electric associated with the Recreation Facility provided by FPL

Account #	<u>Location</u>	Monthly	<u>Annual</u>
67216-50049	850 Beacon Lake Parkway	\$ 3,700	\$ 44,400
	Contingency	\$ 675	\$ 8,100
		\$ 4,375	\$ 52,500

## Water/Irrigation

Water, sewer and irrigation systems cost for the district provided by St Johns County Utility Department.

		567190-145674	567190-141243	567190-141222	567190-138495	567190-135186	Account #
	Contingency	35 Loosestrife Way	255 Stamberg Ct Park	744 Windermere Way Irr	205 Concave Ln	840 & 850 Beacon Lake Pkwy	<u>Location</u>
\$ 2,603 \$	\$ 242	\$ 50	\$ 369	\$ 19	\$ 110	\$ 1,815	Monthly
❖	Ş	↔	↔	❖	❖	↔	⊵
31,240	2,901	595	4,425	225	1,317	21,777	<u>Annual</u>

## Gas

The District has contracted with TECO and Florida Natural Gas to provide propane delivery for amenity center use.

## Trash Removal

Cost of garbage disposal service will be provided by Republic Services for the District

# Security Monitoring

The District contracted with Atlantic Companies for security monitoring for the Amenity Center.

Contract	Monthly	<u>Annual</u>
Atlantic Companies	\$ 111	\$ 1,331
Contingency	\$ 9	\$ 109
	\$ 120	\$ 1,440

GENERAL FUND BUDGET FISCAL YEAR 2024

## Gate Monitoring

The District contracted with Hidden Eyes LLC dba Envera for gate monitoring for the community.

<u>Contract</u>	N	<u>lonthly</u>	<u>Annual</u>
Envera	\$	1,737	\$ 20,844
Contingency	\$	170	\$ 2,044
	\$	1,907	\$ 22,888

## Access Cards

Represents the estimated cost for access cards purchased by the District's Amenity Center.

## Contracted Security

Represents the annual cost for private security services.

## Facility Management

The Districted contracted with Riverside Management Services to provide management services for the Amenity Center.

<u>Contract</u>	M	<u>lonthly</u>	<u>Annual</u>
Riverside Management Services	\$	7,154	\$ 85,851

## Facility Assistant

Services provided by Riverside Management Services, Inc. to provide part time staffing of amenity center.

<u>Contract</u>	M	lonthly	<u>Annual</u>
Riverside Management Services	\$	3,262	\$ 39,149

## Pool Attendants

The District has contracted with Riverside Management Services, Inc. to provide pool lifeguards/or pool attendants during the operating season for the pool.

## Canoe Launch Attendant

The District has contracted with Riverside Management Services, Inc. to provide canoe launch attendants during the operating season.

## Snack Bar Attendant

The District has contracted with Riverside Management Services, Inc. to provide snack bar attendants during the operating season.

## Field Management and Admin

The District contracted Riverside Management Services, Inc. for onsite field management of contracts for District Services such as landscaping, amenity & pool facilities, lake maintenance, etc.

<u>Contract</u>	M	<u>onthly</u>	 <u>Annual</u>
Riverside Management	\$	5,417	\$ 65,000

GENERAL FUND BUDGET FISCAL YEAR 2024

### Pool Maintenance

The estimated amount based on proposed contract with Riverside Management Services, Inc. to provide maintenance of the Amenity Center swimming pool.

<u>Contract</u>	N	<u>Annual</u>			
Riverside Management	\$	1,363	\$	16,355	
Contingency	\$	304	\$	3,645	
	\$	1,667	\$	20,000	

## **Pool Chemicals**

The estimated amount based on proposed contract with Poolsure to provide chemicals to maintain the Amenity Center swimming pool.

## Janitorial

The estimated amount based on proposed contract with Riverside Management Services, Inc. to provide janitorial services for the Amenity Center which includes the purchase of janitorial supplies such as paper towels, soap, garbage bags and cleaning supplies.

Contract	N	<u>lonthly</u>	<u>Annual</u>		
Citywide	\$	1,959	\$	23,510	
Deep Cleaning	\$	1,250	\$	2,500	
Janitorial Supplies	\$	583	\$	7,000	
	\$	3,793	\$	33,010	

## Facility Maintenance

The estimated amount based on proposed contract with vendors to provide routine repairs and maintenance for the Amenity Center.

## Private Event Attendant

The estimated amount for service to cover cost of attendant at private parties.

## Repair & Maintenance

Regular maintenance and replacement cost incurred by the Amenity Center of the District.

## New Capital Projects

The District will establish a fund for the renewal and replacement of District's capital related facilities.

## <u>Snack Bar Inventory – CGS</u>

Represents the estimated cost to purchase inventory for food or beverages in the event the District operates the snack bar.

GENERAL FUND BUDGET FISCAL YEAR 2024

### Food Service License

Represents estimated annual cost to obtain licenses and permits to operate the snack bar and gourmet kitchen

### Rental & Leases

Monthly fitness room lease payment to Municipal Asset Management in the amount of \$2,307.62

## **Subscriptions**

All annual subscriptions to include Wellbeats, computer software, Prime subscriptions etc.

## Pest Control

The District will contract for pest control services for amenity center.

## **Supplies**

Represents the District expenses for amenity supplies purchased for the amenity center.

## Towel/Linen Service

Represents the District expenses for the cleaning of towels and linen used by the amenity center.

## Furniture, Fixtures & Equipment

Represents the District expenses for furniture, fixtures and equipment for the amenity center.

## Special Events

Represents estimated costs for the District to host special events for the community throughout the Fiscal Year.

## Holiday Decorations

Represents estimated costs for the District to decorate the amenity center throughout the Fiscal Year.

## Fitness Center Repairs/Supplies

Represents estimated costs for the Fitness Center repairs of equipment, purchase of supplies, and preventative maintenance contract.

## Office Supplies

Represents estimated cost for office supplies for the Amenity Center.

## ASCAP/BMI Licenses

License fee required to broadcast music to the amenity center.

GENERAL FUND BUDGET FISCAL YEAR 2024

## **Property Insurance**

The District's Property insurance policy is with Florida Insurance Alliance. FIA specializes in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for property insurance related to the Amenity Center.

## Permit and License

Cost of pool permit renewals with Florida Department of Health.

## **Grounds Maintenance:**

## Hydrology Quality/Mitigation

Cost to preserve beneficial aquatic plants in the wetland mitigation area and control nuisance and exotic pest plant populations.

## **Electric**

Electric cost billed to district by FPL for common area electric.

Account #	<u>Location</u>		Monthly	Annual
51650-60509	45 Beacon Lake Pkwy # Pump	\$	84	\$ 1,008
17096-40500	44 Beacon Lake Pkwy # Pump	\$	628	\$ 7,536
08979-60506	333 Beacon Lake Pkwy # Pump	\$	176	\$ 2,112
70640-86478	550 Beacon Lake Pkwy #FNTN	\$	684	\$ 8,208
24276-26128	<b>24276-26128</b> 595 Convex Lane Lighting		28	\$ 336
05494-57141	246 Beacon Lake Pkwy #STOP	\$	28	\$ 336
52485-29017	129 Charlie Way #Well	\$	28	\$ 336
45848-73154	136 Charlie Way #Well	\$	218	\$ 2,616
60307-71510	35 Loosestrife Way #IRR	\$	130	\$ 1,560
98273-97077	1624 Beacon Lake Pkwy	\$	43	\$ 516
31743-08423	18 Charlie Way	\$	34	\$ 408
07823-65365	21 Lomond Ct #SIGN	\$	30	\$ 360
	Contingency	\$	744	\$ 8,933
		\$	2,855	\$ 34,265

## Landscape Maintenance

Cost to maintain the common areas and amenity center of the District and is contracted with Yellowstone Landscape and West Orange Nurseries.

<u>Contract</u>	<u>Monthly</u>			<u>Annual</u>		
Yellowstone	\$	27,369	\$	328,422		
West Orange Nurseries Ph 2	\$	8,420	\$	101,040		
West Orange Nurseries TH/Entry	\$	9,011	\$	108,138		
West Orange Nurseries (3A)	\$	9,100	\$	109,200		
	\$	53,900	\$	646,800		

GENERAL FUND BUDGET FISCAL YEAR 2024

## Landscape Contingency

Other landscape costs that is not under contract which includes landscape light repairs and replacements.

## Lake Maintenance

Cost to provide aquatic plant management for thirteen lakes within the District. Includes treatment of lakes with herbicides and technology to control vegetation, and trash disposal along banks and lakes.

Contract	M	lonthly	Annual		
Future Horizons Inc	\$	1,769	\$	21,230	
Additional Lakes	\$	481	\$	5,770	
	\$	2,250	\$	27,000	

## **Grounds Maintenance**

Contracted staff for repairs and trash pick-up on District owned property.

## Pump Repairs

Provision for pool pump repair or replacements as needed.

## **Streetlighting**

FPL provides the District street lighting cost for the community. The amount is based upon the agreement plus estimated cost for fuel charges.

Account #	<u>Location</u>	Monthly	<u>Annual</u>		
11082-69190	200 Twin Creeks Dr - SL	\$ 4,576	\$	54,912	
	Contingency	\$ 275	\$	3,295	
		\$ 4,851	\$	58,207	

## Streetlight Repairs

Estimated costs for street lighting and parking lot repairs and replacements.

## Irrigation Repairs

Miscellaneous irrigation repairs and maintenance cost for the District.

## Miscellaneous

Any unanticipated and unscheduled maintenance cost to the District.

## **Contingency**

A contingency for any unanticipated and unscheduled cost to the District.

## **O&M ALLOCATION - ALL LOTS AT PLATTED RATE**

LAND USE	TOTAL UNITS	ERU	TOTAL UNITS	TOTAL ERUS	FY24 TOTAL O&M	FY24 NET O&M PER UNIT	FY24 PLATTED GROSS O&M PER UNIT	FY23 PLATTED GROSS O&M UNIT	\$ INCREASE GROSS PER UNIT	PROCEEDS NET	% Change
TH	196	0.80	196	156.80	210,400.69	1,073.47	1,141.96	1,057.77	84.19	210,400.69	8%
43'	472	0.90	472	424.80	570,014.12	1,207.66	1,284.71	1,190.00	94.71	570,014.12	8%
53'	330	1.00	330	330.00	442,807.58	1,341.84	1,427.45	1,322.22	105.23	442,807.58	8%
63'	309	1.10	309	339.90	456,091.80	1,476.03	1,570.20	1,454.44	115.76	456,091.80	8%
73'	66	1.15	66	75.90	101,845.74	1,543.12	1,641.57	1,520.55	121.02	101,845.74	8%
73'P	103	1.15	103	118.45	158,941.08	1,543.12	1,641.57	1,520.55	121.02	158,941.08	8%
TOTAL	1,476	•	1,476	1,445.85	1,940,101.01	•				1,940,101.01	•

## **O&M Special Assessment - Gate Monitoring**

73'P	103	1.39	103	143.17	25,888.40	251.34	267.38	-	267.38	25,888.40
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## Community Development District

Debt Service Fund
Series 2016 A1

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Approved Budget
Description	FY 2023	5/31/23	4 Months	9/30/23	FY 2024
Revenues					
Assessments - Tax Roll	\$443,364	\$444,848	\$0	\$444,848	\$443,364
Interest Income	\$20	\$6,676	\$4,050	\$10,726	\$5,400
Carry Forward Surplus	\$213,453	216,341	\$0	\$216,341	\$199,525
TOTAL REVENUES	\$656,837	\$667,865	\$4,050	\$671,915	\$648,289
Expenditures					
Interest - 11/01	\$159,000	\$159,000	\$0	\$159,000	\$156,188
Interest - 05/01	\$159,000	\$159,000	\$0	\$159,000	\$156,188
Principal - 05/01	\$125,000	\$125,000	\$0	\$125,000	\$130,000
TOTAL EXPENDITURES	\$443,000	\$443,000	\$0	\$443,000	\$442,375
Other Sources/(Uses)					
Interfund Transfer In/(Out)	\$0	(\$29,390)	\$0	(\$29,390)	\$0
OTHER SOURCES AND USES	\$0	(\$29,390)	\$0	(\$29,390)	\$0
EXCESS REVENUES	\$213,837	\$195,475	\$4,050	\$199,525	\$205,914

November 1, 2024 - Series 2016A-1

\$153,263

Series 2016A-1 Special Assessment Bonds

DATE	BALANCE	F	PRINCIPAL	INTEREST	TOTAL		
11/1/23	\$ 5,965,000.00			\$ 156,187.50	\$	156,187.50	
5/1/24	\$ 5,965,000.00	\$	130,000.00	\$ 156,187.50			
11/1/24	\$ 5,835,000.00			\$ 153,262.50	\$	439,450.00	
5/1/25	\$ 5,835,000.00	\$	140,000.00	\$ 153,262.50			
11/1/25	\$ 5,695,000.00			\$ 150,112.50	\$	443,375.00	
5/1/26	\$ 5,695,000.00	\$	145,000.00	\$ 150,112.50			
11/1/26	\$ 5,550,000.00			\$ 146,850.00	\$	441,962.50	
5/1/27	\$ 5,550,000.00	\$	150,000.00	\$ 146,850.00			
11/1/27	\$ 5,400,000.00			\$ 143,475.00	\$	440,325.00	
5/1/28	\$ 5,400,000.00	\$	160,000.00	\$ 93,225.00			
11/1/28	\$ 5,240,000.00			\$ 93,225.00	\$	346,450.00	
5/1/29	\$ 5,240,000.00	\$	165,000.00	\$ 93,225.00			
11/1/29	\$ 5,075,000.00			\$ 93,225.00	\$	351,450.00	
5/1/30	\$ 5,075,000.00	\$	175,000.00	\$ 93,225.00			
11/1/30	\$ 4,900,000.00			\$ 93,225.00	\$	361,450.00	
5/1/31	\$ 4,900,000.00	\$	185,000.00	\$ 93,225.00			
11/1/31	\$ 4,715,000.00			\$ 93,225.00	\$	371,450.00	
5/1/32	\$ 4,715,000.00	\$	195,000.00	\$ 93,225.00			
11/1/32	\$ 4,520,000.00			\$ 93,225.00	\$	381,450.00	
5/1/33	\$ 4,520,000.00	\$	205,000.00	\$ 93,225.00			
11/1/33	\$ 4,315,000.00			\$ 93,225.00	\$	391,450.00	
5/1/34	\$ 4,315,000.00	\$	215,000.00	\$ 93,225.00			
11/1/34	\$ 4,100,000.00			\$ 93,225.00	\$	401,450.00	
5/1/35	\$ 4,100,000.00	\$	225,000.00	\$ 93,225.00			

Series 2016A-1 Special Assessment Bonds

DATE	BALANCE	F	PRINCIPAL	INTEREST	TOTAL
11/1/35	\$ 3,875,000.00			\$ 93,225.00	\$ 411,450.00
5/1/36	\$ 3,875,000.00	\$	235,000.00	\$ 93,225.00	
11/1/36	\$ 3,640,000.00			\$ 93,225.00	\$ 421,450.00
5/1/37	\$ 3,640,000.00	\$	250,000.00	\$ 93,225.00	
11/1/37	\$ 3,390,000.00			\$ 93,225.00	\$ 436,450.00
5/1/38	\$ 3,390,000.00	\$	260,000.00	\$ 93,225.00	
11/1/38	\$ 3,130,000.00			\$ 86,075.00	\$ 439,300.00
5/1/39	\$ 3,130,000.00	\$	275,000.00	\$ 86,075.00	
11/1/39	\$ 2,855,000.00			\$ 78,512.50	\$ 439,587.50
5/1/40	\$ 2,855,000.00	\$	290,000.00	\$ 78,512.50	
11/1/40	\$ 2,565,000.00			\$ 70,537.50	\$ 439,050.00
5/1/41	\$ 2,565,000.00	\$	310,000.00	\$ 70,537.50	
11/1/41	\$ 2,255,000.00			\$ 62,012.50	\$ 442,550.00
5/1/42	\$ 2,255,000.00	\$	325,000.00	\$ 62,012.50	
11/1/42	\$ 1,930,000.00			\$ 53,075.00	\$ 440,087.50
5/1/43	\$ 1,930,000.00	\$	345,000.00	\$ 53,075.00	
11/1/43	\$ 1,585,000.00			\$ 43,587.50	\$ 441,662.50
5/1/44	\$ 1,585,000.00	\$	365,000.00	\$ 43,587.50	
11/1/44	\$ 1,220,000.00			\$ 33,550.00	\$ 442,137.50
5/1/45	\$ 1,220,000.00	\$	385,000.00	\$ 33,550.00	
11/1/45	\$ 835,000.00			\$ 22,962.50	\$ 441,512.50
5/1/46	\$ 835,000.00	\$	405,000.00	\$ 22,962.50	
11/1/46	\$ 430,000.00			\$ 11,825.00	\$ 439,787.50
5/1/47	\$ 430,000.00	\$	430,000.00	\$ 11,825.00	
					\$ 441,825.00
		\$ 5	5,965,000.00	\$ 4,238,300.00	\$ 10,203,300.00

Community Development District

Debt Service Fund Series 2018 A1 and A2

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Approved Budget
Description	FY 2023	5/31/23	4 Months	9/30/23	FY 2024
Revenues					
Assessments - A1	\$612,550	\$614,584	\$0	\$614,584	\$612,533
Interest Income	\$50	\$8,641	\$5,402	\$14,043	\$7,000
Carry Forward Surplus	\$232,667	248,547	\$0	\$248,547	\$261,536
TOTAL REVENUES	\$845,267	\$871,772	\$5,402	\$877,173	\$881,069
Expenditures					
Debt Service 2018 A1					
Interest - 11/01	\$232,819	\$232,819	\$0	\$232,819	\$229,631
Interest - 05/01	\$232,819	\$232,819	\$0	\$232,819	\$229,631
Principal - 05/01	\$150,000	\$150,000	\$0	\$150,000	\$155,000
TOTAL EXPENDITURES	\$615,638	\$615,638	\$0	\$615,638	\$614,263
Other Sources/(Uses)					
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$0	\$0	\$0
EXCESS REVENUES	\$229,629	\$256,134	\$5,402	\$261,536	\$266,807

November 1, 2024 - Series 2018A-1

\$226,338

## Meadow View at Twin Creeks Community Development District Series 2018A-1 Special Assessment Bonds

$\mathcal{DATE}$	1	BALANCE	RATE	PRINCIPAL		$I\mathcal{I}$	NTEREST	TOTAL
11/1/23	\$	8,400,000.00				\$	229,631.25	\$ 229,631.25
5/1/24	\$	8,400,000.00		\$	155,000.00	\$	229,631.25	
11/1/24	\$	8,245,000.00				\$	226,337.50	\$ 610,968.75
5/1/25	\$	8,245,000.00		\$	160,000.00	\$	226,337.50	
11/1/25	\$	8,085,000.00				\$	222,337.50	\$ 608,675.00
5/1/26	\$	8,085,000.00		\$	170,000.00	\$	222,337.50	
11/1/26	\$	7,915,000.00				\$	218,087.50	\$ 610,425.00
5/1/27	\$	7,915,000.00		\$	180,000.00	\$	218,087.50	
11/1/27	\$	7,735,000.00				\$	213,587.50	\$ 611,675.00
5/1/28	\$	7,735,000.00		\$	185,000.00	\$	213,587.50	
11/1/28	\$	7,550,000.00				\$	208,962.50	\$ 607,550.00
5/1/29	\$	7,550,000.00		\$	195,000.00	\$	208,962.50	
11/1/29	\$	7,355,000.00				\$	204,087.50	\$ 608,050.00
5/1/30	\$	7,355,000.00		\$	205,000.00	\$	204,087.50	
11/1/30	\$	7,150,000.00				\$	198,962.50	\$ 608,050.00
5/1/31	\$	7,150,000.00		\$	220,000.00	\$	198,962.50	
11/1/31	\$	6,930,000.00				\$	192,912.50	\$ 611,875.00
5/1/32	\$	6,930,000.00		\$	230,000.00	\$	192,912.50	
11/1/32	\$	6,700,000.00				\$	186,587.50	\$ 609,500.00
5/1/33	\$	6,700,000.00		\$	245,000.00	\$	186,587.50	
11/1/33	\$	6,455,000.00				\$	179,850.00	\$ 611,437.50
5/1/34	\$	6,455,000.00		\$	260,000.00	\$	179,850.00	
11/1/34	\$	6,195,000.00				\$	172,700.00	\$ 612,550.00
5/1/35	\$	6,195,000.00		\$	270,000.00	\$	172,700.00	

## Meadow View at Twin Creeks Community Development District Series 2018A-1 Special Assessment Bonds

DATE	I	BALANCE	RATE	PR	RINCIPAL	I.	NTEREST	TOTAL
11/1/35	\$	5,925,000.00				\$	165,275.00	\$ 607,975.00
5/1/36	\$	5,925,000.00		\$	285,000.00	\$	165,275.00	
11/1/36	\$	5,640,000.00				\$	157,437.50	\$ 607,712.50
5/1/37	\$	5,640,000.00		\$	305,000.00	\$	157,437.50	
11/1/37	\$	5,335,000.00				\$	149,050.00	\$ 611,487.50
5/1/38	\$	5,335,000.00		\$	320,000.00	\$	149,050.00	
11/1/38	\$	5,015,000.00				\$	140,250.00	\$ 609,300.00
5/1/39	\$	5,015,000.00		\$	340,000.00	\$	140,250.00	
11/1/39	\$	4,675,000.00				\$	130,900.00	\$ 611,150.00
5/1/40	\$	4,675,000.00		\$	360,000.00	\$	130,900.00	
11/1/40	\$	4,315,000.00				\$	120,820.00	\$ 611,720.00
5/1/41	\$	4,315,000.00		\$	380,000.00	\$	120,820.00	
11/1/41	\$	3,935,000.00				\$	110,180.00	\$ 611,000.00
5/1/42	\$	3,935,000.00		\$	400,000.00	\$	110,180.00	
11/1/42	\$	3,535,000.00				\$	98,980.00	\$ 609,160.00
5/1/43	\$	3,535,000.00		\$	425,000.00	\$	98,980.00	
11/1/43	\$	3,110,000.00				\$	87,080.00	\$ 611,060.00
5/1/44	\$	3,110,000.00		\$	450,000.00	\$	87,080.00	
11/1/44	\$	2,660,000.00				\$	74,480.00	\$ 611,560.00
5/1/45	\$	2,660,000.00		\$	475,000.00	\$	74,480.00	
11/1/45	\$	2,185,000.00				\$	61,180.00	\$ 610,660.00
5/1/46	\$	2,185,000.00		\$	500,000.00	\$	61,180.00	
11/1/46	\$	1,685,000.00				\$	47,180.00	\$ 608,360.00
5/1/47	\$	1,685,000.00		\$	530,000.00	\$	47,180.00	
11/1/47	\$	1,155,000.00				\$	32,340.00	\$ 609,520.00
5/1/48	\$	1,155,000.00		\$	560,000.00	\$	32,340.00	
11/1/48	\$	595,000.00				\$	16,660.00	\$ 609,000.00
5/1/49	\$	595,000.00		\$	595,000.00	\$	16,660.00	\$ 611,660.00
				\$ 8	3,400,000.00	\$	7,691,712.50	\$ 16,091,712.50

Community Development District

Debt Service Fund Series 2019 A1 - A2

Description	Adopted Budget FY 2023	Actual Thru 5/31/23	Projected Next 4 Months	Total Projected 9/30/23	Approved Budget FY 2024
Revenues			<u>-</u>	<i></i>	
Assessments - A1	\$257,353	\$258,215	\$0	\$258,215	\$257,353
Interest Income	\$20	\$3,692	\$2,341	\$6,033	\$3,000
Cary Forward Surplus	\$107,891	\$109,558	\$0	\$109,558	\$114,885
TOTAL REVENUES	\$365,265	\$371,464	\$2,341	\$373,805	\$375,239
Expenditures					
Seríes 2019 A1					
Interest - 11/01	\$99,460	\$99,460	\$0	\$99,460	\$97,900
Interest - 05/01	\$99,460	\$99,460	\$0	\$99,460	\$97,900
Principal - 05/01	\$60,000	\$60,000	\$0	\$60,000	\$60,000
TOTAL EXPENDITURES	\$258,920	\$258,920	\$0	\$258,920	\$255,800
Other Sources/(Uses)					
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$0	\$0	\$0
EXCESS REVENUES	\$106,345	\$112,544	\$2,341	\$114,885	\$119,439

November 1, 2024 - Series 2019A-1

\$96,340

## Meadow View at Twin Creeks Community Development District Series 2019A-1 Special Assessment Bonds

$\mathcal{DATE}$	I	BALANCE	RATE	$\mathcal{P}\mathcal{T}$	RINCIPAL	IЭ	NTEREST	TOTAL
11/1/23	\$	3,445,000.00				\$	97,900.00	\$ 97,900.00
5/1/24	\$	3,445,000.00		\$	60,000.00	\$	97,900.00	
11/1/24	\$	3,385,000.00				\$	96,340.00	\$ 254,240.00
5/1/25	\$	3,385,000.00		\$	65,000.00	\$	96,340.00	
11/1/25	\$	3,320,000.00				\$	94,650.00	\$ 255,990.00
5/1/26	\$	3,320,000.00		\$	65,000.00	\$	94,650.00	
11/1/26	\$	3,255,000.00				\$	92,960.00	\$ 252,610.00
5/1/27	\$	3,255,000.00		\$	70,000.00	\$	92,960.00	
11/1/27	\$	3,185,000.00				\$	91,140.00	\$ 254,100.00
5/1/28	\$	3,185,000.00		\$	75,000.00	\$	91,140.00	
11/1/28	\$	3,110,000.00				\$	89,190.00	\$ 255,330.00
5/1/29	\$	3,110,000.00		\$	80,000.00	\$	89,190.00	
11/1/29	\$	3,030,000.00				\$	87,110.00	\$ 256,300.00
5/1/30	\$	3,030,000.00		\$	85,000.00	\$	87,110.00	
11/1/30	\$	2,945,000.00				\$	84,900.00	\$ 257,010.00
5/1/31	\$	2,945,000.00		\$	90,000.00	\$	84,900.00	
11/1/31	\$	2,855,000.00				\$	82,335.00	\$ 257,235.00
5/1/32	\$	2,855,000.00		\$	95,000.00	\$	82,335.00	
11/1/32	\$	2,760,000.00				\$	79,627.50	\$ 256,962.50
5/1/33	\$	2,760,000.00		\$	100,000.00	\$	79,627.50	
11/1/33	\$	2,660,000.00				\$	76,777.50	\$ 256,405.00
5/1/34	\$	2,660,000.00		\$	105,000.00	\$	76,777.50	
11/1/34	\$	2,555,000.00				\$	73,785.00	\$ 255,562.50
5/1/35	\$	2,555,000.00		\$	110,000.00	\$	73,785.00	
11/1/35	\$	2,445,000.00				\$	70,650.00	\$ 254,435.00
5/1/36	\$	2,445,000.00		\$	115,000.00	\$	70,650.00	
11/1/36	\$	2,330,000.00				\$	67,372.50	\$ 253,022.50
5/1/37	\$	2,330,000.00		\$	125,000.00	\$	67,372.50	
11/1/37	\$	2,205,000.00				\$	63,810.00	\$ 256,182.50
5/1/38	\$	2,205,000.00		\$	130,000.00	\$	63,810.00	
11/1/38	\$	2,075,000.00				\$	60,105.00	\$ 253,915.00
5/1/39	\$	2,075,000.00		\$	140,000.00	\$	60,105.00	
11/1/39	\$	1,935,000.00				\$	56,115.00	\$ 256,220.00
5/1/40	\$	1,935,000.00		\$	145,000.00	\$	56,115.00	
11/1/40	\$	1,790,000.00				\$	51,910.00	\$ 253,025.00
5/1/41	\$	1,790,000.00		\$	155,000.00	\$	51,910.00	
11/1/41	\$	1,635,000.00				\$	47,415.00	\$ 254,325.00

## Meadowview at Twin Creeks Community Development District Series 2019A-1 Special Assessment Bonds

$\mathcal{DATE}$	1	BALANCE	RATE	$\mathcal{P}^{\prime}$	RINCIPAL	I.	NTEREST	TOTAL
5/1/42	\$	1,635,000.00		\$	165,000.00	\$	47,415.00	
11/1/42	\$	1,470,000.00				\$	42,630.00	\$ 255,045.00
5/1/43	\$	1,470,000.00		\$	175,000.00	\$	42,630.00	
11/1/43	\$	1,295,000.00				\$	37,555.00	\$ 255,185.00
5/1/44	\$	1,295,000.00		\$	185,000.00	\$	37,555.00	
11/1/44	\$	1,110,000.00				\$	32,190.00	\$ 254,745.00
5/1/45	\$	1,110,000.00		\$	195,000.00	\$	32,190.00	
11/1/45	\$	915,000.00				\$	26,535.00	\$ 253,725.00
5/1/46	\$	915,000.00		\$	210,000.00	\$	26,535.00	
11/1/46	\$	705,000.00				\$	20,445.00	\$ 256,980.00
5/1/47	\$	705,000.00		\$	220,000.00	\$	20,445.00	
11/1/47	\$	485,000.00				\$	14,065.00	\$ 254,510.00
5/1/48	\$	485,000.00		\$	235,000.00	\$	14,065.00	
11/1/48	\$	250,000.00				\$	7,250.00	\$ 256,315.00
5/1/49	\$	250,000.00		\$	250,000.00	\$	7,250.00	\$ 257,250.00
				\$	3,445,000.00	\$	3,289,525.00	\$ 6,734,525.00

## Community Development District

Debt Service Fund Series 2020 A1 A2 A3

\$41,547

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Approved Budget
Description	FY 2023	5/31/23	4 Months	9/30/23	FY 2024
Revenues					
Assessments A1	\$113,041	\$113,420	\$0	\$113,420	\$113,041
Interest Income	\$50	\$1,943	\$1,254	\$3,198	\$1,600
Cary Forward Surplus	\$62,751	45,510	\$0	\$45,510	\$51,908
TOTAL REVENUES	\$175,843	\$160,873	\$1,254	\$162,127	\$166,549
Expenditures					
<u>Seríes 2020 A1</u>					
Interest - 11/1	\$43,566	\$42,609	\$0	\$42,609	\$42,078
Principal - 11/01 (Prepayment)	\$20,000	\$0	\$0	\$0	\$0
Interest - 5/1	\$43,141	\$42,609	\$0	\$42,609	\$42,078
Principal - 5/1	\$25,000	\$25,000	\$0	\$25,000	\$25,000
TOTAL EXPENDITURES	\$131,706	\$110,219	\$0	\$110,219	\$109,156
Other Sources/(Uses)					
Interfund Transfer In/(Out)	\$0	\$0	\$0	(\$0)	\$0
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$0	(\$0)	\$0
EXCESS REVENUES	\$44,136	\$50,654	\$1,254	\$51,908	\$57,393

November 1, 2024 - Series 2020A-1

## Meadow View at Twin Creeks Community Development District Series 2020 A-1 Special Assessment Bonds

DATE	$\mathcal{B}$	BALANCE	RATE	PR	INCIPAL	IЭ	NTEREST	TOTAL	
11/1/23	\$	1,615,000.00				\$	42,078.13	\$	42,078.13
5/1/24	\$	1,615,000.00		\$	25,000.00	\$	42,078.13		
11/1/24	\$	1,590,000.00				\$	41,546.88	\$	108,625.00
5/1/25	\$	1,590,000.00		\$	30,000.00	\$	41,546.88		
11/1/25	\$	1,560,000.00				\$	40,909.38	\$	112,456.25
5/1/26	\$	1,560,000.00		\$	30,000.00	\$	40,909.38		
11/1/26	\$	1,530,000.00				\$	40,271.88	\$	111,181.25
5/1/27	\$	1,530,000.00		\$	30,000.00	\$	40,271.88		
11/1/27	\$	1,500,000.00				\$	39,559.38	\$	109,831.25
5/1/28	\$	1,500,000.00		\$	35,000.00	\$	39,559.38		
11/1/28	\$	1,465,000.00				\$	38,728.13	\$	113,287.50
5/1/29	\$	1,465,000.00		\$	35,000.00	\$	38,728.13		
11/1/29	\$	1,430,000.00				\$	37,896.88	\$	111,625.00
5/1/30	\$	1,430,000.00		\$	35,000.00	\$	37,896.88		
11/1/30	\$	1,395,000.00				\$	37,065.63	\$	109,962.50
5/1/31	\$	1,395,000.00		\$	35,000.00	\$	37,065.63		
11/1/31	\$	1,360,000.00				\$	36,234.38	\$	108,300.00
5/1/32	\$	1,360,000.00		\$	40,000.00	\$	36,234.38		
11/1/32	\$	1,320,000.00				\$	35,184.38	\$	111,418.75
5/1/33	\$	1,320,000.00		\$	40,000.00	\$	35,184.38		
11/1/33	\$	1,280,000.00				\$	34,134.38	\$	109,318.75
5/1/34	\$	1,280,000.00		\$	45,000.00	\$	34,134.38		
11/1/34	\$	1,235,000.00				\$	32,953.13	\$	112,087.50
5/1/35	\$	1,235,000.00		\$	45,000.00	\$	32,953.13		
11/1/35	\$	1,190,000.00				\$	31,771.88	\$	109,725.00
5/1/36	\$	1,190,000.00		\$	50,000.00	\$	31,771.88		
11/1/36	\$	1,140,000.00				\$	30,459.38	\$	112,231.25
5/1/37	\$	1,140,000.00		\$	50,000.00	\$	30,459.38		
11/1/37	\$	1,090,000.00				\$	29,146.88	\$	109,606.25
5/1/38	\$	1,090,000.00		\$	55,000.00	\$	29,146.88		
11/1/38	\$	1,035,000.00				\$	27,703.13	\$	111,850.00
5/1/39	\$	1,035,000.00		\$	55,000.00	\$	27,703.13		
11/1/39	\$	980,000.00				\$	26,259.38	\$	108,962.50
5/1/40	\$	980,000.00		\$	60,000.00	\$	26,259.38		
11/1/40	\$	920,000.00				\$	24,684.38	\$	110,943.75
5/1/41	\$	920,000.00		\$	65,000.00	\$	24,684.38		
11/1/41	\$	855,000.00				\$	22,978.13	\$	112,662.50
5/1/42	\$	855,000.00		\$	65,000.00	\$	22,978.13		
11/1/42	\$	790,000.00				\$	21,231.25	\$	109,209.38
5/1/43	\$	790,000.00		\$	70,000.00	\$	21,231.25		
11/1/43	\$	720,000.00				\$	19,350.00	\$	110,581.25
5/1/44	\$	720,000.00		\$	75,000.00	\$	19,350.00		

## Meadow View at Twin Creeks Community Development District Series 2020 A-1 Special Assessment Bonds

$\mathcal{DATE}$	В.	ALANCE	RATE	$\mathcal{P}\mathcal{I}$	RINCIPAL	I.	NTEREST	TOTAL
5/1/45	\$	645,000.00		\$	80,000.00	\$	17,334.38	
11/1/45	\$	565,000.00				\$	15,184.38	\$ 112,518.75
5/1/46	\$	565,000.00		\$	85,000.00	\$	15,184.38	
11/1/46	\$	480,000.00				\$	12,900.00	\$ 113,084.38
5/1/47	\$	480,000.00		\$	85,000.00	\$	12,900.00	
11/1/47	\$	395,000.00				\$	10,615.63	\$ 108,515.63
5/1/48	\$	395,000.00		\$	90,000.00	\$	10,615.63	
11/1/48	\$	305,000.00				\$	8,196.88	\$ 108,812.50
5/1/49	\$	305,000.00		\$	95,000.00	\$	8,196.88	
11/1/49	\$	210,000.00				\$	5,643.75	\$ 108,840.63
5/1/50	\$	210,000.00		\$	100,000.00	\$	5,643.75	
11/1/50	\$	110,000.00				\$	2,956.25	\$ 108,600.00
5/1/51	\$	110,000.00		\$	110,000.00	\$	2,956.25	
_								\$ 112,956.25
				\$	1,615,000.00	\$	1,525,956.25	\$ 3,140,956.25

Community Development District

Debt Service Fund Series 2021 Phase 3B

Description	Adopted Budget FY 2023	Actual Thru 5/31/23	Projected Next 4 Months	Total Projected 9/30/23	Approved Budget FY 2024
Revenues					
Assessments	\$280,483	\$198,352	\$82,131	\$280,483	\$280,483
Prepayments	\$0	\$22,755	\$0	\$22,755	\$0
Interest Income	\$0	\$2,427	\$1,720	\$4,147	\$2,100
Carry Forward Surplus	\$87,170	86,181	\$0	\$86,181	\$112,737
TOTAL REVENUES	\$367,652	\$309,714	\$83,851	\$393,565	\$395,319
Expenditures					
Interest - 11/01	\$87,161	\$87,161	\$0	\$87,161	\$85,901
Interest - 05/01	\$87,161	\$87,161	\$0	\$87,161	\$85,901
Principal - 05/01	\$105,000	\$105,000	\$0	\$105,000	\$110,000
TOTAL EXPENDITURES	\$279,323	\$279,323	\$0	\$279,323	\$281,803
Other Sources/(Uses)					
Transfer In/(Out)	\$0	(\$1,506)	\$0	(\$1,506)	\$0
OTHER SOURCES AND USES	\$0	(\$1,506)	\$0	(\$1,506)	\$0
EXCESS REVENUES	\$88,330	\$28,886	\$83,851	\$112,737	\$113,517

November 1, 2024 - Series 2021 Phase 3B

\$84,581

## Meadow View at Twin Creeks Community Development District Special Assessment Bonds Series 2021 Phase 3B

$\mathcal{DATE}$	$\mathcal{B}$	BALANCE	$\mathcal{RATE}$	PRINCIPAL		$I\mathcal{I}$	NTEREST	TOTAL	
11/1/23	\$	5,035,000.00				\$	85,901.25	\$	85,901.25
5/1/24	\$	5,035,000.00		\$	110,000.00	\$	85,901.25		
11/1/24	\$	4,925,000.00				\$	84,581.25	\$	280,482.50
5/1/25	\$	4,925,000.00		\$	110,000.00	\$	84,581.25		
11/1/25	\$	4,815,000.00				\$	83,261.25	\$	277,842.50
5/1/26	\$	4,815,000.00		\$	115,000.00	\$	83,261.25		
11/1/26	\$	4,700,000.00				\$	81,881.25	\$	280,142.50
5/1/27	\$	4,700,000.00		\$	115,000.00	\$	81,881.25		
11/1/27	\$	4,585,000.00				\$	80,156.25	\$	277,037.50
5/1/28	\$	4,585,000.00		\$	120,000.00	\$	80,156.25		
11/1/28	\$	4,465,000.00				\$	78,356.25	\$	278,512.50
5/1/29	\$	4,465,000.00		\$	125,000.00	\$	78,356.25		
11/1/29	\$	4,340,000.00				\$	76,481.25	\$	279,837.50
5/1/30	\$	4,340,000.00		\$	125,000.00	\$	76,481.25		
11/1/30	\$	4,215,000.00				\$	74,606.25	\$	276,087.50
5/1/31	\$	4,215,000.00		\$	130,000.00	\$	74,606.25		
11/1/31	\$	4,085,000.00				\$	72,656.25	\$	277,262.50
5/1/32	\$	4,085,000.00		\$	135,000.00	\$	72,656.25		
11/1/32	\$	3,950,000.00				\$	70,462.50	\$	278,118.75
5/1/33	\$	3,950,000.00		\$	140,000.00	\$	70,462.50		
11/1/33	\$	3,810,000.00				\$	68,187.50	\$	278,650.00
5/1/34	\$	3,810,000.00		\$	145,000.00	\$	68,187.50		
11/1/34	\$	3,665,000.00				\$	65,831.25	\$	279,018.75
5/1/35	\$	3,665,000.00		\$	150,000.00	\$	65,831.25		
11/1/35	\$	3,515,000.00				\$	63,393.75	\$	279,225.00
5/1/36	\$	3,515,000.00		\$	155,000.00	\$	63,393.75		
11/1/36	\$	3,360,000.00				\$	60,875.00	\$	279,268.75
5/1/37	\$	3,360,000.00		\$	160,000.00	\$	60,875.00		
11/1/37	\$	3,200,000.00				\$	58,275.00	\$	279,150.00
5/1/38	\$	3,200,000.00		\$	165,000.00	\$	58,275.00		
11/1/38	\$	3,035,000.00				\$	55,593.75	\$	278,868.75
5/1/39	\$	3,035,000.00		\$	170,000.00	\$	55,593.75		
11/1/39	\$	2,865,000.00				\$	52,831.25	\$	278,425.00
5/1/40	\$	2,865,000.00		\$	175,000.00	\$	52,831.25		
11/1/40	\$	2,690,000.00				\$	49,987.50	\$	277,818.75
5/1/41	\$	2,690,000.00		\$	180,000.00	\$	49,987.50		
11/1/41	\$	2,510,000.00				\$	47,062.50	\$	277,050.00
5/1/42	\$	2,510,000.00		\$	185,000.00	\$	47,062.50		
11/1/42	\$	2,325,000.00				\$	43,593.75	\$	275,656.25
5/1/43	\$	2,325,000.00		\$	195,000.00	\$	43,593.75		
11/1/43	\$	2,130,000.00		•	,	\$	39,937.50	\$	278,531.25
5/1/44	\$	2,130,000.00		\$	200,000.00	\$	39,937.50	,	,
11/1/44	\$	1,930,000.00		•	,	\$	36,187.50	\$	276,125.00
, .,	Ψ	.,555,550.00				Ψ	55, 151.50	4	5, .25.50

## Meadow View at Twin Creeks Community Development District Special Assessment Bonds Series 2021 Phase 3B

$\mathcal{DATE}$	$\mathcal{I}$	BALANCE	RATE	$\mathcal{P}\mathcal{I}$	RINCIPAL	I.	NTEREST	TOTAL
5/1/45	\$	1,930,000.00		\$	210,000.00	\$	36,187.50	
11/1/45	\$	1,720,000.00				\$	32,250.00	\$ 278,437.50
5/1/46	\$	1,720,000.00		\$	220,000.00	\$	32,250.00	
11/1/46	\$	1,500,000.00				\$	28,125.00	\$ 280,375.00
5/1/47	\$	1,500,000.00		\$	225,000.00	\$	28,125.00	
11/1/47	\$	1,275,000.00				\$	23,906.25	\$ 277,031.25
5/1/48	\$	1,275,000.00		\$	235,000.00	\$	23,906.25	
11/1/48	\$	1,040,000.00				\$	19,500.00	\$ 278,406.25
5/1/49	\$	1,040,000.00		\$	245,000.00	\$	19,500.00	
11/1/49	\$	795,000.00				\$	14,906.25	\$ 279,406.25
5/1/50	\$	795,000.00		\$	255,000.00	\$	14,906.25	
11/1/50	\$	540,000.00				\$	10,125.00	\$ 280,031.25
5/1/51	\$	540,000.00		\$	265,000.00	\$	10,125.00	
11/1/51	\$	275,000.00				\$	5,156.25	\$ 280,281.25
5/1/52	\$	275,000.00		\$	275,000.00	\$	5,156.25	
11/1/52	\$	-						\$ 280,156.25
				\$	5,035,000.00	\$	3,128,137.50	\$ 8,163,137.50

## Community Development District

Debt Service Fund Series 2021 Phase 4

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Approved Budget
Description	FY 2023	5/31/23	4 Months	9/30/23	FY 2024
Revenues					
Assessments	\$423,738	\$423,738	\$0	\$423,738	\$423,738
Interest Income	\$0	\$3,659	\$2,572	\$6,231	\$3,000
Carry Forward Surplus	\$133,919	\$134,005	\$0	\$134,005	\$137,877
TOTAL REVENUES	\$557,657	\$561,402	\$2,572	\$563,974	\$564,615
Expenditures					
Interest - 11/01	\$133,909	\$133,909	\$0	\$133,909	\$132,049
Interest - 05/01	\$133,909	\$133,909	\$0	\$133,909	\$132,049
Principal - 05/01	\$155,000	\$155,000	\$0	\$155,000	\$160,000
TOTAL EXPENDITURES	\$422,818	\$422,818	\$0	\$422,818	\$424,098
Other Sources/(Uses)					
Interfund Transfer In/(Out)	\$0	(\$3,279)	\$0	(\$3,279)	\$0
OTHER SOURCES AND USES	\$0	(\$3,279)	\$0	(\$3,279)	\$0
EXCESS REVENUES	\$134,839	\$135,305	\$2,572	\$137,877	\$140,517

November 1, 2024 - Series 2021 Phase 4

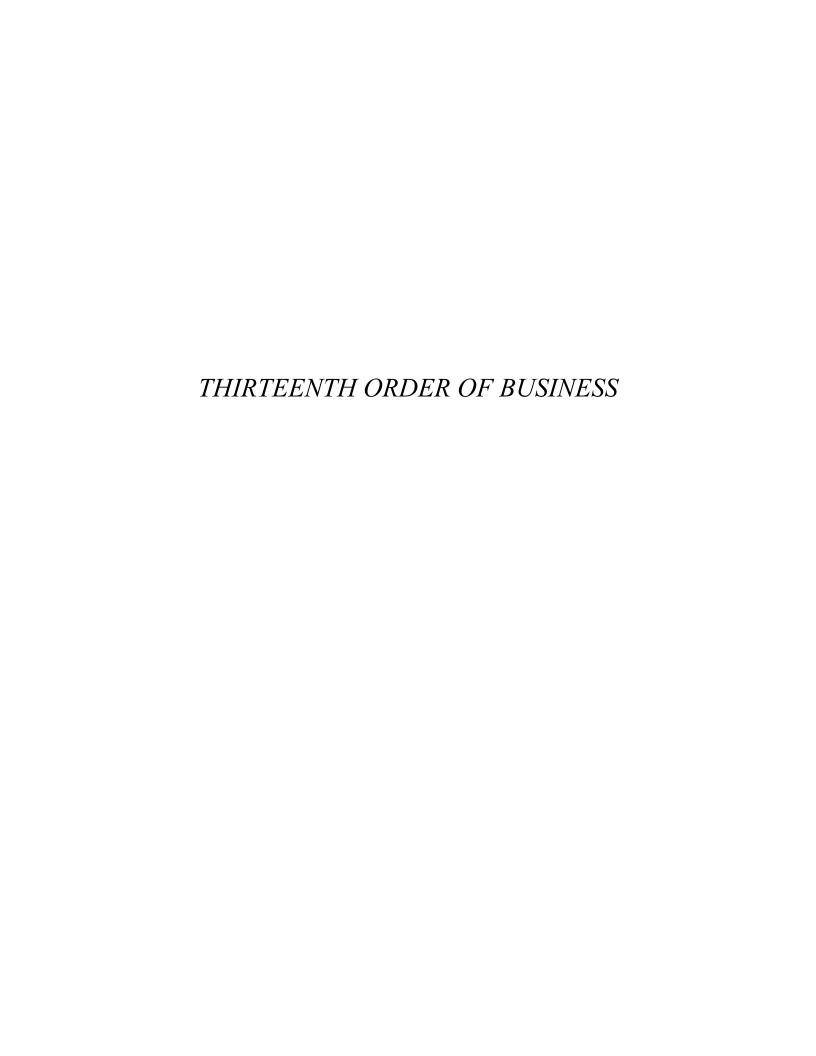
\$130,129

## Meadow View at Twin Creeks Community Development District Special Assessment Bonds Series 2021 Phase 4

$\mathcal{DATE}$	В	ALANCE	RATE	PRINCIPAL		IS	INTEREST		TOTAL	
11/1/23	\$	7,460,000.00				\$	132,048.75	\$	132,048.75	
5/1/24	\$	7,460,000.00		\$	160,000.00	\$	132,048.75			
11/1/24	\$	7,300,000.00				\$	130,128.75	\$	422,177.50	
5/1/25	\$	7,300,000.00		\$	165,000.00	\$	130,128.75			
11/1/25	\$	7,135,000.00				\$	128,148.75	\$	423,277.50	
5/1/26	\$	7,135,000.00		\$	165,000.00	\$	128,148.75			
11/1/26	\$	6,970,000.00				\$	126,168.75	\$	419,317.50	
5/1/27	\$	6,970,000.00		\$	170,000.00	\$	126,168.75			
11/1/27	\$	6,800,000.00				\$	123,618.75	\$	419,787.50	
5/1/28	\$	6,800,000.00		\$	175,000.00	\$	123,618.75			
11/1/28	\$	6,625,000.00				\$	120,993.75	\$	419,612.50	
5/1/29	\$	6,625,000.00		\$	180,000.00	\$	120,993.75			
11/1/29	\$	6,445,000.00				\$	118,293.75	\$	419,287.50	
5/1/30	\$	6,445,000.00		\$	190,000.00	\$	118,293.75			
11/1/30	\$	6,255,000.00				\$	115,443.75	\$	423,737.50	
5/1/31	\$	6,255,000.00		\$	195,000.00	\$	115,443.75			
11/1/31	\$	6,060,000.00				\$	112,518.75	\$	422,962.50	
5/1/32	\$	6,060,000.00		\$	200,000.00	\$	112,518.75			
11/1/32	\$	5,860,000.00				\$	109,268.75	\$	421,787.50	
5/1/33	\$	5,860,000.00		\$	205,000.00	\$	109,268.75			
11/1/33	\$	5,655,000.00				\$	105,937.50	\$	420,206.25	
5/1/34	\$	5,655,000.00		\$	215,000.00	\$	105,937.50			
11/1/34	\$	5,440,000.00				\$	102,443.75	\$	423,381.25	
5/1/35	\$	5,440,000.00		\$	220,000.00	\$	102,443.75			
11/1/35	\$	5,220,000.00				\$	98,868.75	\$	421,312.50	
5/1/36	\$	5,220,000.00		\$	225,000.00	\$	98,868.75			
11/1/36	\$	4,995,000.00				\$	95,212.50	\$	419,081.25	
5/1/37	\$	4,995,000.00		\$	235,000.00	\$	95,212.50			
11/1/37	\$	4,760,000.00				\$	91,393.75	\$	421,606.25	
5/1/38	\$	4,760,000.00		\$	240,000.00	\$	91,393.75			
11/1/38	\$	4,520,000.00				\$	87,493.75	\$	418,887.50	
5/1/39	\$	4,520,000.00		\$	250,000.00	\$	87,493.75			
11/1/39	\$	4,270,000.00				\$	83,431.25	\$	420,925.00	
5/1/40	\$	4,270,000.00		\$	260,000.00	\$	83,431.25			
11/1/40	\$	4,010,000.00				\$	79,206.25	\$	422,637.50	
5/1/41	\$	4,010,000.00		\$	265,000.00	\$	79,206.25			
11/1/41	\$	3,745,000.00				\$	74,900.00	\$	419,106.25	
5/1/42	\$	3,745,000.00		\$	275,000.00	\$	74,900.00			
11/1/42	\$	3,470,000.00				\$	69,400.00	\$	419,300.00	
5/1/43	\$	3,470,000.00		\$	290,000.00	\$	69,400.00			
11/1/43	\$	3,180,000.00				\$	63,600.00	\$	423,000.00	
5/1/44	\$	3,180,000.00		\$	300,000.00	\$	63,600.00			
11/1/44	\$	2,880,000.00				\$	57,600.00	\$	421,200.00	

## Meadow View at Twin Creeks Community Development District Special Assessment Bonds Series 2021 Phase 4

$\mathcal{DATE}$	1	BALANCE	$\mathcal{RATE}$	$\mathcal{P}'$	RINCIPAL	I.	NTEREST	TOTAL
5/1/45	\$	2,880,000.00		\$	310,000.00	\$	57,600.00	
11/1/45	\$	2,570,000.00				\$	51,400.00	\$ 419,000.00
5/1/46	\$	2,570,000.00		\$	325,000.00	\$	51,400.00	
11/1/46	\$	2,245,000.00				\$	44,900.00	\$ 421,300.00
5/1/47	\$	2,245,000.00		\$	340,000.00	\$	44,900.00	
11/1/47	\$	1,905,000.00				\$	38,100.00	\$ 423,000.00
5/1/48	\$	1,905,000.00		\$	350,000.00	\$	38,100.00	
11/1/48	\$	1,555,000.00				\$	31,100.00	\$ 419,200.00
5/1/49	\$	1,555,000.00		\$	365,000.00	\$	31,100.00	
11/1/49	\$	1,190,000.00				\$	23,800.00	\$ 419,900.00
5/1/50	\$	1,190,000.00		\$	380,000.00	\$	23,800.00	
11/1/50	\$	810,000.00				\$	16,200.00	\$ 420,000.00
5/1/51	\$	810,000.00		\$	395,000.00	\$	16,200.00	
11/1/51	\$	415,000.00				\$	8,300.00	\$ 419,500.00
5/1/52	\$	415,000.00		\$	415,000.00	\$	8,300.00	
11/1/52	\$	-						\$ 423,300.00
				\$	7,460,000.00	\$	4,879,840.00	\$ 12,339,840.00





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

#### **REQUISITION SUMMARY**

#### 2021 Phase 3

#### 2020 Phase 4

#### Thursday, June 15, 2023

			maroday, cano 10, 2020	
2021 Phase 3	TO BE RATIFIED	<u>D</u>		
5/30/2023	121	Quantum Electrical	Directional bores for irrigation conduits - Invoice BeaconBore	\$ 12,809.00
			2021 Phase 3 REQUISITIONS TO BE RATIFIED	\$12,809.00
2021 Phase 3	TO BE APPROV	<u>/ED</u>		
6/15/2023	122	ETM	Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 208845 (May 2023)	\$ 1,047.25
6/15/2023	123	Clary & Associates, Inc.	Final As-Builts for Pickelball Courts- Invoice 2023-316	\$ 2,875.00
			2021 Phase 3 REQUISITIONS TO BE APPROVED	\$3,922.25
2021 Phase 4	TO BE APPROV	<u>/ED</u>		
6/15/2023	66	W. Gardner, LLC	Beacon Lake Phase 4 (Paving/Drainage) Application for Payment No. 14 (May 2023)	\$ 264,770.15
6/15/2023	67	W. Gardner, LLC	Beacon Lake Phase 4 (Utilities) Application for Payment No. 14 (May 2023)	\$ 1,875.39
			2021 Phase 4 REQUISITIONS TO BE APPROVED	\$266,645.54
			TOTAL REQUISITIONS TO BE APPROVED JUNE 15, 2023	\$283,376.79



06/15/2023

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 June 15th, 2023

To: Board of Supervisors

From: Rich Gray

**Manager Of Operations** 

Jennifer Clark-Erickson Amenity Manager

RE: Beacon Lake Field Operations & Amenity Management Report – June 15, 2023

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



### **Events**

- ➤ Food truck schedules are planned through June 2023. We have three food trucks at Food Truck Alley every Friday night 5pm 8pm
- ➤ Pilates Yoga Fusion classes are offered every Tuesday morning by a certified fitness instructor.
- ➤ Tai Chi classes on the lawn Mondays at 9am
- ➤ Beacon Lake Bunco 2nd Tuesday Monthly
- Mexican Train Dominoes Last Wednesday Monthly
- Mary Music Time -We have two full classes.
- Book Club 2nd 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.
- ➤ Moo's Coffee Trailer Every Sunday in June 8:30am 11:30am coffee house experience with live acoustic guitar
- ➤ Memorial Day Bash May 27<sup>th</sup> went well, lower turn out than expected. Very cloudy
- ➤ Murder Mystery Dinner June 10<sup>th</sup> all tickets are sold
- ➤ Polynesian Luau June 24th Dancers, music, and food trucks. Small entrance fee to secure attendance.
- ➤ Kid's Paint Day July 1st
- ➤ Charlie's Grill Going really well, received great feedback.

# 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**

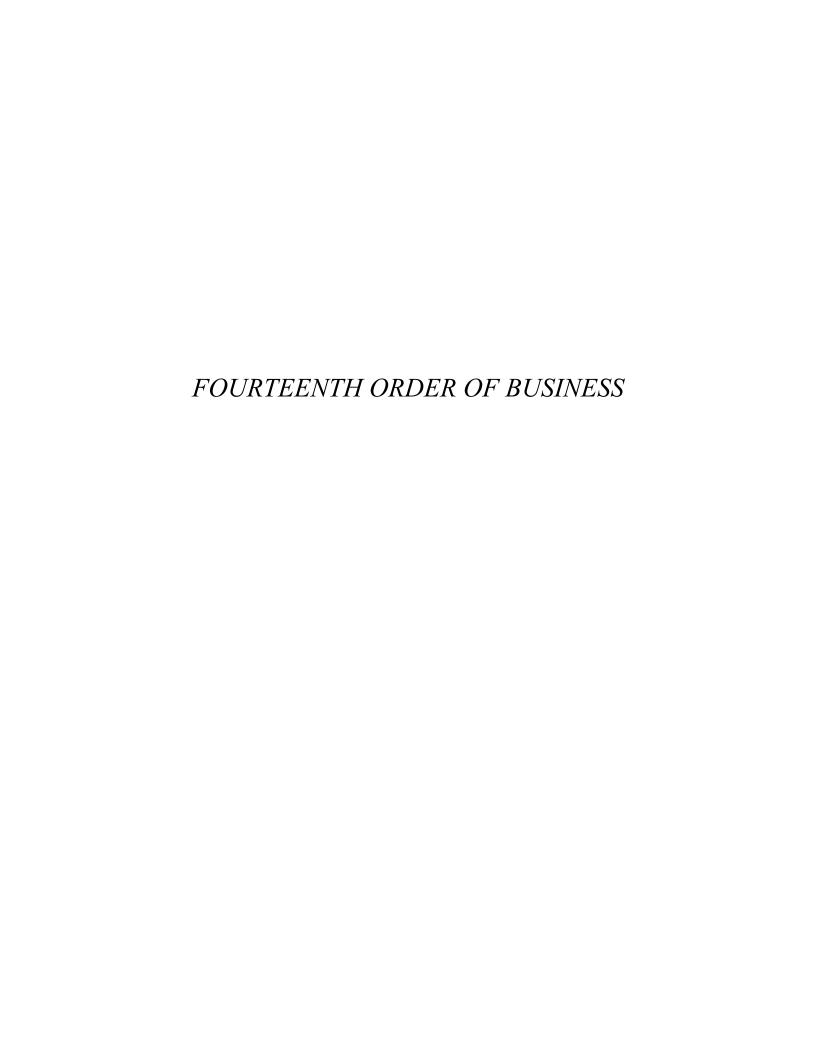
- > Replaced broken swing clevis on playground and reinstalled swing.
- Reattached fence to bottom mounting rail at dog park.
- > Raked beach at Amenity center and addressed washouts at volleyball court.
- Removed cobwebs and stains off Lake Side Park Building.
- Reinstalled door transition at Women's bathroom at Lake Side Park.
- ➤ Reglued landscape block on retaining wall at round-a-bout.
- Cold patched around manhole covers going down Twin Creeks Drive.
- Washed out all trashcans on property.
- > Removed, cleaned, and reinstalled flags at front entrance.
- Installed lifeguard umbrella on splash park at top of slide and adjusted spray feature to control overspray.
- > Replaced filter cartridge in water bottle filler in gym.
- > Replaced rusted dog pot enclosure on Fresnel Lane.



# **Conclusion**

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





A.

# Meadow View at Twin Creeks Community Development District

Unaudited Financial Statements as of May 31, 2023



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#### **Community Development District**

#### **Combined Balance Sheet**

May 31, 2023

	General	Debt Service	Capital Project	Governmer al Fund Totals
Assets:				
Cash	\$162,470			\$162,469.87
nvestments:				
Custody - US Bank	\$978,712			\$978,711.65
Series 2016 A1				
Reserve		\$135,932		\$135,932.37
Revenue		\$195,064		\$195,063.65
Series 2018 A1				
Reserve		\$187,341		\$187,340.82
Revenue		\$252,785		\$252,785.43
Series 2018 A2				
Revenue		\$2,781		\$2,781.13
Prepayment		\$1		\$0.73
Series 2019 A1				
Reserve		\$78,846		\$78,845.9
Revenue		\$112,306		\$112,305.7
Series 2020 A1		<b>\$112,000</b>		Ψ11 <b>2</b> ,000
Reserve		\$38,339		\$38,338.5
Revenue		\$47,858		\$47,858.0
		\$909		
Prepayment		\$909		\$909.1
Series 2020 A2		d4 540		ф4 m40 г
Revenue		\$1,713		\$1,713.4
Interest		\$0		\$0.0
Prepayment		\$0		\$0.4
Series 2020 A3				
Reserve		\$18,738		\$18,738.3
Revenue		\$0		\$0.0
Interest		\$0		\$0.2
Series 2021-PH3B				
Reserve		\$141,013		\$141,013.4
Revenue		\$6,498		\$6,498.3
Interest		\$1		\$0.9
Prepayment		\$22,755		\$22,754.6
Construction			\$2,779	\$2,778.8
Series 2021-PH4				
Reserve		\$211,869		\$211,868.7
Revenue		\$135,304		\$135,304.0
Interest		\$1		\$1.4
Construction			\$3,201	\$3,200.8
Que from Other	\$986			\$986.2
ue From Developer - Dreamfinders	\$25,696		\$250,728	\$276,423.9
Electric Deposits	\$3,360			\$3,360.0
repaid Expenses	\$5,218			\$5,217.5
repaid Expenses	Ψ3,210			ψ3,217.3
otal Assets	#######	\$1,590,056	\$256,707	\$3,023,204
iabilities:				
Accounts Payable	\$10,909			\$10,90
Accrued Expenses	\$439			\$43
Retainage Payable			\$250,728	\$250,72
Total Liabilities	\$11,348	\$0	\$250,728	\$262,07
und Balances:				
Vonspendable	\$8,578	\$0		\$8,57
Restricted for Capital Projects			\$5,980	\$5,98
Restricted for Debt Service		\$1,590,056		\$1,590,05
Restricted for Fence Agreement	\$9,750			\$9,75
Inassigned	\$1,146,767			\$1,146,76
otal Fund Balances	#######	\$1,590,056	\$5,980	\$2,761,129

# Community Development District GENERAL FUND

	Adopted	Prorated	Actual	
	Budget		Thru 05/31/23	Variance
	Duuget	III u 03/31/2	mu 03/31/23	variance
REVENUES:				
Assessments - Tax Roll (1)	\$1,209,376	\$1,209,376	\$1,213,391	\$4,015
Assessments - Direct	\$603,935	\$550,769	\$550,769	\$0
Interest/Miscelleaneous Income	\$5,000	\$3,333	\$12,279	\$8,946
Restricted - Easement Fence Fund	\$0	\$0	\$9,750	\$9,750
Facility Revenue	\$10,000	\$6,667	\$6,775	\$108
TOTAL REVENUES	\$1,828,311	\$1,770,145	\$1,792,964	\$22,820
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisor Fees	\$0	\$0	\$1,600	(\$1,600)
FICA Expense	\$0	\$0	\$122	(\$122)
Engineering	\$36,000	\$18,000	\$19,309	(\$1,309)
Attorney Fees	\$30,000	\$15,000	\$10,785	\$4,215
Annual Audit	\$7,500	\$0	\$0	\$0
Artbitrage	\$3,600	\$3,000	\$3,000	\$0
Assessment Roll Dissemination	\$10,000 \$20,000	\$10,000 \$13,333	\$10,000 \$8,333	\$0 \$5,000
Trustee Fees	\$20,000	\$15,936	\$15,936	\$3,000
Management Fees	\$52,094	\$34,729	\$34,729	(\$0)
Information Technology	\$1,550	\$1,033	\$1,033	(\$0)
Website Compliance	\$1,100	\$733	\$733	(\$0)
Telephone	\$700	\$467	\$279	\$188
Postage	\$1,000	\$667	\$907	(\$240)
Insurance	\$8,802	\$8,802	\$7,885	\$917
Printing and Binding	\$2,000	\$1,333	\$449	\$885
Legal Advertising	\$1,500	\$1,000	\$472	\$528
Other Current Charges	\$1,600	\$1,067	\$0	\$1,067
Office Supplies	\$300	\$200	\$6	\$194
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
ADMINISTRATIVE EXPENDITURES	\$198,921	\$125,476	\$115,754	\$9,721
AMENITY CENTER:				
Utilities				
Telephone/Cable/Internet	\$10,900	\$7,267	\$7,690	(\$423)
Electric	\$45,800	\$30,533	\$30,572	(\$38)
Water/Irrigation	\$20,000	\$13,333	\$18,747	(\$5,414)
Gas	\$2,136	\$1,424	\$1,384	\$40
Trash Removal	\$4,860	\$3,240	\$4,766	(\$1,526)
Security	<b>#4.440</b>	40.60	4000	(42.0)
Security Monitoring	\$1,440	\$960	\$999	(\$39)
Gate Monitoring	\$16,235	\$10,823	\$14,973	(\$4,150)
Gate Repairs		¢Ω	¢1 F02	(#1 [02]
Accord Cards	\$0	\$0 \$2,667	\$1,593 \$1,600	
Access Cards Contracted Security	\$0 \$4,000	\$2,667	\$1,688	\$979
Contracted Security	\$0			, ,
Contracted Security Management Contracts	\$0 \$4,000 \$20,000	\$2,667 \$13,333	\$1,688 \$0	\$979 \$13,333
Contracted Security Management Contracts Facility Management	\$0 \$4,000 \$20,000 \$125,000	\$2,667 \$13,333 \$83,333	\$1,688 \$0 \$58,946	\$979 \$13,333 \$24,388
Contracted Security Management Contracts	\$0 \$4,000 \$20,000	\$2,667 \$13,333 \$83,333 \$34,500	\$1,688 \$0	\$979 \$13,333 \$24,388 \$27,579
Contracted Security Management Contracts Facility Management Pool Attendants	\$0 \$4,000 \$20,000 \$125,000 \$51,750 \$31,050	\$2,667 \$13,333 \$83,333 \$34,500 \$20,700	\$1,688 \$0 \$58,946 \$6,921	\$979 \$13,333 \$24,388
Contracted Security Management Contracts Facility Management Pool Attendants Canoe Launch Attendant	\$0 \$4,000 \$20,000 \$125,000 \$51,750	\$2,667 \$13,333 \$83,333 \$34,500	\$1,688 \$0 \$58,946 \$6,921 \$0	\$979 \$13,333 \$24,388 \$27,579 \$20,700
Contracted Security Management Contracts Facility Management Pool Attendants Canoe Launch Attendant Snack Bar Attendant	\$0 \$4,000 \$20,000 \$125,000 \$51,750 \$31,050 \$17,940	\$2,667 \$13,333 \$83,333 \$34,500 \$20,700 \$11,960	\$1,688 \$0 \$58,946 \$6,921 \$0 \$0	\$13,333 \$24,388 \$27,579 \$20,700 \$11,960

#### **Community Development District** GENERAL FUND

	Adopted	Prorated	Actual	
_	Budget	Thru 05/31/2"	Γhru 05/31/23	Variance
AMENITY CENTER CONTINUED	Duugov	11114 00/01/20		rarianio
Janitorial	\$22,275	\$14,850	\$24,090	(\$9,240)
Facility Maintenance	\$30,000	\$20,000	\$29,803	(\$9,803)
Private event Attendant	\$5,000	\$2,393	\$2,393	\$0
Repairs & Maintenance	\$36,000	\$24,000	\$29,041	(\$5,041)
Capital Projects	\$12,000	\$8,000	\$3,640	\$4,360
Snack Bar Inventory- CGS	\$1,000	\$667	\$0	\$667
Food Service License	\$650	\$433	\$242	\$191
Rental and Leases	\$27,691	\$18,461	\$6,923	\$11,538
Subscriptions	\$12,000	\$8,000	\$2,082	\$5,918
Pest Control	\$2,600	\$1,733	\$1,696	\$38
Supplies	\$2,500	\$1,667	\$370	\$1,297
Towel/Linen Service	\$2,000	\$1,333	\$1,578	(\$245)
Furniture, Fixtures & Equipment	\$5,000	\$3,333	\$2,740	\$593
Special Events	\$35,000	\$21,788	\$21,788	\$0
Holiday Decorations	\$20,000	\$15,385	\$15,385	\$0
Fitness Center Repairs/Supplies	\$3,100	\$3,100	\$3,953	(\$853)
Office Supplies	\$1,500	\$1,000	\$1,577	(\$577)
ASCAP/BMI Licenses	\$800	\$533	\$0	\$533
Property Insurance	\$54,949	\$54,949	\$46,552	\$8,397
Permit and License	\$575	\$0	\$0	\$0
AMENITY CENTER EXPENDITURES	\$703,951	\$487,833	\$395,908	\$91,925
GROUND MAINTENANCE EXPENDITURES				
Hydrology Quality/Mitigation	\$6,400	\$4,267	\$0	\$4,267
Electric	\$30,000	\$20,000	\$18,375	\$1,625
Landscape Maintenance	\$646,800	\$431,200	\$354,748	\$76,452
Landscape Contingency	\$85,000	\$56,667	\$91,114	(\$34,447)
Lake Maintenance	\$27,000	\$18,000	\$12,954	\$5,046
Grounds Maintenance	\$12,000	\$8,000	\$6,130	\$1,870
Pump Repairs	\$5,000	\$3,519	\$3,519	\$0
Streetlighting	\$49,890	\$33,260	\$35,616	(\$2,356)
Streetlight Repairs	\$5,000	\$3,333	\$0	\$3,333
Storm Cleanup	\$0	\$0	\$1,220	(\$1,220)
Irrigation Repairs	\$22,200	\$22,200	\$34,912	(\$12,712)
Miscellaneous	\$5,000	\$3,333	\$0	\$3,333
Contingency	\$31,149	\$20,766	\$15,290	\$5,476
GROUNDS MAINTENACE EXPENDITURES	\$925,439	\$624,545	\$573,879	\$50,666
TOTAL EXPENDITURES	\$1,828,311	\$1,237,854	\$1,085,541	\$152,313
OTHER SOURCES/(USES)				
Interfund Transfer In/(Out) (2)	\$0	\$0	\$29,411	\$29,411
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$29,411	\$29,411
EXCESS REVENUES (EXPENDITURES)	\$0		\$736,834	
FUND BALANCE - Beginning	\$0		\$428,260	
FUND BALANCE - Ending	\$0		\$1,165,094	
TOND DALANGE - LIMING			<del>71,103,074</del>	

<sup>(1)</sup> Includes special assessments for gate monitoring.(2) Transfer in from 2016A-2 closeout.

Community Development District
General Fund
Month By Month Income Statement Fiscal Year 2023

	Octobon	Novembon	December	Ionuowi	February	Manah	Annil	Mov	Juno	Index	August	Contombon	Total
Revenues:	October	November	December	January	repruary	March	April	May	June	July	August	September	Total
Assessments - Tax Roll	\$0	\$67,099	\$173,946	\$743,692	\$196,451	\$15,110	\$932	\$16,162	\$0	\$0	\$0	\$0	\$1,213,391
Assessments - Direct	\$45,615	\$396,864	\$71,685	\$6,152	\$8,390	\$13,110	\$7,271	\$10,102	\$0 \$0	\$0 \$0	\$0	\$0 \$0	\$550.769
Interest/Miscellaneious Income	\$54	\$1,601	\$71,003	\$457	\$1,139	\$2,094	\$3,197	\$3,665	\$0 \$0	\$0 \$0	\$0	\$0	\$12,279
Restricted - Easement Fence Fund	\$600	\$600	\$3,750	\$437	\$600	\$2,400	\$3,197	\$1,800	\$0	\$0 \$0	\$0	\$0	\$9,750
Facility Revenue	\$3,750	\$75	\$600	\$75	\$000	\$1,100	\$700	\$475	\$0 \$0	\$0 \$0	\$0	\$0 \$0	\$6,775
racinty revenue	φ3,730	\$73	\$000	\$7.5	φU	\$1,100	\$700	Φ47.3	φU	Φ0	Φ0	<b>\$</b> 0	\$0,773
Total Revenues	\$50,019	\$466,239	\$250,054	\$750,376	\$206,580	\$35,494	\$12,101	\$22,102	\$0	\$0	\$0	\$0	#######
Expenditures:													
Administrative													
Supervisor Fees	\$0	\$0	\$0	\$0	\$400	\$400	\$400	\$400	\$0	\$0	\$0	\$0	\$1,600
FICA Expense	\$0	\$0	\$0	\$0	\$31	\$31	\$31	\$31	\$0	\$0	\$0	\$0	\$122
Engineering	\$3,565	\$1,811	\$869	\$3,827	\$2,615	\$4,228	\$2,394	\$0	\$0	\$0	\$0	\$0	\$19,309
Attorney Fees	\$1,736	\$2,766	\$358	\$1,103	\$1,596	\$1,375	\$1,853	\$0	\$0	\$0	\$0	\$0	\$10,785
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Artbitrage	\$0	\$0	\$1,200	\$1,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000
Assesment Roll	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000
Dissemination	\$1,042	\$1,042	\$1,042	\$1,042	\$1,042	\$1,042	\$1,042	\$1,042	\$0	\$0	\$0	\$0	\$8,333
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	\$4,341	\$0	\$0	\$0	\$0	\$34,729
Information Technology	\$129	\$129	\$129	\$129	\$129	\$129	\$129	\$129	\$0	\$0	\$0	\$0	\$1,033
Website Admin	\$92	\$92	\$92	\$92	\$92	\$92	\$92	\$92	\$0	\$0	\$0	\$0	\$733
Telephone	\$0	\$58	\$28	\$20	\$41	\$41	\$41	\$50	\$0	\$0	\$0	\$0	\$279
Postage	\$91	\$66	\$302	\$49	\$104	\$101	\$58	\$135	\$0	\$0	\$0	\$0	\$907
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	\$39	\$0	\$0	\$0	\$0	\$449
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
		\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$0	\$0	\$0	\$0	\$6
Office Supplies	\$0												
Office Supplies Dues, Licenses & Subscriptions	\$0 \$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
* *			\$0 <b>\$16,797</b>	\$0 <b>\$15,847</b>	\$0 <b>\$10,418</b>	\$0 <b>\$14,413</b>	\$0 <b>\$10,417</b>	\$0 <b>\$6,259</b>	\$0 <b>\$0</b>	\$0 <b>\$0</b>	\$0 <b>\$0</b>	\$0 <b>\$0</b>	\$175 <b>\$115,754</b>
Dues, Licenses & Subscriptions  Total Administrative Expenditures	\$175	\$0				**							****
Dues, Licenses & Subscriptions  Total Administrative Expenditures  Amenity Center	\$175 <b>\$30,982</b>	\$10,622	\$16,797	\$15,847	\$10,418	\$14,413	\$10,417	\$6,259	\$0	\$0	\$0	\$0	\$115,754
Dues, Licenses & Subscriptions  Total Administrative Expenditures  Amenity Center Telephone	\$175 <b>\$30,982</b> \$870	\$1 <b>0,622</b> \$869	<b>\$16,797</b> \$869	<b>\$15,847</b> \$1,161	<b>\$10,418</b> \$907	<b>\$14,413</b> \$1,046	<b>\$10,417</b> \$906	<b>\$6,259</b> \$1,062	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$115,754</b> \$7,690
Dues, Licenses & Subscriptions  Total Administrative Expenditures  Amenity Center Telephone Electric	\$175 <b>\$30,982</b> \$870 \$3,746	\$10,622 \$869 \$3,571	<b>\$16,797</b> \$869 \$3,642	\$15,847 \$1,161 \$3,859	<b>\$10,418</b> \$907 \$4,255	<b>\$14,413</b> \$1,046 \$4,037	\$10,417 \$906 \$4,138	<b>\$6,259</b> \$1,062 \$3,325	<b>\$0</b> \$0 \$0	<b>\$0</b> \$0 \$0	<b>\$0</b> \$0 \$0	<b>\$0</b> \$0 \$0	<b>\$115,754</b> \$7,690 \$30,572
Dues, Licenses & Subscriptions  Total Administrative Expenditures  Amenity Center Telephone Electric Water/Irrigation	\$175 \$30,982 \$870 \$3,746 \$1,151	\$10,622 \$869 \$3,571 \$983	\$16,797 \$869 \$3,642 \$2,473	\$15,847 \$1,161 \$3,859 \$2,357	\$10,418 \$907 \$4,255 \$3,037	\$14,413 \$1,046 \$4,037 \$2,813	\$10,417 \$906 \$4,138 \$2,520	\$6,259 \$1,062 \$3,325 \$3,413	\$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0	\$115,754 \$7,690 \$30,572 \$18,747
Dues, Licenses & Subscriptions  Total Administrative Expenditures  Amenity Center Telephone Electric Water/Irrigation Gas	\$175 \$30,982 \$870 \$3,746 \$1,151 \$156	\$10,622 \$869 \$3,571 \$983 \$134	\$16,797 \$869 \$3,642 \$2,473 \$213	\$15,847 \$1,161 \$3,859 \$2,357 \$143	\$10,418 \$907 \$4,255 \$3,037 \$320	\$14,413 \$1,046 \$4,037 \$2,813 \$196	\$10,417 \$906 \$4,138 \$2,520 \$19	\$6,259 \$1,062 \$3,325 \$3,413 \$202	\$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0	\$115,754 \$7,690 \$30,572 \$18,747 \$1,384
Dues, Licenses & Subscriptions  Total Administrative Expenditures  Amenity Center Telephone Electric Water/Irrigation Gas Trash Removal	\$175 \$30,982 \$870 \$3,746 \$1,151 \$156 \$405	\$10,622 \$869 \$3,571 \$983 \$134 \$746	\$16,797 \$869 \$3,642 \$2,473 \$213 \$696	\$15,847 \$1,161 \$3,859 \$2,357 \$143 \$692	\$10,418 \$907 \$4,255 \$3,037 \$320 \$528	\$14,413 \$1,046 \$4,037 \$2,813 \$196 \$682	\$10,417 \$906 \$4,138 \$2,520 \$19 \$511	\$6,259 \$1,062 \$3,325 \$3,413 \$202 \$506	\$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0	\$7,690 \$30,572 \$18,747 \$1,384 \$4,766
Dues, Licenses & Subscriptions  Total Administrative Expenditures  Amenity Center Telephone Electric Water/Irrigation Gas Trash Removal Security Monitoring	\$175 \$30,982 \$870 \$3,746 \$1,151 \$156 \$405 \$111	\$10,622 \$869 \$3,571 \$983 \$134 \$746 \$222	\$16,797 \$869 \$3,642 \$2,473 \$213 \$696 \$111	\$15,847 \$1,161 \$3,859 \$2,357 \$143 \$692 \$111	\$10,418 \$907 \$4,255 \$3,037 \$320 \$528 \$111	\$14,413 \$1,046 \$4,037 \$2,813 \$196 \$682 \$111	\$10,417 \$906 \$4,138 \$2,520 \$19 \$511 \$111	\$6,259 \$1,062 \$3,325 \$3,413 \$202 \$506 \$111	\$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0	\$7,690 \$30,572 \$18,747 \$1,384 \$4,766 \$999
Dues, Licenses & Subscriptions  Total Administrative Expenditures  Amenity Center Telephone Electric Water/Irrigation Gas Trash Removal Security Monitoring Gate Monitoring	\$30,982 \$870 \$3,746 \$1,151 \$156 \$405 \$111 \$1,593	\$869 \$3,571 \$983 \$134 \$746 \$222 \$1,465	\$16,797 \$869 \$3,642 \$2,473 \$213 \$696 \$111 \$1,513	\$15,847 \$1,161 \$3,859 \$2,357 \$143 \$692 \$111 \$1,625	\$10,418 \$907 \$4,255 \$3,037 \$320 \$528 \$111 \$1,705	\$14,413 \$1,046 \$4,037 \$2,813 \$196 \$682 \$111 \$1,769	\$906 \$4,138 \$2,520 \$19 \$511 \$111 \$3,489	\$6,259 \$1,062 \$3,325 \$3,413 \$202 \$506 \$111 \$1,817	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$115,754 \$7,690 \$30,572 \$18,747 \$1,384 \$4,766 \$999 \$14,973
Dues, Licenses & Subscriptions  Total Administrative Expenditures  Amenity Center Telephone Electric Water/Irrigation Gas Trash Removal Security Monitoring Gate Monitoring Gate Repairs	\$30,982 \$870 \$3,746 \$1,151 \$156 \$405 \$111 \$1,593 \$0	\$10,622 \$869 \$3,571 \$983 \$134 \$746 \$222 \$1,465 \$0	\$16,797 \$869 \$3,642 \$2,473 \$213 \$696 \$111 \$1,513 \$0	\$15,847 \$1,161 \$3,859 \$2,357 \$143 \$692 \$111 \$1,625 \$315	\$907 \$4,255 \$3,037 \$320 \$528 \$111 \$1,705 \$488	\$14,413 \$1,046 \$4,037 \$2,813 \$196 \$682 \$111 \$1,769 \$790	\$10,417 \$906 \$4,138 \$2,520 \$19 \$511 \$111 \$3,489 \$0	\$6,259 \$1,062 \$3,325 \$3,413 \$202 \$506 \$111 \$1,817 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$7,690 \$30,572 \$18,747 \$1,384 \$4,766 \$999 \$14,973 \$1,593
Dues, Licenses & Subscriptions  Total Administrative Expenditures  Amenity Center Telephone Electric Water/Irrigation Gas Trash Removal Security Monitoring Gate Monitoring Gate Repairs Access Cards	\$175 \$30,982 \$870 \$3,746 \$1,151 \$156 \$405 \$111 \$1,593 \$0 \$0	\$10,622 \$869 \$3,571 \$983 \$134 \$746 \$222 \$1,465 \$0 \$0	\$16,797 \$869 \$3,642 \$2,473 \$213 \$696 \$111 \$1,513 \$0 \$683	\$15,847 \$1,161 \$3,859 \$2,357 \$143 \$692 \$111 \$1,625 \$315 \$0	\$907 \$4,255 \$3,037 \$320 \$528 \$111 \$1,705 \$488	\$14,413 \$1,046 \$4,037 \$2,813 \$196 \$682 \$111 \$1,769 \$790 \$0	\$906 \$4,138 \$2,520 \$19 \$511 \$111 \$3,489 \$0 \$0	\$6,259 \$1,062 \$3,325 \$3,413 \$202 \$506 \$111 \$1,817 \$0 \$1,005	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$7,690 \$30,572 \$18,747 \$1,384 \$4,766 \$999 \$14,973 \$1,593 \$1,688
Dues, Licenses & Subscriptions  Total Administrative Expenditures  Amenity Center Telephone Electric Water/Irrigation Gas Trash Removal Security Monitoring Gate Monitoring Gate Repairs Access Cards Contracted Security	\$30,982 \$870 \$3,746 \$1,151 \$156 \$405 \$111 \$1,593 \$0 \$0	\$869 \$3,571 \$983 \$134 \$746 \$222 \$1,465 \$0 \$0	\$869 \$3,642 \$2,473 \$213 \$696 \$111 \$1,513 \$0 \$683 \$0	\$1,161 \$3,859 \$2,357 \$143 \$692 \$111 \$1,625 \$315 \$0	\$907 \$4,255 \$3,037 \$320 \$528 \$111 \$1,705 \$488 \$0	\$14,413 \$1,046 \$4,037 \$2,813 \$196 \$682 \$111 \$1,769 \$790 \$0 \$0	\$906 \$4,138 \$2,520 \$19 \$511 \$111 \$3,489 \$0 \$0	\$6,259 \$1,062 \$3,325 \$3,413 \$202 \$506 \$111 \$1,817 \$0 \$1,005 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$7,690 \$30,572 \$18,747 \$1,384 \$4,766 \$999 \$14,973 \$1,593 \$1,688 \$0
Dues, Licenses & Subscriptions  Total Administrative Expenditures  Amenity Center Telephone Electric Water/Irrigation Gas Trash Removal Security Monitoring Gate Monitoring Gate Repairs Access Cards Contracted Security Facility Management	\$175 \$30,982 \$870 \$3,746 \$1,151 \$156 \$405 \$111 \$1,593 \$0 \$0 \$0 \$6,504	\$869 \$3,571 \$983 \$134 \$746 \$222 \$1,465 \$0 \$0 \$6,779	\$16,797 \$869 \$3,642 \$2,473 \$213 \$696 \$111 \$1,513 \$0 \$683 \$0 \$7,534	\$15,847 \$1,161 \$3,859 \$2,357 \$143 \$692 \$111 \$1,625 \$315 \$0 \$0 \$10,424	\$907 \$4,255 \$3,037 \$320 \$528 \$111 \$1,705 \$488 \$0 \$0 \$6,891	\$14,413 \$1,046 \$4,037 \$2,813 \$196 \$682 \$111 \$1,769 \$790 \$0 \$0 \$7,102	\$906 \$4,138 \$2,520 \$19 \$511 \$111 \$3,489 \$0 \$0 \$0 \$7,209	\$6,259 \$1,062 \$3,325 \$3,413 \$202 \$506 \$111 \$1,817 \$0 \$1,005 \$0 \$6,504	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$7,690 \$30,572 \$18,747 \$1,384 \$4,766 \$999 \$14,973 \$1,593 \$1,688 \$0 \$58,946
Dues, Licenses & Subscriptions  Total Administrative Expenditures  Amenity Center Telephone Electric Water/Irrigation Gas Trash Removal Security Monitoring Gate Monitoring Gate Repairs Access Cards Contracted Security Facility Management Pool Attendants	\$175 \$30,982 \$870 \$3,746 \$1,151 \$156 \$405 \$111 \$1,593 \$0 \$0 \$6,504	\$869 \$3,571 \$983 \$134 \$746 \$222 \$1,465 \$0 \$0 \$6,779	\$16,797 \$869 \$3,642 \$2,473 \$213 \$696 \$111 \$1,513 \$0 \$683 \$0 \$7,534	\$15,847 \$1,161 \$3,859 \$2,357 \$143 \$692 \$111 \$1,625 \$315 \$0 \$0 \$10,424	\$907 \$4,255 \$3,037 \$320 \$528 \$111 \$1,705 \$488 \$0 \$0 \$6,891	\$14,413 \$1,046 \$4,037 \$2,813 \$196 \$682 \$111 \$1,769 \$790 \$0 \$7,102 \$2,451	\$906 \$4,138 \$2,520 \$19 \$511 \$111 \$3,489 \$0 \$0 \$7,209	\$6,259 \$1,062 \$3,325 \$3,413 \$202 \$506 \$111 \$1,817 \$0 \$1,005 \$0 \$6,504 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$7,690 \$30,572 \$18,747 \$1,384 \$4,766 \$999 \$14,973 \$1,593 \$1,688 \$0 \$58,946
Dues, Licenses & Subscriptions  Total Administrative Expenditures  Amenity Center Telephone Electric Water/Irrigation Gas Trash Removal Security Monitoring Gate Monitoring Gate Repairs Access Cards Contracted Security Facility Management Pool Attendants Canoe Launch Attendant	\$175 \$30,982 \$870 \$3,746 \$1,151 \$156 \$405 \$111 \$1,593 \$0 \$0 \$0 \$6,504 \$0	\$869 \$3,571 \$983 \$134 \$746 \$222 \$1,465 \$0 \$0 \$0 \$6,779 \$0	\$869 \$3,642 \$2,473 \$213 \$696 \$111 \$1,513 \$0 \$683 \$0 \$7,534 \$0	\$1,161 \$3,859 \$2,357 \$143 \$692 \$111 \$1,625 \$315 \$0 \$0 \$10,424 \$0 \$0	\$907 \$4,255 \$3,037 \$320 \$528 \$111 \$1,705 \$488 \$0 \$6,891 \$0	\$14,413 \$1,046 \$4,037 \$2,813 \$196 \$682 \$111 \$1,769 \$790 \$0 \$7,102 \$2,451 \$0	\$10,417 \$906 \$4,138 \$2,520 \$19 \$511 \$111 \$3,489 \$0 \$0 \$0 \$7,209 \$4,470 \$0	\$6,259 \$1,062 \$3,325 \$3,413 \$202 \$506 \$111 \$1,817 \$0 \$1,005 \$0 \$6,504 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$7,690 \$30,572 \$18,747 \$1,384 \$4,766 \$999 \$14,973 \$1,593 \$1,688 \$0 \$58,946 \$6,921 \$0
Dues, Licenses & Subscriptions  Total Administrative Expenditures  Amenity Center Telephone Electric Water/Irrigation Gas Trash Removal Security Monitoring Gate Monitoring Gate Repairs Access Cards Contracted Security Facility Management Pool Attendants Canoe Launch Attendant Snack Bar Attendant	\$175 \$30,982 \$870 \$3,746 \$1,151 \$156 \$405 \$111 \$1,593 \$0 \$0 \$6,504 \$0 \$0	\$869 \$3,571 \$983 \$134 \$746 \$222 \$1,465 \$0 \$0 \$0 \$0 \$6,779 \$0 \$0 \$0	\$869 \$3,642 \$2,473 \$213 \$696 \$111 \$1,513 \$0 \$683 \$0 \$7,534 \$0 \$0	\$1,161 \$3,859 \$2,357 \$143 \$692 \$111 \$1,625 \$315 \$0 \$0 \$10,424 \$0 \$0 \$0	\$907 \$4,255 \$3,037 \$320 \$528 \$111 \$1,705 \$488 \$0 \$0 \$6,891 \$0 \$0	\$14,413 \$1,046 \$4,037 \$2,813 \$196 \$682 \$111 \$1,769 \$790 \$0 \$7,102 \$2,451 \$0 \$0	\$906 \$4,138 \$2,520 \$19 \$511 \$111 \$3,489 \$0 \$0 \$7,209 \$4,470 \$0	\$6,259 \$1,062 \$3,325 \$3,413 \$202 \$506 \$111 \$1,817 \$0 \$1,005 \$0 \$6,504 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$7,690 \$30,572 \$18,747 \$1,384 \$4,766 \$999 \$14,973 \$1,593 \$1,688 \$0 \$58,946 \$6,921 \$0 \$0
Dues, Licenses & Subscriptions  Total Administrative Expenditures  Amenity Center Telephone Electric Water/Irrigation Gas Trash Removal Security Monitoring Gate Monitoring Gate Repairs Access Cards Contracted Security Facility Management Pool Attendants Canoe Launch Attendant Snack Bar Attendant Field Mgmt / Admin	\$175 \$30,982 \$870 \$3,746 \$1,151 \$156 \$405 \$111 \$1,593 \$0 \$0 \$6,504 \$0 \$0 \$3,600	\$869 \$3,571 \$983 \$134 \$746 \$222 \$1,465 \$0 \$0 \$6,779 \$0 \$0 \$3,600	\$16,797 \$869 \$3,642 \$2,473 \$213 \$696 \$111 \$1,513 \$0 \$683 \$0 \$7,534 \$0 \$0 \$3,600	\$1,161 \$3,859 \$2,357 \$143 \$692 \$111 \$1,625 \$315 \$0 \$0 \$10,424 \$0 \$0 \$0 \$3,600	\$907 \$4,255 \$3,037 \$320 \$528 \$111 \$1,705 \$488 \$0 \$0 \$6,891 \$0 \$0 \$1,000 \$0 \$0 \$1,000 \$0 \$1,000 \$0 \$1,000 \$0 \$1,000 \$0 \$1,000 \$0 \$1,000 \$0 \$1,000 \$0 \$1,000 \$0 \$1,000 \$0 \$1,000 \$0 \$1,000 \$0 \$1,000 \$0 \$1,000 \$0 \$1,000 \$0 \$1,000 \$0 \$1,000 \$0 \$1,000 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$14,413 \$1,046 \$4,037 \$2,813 \$196 \$682 \$111 \$1,769 \$790 \$0 \$0 \$7,102 \$2,451 \$0 \$0 \$0 \$3,600	\$10,417 \$906 \$4,138 \$2,520 \$19 \$511 \$111 \$3,489 \$0 \$0 \$7,209 \$4,470 \$0 \$0 \$3,600	\$6,259 \$1,062 \$3,325 \$3,413 \$202 \$506 \$111 \$1,817 \$0 \$1,005 \$0 \$6,504 \$0 \$0 \$3,600	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$7,690 \$30,572 \$18,747 \$1,384 \$4,766 \$999 \$14,973 \$1,593 \$1,688 \$0 \$58,946 \$6,921 \$0 \$28,800
Dues, Licenses & Subscriptions  Total Administrative Expenditures  Amenity Center Telephone Electric Water/Irrigation Gas Trash Removal Security Monitoring Gate Monitoring Gate Repairs Access Cards Contracted Security Facility Management Pool Attendants Canoe Launch Attendant Snack Bar Attendant Field Mgmt / Admin Pool Maintenance	\$175 \$870 \$3,746 \$1,151 \$156 \$405 \$111 \$1,593 \$0 \$0 \$6,504 \$0 \$0 \$3,600 \$1,298	\$869 \$3,571 \$983 \$134 \$746 \$222 \$1,465 \$0 \$0 \$6,779 \$0 \$0 \$3,600 \$1,298	\$16,797 \$869 \$3,642 \$2,473 \$213 \$696 \$111 \$1,513 \$0 \$683 \$0 \$7,534 \$0 \$0 \$3,600 \$1,298	\$15,847 \$1,161 \$3,859 \$2,357 \$143 \$692 \$111 \$1,625 \$315 \$0 \$0 \$10,424 \$0 \$0 \$3,600 \$1,298	\$10,418 \$907 \$4,255 \$3,037 \$320 \$528 \$111 \$1,705 \$488 \$0 \$6,891 \$0 \$0 \$3,600 \$1,366	\$14,413 \$1,046 \$4,037 \$2,813 \$196 \$682 \$111 \$1,769 \$790 \$0 \$7,102 \$2,451 \$0 \$3,600 \$1,298	\$906 \$4,138 \$2,520 \$19 \$511 \$111 \$3,489 \$0 \$0 \$7,209 \$4,470 \$0 \$0 \$3,600 \$5,811	\$6,259  \$1,062 \$3,325 \$3,413 \$202 \$506 \$111 \$1,817 \$0 \$1,005 \$0 \$6,504 \$0 \$0 \$0 \$3,600 \$1,298	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$7,690 \$30,572 \$18,747 \$1,384 \$4,766 \$999 \$14,973 \$1,593 \$1,688 \$0 \$58,946 \$6,921 \$0 \$28,800 \$14,965
Dues, Licenses & Subscriptions  Total Administrative Expenditures  Amenity Center Telephone Electric Water/Irrigation Gas Trash Removal Security Monitoring Gate Menitoring Gate Repairs Access Cards Contracted Security Facility Management Pool Attendants Canoe Launch Attendant Snack Bar Attendant Field Mgmt / Admin Pool Maintenance Pool Chemicals	\$175 \$30,982 \$870 \$3,746 \$1,151 \$156 \$405 \$111 \$1,593 \$0 \$0 \$0 \$0 \$0 \$0 \$1,50 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$869 \$3,571 \$983 \$134 \$746 \$222 \$1,465 \$0 \$0 \$0 \$0 \$0 \$0 \$1,779 \$0 \$1,487	\$869 \$3,642 \$2,473 \$213 \$696 \$111 \$1,513 \$0 \$683 \$0 \$7,534 \$0 \$0 \$1,298 \$721	\$1,161 \$3,859 \$2,357 \$143 \$692 \$111 \$1,625 \$315 \$0 \$0 \$10,424 \$0 \$0 \$1,424 \$0 \$1,424 \$0 \$1,424 \$0 \$1,424 \$1,425 \$1	\$10,418 \$907 \$4,255 \$3,037 \$320 \$528 \$111 \$1,705 \$488 \$0 \$0 \$0 \$6,891 \$0 \$0 \$0 \$1,360 \$1,366 \$1,016	\$14,413 \$1,046 \$4,037 \$2,813 \$196 \$682 \$111 \$1,769 \$0 \$0 \$7,102 \$2,451 \$0 \$3,600 \$3,600 \$1,298 \$1,794	\$10,417 \$906 \$4,138 \$2,520 \$19 \$511 \$111 \$3,489 \$0 \$0 \$7,209 \$4,470 \$0 \$3,600 \$5,811 \$1,962	\$1,062 \$3,325 \$3,413 \$202 \$506 \$111 \$1,817 \$0 \$1,005 \$0 \$6,504 \$0 \$0 \$3,600 \$1,298 \$1,946	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$7,690 \$30,572 \$18,747 \$1,384 \$4,766 \$999 \$14,973 \$1,698 \$0 \$58,946 \$6,921 \$0 \$28,800 \$14,965 \$10,015
Dues, Licenses & Subscriptions  Total Administrative Expenditures  Amenity Center Telephone Electric Water/Irrigation Gas Trash Removal Security Monitoring Gate Monitoring Gate Repairs Access Cards Contracted Security Facility Management Pool Attendants Canoe Launch Attendant Snack Bar Attendant Field Mgmt / Admin Pool Maintenance	\$175 \$870 \$3,746 \$1,151 \$156 \$405 \$111 \$1,593 \$0 \$0 \$6,504 \$0 \$0 \$3,600 \$1,298	\$869 \$3,571 \$983 \$134 \$746 \$222 \$1,465 \$0 \$0 \$6,779 \$0 \$0 \$3,600 \$1,298	\$16,797 \$869 \$3,642 \$2,473 \$213 \$696 \$111 \$1,513 \$0 \$683 \$0 \$7,534 \$0 \$0 \$3,600 \$1,298	\$15,847 \$1,161 \$3,859 \$2,357 \$143 \$692 \$111 \$1,625 \$315 \$0 \$0 \$10,424 \$0 \$0 \$3,600 \$1,298	\$10,418 \$907 \$4,255 \$3,037 \$320 \$528 \$111 \$1,705 \$488 \$0 \$6,891 \$0 \$0 \$3,600 \$1,366	\$14,413 \$1,046 \$4,037 \$2,813 \$196 \$682 \$111 \$1,769 \$790 \$0 \$7,102 \$2,451 \$0 \$3,600 \$1,298	\$906 \$4,138 \$2,520 \$19 \$511 \$111 \$3,489 \$0 \$0 \$7,209 \$4,470 \$0 \$0 \$3,600 \$5,811	\$6,259  \$1,062 \$3,325 \$3,413 \$202 \$506 \$111 \$1,817 \$0 \$1,005 \$0 \$6,504 \$0 \$0 \$0 \$3,600 \$1,298	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$7,690 \$30,572 \$18,747 \$1,384 \$4,766 \$999 \$14,973 \$1,593 \$1,688 \$0 \$58,946 \$6,921 \$0 \$28,800 \$14,965

Community Development District
General Fund
Month By Month Income Statement Fiscal Year 2023

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Amenity Center Continued													
Repairs & Maintenance	\$12,021	\$2,651	\$2,896	\$1,696	\$2,847	\$5,046	\$696	\$1,189	\$0	\$0	\$0	\$0	\$29,041
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	\$249	\$0	\$0	\$0	\$0	\$2,082
Pest Control	\$200	\$200	\$200	\$219	\$219	\$219	\$219	\$219	\$0	\$0	\$0	\$0	\$1,696
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
Fruniture, Fixtures & Equipment	\$22	\$0	\$0	\$0	\$0	\$2,500	\$0	\$218	\$0	\$0	\$0	\$0	\$2,740
Special Events	\$3,965	\$5,214	\$1,808	\$5,442	\$3,807	\$817	\$562	\$173	\$0	\$0	\$0	\$0	\$21,788
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	\$212	\$0	\$0	\$0	\$0	\$3,953
Office Supplies	\$25	\$542	\$0	\$77	\$605	\$106	\$111	\$111	\$0	\$0	\$0	\$0	\$1,577
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
Total Amenity Center Expenditures	\$89,576	\$39,264	\$58,879	\$42,645	\$41,745	\$43,713	\$46,110	\$33,976	\$0	\$0	\$0	\$0	\$395,908
Ground Maintenance Expenditures													
Hydrology Quality/Mitigation	\$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	\$2,500	\$0	\$0	\$0	\$0	\$18,375
Landscape Maintenance	\$44,343	\$44,343	\$44,343	\$44,343	\$44,343	\$44,343	\$44,343	\$44,344	\$0	\$0	\$0	\$0	\$354,748
Landscape Contingency	\$0	\$6,191	\$6,469	\$14,867	\$20,850	\$35,388	\$4,770	\$2,580	\$0	\$0	\$0	\$0	\$91,114
Lake Maintenance	\$1,769	\$1,769	\$1,919	\$1,889	\$1,769	\$1,769	\$2,069	\$0	\$0	\$0	\$0	\$0	\$12,954
Grounds Maintenance	\$923	\$985	\$956	\$986	\$873	\$800	\$0	\$608	\$0	\$0	\$0	\$0	\$6,130
Pump Repairs	\$1,359	\$0	\$0	\$0	\$0	\$0	\$0	\$2,160	\$0	\$0	\$0	\$0	\$3,519
Streetlights	\$3,922	\$3,922	\$3,922	\$4,744	\$4,745	\$4,745	\$4,818	\$4,796	\$0	\$0	\$0	\$0	\$35,616
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	\$1,217	\$3,952	\$0	\$0	\$0	\$0	\$34,912
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$6,505	\$40	\$0	\$8,745	\$0	\$0	\$0	\$0	\$0	\$15,290
Total Ground Maintenance Expenditures	\$65,759	\$70,171	\$61,381	\$81,772	\$75,389	\$90,236	\$68,233	\$60,939	\$0	\$0	\$0	\$0	\$573,879
Total Expenses	\$186,316	\$120,056	\$137,057	\$140,264	\$127,552	\$148,362	\$124,759	\$101,174	\$0	\$0	\$0	\$0	#######
-													
Other Sources and (Uses)						_							
Transfer In and (Out)	\$0	\$0	\$0	\$29,390	\$20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,41
Total Other Sources and (Uses)	\$0	\$0	\$0	\$29,390	\$20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,41
Excess Revenues (Expenditures)	(\$136,298)	\$346,183	\$112,997	\$639,502	\$79,049	(\$112,868)	(\$112,659)	(\$79,072)	\$0	\$0	\$0	\$0	\$736,834
Excess Revenues (Expenditures)	(#130,270)	\$340,103	\$112,77/	\$037,30Z	\$7 <del>7,04</del> 9	(\$112,000)	(#112,039)	(\$75,072)	- 3U	- JU	- JU	- <b>3</b> U	\$730,034

# **Community Development District**

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

	Adopted	Prorated	Actual	
	Budget	'hru 05/31/2	hru 05/31/2	Variance
REVENUES:				
Special Assessments - 2016 A1	\$443,364	\$443,364	\$444,848	\$1,484
Interest Income	\$20	\$13	\$6,676	\$6,663
TOTAL REVENUES	\$443,384	\$443,377	\$451,525	\$8,147
EXPENDITURES:				
Series 2016 A1				
Interest Expense - 11/1	\$159,000	\$159,000	\$159,000	\$0
Interest Expense - 5/1	\$159,000	\$159,000	\$159,000	\$0
Principal Expense - 5/1	\$125,000	\$125,000	\$125,000	\$0
TOTAL EXPENDITURES	\$443,000	\$443,000	\$443,000	\$0
OTHER SOURCES/(USES)				
Interfund Transfer In/(Out)	\$0	\$0	(\$29,390)	(\$29,390)
TOTAL OTHER SOURCES AND USES	\$0	\$0	(\$29,390)	(\$29,390)
EXCESS REVENUES (EXPENDITURE:	\$384		(\$20,866)	
FUND BALANCE - Beginning	\$213,453		\$351,862	
FUND BALANCE - Ending	\$213,837		\$330,996	

# **Community Development District**

### Debt Service Fund Series 2018 A1 and A2

	Adopted	Prorated	Actual	
	Budget	Chru 05/31/23	nru 05/31/2	Variance
REVENUES:				
Assessments - A1	\$612,550	\$612,550	\$614,584	\$2,034
Interest Income	\$50	\$33	\$8,641	\$8,608
TOTAL REVENUES	\$612,600	\$612,583	\$623,225	\$10,642
EXPENDITURES:				
Series 2018 A1				
Interest Expense - 11/1	\$232,819	\$232,819	\$232,819	\$0
Interest Expense - 5/1	\$232,819	\$232,819	\$232,819	\$0
Principal Expense - 5/1	\$150,000	\$150,000	\$150,000	\$0
TOTAL EXPENDITURES	\$615,638	\$615,638	\$615,638	\$0
OTHER SOURCES/(USES)				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURE:	(\$3,038)		\$7,588	
FUND BALANCE - Beginning	\$232,667		\$435,321	
FUND BALANCE - Ending	\$229,629		\$442,908	

# **Community Development District**

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

	Adopted	Prorated	Actual	
	Budget	[hru 05/31/2]	hru 05/31/2	Variance
REVENUES:				
Assessments - A1	\$257,353	\$257,353	\$258,215	\$862
Interest Income	\$20	\$13	\$3,692	\$3,678
TOTAL REVENUES	\$257,373	\$257,366	\$261,906	\$4,540
EXPENDITURES:				
2019 A1				
Interest Expense - 11/1	\$99,460	\$99,460	\$99,460	\$0
Interest Expense - 5/1	\$99,460	\$99,460	\$99,460	\$0
Principal Expense - 5/1	\$60,000	\$60,000	\$60,000	\$0
TOTAL EXPENDITURES	\$258,920	\$258,920	\$258,920	\$0
OTHER SOURCES/(USES)				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURE:	(\$1,547)		\$2,986	
FUND BALANCE - Beginning	\$107,891		\$188,165	
FUND BALANCE - Ending	\$106,345		\$191,152	

# **Community Development District**

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

	Adopted	Prorated	Actual	
	Budget	Гhru 05/31/2Т	hru 05/31/23	Variance
REVENUES:				
Assessments A1	\$113,041	\$113,041	\$113,420	\$378
Interest Income	\$50	\$33	\$1,943	\$1,910
TOTAL REVENUES	\$113,091	\$113,074	\$115,363	\$2,288
EXPENDITURES:				
2020 A1				
Interest Expense - 11/1	\$43,566	\$43,566	\$42,609	\$956
Principal Expense - 11/01 (Prepayment)	\$20,000	\$20,000	\$0	\$20,000
Interest Expense - 5/1	\$43,141	\$43,141	\$42,609	\$531
Principal Expense - 5/1	\$25,000	\$25,000	\$25,000	\$0
TOTAL EXPENDITURES	\$131,706	\$131,706	\$110,219	\$21,487
OTHER SOURCES/(USES)				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURE:	(\$18,615)		\$5,144	
FUND BALANCE - Beginning	\$62,751		\$102,414	
FUND BALANCE - Ending	\$44,136		\$107,558	

# **Community Development District**

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

	Adopted	Prorated	Actual	
	Budget	Thru 05/31/2Th	ru 05/31/23	Variance
REVENUES:				
Assessments	\$280,483	\$280,483	\$198,352	(\$82,131)
Prepayments	\$0	\$0	\$22,755	\$22,755
Interest Income	\$0	\$0	\$2,427	\$2,427
TOTAL REVENUES	\$280,483	\$280,483	\$223,533	(\$56,950)
EXPENDITURES:				
Interest Expense - 11/1	\$87,161	\$87,161	\$87,161	\$0
Interest Expense - 5/1	\$87,161	\$87,161	\$87,161	\$0
Principal Expense - 5/1	\$105,000	\$105,000	\$105,000	\$0
TOTAL EXPENDITURES	\$279,323	\$279,323	\$279,323	\$0
OTHER SOURCES/(USES)				
Interfund Transfer In/(Out)	\$0	\$0	(\$1,506)	(\$1,506)
TOTAL OTHER SOURCES AND USES	\$0	\$0	(\$1,506)	(\$1,506)
EXCESS REVENUES (EXPENDITURE:	\$1,160		(\$57,295)	
	, ,		, ,	
FUND BALANCE - Beginning	\$87,170		\$227,563	
FUND BALANCE - Ending	\$88,330		\$170,267	

# **Community Development District**

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

	Adopted	Prorated	Actual	
	Budget	Γhru 05/31/2T	hru 05/31/23	Variance
REVENUES:				
Assessments	\$423,738	\$423,738	\$423,738	\$0
Interest Income	\$0	\$0	\$3,659	\$3,659
TOTAL REVENUES	\$423,738	\$423,738	\$427,397	\$3,659
EXPENDITURES:				
Interest Expense - 11/1	\$133,909	\$133,909	\$133,909	\$0
Interest Expense - 5/1	\$133,909	\$133,909	\$133,909	\$0
Principal Expense - 5/1	\$155,000	\$155,000	\$155,000	\$0
TOTAL EXPENDITURES	\$422,818	\$422,818	\$422,818	\$0
OTHER SOURCES/(USES)				
Interfund Transfer In/(Out)	\$0	\$0	(\$3,279)	(\$3,279)
TOTAL OTHER SOURCES AND USES	\$0	\$0	(\$3,279)	(\$3,279)
EXCESS REVENUES (EXPENDITURE:	\$920		\$1,300	
FUND BALANCE - Beginning	\$133,919		\$345,874	
FUND BALANCE - Ending	\$134,839		\$347,174	

# **Community Development District**

# **Capital Projects Funds**

	Series	Series
	2021-PH 3B	2021 - PH 4
REVENUES:		
Interest Income	\$25	\$5,310
Developer Contributions	\$731,672	\$2,609,455
TOTAL REVENUES	\$731,697	\$2,614,765
EXPENDITURES:		
Capital Outlay	\$632,487	\$3,013,117
TOTAL EXPENDITURES	\$632,487	\$3,013,117
OTHER SOURCES/(USES)		
Interfund Transfer In (Out)	\$1,506	\$3,279
TOTAL OTHER SOURCES/(USES)	\$1,506	\$3,279
	****	
EXCESS REVENUES (EXPENDITURES)	\$100,716	(\$395,074)
FUND BALANCE - Beginning	(\$97,937)	\$398,274
FUND BALANCE - Ending	\$2,779	\$3,201

## **Community Development District**

## **Long Term Debt Report**

Series 2016 A1 Special Assessr	nent Bonds
Interest Rate:	4.5% -5.5%
Maturity Date:	11/1/47
Reserve Fund Definition:	30% of Max Annual Debt Service
Reserve Fund Requirement:	\$133,012.50
Reserve Balance:	\$135,932.37
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)
Less: May 1, 2023	(\$125,000)
Current Bonds Outstanding	\$5,965,000

Series 2018 A1 Special Assessment Bor	nds
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:	\$187,340.82
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)
Less: May 1, 2023	(\$150,000)
Current Bonds Outstanding	\$8,400,000

Series 2019 A1 Special Assessment Bo	nds
Interest Rate:	5.20%-5.70%
Maturity Date: Reserve Fund Definition:	5/1/49 30% of MADS
Reserve Fund Requirement:	\$77,208.00
Reserve Balance:	\$78,845.96
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)
Less: May 1, 2023	(\$60,000)
Current Bonds Outstanding	\$3,445,000

## **Community Development District**

## **Long Term Debt Report**

Series 2020 A1 Special Assessment Bonds	
Interest Rate:	4.25%
Maturity Date:	5/1/26
Reserve Fund Definition:	30% of MADS
Reserve Fund Requirement:	\$34,348.13
Reserve Balance:	\$38,338.51
Bonds outstanding - 5/18/2020	\$1,685,000
Less: November 1, 2021 (Prepayment)	(\$20,000)
Less: May 1, 2022	(\$25,000)
Less: May 1, 2023	(\$25,000)
Current Bonds Outstanding	\$1,615,000

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
Less: May 1, 2023	(\$105,000)
Current Bonds Outstanding	\$5,035,000

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
Less: May 1, 2023	(\$155,000)
Current Bonds Outstanding	\$7,460,000



#### MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

**FISCAL YEAR 2023 ASSESSMENT RECEIPTS** 

ASSESSED	# UNITS	SERIES 2016A- 1 DEBT SERVICE NET	SERIES 2018A-1 DEBT SERVICE NET	SERIES 2019A- 1 DEBT SERVICE NET	SERIES 2020A-1 DEBT ASMT NET	SERIES 2021- 3B DEBT ASMT NET	SERIES 2021-4 DEBT ASMT NET	FY23 O&M NET	TOTAL ASSESSED
HEARTWOOD 23 LLC	152	-	-	-	-	212,679.91	-	182,460.76	395,140.67
TOLL SOUTHEAST	18	-	-	-	-	28,685.71	-	24,609.78	53,295.49
DREAM FINDERS	329	-	-	-	-	39,116.88	423,737.50	396,864.17	859,718.54
TOTAL DIRECT INVOICE	499	-	-	-	-	280,482.50	423,737.50	603,934.71	1,308,154.71
TAX ROLL ASSESSED	977	443,364.15	612,533.25	257,353.12	113,041.11	-	-	1,209,342.44	2,635,634.07
TOTAL ASSESSED	1,476	443,364.15	612,533.25	257,353.12	113,041.11	280,482.50	423,737.50	1,813,277.15	3,943,788.78

TOTAL RECEIPTS	131,848.33	444,848.42	614,583.85	258,214.67	113,419.55	183,747.93	423,737.50	1,773,388.53	3,811,940.44
TAX ROLL RECEIPTS	(8,823.45)	444,848.42	614,583.85	258,214.67	113,419.55	-	-	1,213,391.03	2,644,457.52
DIRECT RECEIPTS	140,671.78	-	-	-	-	183,747.93	423,737.50	559,997.50	1,167,482.92
DREAM FINDERS		-	-	-	-	39,116.88	423,737.50	396,864.17	859,718.54
TOLL SOUTHEAST	34,838.14	-	-	-	-	-	-	18,457.35	18,457.35
HEARTWOOD 23 LLC	105,833.64	-	-	-	-	144,631.05	-	144,675.98	289,307.03
DUE / RECEIVED	BALANCE DUE	SERIES 2016A- 1 DEBT SERVICE RECEIVED	SERIES 2018A-1 DEBT SERVICE RECEIVED	SERIES 2019A- 1 DEBT SERVICE RECEIVED	SERIES 2020A-1 DEBT SERVICE RECEIVED	SERIES 2021- 3B DEBT SERVICE RECEIVED	SERIES 2021-4 DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL RECEIVED

#### TAX ROLL RECEIPTS

DISTRIBUTION	DATE	SERIES 2016A- 1 DEBT SERVICE RECEIVED	SERIES 2018A-1 DEBT SERVICE RECEIVED	SERIES 2019A- 1 DEBT SERVICE RECEIVED	SERIES 2020A-1 DEBT ASMT RECEIVED	SERIES 2021- 3B DEBT ASMT RECEIVED	SERIES 2021-4 DEBT ASMT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
1	11/2/2022	571.19	789.13	331.55	145.63	-	-	1,558.02	3,395.52
2	11/17/2022	11,866.81	16,394.69	6,888.16	3,025.59	-	-	32,368.51	70,543.76
3	11/28/2022	12,161.41	16,801.69	7,059.16	3,100.70	-	-	33,172.08	72,295.04
4	12/12/2022	17,068.27	23,580.80	9,907.37	4,351.76	-	-	46,556.28	101,464.48
5	12/15/2022	46,703.18	64,523.14	27,109.11	11,907.55	-	-	127,389.94	277,632.92
6	1/20/2023	272,649.13	376,680.57	158,260.66	69,515.23	-	-	743,691.55	1,620,797.14
INTEREST	2/1/2023	593.10	819.40	344.27	151.22	-	-	1,617.76	3,525.75
7	2/21/2023	71,428.93	98,683.20	41,461.31	18,211.68	-	-	194,833.15	424,618.27
8	3/30/2023	5,539.40	7,653.00	3,215.37	1,412.34	-	-	15,109.53	32,929.64
INTEREST	4/6/2023	341.79	472.20	198.39	87.14	-	-	932.30	2,031.82
9	5/8/2023	5,925.21	8,186.03	3,439.32	1,510.71	-	-	16,161.91	35,223.18
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
			-	-	-	-	-	-	
TOTAL TAX ROLL RECEIPTS		444,848.42	614,583.85	258,214.67	113,419.55	-	-	1,213,391.03	2,644,457.52

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

PERCENT COLLECTED DIRECT	0%	0%	0%	0%	66%	100%	92.7%	89.2%
PERCENT COLLECTED TAX ROLL	100%	100%	100%	100%	0%	0%	100.3%	100.3%
PERCENT COLLECTED TOTAL	100%	100%	100%	100%	66%	100%	97.8%	96.7%

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# **Community Development District**

Check Run Summary

5/1/23 - 5/31/23

Date	Check Numbers	Amount
General Fund		
5/4/23	2078-2089	\$775,276.28
5/15/23	2090-2101	\$43,769.55
5/26/23	2102-2111	\$95,618.78
	Total Checks	\$914,664.61
Autopayments		
5/2/23	Wellbeats	\$249.00
5/2/23	TECO	\$86.27
5/2/23	AT&T	\$69.55
5/5/23	Florida National Gas	\$26.97
5/9/23	Republic Services	\$505.73
5/19/23	St Johns County Utility Dept	\$3,412.89
5/22/23	AT&T	\$85.60
5/22/23	Comcast	\$836.80
5/28/23	Wells Fargo Credit Card	\$1,485.20
5/31/23	FPL	\$10,620.36
5/31/23	AT&T	\$69.55
5/31/23	TECO	\$88.71
	Total Paid Electronically	\$17,536.63
Total General Fund		\$932,201.24

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

			BA	NK A MEADOW VIEW-GENERAL	-		
CHECK VEN DATE	D#INV DATE	OICE	EXPENSED TO YRMO DPT ACCT# S	UB SUBCLASS VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT #
5/04/23 000	38 4/13/23		202305 300-13100-1	0100	*	1,725.00	
		REQ 114	INV 288970	ATLANTIC SECURITY			1,725.00 002078
5/04/23 000	05 4/13/23	CFR 47 R	202305 300-13100-1 INV 207524			60.50	
		KEQ 105	INV 20/324	ENGLAND THIMS & MILLER,	INC		60.50 002079
5/04/23 000	49 4/13/23	CFR 47 R	202305 300-13100-1 INV 28089	0100	*	7,767.00	
		KEQ 109		HARBINGER			7,767.00 002080
5/04/23 000	49 4/13/23	CFR 47 R	202305 300-13100-1 INV 29088	0100	*	6,042.00	
		KEQ IIU	INV 29088	HARBINGER			6,042.00 002081
5/04/23 000	49 4/13/23	CFR 47 R	202305 300-13100-1	0100	*	2.346.00	
		KEQ III	INV 28117	HARBINGER			2,346.00 002082
5/04/23 000	80 4/13/23	CFR 47 R	202305 300-13100-1 FPL PERFORM BONDS	0100	*	1,612.00	
		REQ 107	FPL PERFORM BONDS	SMITH-MANUS			1,612.00 002083
5/04/23 001	75 4/13/23	CFR 47 R	202305 300-13100-1 INV 13986	0100	*	60,880.00	
		KEQ 112	INV 13900	THE NIDY SPORTS CONSTRUC	CTION CO.		60,880.00 002084
5/04/23 001	75 4/13/23	CFR 47 R	202305 300-13100-1 INV 14007	0100	*	7,920.00	
		KEQ 113	INV 14007	THE NIDY SPORTS CONSTRUC	CTION CO.		7,920.00 002085
5/04/23 001	63 3/09/23	CFR 6 RE	202305 300-13100-1 PH 4 PMNT #11	0101	*	381,267.25	
		KEQ 33	PH 4 PMN1 #11	W.GARDNER, LLC			381,267.25 002086
5/04/23 001	63 3/09/23	CFR 6 RE	202305 300-13100-1	0101	*	25,612,00	
		REQ 54 .	PH 4 PMNT #13	W.GARDNER, LLC			25,612.00 002087
5/04/23 001	63 3/09/23	CFR 6 RE	202305 300-13100-1	0101	*	274,044.53	
		REQ 33 .	PH 4 PMNT 11	W.GARDNER, LLC			274,044.53 002088
5/04/23 000	40 4/13/23	CFR 47 R	202305 300-13100-1	0100	*	6,000.00	
		~	INV JAX 504276	YELLOWSTONE LANDSCAPE-SO	OUTHEAST,LLC		6,000.00 002089

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 6/06/23 PAGE 2
\*\*\* CHECK DATES 05/01/2023 - 05/31/2023 \*\*\* MEADOW VIEW @ TWIN CREEKS GF

*** CHECK DATES	05/01/2023 - 05/31/2023 ***	BANK A MEADOW VIEW-GENERAL			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
5/15/23 00162	4/01/23 12219 202304 320-57200 APR MONTHLY POOL CHEMICA		*	1,945.56	
	4/01/23 12354 202304 320-57200 APR MONTHLY POOL SRVCS		*	1,298.00	
	5/01/23 12320 202305 320-57200 MAY MONTHLY POOL SRVCS	-45505	*	1,298.00	
	5/01/23 12320 202305 320-57200 MAY MONTHLY POOL SRVCS	-45506	*	1,945.56	
	5/08/23 12263 202305 320-57200 SUMP PUMP FT PAK AREA	-44200	*	929.00	
	SUMP PUMP FT PAR AREA	ZACHARY SULLIVAN DBA BIG Z POO	OL		7,416.12 002090
5/15/23 00177	5/11/23 547164 202305 320-57200	-45508	*	1,399.95	
	DOG WASTE STATION 5	ZW USA INC DOG WASTE DEPOT			1,399.95 002091
5/15/23 00005	5/05/23 208100 202304 310-51300	-31100	*	2,333.75	
	PROFESSIONAL SERVICES	ENGLAND THIMS & MILLER, INC			2,333.75 002092
5/15/23 00114	4/27/23 727321 202304 320-57200	-45410	*	64.00	
	ADD RES 3/31/23; 4/1-5/3 5/01/23 727724 202305 320-57200 GATE MONITORING SERVICES	-45410	*	1,784.54	
	GATE MONITORING SERVICES	HIDDEN EYES LLC DBA ENVERA SY	STEMS		1,848.54 002093
5/15/23 00039	5/03/23 14390406 202305 320-57200 ANNUAL MAINTENANCE		*	134.00	
	ANNUAL MAINTENANCE	FIRST COAST FIRE & SAFETY			134.00 002094
5/15/23 00045	4/28/23 78400 202304 320-53800 APR LAKE MAINTENANCE		*	300.00	
	4/30/23 78155 202304 320-53800 APR LAKE MAINTENANCE	-45005	*	1,769.14	
	APR LARE MAINTENANCE	FUTURE HORIZONS, INC.			2,069.14 002095
5/15/23 00001	5/01/23 98 202305 310-51300 MAY MANAGEMENT FEES	-34000	*	4,341.17	
	5/01/23 98 202305 310-51300 MAY WEBSITE ADMIN		*	91.67	
	5/01/23 98 202305 310-51300 MAY INFO TECH	-35100	*	129.17	
	5/01/23 98 202305 310-51300 MAY DISSEM AGENT SRVCS	-31600	*	1,041.67	
	5/01/23 98 202305 310-51300 OFFICE SUPPLIES	-51000	*	.78	

AP300R YEAR-TO-DATES 05/01/2023 - 05/31/2023 \*\*\* YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 6/06/23 23 \*\*\* MEADOW VIEW @ TWIN CREEKS GF

PAGE 3

*** CHECK DATES	05/01/2023 - 05/31/2023 *** M	EADOW VIEW @ TWIN CREEKS GF ANK A MEADOW VIEW-GENERAL			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
	5/01/23 98 202305 310-51300-	42000	*	135.17	
	POSTAGE 5/01/23 98 202305 310-51300- COPIES	42500	*	38.70	
	5/01/23 98 202305 310-51300- TELEPHONE	41000	*	50.17	
	TELEFIONE	GOVERNMENTAL MANAGEMENT SERVICES			5,828.50 002096
5/15/23 00178	3/31/23 3197356 202302 310-51300- FEB GENERAL COUNSEL	31500	*	1,563.93	
	4/28/23 3210633 202303 310-51300- MAR GENERAL COUNSEL	31500	*	1,374.50	
		KUTAK ROCK LLP			2,938.43 002097
5/15/23 00020	4/30/23 221 202304 320-57200- APR ASSISTANT MANAGER		*	704.75	
	4/30/23 222 202304 320-57200- APR PVT EVENT ATTENDENT	45509	*	269.75	
	4/30/23 223 202304 320-57200- APR SPEC EVENT ASSISTANT	49400	*	716.50	
	4/30/23 224 202304 320-57200- APR LIFEGUARD SERVICES	45501	*	4,469.79	
	5/01/23 220 202305 320-57200-	45504	*	3,600.00	
	MAY CONTRACT ADMIN 5/01/23 220 202305 320-57200- MAY FACILITY MANAGEMENT	45500	*	6,503.83	
	MAY FACILITY MANAGEMENT	RIVERSIDE MANAGEMENT SERVICES			16,264.62 002098
5/15/23 00176	4/27/23 2021 202304 320-53800-	45011	*	1,250.00	
	50% DOG PARK SHADE 4/27/23 2022 202304 320-53800-	45011	*	1,250.00	
	FINAL DOG PARK SHADE	SHADE AMERICA INC			2,500.00 002099
	2/07/23 21547 202302 320-57200-	45420	*	262.50	
	GATE REPAIRS	THE GATE STORE, INC.			262.50 002100
			*	774.00	
	LOCATE & CAP MAINLINE	YELLOWSTONE LANDSCAPE-SOUTHEAST, LL	С		774.00 002101
5/26/23 00133	5/11/23 51123 202305 320-57200- NO PWR IRRIG PUMP MOTOR	45508	*	520.00	
	NO PWR IRRIG PUMP MOTOR	ALFRED W. GROVER			520.00 002102
					<del>-</del>

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 6/06/23 PAGE 4
\*\*\* CHECK DATES 05/01/2023 - 05/31/2023 \*\*\* MEADOW VIEW @ TWIN CREEKS GF
BANK A MEADOW VIEW-GENERAL

	F	BANK A MEADOW VIEW-GENERAL			
CHECK VEND# DATE	DATE INVOICE YRMO DPT ACCT#	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
5/26/23 00038	5/11/23 292783 202305 320-57200-	-44200	*	185.00	
	RPR RESTROOM LOCKS	ATLANTIC SECURITY			185.00 002103
5/26/23 00179			*	1,855.00	
	MAY JANITORIAL SRVCS	NORTH FL BLDG MAINT LLC DBA CITY			1,855.00 002104
5/26/23 00076	5/15/23 46019 202305 320-53800-		*	410.00	
	RPLCD VALVE & RPR PUMPS 5/19/23 46074 202305 320-53800-		*	1,750.00	
	VALVE/BOX/SWITCH/GUAGE RE	P EAST COAST WELLS & PUMPS SERVICE			2,160.00 002105
5/26/23 00114	5/17/23 728322 202305 320-57200-		*	32.00	
	ADD RES 4/30/23; 5/1-6/30	0 HIDDEN EYES LLC DBA ENVERA SYSTEM	S		32.00 002106
5/26/23 00180	5/10/23 48623 202305 320-53800-			9,100.00	
	MAINT CONT SRVCS PH3A 5/10/23 48624 202305 320-53800-	-45003	*	9,011.00	
	MAINT CONT SRVCS PH2 5/10/23 48625 202305 320-53800-	-45003	*	8,421.00	
	MAINT CONT SRVCS PH2			,	26,532.00 002107
5/26/23 00020	5/11/23 227 202304 320-57200-	THE GREENERY INC 		3,683.28	
0,10,10 00010	APR FACILITY MAINTENANCE	RIVERSIDE MANAGEMENT SERVICES		0,000120	3,683.28 002108
5/26/23 000/8	5/16/23 101795 202305 320-57200-				
3/20/23 00040	FITNESS EQUIP RPR	SOUTHEAST FITNESS REPAIR			180.00 002109
	3/13/23 62844 202303 320-53800-				
5/26/23 00013 3/13/23	SOD INSTALLMENT 3A			•	24 007 50 002110
		WEST ORANGE NURSERIES, INC	*		
	GRANITE/SOD PICKLEBALL CT	Γ		4,620.00	
	5/01/23 JAX52305 202305 320-53800- MAY LANDSCAPE MAINT		*	,	
	5/19/23 JAX53061 202305 320-53800- DECODER REPLACEMENT		*	•	
		YELLOWSTONE LANDSCAPE-SOUTHEAST,L	LC 		26,384.00 002111
		TOTAL FOR BANK	A	914,664.61	

MVTP MEADOW VIEW TP BPEREGRINO

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 6/06/23 PAGE 5
\*\*\* CHECK DATES 05/01/2023 - 05/31/2023 \*\*\* MEADOW VIEW @ TWIN CREEKS GF
BANK A MEADOW VIEW-GENERAL

CHECK VEND# ....INVOICE.... ...EXPENSED TO... VENDOR NAME STATUS AMOUNT ...CHECK....
DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS AMOUNT #

TOTAL FOR REGISTER 914,664.61

	Community Development District Construction Phase 38		Construction Funding Request #47 April 13, 2023		
Req.	PAYEE				
105	ETM Beacon Lake-Phase 38 CEL Services (WA#24) Invoice 207524 (Mar 2023)	\$	60.50		
106	Yellowstone Landscape Pickleball Court Drainage - Invoice JAX 504276		6,000.00		
107	Smith Manus FPL Performance Bonds	•	1,612.00		
109	Marblinger Phase 3 signage (Remaining balance) Invoice 28089	\$	7,767.00		
110	Harbinger Phase 3 signage (Ramaining balance) Invoice 29088	) <b>s</b>	6,042.00		
111	Harbinger Signage - Townhomes (Remaining balance) Invoice 28117	•	2,346.00		
112	The Nidy Sport Construction Co. Pickeball Court - Invoice 13986	•	60,880.00		
113	The Nidy Sport Construction Co. Pickeball Court - Invoice 14007		7,920.00		
114	Atlantic Security Equipment & Installation access for Pickleball Court - Invoice 288970 (Remaining Balance)	•	1,725.00		

Mandow Were at Twin Creeks CDO c/o GMS LLC 475 West Town Place Sults 114 St. Augustine Ft. 32092

THERE'S MINNER

Secretary/Asst Secretary

## **Meadow View at Twin Creeks**

Community Development District Construction Phase 4

Construction Funding Request #5

March 9, 2023

Req.	PAYEE	0.0000	
53	W. Gardner, LLC Beacon Lake Phase 4 (Utilities) Application for Payment No. 11 (Feb 2023)	\$	381,267.25
54	W. Gardner, LLC Beacon Lake Phase 4 (Clearing/Earthwork) Application for Payment No. 13 (Feb 2023)	\$	25,612.00
55	W. Gardner, LLC Beacon Lake Phase 4 (Paving/Drainage) Application for Payment No. 11 (Feb 2023)	\$	274,044.53

Please make check payable to:

Meadow View at Twin Creeks CDD c/o GMS LLC 475 West Town Piece Suite 11 4 St. Augustine FL 32092

Signature:

Secretary/Asst Secretary



## Invoice 12219

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

of payment are check, cash or a credit card however the credit

card is subject to a 3.5% processing fee.

DATE 04/01/2023 PLEASE PAY \$1,945.56

DUE DATE 04/30/2023

THANK YOU.

PRODUCT/SERVICE QTY	RAT	E AMOUNT
Services:Monthly Service 1 RE: April Chemicals and Controller Lease		0.00
Services:Monthly Service  Monthly Chemicals with 2- Controller Leases Chemicals Included: Chlorine Acid Bi-Carb Stabilizer	1,945.5	6 1,945.56  RY 0 4 2023
Thank you for your business!		
For work outside of monthly cleaning services, accepted forms	TOTAL DUE	\$1,945.56

Approved 5-04-2023 Pool Chemicals 001.320.57200.45506 Rich Gray



### Invoice 12354

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 04/30/2023

PRODUCT/SERVICE	QTY	RATE	AMOUNT
Services:Monthly Service RE: April Cleaning Service	1	0.00	0.00
Services:Monthly Service 2 Pools on Site: Lap and Family Pool Service Visits Schedule: October-March 2 visits per week: Mon/Fri April-September 3 visits per week: Mon/Wed/Fri	1	1,298.00	1,298.00
Cleaning Services Include the Following:			

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

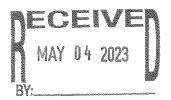
Note: we will keep the feature pump trap free of debris.

Chemicals such as Algaecides, Phosphate Removers and Metal Out Treatments are not included, but avail. as needed and billed accordingly for amount used.

Thank you for your business!

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

Approved 5-04-2023 Pool Maintenance 001.320.57200.45505 Rich Gray



TOTAL DUE

\$1,298.00

THANK YOU.

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

Zach Sullivan

Big Z Pool Service, LLC

Licensed & Insured CPC#1459355



### Invoice 12320

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

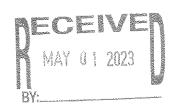
Controller Lease

DATE 05/01/2023 PLEASE PAY \$3,243.56

DUE DATE 05/30/2023

PRODUCT/SERVICE QTY RATE AMOUNT
RE: Monthly Cleaning, Chemicals and

Approved 5-01-2023 Pool Maintenance 001.320.57200.45505 Rich Gray



PRODUCT/SERVICE	QTY	RATE	AMOUNT
Services:Monthly Service 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 NOTE; with 52 weeks per year, we base our rate on 12 visits per month during the spring/summer which is April-September and then 8 visits per month fall/winter which is October-March. Most months in the summer carry 13-14 visits that we do not charge for along with the same affect in fall/winter with 9-10 visits pending when the 5th week falls, therefore we close for 1 week at Christmas and typically take 1/2 week of for Thanksgiving and allow additional days off to cover severe weather alert days so an account fully receives all visits paid for and to account for unexpected delays in service.	1	1,298.00	1,298.00
Cleaning Services Include the Following: -Skimming of the pool surface, keeping the gutters free from debrisVacuum -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. Chemicals such as Algaecides, Phosphate Removers and Metal Out Treatments are not included, but avail. as needed and billed accordingly for amount used.			
Services:Monthly Service Monthly Chemicals with 2- Controller Leases Chemicals Included: Chlorine Acid Bi-Carb	1	1,945.56	1,945.56

Stabilizer

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.

\$3,243.56

THANK YOU.





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

card is subject to a 3.5% processing fee.

DATE 05/08/2023 PLEASE PAY \$929.00

DUE DATE 05/18/2023

PRODUCT/SERVICE QT	ſΥ	RATE	AMOUNT
Re: sump pump for feature pump pak area All Below Completed: Thursday 5/4/23			
Job Material:Materials 1/3 Stainless steel sump pump with float and a 1 1/4" discharge	1	698.00	698.00
Job Material:Materials 15 amp GFI receptacle	1	36.00	36.00
Labor Rates:Labor Labor to install	1	195.00	195.00
Thank you for your business!			
For work outside of monthly cleaning services, accepted forms	-	TOTAL DUE	\$929.00
of payment are check, cash or a credit card however the credit			

Approved 05/08/2023 Repair & Replace 1.320.57200.44200



## DOG WASTE DEPOT

12316 World Trade Dr. #102 San Diego, CA 92128 TEL: 800-678-1612

www.DogWasteDepot.com

## Invoice

Date	Invoice #
5/11/2023	547164

Bill To
Meadow View at Twin Creeks Accounts payable 475 W. Town Place St Augustine, FL 32092

Ship To

Meadow View at Twin Creeks
Office: Marc Rousseau
850 Beacon Lake Pkwy
St Augustine, FL 32095

### PLEASE MAKE ALL CHECKS PAYABLE TO: "DOG WASTE DEPOT"

ORDER#:	Rep	Ship Date	Via	Terms	PO#:	3RD Party Payment C
B DWD-187283	DWD	5/11/2023	FEDEX	INTERNET		

Quantity	Item Code	Description	Price Each	Amount
5	DEPOT-006-B-GRN	Dog Waste Station - Couple with Leash Sign, The Roll Bag System, Round Can, Color Green	279.99	1,399.95T
		FedEx Package 1 Tracking #: 398190725550 FedEx Package 2 Tracking #: 398190726188 FedEx Package 3 Tracking #: 398190726328 FedEx Package 4 Tracking #: 398190727828 FedEx Package 5 Tracking #: 398190727714		
	1 320 57200 4 Approved 5.11 Jennifer Ericks	5508 AMENITY-FACILITY MAINT 2023 on		
		MAY 11 2023		

REMIT PAYMENT TO: Dog Waste Depot 12316 World Trade Drive #102 San Diego, CA 92128

FED ID# 27-4523962

Subtotal	\$1,399.95
Sales Tax (0.0%)	\$0.00
Total	\$1,399.95
Payments	\$0.00
Balance Due	\$1,399.95



Meadow View at Twin Creeks Community **Development District** 475 W Town Place Suite 114

St. Augustine, FL 32092

May 05, 2023

Project No:

17348.00000

Invoice No:

0208100

**Project** 

17348.00000

2022/2023 General Consulting Services (WA#27)

EMAIL COPY TO: BKOVACIC@BBXCAPITAL.COM

ALSO SEND COPIES TO BERNADETTE PEREGINO-BPEREGRINO@GMSNF.COM

Work Description:

Prepare and update Requisition summary Meet onsite and review birdbaths and manholes along Twin Creeks Drive Discuss birth bath and potential repair o CDD Meeting onsite 4-19-23.

### Professional Services rendered through April 29, 2023

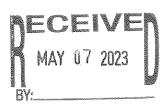
#### **Professional Personnel**

		Hours	Rate	Amount	
Senior Engineer/Senior Pro	ject Manager				
Lockwood, Scott	4/15/2023	3.75	215.00	806.25	
Lockwood, Scott	4/22/2023	6.00	215.00	1,290.00	
Adminstrative Support					
Blair, Shelley	4/15/2023	1.50	95.00	142.50	
Blair, Shelley	4/22/2023	1.00	95.00	95.00	
Totals		12.25		2,333.75	
Total Labo	or				2,333
		Invo	ice Total this	Period	\$2,333

3.75

33.75

1,310,513.311



### **Envera**

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

> 1 320 57200 45410 Security Gate Approved 4.27.2023 Jennifer Erickson

## Invoice

	A TAN TAN TA
Invoice Number	Date
727321	04/27/2023
Customer Number	Due Date
300380	06/01/2023

Rate

**Amount** 

Page: 1

Customer Name  Meadow View at Twin Creeks CDD	Customer Number PO Number 300380	Invoice Date Due Date 04/27/2023 06/01/2023

Quantity Description Meadow View at Twin Creeks CDD - 850 Beacon Lake Pkwy, Saint Augustine, FL 1.00 Add Res as of 3/31/23 2.00 \$32.00 \$64.00 04/01/2023 - 05/31/2023 Tax Payments/Credits Applied

MyEnvera Count as of 3/31/23. 2 additional homes @ \$16.00 each

	ΕIN	/ <b>=</b> .		Su	btotal:	<b>\$64.00</b> \$0.00
ADD	<b>EIV</b> 27 20	90				\$0.00
	ha i hasi	<u>-</u>	Invoic	e Balanc	e Due:	\$64.00

Months

	una realitat e represión a la servición de un terminación de reconoción de la composición de la composición de	[2] [17] [2] [3] [4] [4] [4] [4] [4] [4] [4] [4] [4] [4
		一声,我们也在我们的自己的自己的自己的自己的自己的自己的,我也没有一点的自己的自己的自己的自己的自己的自己的自己的自己的自己的
Date Invoice # Description		Americal Delegas Des
Date Invoice # Description		Amount Balance Due
	车间 的现在分词 医克勒氏性动脉 医克雷克氏 医克雷氏征 电电路电流 电电路 计自己通过 有一点 医皮肤 化二丁	그 나는 사람들은 아니는 아니는 아니는 아니는 아니는 아니는 아니는 아니는 아니다.
그는 사람들은 사람들이 되었다면 하는 것이 되었다면 하는 사람들이 되었다면 하는데 보고 있다면 하는데 되었다면 하는데 되었다면 하는데 되었다면 하는데 되었다면 하는데 되었다면 하는데 되었다면 하는데 사람들이 되었다면 하는데		그는 가는 가는 지수는 가는 이 가는 하는 수 있다는 것이 없는 것이 없는 것이 없다는 것이 없는 것 같은 것이 없는 것이 없는 것이다.
4/27/2023 727321 Alarm Monitoring S	Sen/ires	\$64.00 <b>\$64.00</b>
7/21/2020 / / / / / / / / / / / / / / / / /		
		[18] The state of

### **Envera**

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

Inv	oice
Invoice Number	Date
727321	04/27/2023
Customer Number	Due Date
300380	06/01/2023

Net Due: \$64.00 Amount Enclosed:

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

Envera PO Box 2086 Hicksville, NY 11802

### **Envera**

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

### 1 320 57200 45410 Security Gate Approved 5.2.2023 Jennifer Erickson

### 

Page: 1

Customer Name		Customer Number	PO Number	Invoice D	ate	Due Date
Meadow View a	at Twin Creeks CDD	300380		05/01/20	23	06/01/2023
Quantity	Description	All the state of t		Months	Rate	Amount
2358 - Gate Acc	cess - Meadow View a	t Twin Creeks CDD - 850	Beacon Lake Pkwy, Saint A	Augustine, FL		
1.00	Envera Kiosk Sy 06/01/2023 - 06/			1,00	\$500.00	\$500.00
1.00	Data Manageme 06/01/2023 - 06/			1.00	\$150.00	\$150.00
1.00	Service & Mainte 06/01/2023 - 06/		Control Contro	1.00	\$334.54	\$334.54
1.00	Virtual Gate Gua	-	MAY 02 2023	1.00	\$800.00	\$800.00
					Subtotal:	\$1784.54
	Tax	)	QV = 2 V z			\$0.00
	Payments/Cred	its Applied				\$0.00
	-			Invoice Ba	alance Due:	\$1784.54

Date	Invoice #	Description	Amount	Balance Due
5/1/2023	727724	Alarm Monitoring Services	\$1784.54	\$1784.54

### Envera

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

Invoice					
Invoice Number	Date				
727724	05/01/2023				
Customer Number	Due Date				
300380	06/01/2023				

Net Due: \$1,784.54
Amount Enclosed:

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



## **Invoice**

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

Bill To

Meadow View at Twin Creeks Community

Ship To

Beacon Lakes Clubhouse

Total

\$134.00

Date	Invoice #
5/3/2023	1439040623

475 W.	oment District Town Pl. Ste 114 ustine, Fl. 32092				850 Beacon I St. Augustine	Lakes Parkway		
P.O. Number	Terms	Rep	Ship	Via	F	.O.B.		Project
	Net 15	ACW	5/3/2023				Beacon I	Lakes Clubhouse - 14
Quantity	Item Code		Descrip	otion		Price Ea		Amount 125.00T
	Service Call Tag Tag - No Charge	No Charge Tag	0 45508 AME 3.4.2023 ickson	NITY-FACILITY 4 2023	TY MÀINT		იიი	9.00T 0.00T

# Future Horizons, Inc 403 N First Street

PO Box 1115 Hastings, FL 32145 USA

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

Invoice Date: Apr 28, 2023

Page:

**Payment Terms** 

Net 30 Days

**Due Date** 

### Ship to:

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

Ship Date

### Bill To:

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

**Customer ID** 

Beacon02

Sales Rep ID

Johnso	n01	Hand Deliver	4/20/23	5/28/23
Quantity	Item	Description	Unit Price	Amount
	Aerator Service	Aerator Service - Pulling and reinstalli fountain. Parts and labor covered und warranty.  Amenity Center Unit  Approved 05-11-2023  Lake Maintenance 001.320.53800.45005  Rich Gray	ing 300.0	
		Subtotal Sales Tax	· Management · ·	300.00
		Freight		
		Total Invoice Amount		300.00
Check/Credit Me	emo No:	Payment/Credit Applied		
OHOOK OROGIC MC	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	TOTAL		300.00

**Customer PO** 

Per Contract

**Shipping Method** 

Overdue invoices are subject to finance charges.

# Future Horizons, Inc 403 N First Street

PO Box 1115 Hastings, FL 32145 USA

Fax:

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

Invoice Number: 78155

Invoice Date: Apr 30, 2023

Page:

#### 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	Paymen	Terms
	Beacon02	Per Contract	Net 30	Days
	Sales Rep ID	Shipping Method	Ship Date	Due Date
	magy verification for the production of the second control of the	Hand Deliver		5/30/23

Quantity	ltem .	Description	Unit Price	Amount
	Aquatic Weed Control	Aquatic Weed Control services performed in April 2023	1,769.14	1,769.14
		Approved 05/2/2023 Lake Maintenance 001.320.53800.45005 Rich Gray		
		NAY 02 2023		
		Subtotal		1,769.14
		Sales Tax	one di essenzia estenzia est estimata e montre e montre e este con e e este cita e e e e e e e e e e e e e e e	maganaggimagana memengana serenggana aga masara 15m gan cantarahik 1.865 milan 180 Me
		Freight Total Invoice Amount		1,769.14
		The street have been all the street to the s	er gerinde gegenne men men er generalen en men de sent de	find the supplies and resembles control to the supplies of the supplies of the supplies of the supplies of the
Check/Credit M	emo No:	Payment/Credit Applied TOTAL		1,769.14

Overdue invoices are subject to finance charges.

## Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

## **Invoice**

Invoice #: 98 Invoice Date: 5/1/23

Due Date: 5/1/23

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 - May 2023 Website Administration - May 2023 Information Technology - May 2023 Dissemination Agent Services - May 2023 Office Supplies Postage Copies Telephone	1,310,513.340 353 3516 5100 4125 410	Hours/Qty	4,341.17 91.67 129.17 1,041.67 0.78 135.17 38.70 50.17	4,341.17 91.67 129.17 1,041.67 0.78 135.17 38.70 50.17

Total	\$5,828.50
Payments/Credits	\$0.00
Balance Due	\$5,828.50

TALLAHASSEE, FLORIDA

Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

March 31, 2023

Check Remit To: Kutak Rock LLP PO Box 30057 Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:** 



Reference: Invoice No. 3197356 Client Matter No. 35723-1 Notification Email: eftgroup@kutakrock.com

Meadow View at Twin Creeks CDD Governmental Management Services LLC Suite 114 475 West Town Place St. Augustie, FL 32092

Invoice No. 3197356 35723-1

Re: Gener	al Counsel			
For Profession	nal Legal Service	s Rendered		
02/10/23	J. Earlywine	0.40	122.00	Confer with Simpson regarding pool and fence encroachment item; follow-up
02/13/23	J. Earlywine	0.50	152.50	Prepare for and attend conference call regarding easement encroachment issue; follow-up
02/15/23	J. Earlywine	0.80	244.00	Prepare letter regarding fence encroachment; email regarding the same; review policy regarding fence encroachment; email regarding the same
02/16/23	J. Earlywine	0.90	274.50	Prepare for and attend Board meeting; follow-up regarding the same
02/18/23	J. Earlywine	0.10	30.50	Email correspondence regarding violation letter
02/19/23	J. Earlywine	0.60	183.00	Research legal requirements regarding pets; prepare draft email

Meadow View at Twin Creeks CDD March 31, 2023 Client Matter No. 35723-1 Invoice No. 3197356 Page 2

TOTAL CURRENT AMOUNT DUE

00/00/00	A F:	1 00	225.00	regarding same	
02/20/23	A. Ligas	1.00	235.00	Review meeting notes related to landscape RFP plans; draft landscape	
				RFP package	
02/21/23	A. Ligas	0.20	47.00	Email with Oliver regarding timing	
				of RFP process; transmit RFP	
00/04/02	77 D1	0.20	66.00	package to district staff for review  Prepare vendor agreement for swim	
02/24/23	K. Buchanan	0.20	00.00	instructor	
02/24/23	A. Ligas	0.20	47.00	Revise landscape RFP project	
	<u> </u>			manual; transmit same to district	
	~ ~ ~	0.770	120.00	staff	
02/27/23	J. Gillis	0.70	133.00	Draft license agreement with Nygard for swim classes	
				101 SWIIII Classes	
TOTAL HO	URS	5.60			
				<b>#1.524.50</b>	
TOTAL FOI	R SERVICES REN	NDERED		\$1,534.50	
DISBURSEMENTS					
Freight and Postage			29	9.43	
TOTAL DISBURSEMENTS				29.43	
1011111111					

\$1,563.93

TALLAHASSEE, FLORIDA

Telephone 404-222-4600 Facsimile 404-222-4654

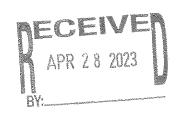
Federal ID 47-0597598

April 28, 2023

Check Remit To: Kutak Rock LLP PO Box 30057 Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

Reference: Invoice No. 3210633 Client Matter No. 35723-1 Notification Email: eftgroup@kutakrock.com



Meadow View at Twin Creeks CDD Governmental Management Services LLC Suite 114 475 West Town Place St. Augustie, FL 32092

Invoice No. 3210633

35723-1

Re: Gener	al Counsel			
For Profession	nal Legal Services	Rendered		
03/06/23	K. Buchanan	0.40	132.00	Confer with district manager regarding landscape maintenance agreement and budget
03/13/23	A. Ligas	0.40	94.00	Revise draft notice of landscape RFP; transmit same to district staff
03/15/23	J. Gillis	0.80	152.00	Draft landscape and irrigation maintenance agreement with The Greenery
03/16/23	K. Buchanan	2.10	693.00	Prepare for and attend board meeting
03/24/23	K. Buchanan	0.10	33.00	Plan budget document preparation
03/25/23	K. Ibarra	0.30	57.00	Prepare quit claim deed
03/26/23	J. Earlywine	0.20	61.00	Correspondence regarding dog bite incident and insurance
03/26/23	J. Earlywine	0.50	152.50	Review and revise quit claim deed; review property records; email regarding same

TOTAL HOURS

4.80

Meadow View at Twin Creeks CDD April 28, 2023 Client Matter No. 35723-1 Invoice No. 3210633 Page 2

TOTAL FOR SERVICES RENDERED \$1,374.50

TOTAL CURRENT AMOUNT DUE \$1,374.50

## Riverside Management Services, Inc

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

## Invoice

invoice #: 221

Invoice Date: 4/30/2023 Due Date: 4/30/2023

Case:

P.O. Number:

### Bill To:

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

Description	Hours/Qty	Rate	Amount
Assistant Manager through April 2023 1.330.57300.45500	28.19	25.00	704.75
MAY 03 2023  Promote the contract of the contr			
Juny Landet 5-3-23			

Total	\$704.75
Payments/Credits	\$0.00
Balance Due	\$704.75

### MVTC CDD

### ASSISTANT MANAGER INVOICE DETAIL

Quantity		Description	J	Rate	An	nount
28.19	Assistant Manager		\$	25.00	\$	704.75
	Covers April 2023					
		TOTAL DUE:			\$	704.75

Facility Management 001.320.57200.45500

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

<u>Date</u>	<u>Hours</u>	Employee	Description
4/7/23	4,48	F.D.	Facility Assistant
4/20/23	4.08	F.D.	Facility Assistant
4/21/23	5	E.W.	Facility Assistant
4/23/23	4.5	E.W.	Facility Assistant
4/28/23	2.53	E.W.	Facility Assistant
4/30/23	7.6	F.D.	Facility Assistant
TOTAL	28.19		

## Riverside Management Services, Inc

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

## Invoice

Invoice #: 222 Invoice Date: 4/30/2023 Due Date: 4/30/2023

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 April 2023	10.79	25.00	269.75
P025H,006F,1			
NAY 03 2023		And the second s	
		The state of the s	
Juny Landet 5-3-23			

Total	\$269.75		
Payments/Credits	\$0.00		
Balance Due	\$269.75		

### MVTC CDD

### PRIVATE EVENT ATTENDANT INVOICE DETAIL

Quantity	Description		Rate	Amount
10.79	Private Event Attendant		\$ 25.00	\$ 269.75
	Covers April 2023	1	-	
	TOTAL DUE:			\$269.75

Private Event Attendant 1.320.57200.45509

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

Date	<u>Hours</u>	Employee	Description
4/2/23 4/23/23	1.17 4	E.W. E.W.	Private Event Attendant
4/29/23	5.62	E.W.	Private Event Attendant
TOTAL	10.79		

## Riverside Management Services, Inc

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

## Invoice

Invoice #: 223

Invoice Date: 4/30/2023 Due Date: 4/30/2023

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 April 2023 ルろえのらつるの、49400	28.66	25.00	716.50
MAY 03 2023  SY-AND-COMPANIES COMPANIES COMPAN			
Juny Landet 5-3-23			

Total	\$716.50		
Payments/Credits	\$0.00		
Balance Due	\$716.50		

### MVTC CDD

### SPECIAL EVENT ASSISTANT INVOICE DETAIL

Quantity	Description	<u>Rate</u>	Amount
28.66	Special Event Assistant	\$ 25.00	\$716.50
	Covers April 2023		
	TOTAL DUE:		\$716,50

Special Event Assistant 1.320.57200.49400

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

Date	Hours	Employee	Description
			a line in contract Cabilly Andahand Clare He
4/1/23	4.58	D.L.	Special Event - Spring Event - Set Up, Assist and Clean Up
4/1/23	5.25	E.W.	Special Event - Spring Event - Set Up, Assist and Clean Up
4/1/23	5.15	J.W.	Special Event - Spring Event - Set Up, Assist and Clean Up
4/7/23	3.08	E.W.	Special Event - Food Truck Friday
4/14/23	4.5	F.D.	Special Event - Food Truck Friday
4/21/23	3.1	E.W.	Special Event - Food Truck Friday
4/28/23	3	E.W.	Special Event - Food Truck Friday
TOTAL	28.66		

## Riverside Management Services, Inc

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

## Invoice

Invoice #: 224
Invoice Date: 4/30/2023

Due Date: 4/30/2023

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 April 2023	241.61	18.50	4,469.79
MAY U3 2023  Was an			
Juny Landert 5-3-23		And the second s	

Total	\$4,469.79		
Payments/Credits	\$0.00		
Balance Due	\$4,469.79		

### MVTC CDD

### LIFEGUARD INVOICE DETAIL

Quantity	Description	E	ate	A	mount
241.61	Lifeguard Services	\$	18.50	\$	4,469.79
	Covers March 2023				
	TOTAL DUE:			\$	4,469.79

LIFEGUARDS #1.320.57200.45501

Date	Hours	Employee	Description
4/1/23	6.78	M.K.	Lifeguarding
4/1/23	4,28	E.C.	Lifeguarding
4/1/23	6.65	A.L.	Lifeguarding
4/1/23	6.57	B.S.	Lifeguarding
4/2/23	6.83	A.L.	Lifeguarding
4/2/23	4.22	E.C.	Lifeguarding
4/2/23	6.5	J.H.	Lifeguarding
4/2/23	4.23	A.A.	Lifeguarding
4/7/23	6.52	B.S.	Lifeguarding
4/7/23	6,27	J.H.	Lifeguarding
4/7/23	4.28	E,C.	Lifeguarding
4/7/23	4.03	A.A.	Lifeguarding
	6.7	M.K.	-
4/8/23		A.A.	Lifeguarding
4/8/23	6.53 4,22	P.M.	Lifeguarding
4/8/23	4,22	B.S.	Lifeguarding
4/8/23		в.э. В.S.	Lifeguarding
4/15/23	6,88		Lifeguarding
4/15/23	8.45	A.A.	Lifeguarding
4/15/23	5.6	E.C.	Lifeguarding
4/15/23	4.7	C.V.	Lifeguarding
4/15/23	1	M.K.	Lifeguarding
4/15/23	1	P.M.	Lifeguarding
4/16/23	6,8	M.K.	Lifeguarding
4/16/23	6.67	A.L.	Lifeguarding
4/16/23	4.2	E.C.	Lifeguarding
4/16/23	3.95	A.A.	Lifeguarding
4/22/23	4	B.S.	Lifeguarding
4/22/23	6.35	J.H.	Lifeguarding
4/22/23	3.58	c.v.	Lifeguarding
4/22/23	4.63	V.G.	Lifeguarding
4/22/23	4.62	K.G.	Lifeguarding
4/22/23	4.05	E.G.	Lifeguarding
4/23/23	6.7	M.K.	Lifeguarding
4/23/23	4.22	A.A.	Lifeguarding
4/23/23	4.1	E.C.	Lifeguarding
4/23/23	4,15	K.G.	Lifeguarding
4/23/23	3.95	J.H.	Lifeguarding
4/29/23	6.47	A.L.	Lifeguarding
4/29/23	6.33	J.H.	Lifeguarding
4/29/23	5,52	B.S.	Lifeguarding
4/29/23	4	P.M.	Lifeguarding
4/29/23	3,27	K.J.G.	Lifeguarding
4/30/23	6.75	M.K.	Lifeguarding
4/30/23	6.5	A.L.	Lifeguarding
4/30/23	1	E.C.	Lifeguarding
4/30/23	4.07	J.H.	Lifeguarding
4/30/23	4.3	E.G.	Lifeguarding
4/30/23	4.07	V.G.	Lifeguarding
4/30/23	1.12	K.J.G.	Lifeguarding
マヘヤスは	241.61		

TOTAL 241.61

APRIL 2023 1

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

## Invoice

Involce #: 220

Invoice Date: 5/1/2023 Due Date: 5/1/2023

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 - May 2023 1.320.57200.45500 = Facility Management = Meadow View = May 2023	taveckiji ka	3,600.00 6,503.83	3,600.00 6,503.83
DECEIVE MAY 03 2023 BY			
Juny Landut 5-3-23			

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

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



## Invoice 2021

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

DATE 04/27/2023 PLEASE PAY \$1,250.00

DUE DATE 04/27/2023

THANK YOU.

DESCRIPTION	QTY	RATE		AMOUNT
Deposit 50% Deposit Due On: Move 24' x 24' (4) Post Shade Structure. Uninstall, move and reinstall in selected location in dog park Balance Due Upon Completion = \$1,250.00	1	1,250.00	MAY 01 2023 D	1,250.00
			TOTAL DUE	\$1,250.00

Approved 05/01/2023 001:320.53800.45011 Contingency Rich Gray Shade America, Inc.
3604 Harbor Drive
Saint Augustine, FL 32084
US
(904)217-0516
sholton.shadeamerica@outlo
ok.com
http://www.shadeamerica.co
m



## Invoice 2022



BILL TO
Bill To:
Meadow View at Twin
Creeks CDD c/o GMS-NF,
LLC
475 West Town PI, Suite 114

St Augustine, FL 32092

DATE 04/27/2023 PLEASE PAY \$1,250.00

DUE DATE 04/27/2023

DESCRIPTION	QTY	RATE		AMOUNT
Service Move 24' x 24' (4) Post Shade Structure. Uninstall, move and reinstall in selected location in dog park	1	2,500.00		2,500.00
Payment Less 50% Deposit	1	-1,250.00		-1,250.00
			TOTAL DUE	\$1,250.00

THANK YOU.

Approved 05/02/2023 001.320.53800.45011 Contingency Rich Gray



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

# Invoice

DATE	INVOICE NO.
2/7/2023	21547

BILL TO				SH	IP TO		
Meadow View at C/O Beacon Lake 850 Beacon Lake St. Augustine, Flo	Amenity Ma Parkway						
P.O. NO.	TERM	S DUE DATE	REP	SHIP DATE	SHIP VIA	FOB	PROJECT
	net-15	5 2/22/2023	ML	2/7/2023			
ITEM	ITEM DESCRIPTION		CRIPTION		QTY	RATE	AMOUNT
Misc		To check one side of the entry gates reported not working. Found entry island side gate wasn't working due to missing nut and bolt from the swing arm to the L bracket at the gate. Reattached the gate with new hardware. Also found error 61 code, the gate was blocking the photocell, reset and cleared errors. Tested all operations, okay. This includes all travel time for 17, JAN 2023. Misc. service supplies 1 320 57200 45420 Gate Repairs Approved Jennifer Erickson 5.10.2				1 15.00	247.50 15.00
Thank You For B	eing Our Cu	ıstomer			Sub	total	\$262.50
					Sale	es Tax (6.5%)	\$0.00
					То	tal	\$262.50

Payments/Credits	\$0.00
Balance Due	\$262.50



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

**Property Name:** 

Meadow View at Twin Creeks

CDD

## INVOICE

INVOICE#	INVOICE DATE
JAX 518774	4/28/2023
TERMS	PO NUMBER
Net 30	

## **Remit To:**

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: May 28, 2023 Invoice Amount: \$774.00

Description	Current Amount
Locate and cap mainline going to off-property islands	RECEIVER
Irrigation Repairs	APR 26 2023 \$774.00
	V E the manufacture of the specific contract o

Approved 4-26-2023 Irrigation Repairs 001.320.53800.45009 Rich Gray **Invoice Total** 

\$774.00

# IN CONVERCIAL LANDSCAPING

# INVOICE

## Alfred W. Grover, Electrical Contractor

1304 Padola Road St Augustine, FL 32092 215-847-5339 awg7422@gmail.com

FL License: EC 13010167

TECEIVE MAY 16 2023 INVOICE#

**DATE:** 5/11/2023





#### Bill To:

Meadow View at Twin Creeks CDD 850 Beacon Lake Parkway St Augustine, FL 32095

Job Location:

Beacon Lake

DESCRIPTION OF WORK	AMOUNT
Service Call:	
Problem: No power to irrigation pump motor	
Replace 4, underground electrical connections to pump motor equipment	
1 320 57200 45508 AMENITY-FACILITY MAINT Approved 5.162023 Jennifer Erickson Material:	200.00
Labor: 1 electrician 4 hrs @ \$80 per hr	320.00
Work ordered by Rich Grey	
TOTAL	\$ 520.00

Accepted methods of payment:

Check payable to: Alfred W. Grover Or Paypal: awg7422@gmail.com

THANK YOU FOR YOUR BUSINESS!





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

1.320,572.442

1 320 57200 45400 Security Monitoring Approved Jennifer Ericksomn 5.11.2023

INVOICE DATE PLEASE PAY BY \$11:45.00 05/11/2023 06/08/2023

## **INVOICE NO. 292783**

Site:

850 Beacon Lakes Pkwy St

Augustine

Site Address: 850 Beacon Lakes Pkwy

St Augustine FL 32092

Job No.:

76105

Job Name: Order No.:

#### Description

If you have any further problems with your system please contact us. 11/05/2023 - Brent Touchet:

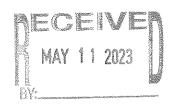
The job is complete.

Adjusted women gym door and correct program also closing hings not closing gyms bathrooms and gate to spash area post is loose and crash bar broken need gate people to repair

Customer is having issues with all of the restroom locks not working properly.

POC: (904)217-3052

Service - Security



Sub-Total ex Tax	\$185.00
Tax	\$0.00
Total	\$185.00

"Thank you-we really appreciate your business! Please send payment within 21 days of	Sub-Total ex Tax	\$185.00
receiving this invoice.	Tax	\$0.00
IMPORTANT: Please remember to test your system monthly.	Total inc Tax	\$185.00
Need automation for your home? Visit us online at www.smarthome.biz	Amount Applied	\$0.00
	Balance Due	\$185.00
There will be a 1.5% interest charge per month on late invoices.		





Please Reference: 292783

PLEASE PAY BY AMOUNT INVOICE DATE 06/08/2023 \$1.85,00 05/11/2023

**INVOICE NO. 292783** 

How	To Pay			vv		ilexidi	DE NO. 292788
	Credit Card (MasterCard, Visa, Amex )	and the second s	M	Mail Detac	ch this section and	mail cheque to:	
	Credit Card No.			1714	itic Security Cesery Blvd sonville, FL 32211		
	Card Holder's Name: CCV						
	Expiry Date:/ Signature:						
NAME:	Meadow View at Twin Creeks CCD		DUE DAT	Œ:	06/08/2023	AMOUNT DUE:	\$185.00

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/Attantic 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, lightening strikes or acts of

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

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

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 patron of

(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

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 provisions of this declaring state apply it loss of the deligation imposed by this contract or from negligence, active or otherwise, of Seller, its agents, assigns or employees. In contract or from negligence, active or otherwise, or Seller, its agents, assigns of 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 latine to be past time allowed intentional conductor active or passive negligency on the part of Seller.

claims be based upon alleged intentional conduct or active or passive negligence on the part of Seller, it 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

registered retter to mining acoress shall be deemed sufficient notice of discontinuation and shall 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 necessary to assure the retention of title to the system by Sellet. Purchaser understaints and agrees to the installation of equipment owned by Sellet 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 brought by or against Purchaser under tederal 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, falling 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 Purchase

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.

the amount that has been paid to Sellet upon execution of this Agreement.

3. 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 agents, 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 instructions of the part of Seller, agents, and the part of 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.



City Wide Facility Solutions 4963 Beach Blvd Jacksonville, FL 32207-4802 INVOICE

**Total Due:** 

\$1,855.00

Invoice Number: Invoice Date:

32013014346 5/1/2023

Due Date:

5/1/2023

ıe Date:

3/3/1/2020

Phone: (904) 737-4969 Email: jaxinvoices@gocitywide.com

Bill

To: Meadow Views at Twin Creeks 850 Beacon Lake Drive

St. Augustine, FL 32259

USA

Ship

To: Meadow Views at Twin Creeks

850 Beacon Lake Drive St. Augustine, FL 32259

USA

PO#	Customer ID	FSM	Payment To	erms	Servic	e Dates	
	01013101582		Net 30 days		05/01/23 to 05/31/23		
Item #	Des	scription	Contract / Order #	Qty	Unit Price	Ext. Price	

Managed Janitorial Services

31013100872

1,855.00

1,855.00

Subtotal: Sales Tax: 1855.00

1 320 57200 45507 Janitorial Approved Jennifer Erickson 5.19.2023

Total Due:

\$1,855.00



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

# **INVOICE**

DATE	INVOICE#			
5/15/2023	46019			

## BILL TO:

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

		P.O. NO	TERMS		REP	PERMIT#
			DUE UPON REC	CEIPT	TK	
QUANTITY	Г	DESCRIPTION			RATE	AMOUNT
	Pi 00 Ri	VALVE & TURNED CKED - COULD NOT PS PUMPS PR REPAIRS  VALVE  OPPOVED 05/16/202 Imp Repairs 11.320.53800.450 Ich Gray	TEST  MAY 15 2  BY	023	90.00 180.00 140.00	90.00 180.00 140.00
Visa or Mastercard Acco				То	tal	\$410.00
LABOR ARE PROVID INSTALLATION. LA	A ONE YEAR MANUFAC ED FREE OF CHARGE FO BOR IS NOT COVERED UN BE BILLED AT THE CURR	R A 30 DAY PERIOD NDER WARRANTY A	FOLLOWING AFTER THE FIRST	Pay	/ments/C	redits \$0.0
*ALL DISCREPANCIE	ES MUST BE REPORTED V LECTION & ATTORNEY'S	VITHIN 10 DAYS.		Ва	lance Dı	Je \$410.00

# **INVOICE**

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

DATE	INVOICE#
5/19/2023	46074

## BILL TO:

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

Approved 05/22/2023 Pump Repair 001.320.53800.45007 Rich Gray

		P.O. NO	TERMS		REP	PERMIT#
			DUE UPON REG	CEIPT	TK	
QUANTITY	Б	ESCRIPTION			RATE	AMOUNT
	BEACON LAKE  SITE: RIGHT WELL - REPLACE 2" CHECK V CHANGED LOCATIONS VALVE - REPLUMBED AS NECE - PRESSURED SYSTEM V UNABLE TO RUN IRRIV SITE: LEFT WELL - REPLACED 5 HP DELU - REPLACED PRESSURE - PRESSURED SYSTEM V RAN THROUGH IRRIV - NEED TO REPLACE BA - SENT PROPOSAL FOR  AS QUOTED	S OF CHECK VALVE  SSARY  UP  GATION AS CONTRO  EXE CONTROL BOX  SWITCH & GAUGE  UP  ATION  AD MPD 96 TANK  NEW TANK			1,750.00	enad Marinak i sumbri Marin-Trakski (1911)
18% APR will be application Visa or Mastercard Acc	ed to any invoice not paid in f repted	ùll within 30 days.		Тс	otal	\$1,750.00
LABOR ARE PROVIDE INSTALLATION. LA	A ONE YEAR MANUFAC DED FREE OF CHARGE FOI BOR IS NOT COVERED UND	R A 30 DAY PERIOD IDER WARRANTY A	FOLLOWING FTER THE FIRST	Pa	yments/C	redits \$0.00
*ALL DISCREPANCI	BE BILLED AT THE CURR ES MUST BE REPORTED W LECTION & ATTORNEY'S O FOR COLLECTION.	VITHIN 10 DAYS.		Ва	alance D	ue \$1,750.00

#### **Envera**

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

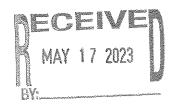
1 320 57200 45410 Security Gate Approved 5.17.23 Jennifer Erickson

# Invoice Number Date 728322 05/17/2023 Customer Number Due Date 300380 07/01/2023

Page: 1

Custon	ustomer Name Customer Number		Customer Number PO Number Invoice Date		ate	Due Date
Meadow View a	t Twin Creeks CDD	300380	05/17/2023		23	07/01/2023
Quantity	Description			Months	Rate	Amount
Meadow View a 1.00	Meadow View at Twin Creeks CDD - 850 Beacon Lake Pkwy, Saint Augusti 1.00 Add Res as of 4/30/23 05/01/2023 - 06/30/2023		nt Augustine, FL	2.00	\$16.00	\$32.00
	00/01/2020	,00,2020			Subtotal:	\$32.00
	Tax Payments/Cred	dits Applied				\$0.00 \$0.00
				Invoice Ba	lance Due:	\$32.00

MyEnvera Count as of 4/30/23. 1 additional homes @ \$16.00 each



Date	Invoice #	Description	Amount	Balance Due
5/17/2023	728322	Alarm Monitoring Services	\$32.00	\$32.00

#### **Envera**

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

Invoice			
Invoice Number	Date		
728322	05/17/2023		
Customer Number	Due Date		
300380	07/01/2023		

Net Due: \$32.00 Amount Enclosed:\_\_\_\_\_

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



Invoice 719340			
Date	PO/Contract#		
05/10/23			
Account Manager	Terms		
MELISSA BROCK	Due on Receipt		

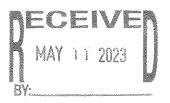
Bill To	
Meadow View at Twin Creeks CDD c/o GMS-NF, LLC 475 West Town Pl Suite 114 St. Augustine , FL 32092	

Property Address

Meadow View at Twin Creeks CDD
850 Beacon Lake Parkway
St Augustine, FL 32095

## Please detach and return with payment. \*PAYMENTS DUE UPON RECEIPT\* Thank You!

Description	Qty/UOM	Rate	Amount
#48623 - Maintenance Contract Services - Bea	con Lakes Phase III A Common	s May 2023	\$9,100.00
		Total	\$9,100.00



Approved 5-11-2023 Landscape Maintenance 001.320.53800.45003 Rich Gray

## Please note our remit to address: PO BOX 6569, Hilton Head Island, SC 29938

Current	1-30 Days	31-60 Days	61-90 Days	90+ Days
	Past Due	Past Due	Past Due	Past Due
\$71,831.00	\$9,437.50	\$0.00	\$0.00	\$0.00

Phone #	E-mail	Web Site
843-785-3848	accountsreceivable@thegreeneryinc.com	www.thegreeneryinc.com



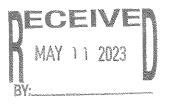
Invoice	719341
Date	PO/Contract#
05/10/23	
Account Manager	Terms
MELISSA BROCK	Due on Receipt

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

Property Address	
Meadow View at Twin Creeks CDD	
850 Beacon Lake Parkway	
St Augustine, FL 32095	

## Please detach and return with payment. \*PAYMENTS DUE UPON RECEIPT\* Thank You!

Description	Qty/UOM	Rate	Amount
#48624 - Maintenance Contract Serv Area May 2023	vices - Beacon Lakes Phase II Townhome	Common	\$9,011.00
		 Total	\$9,011.00



Approved 5-11-2023 Landscape Maintenance 001.320.53800.45003 Rich Gray

## Please note our remit to address: PO BOX 6569, Hilton Head Island, SC 29938

Current	1-30 Days	31-60 Days	61-90 Days	90+ Days
	Past Due	Past Due	Past Due	Past Due
\$71,831.00	\$9,437.50	\$0.00	\$0.00	\$0.00

Phone #	E-mail	Web Site
843-785-3848	accountsreceivable@thegreeneryinc.com	www.thegreeneryinc.com



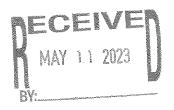
Invoice	719342	
Date	PO/Contract#	
05/10/23		
Account Manager	Terms	
MELISSA BROCK	Due on Receipt	

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

Property Address
Meadow View at Twin Creeks CDD
850 Beacon Lake Parkway
St Augustine, FL 32095

## Please detach and return with payment. \*PAYMENTS DUE UPON RECEIPT\* Thank You!

Description	Qty/UOM	Rate	Amount
#48625 - Maintenance Contract Serv 2023	ices - Beacon Lakes Phase II Common A	reas May	\$8,421.00
		 Total	\$8 421 00



Approved 5-11-2023 Landscape Maintenance 001.320.53800.45003 Rich Gray

## Please note our remit to address: PO BOX 6569, Hilton Head Island, SC 29938

Current	1-30 Days	31-60 Days	61-90 Days	90+ Days
	Past Due	Past Due	Past Due	Past Due
\$71,831.00	\$9,437.50	\$0.00	\$0.00	\$0.00

Phone #	E-mail	Web Site
843-785-3848	accountsreceivable@thegreeneryinc.com	www.thegreeneryinc.com

## Riverside Management Services, Inc

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

## **Invoice**

Involce#: 227

Invoice Date: 5/11/2023 Due Date: 5/11/2023

Case:

P.O. Number:

## Bill To:

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

Description	Hours/Qty	Rățē	Amount
Facility Maintenance April 1 - April 30, 2023  Maintenance Supplies		3,507.12 176.16	3,507.12 176.16
Service of the servic			
Approved 05/15/2023			
Facilities Maintenance 001.320.57200.45508 Rich Gray			
,			
Juny Landet 5-16-23			

Total	\$3,683.28	
Payments/Credits	\$0.00	
Balance Due	\$3,683.28	

			TON ITE HIGHLY OF TAILOR AND
<u>Date</u>	Hours	Employee	Description
4/3/23	8	R.M.	Raked beach by amenity center, straightened and organized chairs on pool deck, removed debris on pool deck, changed trash receptacles on pool deck, blew leaves and debris off pool deck, entry and walkway, removed debris at food truck alley and front parking lot, installed new soap dispenser in men's restroom at gym, emptied and restocked all dog waste receptacles.
4/5/23	8	R.M.	Patched potholes at Lake Front Park parking lot, cleaned restrooms at Lake Front Park, removed debris at Lake Front Park, changed trash receptacles at Lake Front Park, filled soap at Lake Front Park, restlached entryway door catch/security lock, emptied and restocked all dog waste receptacles, blew leaves and debris off entryway, sidewalks and at Lake Front Park, picked up supplies
4/7/23	8	RM.	Installed new dog pot on Constance Ave, resecuted slide chute covers on splash pad, straightened and organized chairs and tables on pool deck, fixed broken pool chair, blew leaves and debris off pool deck, entryway and front side walk, removed debris at mundabout, front entrance and pool area, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles.
4/10/23	8	R.M.	Repaired bits testoccid and on maste tresplacing Repaired by the series in and incoming adapter on valve for handicap chair in lap pool, organized pool (umiture and removed debris from pool deck, removed debris in parking lot, tennis courts and big dog park, checked and changed all trash receptacles, cleaned men's restroom in social building and restocked paper goods and soap dispenser, picked up downed tables and umbrellas around pool deck at opening due to bad weather
4/12/23	8	R.M.	Fixed broken curtain rod on pavilion on pool deck, stocked supplies in men's restroom at Lake Front Park, resecured slide chute covers on splash park, removed debris in all landscape beds at amen'ty center, blew leaves and debris off pool patio and entry hallway, emptied and restocked all dog waste receptacles, checked and changed all trash receptacles
4/14/23	8	R.M.	Resecuted slide chute covers and replaced missing bolts, arranged patio furniture and repaired broken side table, blew leaves and debris off pool deck, front entry way and food truck allay, fixed and reattached tennis nets at take Front Park entry side of nel, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles.
4/17/23	8	R.M.	Replaced broken umbrella anchor, straightened and organized all pool deck furniture, patched eleven low areas or holes on Twin Creeks Drive, resecured slide chute covers and reattached no entry net in splash pool, reglued eight landscape blocks on left side of pool deck of stairway entrance, blew leaves and debris off all patios, entryway and pool deck, checked and changed all trash receptacles on amenity property, take front park, food truck alley, dog park and basketball courts, picked up supplies
4/19/23	8	R.M.	Straightened and organized chairs and tables on pool deck, blew leaves and debris off pool deck, walkway, back patio, frod truck alley, tennis courts, Lakeside Park and basketball courts, removed graftiti off sidewalk and building walls at Lakeside Park, removed debris at front entrance of development and towntome entrance, checked and changed all trash receptacles, emptled and restocked all dog waste receptacles
4/21/23	8	R.M.	Installed new locks on pool packs and resecured side maintenance gate, sprayed for weeds inside pool pack area, resecured slide chutes on splash park, cleaned Lakeside Park bathrooms and stocked supplies, removed debris from front entrance and around amenity center, changed battenes in soap dispensers in men's restroom in social building, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles.
4/24/23	8	R.M.	Straightened and organized chairs and tables on pool deck, blew leaves and debris off pool deck and patio, changed locks at chemical enclosures, resecured pool slide covers, cleaned duck feces off pool deck at lap pool, removed debris from landscape beds around amenity center, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
4/26/23	8	R.M.	Fixed bent handle on dog pot stations at baskelball courts, addressed downed windscreens at tennis courts and basketball courts, blew leaves and debris off basketball courts, pool deck, curb line and entryway, replaced burnt bulbs in social room, cleaned storage/maintenance closet, removed debris from front entrance, entry islands and parking lot, checked and changed all trash receptacles, empilied and restocked all dog waste receptacles, straightened and organized chairs and tables on pool deck,
4/27/23	4	R.M.	Fixed door at takeside park, cleaned up broken glass in parking lot at takeside park, adjusted volleyball nets, hosed off areas around trash receptacles to remove buildup, removed debris around playground, changed trash on site and cleaned men's bathroom at lakeside park
4/26/23	8	R.M.	Regized landscape block to retaining wall at round-a-bout, fixed windscreen at tennis courts, fixed latch on basketball court and blew leaves and debris off courts, blew leaves and debris off pool deck, cleaned pool deck and washed off duck feces, removed debris and trash at playground and entrance, hosed off entry way to lakeside park and the water fountains, checked and changed all trash receptacles, emptied and restocked all dog waste
TOTAL	100	_ ≖	
MILES	16	<b></b>	'Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

## MAINTENANCE BILLABLE PURCHASES

## Period Ending 5/05/23

<u>DISTRICT</u> MEADOWVIEW	DATE	SUPPLIES	PRICE	EMPLOYEE
AT TWIN CREEKS CDD				
(MVTC)	4/14/23	Construction Adhesive (2)	28.70	R.G.
,	4/14/23	60lb Asphalt Patch	21.08	R.G.
	4/26/23	75W Soft White Lightbulbs (2)	34.45	R.G.
	4/26/23	8" White Zipties 100pk	11.48	R.G.
	4/26/23	Turbo Jet Spray Nozzle	22.97	R.G.
	4/26/23	Silver Bullet 100' Garden Hose	57.48	R.G.
			TOTAL \$176.16	<del>-</del> <del>-</del>



Southeast Fitness Repair 14476 Duval Place West #208 Jacksonville, FL 32218 Invoice #101795

Invoice Date: 5/16/2023

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

Invoice

1 320 57200 45508 AMENITY-FACILITY MAINT

Approved 5.17.2023 Jennifer Erickson

**Billing Location Information** 

**Billing Address** 

850 Beacon Lake Pkwy

St Augustine, FL 32095

**Billing Contact** 

Marc or Denise

Main Number

(904) 217-3052

**Mobile Number** 

(904) 316-9279

Email

Beaconmanager@Rmsnf.Com

## **Service Information**

1144444	2.42.42.4	
Qty	Rate	Price
1.00 hour	\$70.00 / hour	\$70.00
1.00 Ea	\$110.00 / Ea	\$110.00
	Subtotal:	\$180.00
	Tax:	\$0.00
	Total:	\$180.00
	Amount Paid:	\$0.00
State Name	Balance Due:	\$180.00
	1.00 hour	1.00 hour \$70.00 / hour  1.00 Ea \$110.00 / Ea  Subtotal:  Tax:  Total:  Amount Paid:

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

## Billing Receipt - Please Return With Payment Remittance

Bill To:

Marc or Denise

850 Beacon Lake Pkwy

St Augustine, FL 32095

Account

[101093] Meadow View At Twin

Creeks A.K.A Beacon Lake

Invoice #

101795

Date

Tuesday, May 16, 2023

Remit To:

Southeast Fitness Repair

14476 Duval Place West #208

Jacksonville, FL 32218

**Amount Paid** 

**Check Number** 

Payment is due within 30 days of invoice date.

Thank you for your payment!



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 62844

DATE 03/13/2023 TERMS Net 30

**DUE DATE 04/12/2023** 

P.O. NUMBER SodAtBeacon3A

ACTIVITY	DESCRIPTION	QTY	INSTALLED	AMOUNT
	Sod at Windemere Corner Park For Sodding the new park at the corner of Windmere. 11,200 SQFT total installed due to a lack of irrigation	1	18,900.00	18,900.00
	Sod at Starnberg Court Sodding 9,000 SQFT total of Bahia Turf for the graded portion of Starnberg Court that was not completed	1	15,187.50	15,187.50

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Approved 05/12/2023 Landscape Contingency 001.320.53800.45004 Rich Gray





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

**Property Name:** 

Meadow View at Twin Creeks

Rich Gray

CDD

## INVOICE

INVOICE#	INVOICE DATE
JAX 519183	4/29/2023
TERMS	PO NUMBER
Net 30	

#### **Remit To:**

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: May 29, 2023 Invoice Amount: \$4,620.00

Additional Granite and Sod for Pickleball Courts

Misc Service

Approved 04/26/2023
.001.320.53800.45004
Landscape Contingency

Current Amount

\$4,620.00

IN COMMERCIAL LANDSCAPING



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 523050	5/1/2023
TERMS	PO NUMBER
Net 30	

## Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

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

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

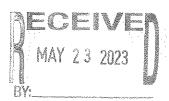
Approved 05/23/2023 Landscape Maintenance

Rich Gray

001.320.53800.45003

Invoice Total

\$17,812.00



IN COMMERCIAL LANDSCAPING



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 530616	5/19/2023
TERMS	PO NUMBER
Net 30	

#### Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: June 18, 2023 Invoice Amount: \$3,952.00

<b>Description</b> Decoder replacement	Current Amount
Irrigation Repairs	\$3,952.00



Invoice Total

\$3,952.00

# IN COMMERCIAL LANDSCAPING

Approved 05/17/2023 Irrigation Repair 001.320.53800.45009 Rich Gray



## **Meadow View at Twin Creeks**

Commi	unity Development District C	onstruction Fund	ding Request #49
Constr	ruction Phase 3B - BBX		June 7, 2023
Req.	PAYEE		
122	ETM Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 208845 (May 2023)	\$	1,047.26
123	Clary & Associates, Inc. Final As-Builts for Pickelball Courts- Invoice 2023-316	\$	2,875.00
	Total Funding Request	\$	3,922.26
	Please make check payable to:  Meadow View at Twin Creeks c/o GMS LLC 475 West Town Place Suite 114 St. Augustine FL 32092	CDD	
	Signature: Chairman/Vice Chairman		
	Signature:Secretary/Asst. Secretary		



## **Meadow View at Twin Creeks**

Community Development District Construction Phase 4 - Dreamfinders Construction Funding Request #10

June 7, 2023

Req.	PAYEE	
66	W. Gardner, LLC Beacon Lake Phase 4 (Paving/Drainage) Application for Payment No. 14 (May 2023)	\$ 264,770.15
67	W. Gardner, LLC Beacon Lake Phase 4 (Utilities) Application for Payment No. 14 (May 2023)	\$ 1,875.39
	Total Funding Request	\$ 266,645.54

Please make check payable to:

Signature:

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

Chairman/Vice Chairman

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