MEADOW VIEW AT TWIN CREEKS

Community Development District

July 20, 2023

AGENDA

July 13, 2023

Board of Supervisors Meadow View at Twin Creeks CDD

Dear Board Members:

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

- I. Roll Call
- II. Public Comment
- III. Approval of Minutes of the June 15, 2023 Meeting
- IV. Consideration of Proposal from Yellowstone for Front Annual Bed Improvements
- V. Consideration of Resolution 2023-09, Changing the Location of the Public Hearing on the Fiscal Year 2024 Budget
- VI. Discussion on the Fiscal Year 2024 Budget
- VII. Discussion of Proposed Updates to the Amenity PoliciesA. Suspension and Termination Rules
 - B. Policy on Age Requirements
 - C. Fishing Policies
- VIII. Update on FPL Matters
- IX. Update on Development Status
- X. Staff Reports A. District Counsel

- B. District Engineer
 - 1. Approval of Requisition Summary (to be provided under separate cover)
 - 2. Acceptance of 2023 Annual Report
- C. District Manager
- D. Amenity Manager
- E. Operations Manager Report

XI. Financial Reports

- A. Balance Sheet and Income Statement
- B. Assessment Receipts Schedule
- C. Check Register
- D. Consideration of Construction Funding Request No. 50 (Phase 3B) (funding requests to be provided under separate cover)
- E. Consideration of Construction Funding Request No. 11 (Phase 4)
- XII. Supervisors' Requests and Audience Comments
- XIII. Discussion of Security Matters*
- XIV. Consideration of Proposals for Expansion of Security Camera System
- XV. Next Scheduled Meeting August 17, 2023 at 10:00 a.m. at the World Golf Village Renaissance Resort, 500 South Legacy Trail, St. Augustine, Florida 32092
- XVI. 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

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, June 15, 2023 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095.

Present and constituting a quorum were:

Aaron Lyman	
Danielle Simpson	
Tyler Thors	
Frank Arias	

Supervisor Supervisor Supervisor

Vice Chairman

Also present were:

Jim Oliver	
Katie Buchanan	
Scott Lockwood	
Jennifer Clark-Erickson	
Howard McGaffney	
Brad Poor	

District Manager District Counsel (by phone) District Engineer (by phone) Amenity Manager GMS, LLC Yellowstone Landscape

The following is a summary of the discussions and actions taken at the June 15, 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

A resident commented that the community had a great meeting with the St. Johns County Sheriff's office in which the neighborhood watch organization was introduced, however it appeared that it was masquerading as an endorsement of the local community watch organization and there was a lot of confusion. He asked what the CDD's stance is on the organization. He also stated that the group has asked for someone to input data on neighbors into a spreadsheet.

Mr. Oliver responded that a neighborhood watch organization is not a CDD matter and the CDD board is not a part of that process.

A resident asked if the CDD is involved in rentals.

Mr. Oliver responded that the only involvement that the CDD would have is if the homeowner rented the property, the homeowner would have to make a decision as to whether the homeowner would retain access to the amenities, or if the renter would have access.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the May 18, 2023 Meeting

There were no comments on the minutes.

On MOTION by Mr. Lyman seconded by Ms. Simpson with all in favor the minutes of the May 18, 2023 meeting were approved.

FOURTH ORDER OF BUSINESS

Consideration of Request from the St. Johns County Supervisor of Elections to Use the Amenity Center as a Polling Location for the 2024 Elections

Mr. Oliver stated that the amenity center was used in 2022 for the primary and general

elections and it was very convenient for the residents who came to the amenity center to vote.

On MOTION by Mr. Arias seconded by Mr. Thors with all in favor the request from the St. Johns County Supervisor of Elections office to use the amenity center as a polling location for the 2024 elections was approved.

FIFTH ORDER OF BUSINESS

Consideration of Suspension of Amenity Privileges

Mr. Oliver noted that the Board has received copies of letters sent to residents regarding incidents in which minors accessed the amenity facilities after hours. The policies provide for the District Manager to initiate an interim suspension on policy violators until the next Board meeting. He also stated in both cases, the parents of the minors contacted staff and expressed their child's remorse.

Ms. Clark-Erickson added that there was no damage done to the District's property.

Mr. Stuart Manley read a portion of the letter to the Board, which stated, "On May 26, 2023, at approximately 10:30 p.m. while performing final security checks at the facilities, a staff member entered the previously locked Lake House social area and found six teenagers

(Ethan and two other boys and three girls) in the closed facility without authorization. Staff directed the group to leave the Social Hall. The group immediately complied, but subsequently were discovered at the gazebo, located at the pool deck, which closes at dusk" and continued to say, "My son is here today and is capable of speaking on his own behalf. As his father, we're here to represent ourselves. At this point in time, he wants to demonstrate some remorse for doing what he is doing."

Mr. Ethan Manley stated I'd like to sincerely apologize for any inconvenience or anything. I completely understand the consequences that have been applied against me. I understand the rules, and now that I know the pool deck closes at dusk, in the future it will never happen again.

Mr. Stuart Manley stated one final comment, the card that he gave to the individual who was manning the facility turned off his card, so he is not able to come back to the amenity center. Also, my enter family's cards were turned off the entire duration, so my wife went to the amenity center yesterday, my other child went to the pool and their cards did not work either, so as a family, we have been affected by this judgment. We'd like our amenities back.

Mr. Oliver stated thank you Mr. Manley. Mrs. Shano and I spoke on the telephone a couple of days ago and I know you and your husband both spoke with your daughter, and she understands the consequences also.

Ms. Shano stated yes, she is truly sorry and will not do it again.

Mr. Arias thanked the families for attending and Ms. Clark-Erickson's staff in the proactive stance they've taken and stated, "In the past, when things like this have happened, Facebook would blow up and residents would demand the responsible parties be found and dealt with and I believe we're at that point. We want to keep this neighborhood safe for everybody and for everybody to be able to enjoy it. This is a wonderful example of what happens, and we can move forward from here."

Mr. Oliver asked if the Board wants to consider releasing the suspension.

On MOTION by Mr. Lyman seconded by Mr. Thors with all in favor lifting the suspensions of the two minors involved was approved.

SIXTH ORDER OF BUSINESS

Ratification of Termination of Agreement with The Greenery for Landscape and Irrigation Maintenance Services

Mr. Oliver reminded the Board that at the last meeting Yellowstone Landscape was ranked the number one proposer following the RFP process and staff issued notices of intent to award to each proposer that participated to inform them of the results. He also noted that staff received a response from one of the vendors stating their intent to challenge the results, which triggered a seven-day period in which they could file a formal complaint which fell over a holiday, so they asked for an extension, which was granted. A letter was sent by the vendor; however, they did not send a protest bid bond and decided to drop the challenge. Shortly after that, a copy of the agreement with Yellowstone was prepared. A termination notice was sent to The Greenery on May 31st informing them that the last day of service would be June 30, 2023.

On MOTION by Mr. Lyman seconded by Ms. Simpson with all in favor terminating the agreement with The Greenery for landscape and irrigation maintenance services was ratified.

SEVENTH ORDER OF BUSINESS

Consideration of Agreement with Yellowstone Landscape for Landscape and Irrigation Maintenance Services

On MOTION by Mr. Lyman seconded by Ms. Simpson with all in favor the landscape and irrigation maintenance services agreement with Yellowstone Landscape was approved.

EIGHTH ORDER OF BUSINESS Consideration of Landscape Proposals A. Additional Annual Rotation for Phases 2-4

A copy of the proposal to add an annual rotation for Phases 2-4 totaling \$4,590 was

included in the agenda package for the Board's review.

On MOTION by Mr. Lyman seconded by Ms. Simspon with all in favor the proposal from Yellowstone to install annuals totaling \$4,590 was approved.

B. Front Annual Bed Improvements

A copy of the proposal to build up the front annual bed totaling \$9,650 was included in the agenda package for the Board's review. Mr. Poor was asked to provide a rendering of what he's proposing at the next meeting. This item was tabled.

C. Mulch Application for Phase 1 and Amenity Center

A copy of the proposal for installing brown mulch in the Phase 1 common areas and the amenity center totaling \$45,000 was included in the agenda package for the Board's review.

D. Mulch Application for Phases 2 and 3

A copy of the proposal to install mulch in the Phase 2, 3 and townhome common areas totaling \$45,027 was included in the agenda package for the Board's review.

On MOTION by Mr. Lyman seconded by Mr. Thors with all in favor the proposals from Yellowstone to install mulch in Phases 1, 2, 3, as well as the amenity center and townhome common areas, together totaling \$90,027.50 was approved.

E. Bahia Installation for Soccer Field

A copy of the proposal to grade uneven areas in the soccer field and to install new sod totaling \$4,470 was included in the agenda package for the Board's review. Mr. Poor noted there would be a two-to-three-week period in which the field could not be used.

Mr. Oliver asked that Yellowstone coordinate with staff to find the time that would involve the least disruption to residents to close the field.

On MOTION by Mr. Arias seconded by Ms. Simpson with all in favor the proposal from Yellowstone to grade and install sod on the soccer field totaling \$4,470 was approved.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2023-08, Setting a Public Hearing for the Purpose of Adopting Revised Suspension and Termination Rules

Ms. Buchanan provided an overview of the proposed revised suspension and termination rules. She asked that the Board review the rules between now and public hearing to determine if any changes are needed.

On MOTION by Mr. Lyman seconded by Ms. Simspon with all in favor Resolution 2023-08, setting a public hearing on August 17, 2023 at 10:00 a.m. at the World Golf Village Renaissance Resort for the purpose of adopting revised suspension and termination rules was approved.

TENTH ORDER OF BUSINESS

Update and Discussion on Fiscal Year 2024 Budget and August 17, 2023 Public Hearing

Mr. Oliver stated that the public hearing will be moved to the World Golf Village Renaissance Resort to accommodate the large crowd that attended the public hearing for last year's budget. He also noted mailed notices will be sent to each homeowner announcing the increase in assessments being proposed with the budget and announcing the public hearing to be held in August.

ELEVENTH 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.

TWELFTH ORDER OF BUSINESS Update on Development Status

Mr. Lyman stated that curb repairs are in process in the townhome section and the top asphalt lift for the townhome section should be scheduled in the next 30-45 days pending sign-off from the county. Regarding Phase 4, the front half is paved, and power is in, so it should be closed out by the end of July. The second part of Phase 4 should be closed out by the end of September. A paving schedule is needed from Duval Asphalt for the connector road to the townhomes section.

THIRTEENTH ORDER OF BUSINESS Staff Reports A. District Counsel

Ms. Buchanan informed the Board that CDD board members are going to be required to complete four hours of ethics training on an annual basis effective January 2024. Her office will provide additional information on what resources are available in the upcoming months.

B. District Engineer – Approval of Requisition Summary

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

On MOTION by Mr. Lyman seconded by Mr. Thors with all in favor the requisition summary listing numbers 121-123 for Phase 3B and numbers 66 and 67 for Phase 4 was approved.

C. District Manager

There being nothing to report, the next item followed.

D. Amenity Manager

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

E. Operations Manager

Ms. Clark-Erickson 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.

FOURTEENTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet & Income Statement

Copies of the financial statements as of May 31, 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 96.7% collected was included in the agenda package.

C. Check Register

A copy of the check register totaling \$932,201.24 was included in the agenda package for the Board's review.

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

D. Consideration of Construction Funding Request No. 49 (Phase 3B)

A copy of construction funding request number 49 totaling \$3,922.26 was included in the agenda package for the Board's review.

E. Consideration of Construction Funding Request No. 10 (Phase 4)

Copies of construction funding request number 10 totaling \$266,645.54 was included in the agenda package.

On MOTION by Mr. Lyman seconded by Ms. Simpson with all in favor construction funding request numbers 49 and 10 were approved.

FIFTEENTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

A resident commended Ms. Clark-Erickson on doing a tremendous job and stated that at the last meeting some rough numbers for hiring RMS employees for extra shifts were provided as an alternative to security patrols and the numbers were not drastic per homeowner.

Mr. Oliver stated that Ms. Clark-Erickson has added to the staff, so the facility is staffed until 7:00 p.m. rather than 5:00 p.m. and the Board is trying to find the right balance between service and cost.

The resident also asked if the field will always be a soccer field.

Mr. Oliver responded that if there are good alternative uses, the Board can consider them.

A resident asked if anything additional will be done to the dog park, such as trees or shade structures since the bench is located outside the dog park.

Ms. Clark-Erickson stated that the bench is scheduled to be moved, and one of the dog features will be relocated as well, however there is not a plan currently to add vegetation.

The resident also asked when the lights will be installed on Trophy Lake Drive.

Mr. Lyman responded that FPL would need to be contacted as they own the streetlights. He also stated that FPL will typically respond to resident complaints much faster than the developer complaints.

A resident commented that Ms. Clark-Erickson is doing a great job and stated that she is the one that brought the Sheriff's office here. She also stated that it would be helpful to hear the good things that are being done in the community through the newsletter. Additionally, she commented that there is a large amount of dirt coming from the school project and she does not see the water trucks being used.

Mr. Lyman stated that the contractors are responsible for erosion control and with it being a county project, the District has no control over the contractor. He recommended concerned residents call the county.

A resident asked for clarification on the neighborhood watch situation discussed at the beginning of the meeting, including what the CDD and HOA have to do with the neighborhood watch.

Mr. Oliver stated that this board will not be able to answer the questions on the neighborhood watch, as their responsibility is CDD owned common areas and facilities.

Mr. Arias recommended ignoring it, because the official stance from the Sheriff's Office is to call their office and not address it yourself.

Another resident asked if the CDD would be the one to approve neighborhood watch signs.

Mr. Oliver stated that if the neighborhood watch group is officially sanctioned by the St. Johns County Sheriff's office, the CDD would support having the signage installed.

A resident asked who they can talk to regarding the concerns surrounding the neighborhood watch group.

Mr. Oliver stated to extent that the group has officially been coordinated with the St. Johns County Sheriff's office, he suggests attending one of their meetings.

A resident stated that there are currently no lights as you come in through the back by the basketball courts and asked if the CDD plans to install any.

Mr. Lyman responded that the area is a county right-of-way. Mr. Oliver added that the District would look into it.

SIXTEENTH ORDER OF BUSINESS Discussion of Security Matters

This portion of the meeting was closed to the public in accordance with Sections 119.071(3)(a) and 281.301, Florida Statutes, as the Board discussed matters related to the

security system plan. The closed session began at approximately 11:10 a.m. and ended at approximately 11:22 a.m.

SEVENTEENTH ORDER OF BUSINESS

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

EIGHTEENTH ORDER OF BUSINESS Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS



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 St. Augustine , I	•	
Property Name: Meadow View at Tv	vin Creeks CDD			
Front Annual Bed Build Up		Terms: Net 3	0	
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

Х

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

TOTAL

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

\$9,650.00

Beacon Lake

Jacksonville, FL



Existing

Landscape Design Suggestions

Annuals (AN) Natural Stone Wall



Potential

<u>(AN)</u>

June, 2023

Conceptual Rendering-Plants are depicted at mature stage





















FIFTH ORDER OF BUSINESS

RESOLUTION 2023-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOWN VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE ACTIONS OF THE DISTRICT MANAGER RESETTING THE LOCATION OF THE PUBLIC HEARING ON THE PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 AND AMENDING RESOLUTION 2023-07 TO RESET THE HEARING THEREON; RATIFYING THE ACTIONS OF THE DISTRICT MANAGER IN NOTICING THE PUBLIC HEARINGS ON THE PROPOSED BUDGET FOR FISCAL YEAR 2023/2023 AND THE LEVY OF OPERATION AND MAINTENANCE ASSESSMENTS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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*, as amended, and

WHEREAS, the Board of Supervisors of the District ("Board") previously adopted Resolution 2023-07, approving the proposed budget for Fiscal Year 2023/2024 and setting the public hearing thereon for August 17, 2023 at 10:00 a.m. at Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095 ("Budget Hearing"); and

WHEREAS, due to an increase in the operations and maintenance budget, the District Manager is also required to hold the public hearing regarding the levying of operations and maintenance assessments to fund the Fiscal Year 2023/2024 budget on August 17, 2023 ("O&M Assessments Hearing" together with the Budget Hearing, the "Public Hearings"); and

WHEREAS, due to a desire to hold the Public Hearings at a larger location, a determination was made to reschedule the Public Hearings to World Golf Village Renaissance Resort, 500 S Legacy Trail, St. Augustine, FL 32092 at the same date and time, and the District Manager will cause the notice of the Public Hearings to be provided pursuant to Florida law; and

WHEREAS, the Board desires to ratify its actions in resetting the location of the Public Hearings and the District Manager's action in providing the required notice.

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

SECTION 1. RATIFICATION OF PUBLIC HEARINGS RESET. The actions of the District Manager in re-setting the public hearings and providing the notice of the Public Hearings are hereby ratified. Resolution 2023-07 is hereby amended to reflect that the public hearing as

declared in Resolution 2023-07 is re-set to August 17, 2023 at 10:00 a.m. at the World Golf Village Renaissance Resort, 500 S Legacy Trail, St. Augustine, FL 32092 .

SECTION 2. RESOLUTION 2023-07 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2023-03 continue in full force and effect.

SECTION 3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED AND ADOPTED this 20th day of July, 2023.

ATTEST:

MEADOWN VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

SIXTH ORDER OF BUSINESS

Meadow Víew at Twín Creeks Community Development District

Approved Budget

FY 2024 June 15, 2023





Meadow Víew at Twín Creeks Community Development District

TABLE OF CONTENTS

Summary Revenues and Expenditures	Page 1-2
Narrative - Administrative and Maintenance	Page 3-11
Assessment Chart	Page 12
2016 Debt Service Fund	Page 13-15
2018 Debt Servíce Fund	Page 16-18
2019 Debt Servíce Fund	Page 19-21
2020 Debt Service Fund	Page 22-24
2021 Debt Service Fund - Phase 3B	Page 25-27
2021 Debt Service Fund - Phase 4	Page 28-30

Meadow View at Twin Creeks Community Development District

General Fund

Description	Adopted Budget FY 2023	Actual Thru 6/30/23	Projected Next 3 Months	Total Projected 9/30/23	Approved Budget FY 2024
Revenues					
Assessments Tax Roll	\$1,797,076	\$1,764,160	\$49,117	\$1,813,277	\$1,940,101
Special Assessments - Gate Monitoring*	\$16,235	\$0	\$0	\$0	\$25,888
Interest/Miscelleaneous Income	\$5,000	\$15,369	\$6,000	\$21,369	\$9,000
Restricted - Easement Fence Fund	\$0	\$11,550	\$1,200	\$12,750	\$(
Facílity Revenue	\$10,000	\$6,775	\$5,225	\$12,000	\$10,000
Total Revenues	\$1,828,311	\$1,797,853	\$61,542	\$1,859,396	\$1,984,989
<u>Expenditure</u> s					
<u>Administrative</u>					
Supervísor Fees	\$0	\$2,000	\$1,200	\$3,200	\$4,800
FICA Expense	\$0	\$153	\$92	\$245	\$36
Engineering	\$36,000	\$22,177	\$13,823	\$36,000	\$36,000
Attorney	\$30,000	\$15,315	\$14,685	\$30,000	\$30,000
Annual Audit	\$7,500	\$0	\$6,750	\$6,750	\$6,750
Arbitrage	\$3,600	\$3,000	\$600	\$3,600	\$3,600
Assessment Roll	\$10,000	\$10,000	\$0	\$10,000	\$10,600
Dissemination Agent	\$20,000	\$9,375	\$3,125	\$12,500	\$13,250
Trustee Fee	\$21,000	\$15,936	\$0	\$15,936	\$16,73
Management Fees	\$52,094	\$39,071	\$13,024	\$52,094	\$55,220
Information Technology	\$1,550	\$1,163	\$388	\$1,550	\$1,675
Website Compliance	\$1,100	\$825	\$275	\$1,100	\$1,200
Telephone	\$700	\$315	\$174	\$489	\$700
Postage	\$1,000	\$969	\$650	\$1,619	\$1,600
Insurance	\$8,802	\$7,885	\$0	\$7,885	\$8,673
Printing & Binding	\$2,000	\$516	\$1,807	\$2,323	\$2,300
Legal Advertising	\$1,500	\$472	\$989	\$1,461	\$1,500
Other Current Charges	\$1,600	\$0	\$300	\$300	\$1,600
Office Supplies	\$300	\$7	\$50	\$57	\$300
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Administrative Expenditures	\$198,921	\$129,354	\$57,929	\$187,284	\$197,043
<u>AMENITY CENTER</u>					
114: 64:00					
Utilities Tolophon of Cable/Internet	\$10,000	¢ 9 6 1 0	¢0.076	¢11 E0C	\$12.400
Telephone/Cable/Internet	\$10,900 \$45,800	\$8,610	\$2,976	\$11,586	
Telephone/Cable/Internet Electric	\$45,800	\$34,393	\$12,000	\$46,393	\$52,500
Telephone/Cable/Internet Electric Water/Irrigation	\$45,800 \$20,000	\$34,393 \$24,080	\$12,000 \$7,500	\$46,393 \$31,580	\$52,500 \$31,240
Telephone/Cable/Internet Electric Water/Irrigation Gas	\$45,800 \$20,000 \$2,136	\$34,393 \$24,080 \$1,543	\$12,000 \$7,500 \$600	\$46,393 \$31,580 \$2,143	\$52,500 \$31,240 \$2,500
Telephone/Cable/Internet Electric Water/Irrigation Gas Trash Removal	\$45,800 \$20,000	\$34,393 \$24,080	\$12,000 \$7,500	\$46,393 \$31,580	\$52,500 \$31,240 \$2,500
Telephone/Cable/Internet Electric Water/Irrigation Gas Trash Removal Security	\$45,800 \$20,000 \$2,136 \$4,860	\$34,393 \$24,080 \$1,543 \$5,590	\$12,000 \$7,500 \$600 \$1,800	\$46,393 \$31,580 \$2,143 \$7,390	\$52,500 \$31,240 \$2,500 \$8,400
Telephone/Cable/Internet Electric Water/Irrigation Gas Trash Removal Security Security Monitoring	\$45,800 \$20,000 \$2,136 \$4,860 \$1,440	\$34,393 \$24,080 \$1,543 \$5,590 \$1,110	\$12,000 \$7,500 \$600 \$1,800 \$333	\$46,393 \$31,580 \$2,143 \$7,390 \$1,442	\$52,500 \$31,240 \$2,500 \$8,400 \$1,440
Telephone/Cable/Internet Electric Water/Irrigation Gas Trash Removal Security Security Gate Monitoring Gate Monitoring	\$45,800 \$20,000 \$2,136 \$4,860 \$1,440 \$16,235	\$34,393 \$24,080 \$1,543 \$5,590 \$1,110 \$14,973	\$12,000 \$7,500 \$600 \$1,800 \$333 \$7,266	\$46,393 \$31,580 \$2,143 \$7,390 \$1,442 \$22,239	\$52,500 \$31,240 \$2,500 \$8,400 \$1,440 \$22,888
Telephone/Cable/Internet Electric Water/Irrigation Gas Trash Removal Security Security Monitoring Gate Monitoring Gate Repairs	\$45,800 \$20,000 \$2,136 \$4,860 \$1,440 \$16,235 \$0	\$34,393 \$24,080 \$1,543 \$5,590 \$1,110 \$14,973 \$1,818	\$12,000 \$7,500 \$600 \$1,800 \$333 \$7,266 \$1,200	\$46,393 \$31,580 \$2,143 \$7,390 \$1,442 \$22,239 \$3,018	\$52,500 \$31,240 \$2,500 \$8,400 \$1,440 \$22,888 \$3,000
Telephone/Cable/Internet Electric Water/Irrigation Gas Trash Removal Security Security Monitoring Gate Monitoring Gate Repairs Access Cards	\$45,800 \$20,000 \$2,136 \$4,860 \$1,440 \$16,235 \$0 \$4,000	\$34,393 \$24,080 \$1,543 \$5,590 \$1,110 \$14,973 \$1,818 \$2,503	\$12,000 \$7,500 \$600 \$1,800 \$333 \$7,266 \$1,200 \$650	\$46,393 \$31,580 \$2,143 \$7,390 \$1,442 \$22,239 \$3,018 \$3,153	\$52,500 \$31,240 \$2,500 \$8,400 \$1,440 \$22,888 \$3,000 \$3,000
Telephone/Cable/Internet Electric Water/Irrigation Gas Trash Removal Security Security Monitoring Gate Monitoring Gate Repairs Access Cards Contracted Security	\$45,800 \$20,000 \$2,136 \$4,860 \$1,440 \$16,235 \$0	\$34,393 \$24,080 \$1,543 \$5,590 \$1,110 \$14,973 \$1,818	\$12,000 \$7,500 \$600 \$1,800 \$333 \$7,266 \$1,200	\$46,393 \$31,580 \$2,143 \$7,390 \$1,442 \$22,239 \$3,018	\$52,500 \$31,240 \$2,500 \$8,400 \$1,440 \$22,888 \$3,000 \$3,000
Telephone/Cable/Internet Electric Water/Irrigation Gas Trash Removal Security Security Monitoring Gate Monitoring Gate Repairs Access Cards Contracted Security Management Contracts	\$45,800 \$20,000 \$2,136 \$4,860 \$1,440 \$16,235 \$0 \$4,000 \$20,000	\$34,393 \$24,080 \$1,543 \$5,590 \$1,110 \$14,973 \$1,818 \$2,503 \$0	\$12,000 \$7,500 \$600 \$1,800 \$333 \$7,266 \$1,200 \$650 \$20,000	\$46,393 \$31,580 \$2,143 \$7,390 \$1,442 \$22,239 \$3,018 \$3,153 \$20,000	\$52,500 \$31,240 \$2,500 \$8,400 \$1,440 \$22,888 \$3,000 \$3,000 \$20,000
Telephone/Cable/Internet Electric Water/Irrigation Gas Trash Removal Security Security Monitoring Gate Monitoring Gate Repairs Access Cards Contracted Security Management Contracts Facility Management	\$45,800 \$20,000 \$2,136 \$4,860 \$1,440 \$16,235 \$0 \$4,000 \$20,000 \$125,000	\$34,393 \$24,080 \$1,543 \$5,590 \$1,110 \$14,973 \$1,818 \$2,503 \$0 \$66,882	\$12,000 \$7,500 \$1,800 \$333 \$7,266 \$1,200 \$650 \$20,000 \$23,511	\$46,393 \$31,580 \$2,143 \$7,390 \$1,442 \$22,239 \$3,018 \$3,153 \$20,000 \$90,393	\$52,500 \$31,240 \$2,500 \$8,400 \$1,440 \$22,886 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000 \$3,000
Telephone/Cable/Internet Electric Water/Irrigation Gas Trash Removal Security Security Monitoring Gate Monitoring Gate Repairs Access Cards Contracted Security Management Contracts Facility Management Facility Management	\$45,800 \$20,000 \$2,136 \$4,860 \$1,440 \$16,235 \$0 \$4,000 \$20,000 \$125,000 \$0	\$34,393 \$24,080 \$1,543 \$5,590 \$1,110 \$14,973 \$1,818 \$2,503 \$0 \$66,882 \$0	\$12,000 \$7,500 \$600 \$1,800 \$333 \$7,266 \$1,200 \$650 \$20,000 \$23,511 \$0	\$46,393 \$31,580 \$2,143 \$7,390 \$1,442 \$22,239 \$3,018 \$3,153 \$20,000 \$90,393 \$0	\$52,500 \$31,240 \$2,500 \$8,400 \$1,444 \$22,888 \$3,000 \$3,000 \$20,000 \$85,85 \$39,143
Telephone/Cable/Internet Electric Water/Irrigation Gas Trash Removal Security Security Monitoring Gate Monitoring Gate Repairs Access Cards Contracted Security Management Contracts Facility Management Jacility Attendant Pool Attendants	\$45,800 \$20,000 \$2,136 \$4,860 \$16,235 \$0 \$4,000 \$20,000 \$125,000 \$0 \$51,750	\$34,393 \$24,080 \$1,543 \$5,590 \$1,110 \$14,973 \$1,818 \$2,503 \$0 \$66,882 \$0 \$11,139	\$12,000 \$7,500 \$600 \$1,800 \$333 \$7,266 \$1,200 \$650 \$20,000 \$23,511 \$0 \$40,611	\$46,393 \$31,580 \$2,143 \$7,390 \$1,442 \$22,239 \$3,018 \$3,153 \$20,000 \$90,393 \$0 \$51,750	\$52,500 \$31,240 \$2,500 \$8,400 \$1,444 \$22,888 \$3,000 \$3,000 \$20,000 \$85,857 \$39,145 \$55,890
Telephone/Cable/Internet Electric Water/Irrigation Gas Trash Removal Security Security Monitoring Gate Monitoring Gate Repairs Access Cards Contracted Security Management Contracts Facility Management Jacility Attendant Pool Attendants Canoe Launch Attendant	\$45,800 \$20,000 \$2,136 \$4,860 \$16,235 \$0 \$4,000 \$20,000 \$125,000 \$0 \$51,750 \$31,050	\$34,393 \$24,080 \$1,543 \$5,590 \$1,110 \$14,973 \$1,818 \$2,503 \$0 \$66,882 \$0 \$11,139 \$0	\$12,000 \$7,500 \$600 \$1,800 \$333 \$7,266 \$1,200 \$650 \$20,000 \$23,511 \$0 \$40,611 \$400	\$46,393 \$31,580 \$2,143 \$7,390 \$1,442 \$22,239 \$3,018 \$3,153 \$20,000 \$90,393 \$0 \$51,750 \$400	\$52,500 \$31,240 \$2,500 \$8,400 \$1,444 \$22,888 \$3,000 \$3,000 \$20,000 \$85,857 \$39,144 \$55,890 \$30,750
Telephone/Cable/Internet Electric Water/Irrigation Gas Trash Removal Security Security Monitoring Gate Monitoring Gate Repairs Access Cards Contracted Security Management Contracts Jacility Management Jacility Management Jacility Attendant Pool Attendants Canoe Launch Attendant Snack Bar Attendant	\$45,800 \$20,000 \$2,136 \$4,860 \$16,235 \$0 \$4,000 \$20,000 \$125,000 \$0 \$51,750 \$31,050 \$17,940	\$34,393 \$24,080 \$1,543 \$5,590 \$1,110 \$14,973 \$1,818 \$2,503 \$0 \$66,882 \$0 \$11,139 \$0 \$0 \$0 \$0	\$12,000 \$7,500 \$600 \$1,800 \$333 \$7,266 \$1,200 \$650 \$20,000 \$23,511 \$00 \$40,611 \$400 \$0	\$46,393 \$31,580 \$2,143 \$7,390 \$1,442 \$22,239 \$3,018 \$3,153 \$20,000 \$90,393 \$0 \$51,750 \$400 \$0	\$52,500 \$31,241 \$2,500 \$8,400 \$22,881 \$3,000 \$3,000 \$20,000 \$85,85 \$39,149 \$55,890 \$30,757 \$17,640
Telephone/Cable/Internet Electric Water/Irrigation Gas Trash Removal Security Security Monitoring Gate Monitoring Gate Repairs Access Cards Contracted Security Management Contracts Facility Management Jacility Attendant Pool Attendants Canoe Launch Attendant	\$45,800 \$20,000 \$2,136 \$4,860 \$16,235 \$0 \$4,000 \$20,000 \$125,000 \$0 \$51,750 \$31,050	\$34,393 \$24,080 \$1,543 \$5,590 \$1,110 \$14,973 \$1,818 \$2,503 \$0 \$66,882 \$0 \$11,139 \$0	\$12,000 \$7,500 \$600 \$1,800 \$333 \$7,266 \$1,200 \$650 \$20,000 \$23,511 \$0 \$40,611 \$400	\$46,393 \$31,580 \$2,143 \$7,390 \$1,442 \$22,239 \$3,018 \$3,153 \$20,000 \$90,393 \$0 \$51,750 \$400	\$12,400 \$52,500 \$31,240 \$2,500 \$8,400 \$1,440 \$22,888 \$3,000 \$3,000 \$20,000 \$85,857 \$39,145 \$55,890 \$30,756 \$30,756 \$17,640 \$65,000 \$20,000

Meadow View at Twin Creeks Community Development District

General Fund

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Approved Budget
Descríption	FY 2023	6/30/23	3 Months	9/30/23	FY 2024
AMENITY CENTER CONT		,,,,,	Ŭ		00 -
Janitorial	\$22,275	\$26,268	\$5,878	\$32,146	\$33,010
Facility Maintenance	\$30,000	\$33,323	\$13,800	\$47,123	\$83,200
Private Event Attendant	\$5,000	\$3,165	\$2,340	\$5,504	\$5,500
Repairs & Maintenance	\$36,000	\$32,033	\$6,798	\$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	\$2,376	\$2,747	\$5,123	\$5,500
Pest Control	\$2,600	\$1,915	\$658	\$2,574	\$2,831
Supplies	\$2,500	\$370	\$2,130	\$2,500	\$2,500
Towel/Linen Service	\$2,000	\$1,705	\$600	\$2,305	\$2,800
Furniture, Fixtures & Equipment	\$5,000	\$2,973	\$1,000	\$3,973	\$5,000
Special Events	\$35,000	\$24,073	\$10,927	\$35,000	\$35,000
Holiday Decorations	\$20,000	\$15,385	\$4,615	\$20,000	\$20,000
Fitness Center Repairs/Supplies	\$3,100	\$5,483	\$0	\$5,483	\$5,500
Office Supplies	\$1,500	\$1,583	\$360	\$1,943	\$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	\$575	\$0	\$575	\$575
Amenity Center Expenditures	\$703,951	\$440,549	\$191,990	\$632,538	\$820,626
Grounds Maintenance					
Hydrology Quality/Mitigation	\$6,400	\$0	\$0	\$0	\$6,400
Electric	\$30,000	\$21,428	\$9,300	\$30,728	\$34,265
Landscape Maintenance	\$646,800	\$399,092	\$178,030	\$577,123	\$646,800
Landscape Contingency	\$85,000	\$107,187	\$0	\$107,187	\$85,000
Lake Maintenance	\$27,000	\$16,492	\$5,307	\$21,800	\$27,000
Grounds Maintenance	\$12,000	\$7,746	\$4,254	\$12,000	\$12,000
Pump Repairs	\$5,000	\$3,519	\$1,481	\$5,000	\$5,000
Streetlighting	\$49,890	\$40,412	\$14,388	\$54,799	\$58,207
Streetlight Repairs	\$5,000	\$0	\$0	\$0	\$5,000
Storm Cleanup	\$0	\$1,220	\$0	\$1,220	\$0
Irrigation Repairs	\$22,200	\$36,274	\$12,091	\$48,365	\$50,000
Miscellaneous	\$5,000	\$0	\$1,000	\$1,000	\$6,500
Contingency Capital Reserves - Transfer Out	\$31,149 \$0	\$15,790 \$0	\$3,000 \$0	\$18,790 \$0	\$31,149 \$0
Grounds Maintenance Expenditures	\$925,439	\$649,160	\$228,851	\$878,012	\$967,320
grounds shuttlendrice Experiation es	<i>4323,433</i>	\$049,100	φ220,0J1	\$070,012	\$507,520
TOTAL EXPENDITURES	\$1,828,311	\$1,219,063	\$478,770	\$1,697,833	\$1,984,989
Other Sources/(Uses)					
Interfund Transfer In/(Out)	\$0	\$29,411	\$0	\$29,411	\$0
TOTAL OTHER SOURCES/(USES)	\$0	\$29,411	\$0	\$29,411	\$0
Excess Revenues/ Expenditures	\$0	\$549,379	(\$417,228)	\$132,151	\$0

*Special Assessments for Gate Monitoring included in Tax Roll Assessments collection.

Meadow Víew at Twín Creek Community Development District GENERAL FUND BUDGET

FISCAL YEAR 2024

REVENUES:

Assessments

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.

Meadow View at Twin Creek Community Development District

GENERAL FUND BUDGET FISCAL YEAR 2024

<u>Annual Audit</u>

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.

Vendor	Monthly		Annual		
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.

Meadow View at Twin Creek Community Development District

GENERAL FUND BUDGET

FISCAL YEAR 2024

<u>Telephone</u>

The cost of telephone and fax machine service.

<u>Postage</u>

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

<u>Insurance</u>

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.

Meadow View at Twin Creek Community Development 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.

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

<u>Electric</u>

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

Account #	<u>Location</u>	Monthly		Annual
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.

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

<u>Gas</u>

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	Mo	Monthly		Annual
Atlantic Companies	\$	111	\$	1,331
Contingency	\$	9	\$	109
	\$	120	\$	1,440

Meadow View at Twin Creek Community Development District

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>	Ν	Monthly		<u>Annual</u>
Envera	\$	1,737	\$	20,844
Contingency	\$	170	\$	2,044
	\$	1.907	\$	22.888

<u>Access Cards</u>

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>	Contract Monthly		<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.

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

Meadow View at Twin Creek Community Development District

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	lonthly	Annual
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.

<u>Janitorial</u>

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.

<u>Contract</u>	M	Monthly		<u>Monthly</u>		Monthly		<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.

Meadow Víew at Twín Creek Community Development District 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.

<u>Pest Control</u>

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

<u>Supplies</u>

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.

Meadow View at Twin Creek Community Development District 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.

<u>Electric</u>

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

Account #	Location	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	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 <i>,</i> 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>	Monthly	<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

Meadow View at Twin Creek Community Development District 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	onthly	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.

<u>Streetlighting</u>

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

Account #	Location	Monthly	Annual
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.

<u>Contingency</u>

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	TOTAL O&M 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
------	-----	------	-----	--------	-----------	--------	--------	---	--------	-----------

Meadow Víew at Twín Creeks

Community Development District

Debt Servíce Fund

Seríes 2016 A1

Descríption	Adopted Budget FY 2023	Actual Thru 6/30/23	Projected Next 3 Months	Total Projected 9/30/23	Approved Budget FY 2024
Revenues					
Assessments - Tax Roll	\$443,364	\$444,848	\$0	\$444,848	\$443,364
Interest Income	\$20	\$7,712	\$3,105	\$10,817	\$5,400
Carry Forward Surplus	\$213,453	215,502	\$0	\$215,502	\$198,777
TOTAL REVENUES	\$656,837	\$668,063	\$3,105	\$671,168	\$647,541
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	\$195,672	\$3,105	\$198,777	\$205,166

November 1, 2024 - Series 2016A-1 \$153,263

Meadow View at Twin Creeks Community Development District

Series 2016A-1 Special Assessment Bonds

DATE	BALANCE	I	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	

Meadow View at Twin Creeks Community Development District

Series 2016A-1 Special Assessment Bonds

DATE	BALANCE	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
		\$ 5,965,000.00	\$ 4,238,300.00	\$ 10,203,300.00

Meadow View at Twin Creeks

Community Development District

Debt Servíce Fund

Seríes 2018 A1 and A2

Descríption	Adopted Budget FY 2023	Actual Thru 6/30/23	Projected Next 3 Months	Total Projected 9/30/23	Approved Budget FY 2024
Revenues					
Assessments - Aı	\$612,550	\$614,584	\$0	\$614,584	\$612,533
Interest Income	\$50	\$10,027	\$4,154	\$14,181	\$7,000
Carry Forward Surplus	\$232,667	247,391	\$0	\$247,391	\$260,518
TOTAL REVENUES	\$845,267	\$872,002	\$4,154	\$876,156	\$880,052
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
Príncipal - 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	\$256,364	\$4,154	\$260,518	\$265,789

November 1, 2024 - Series 2018A-1 \$226,338

Meadow View at Twin Creeks Community Development District

Series 2018A-1 Special Assessment Bonds

DATE	1	BALANCE	RATE	PI	RINCIPAL	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	1	BALANCE	RATE	\mathcal{P}	RINCIPAL	Ĺ Í	INTEREST		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
				¢	9 400 000 00	¢	7 604 742 50	¢	16 001 712 50
				Þ	8,400,000.00	\$	7,691,712.50	\$	16,091,712.50

Meadow View at Twin Creeks

Community Development District

Debt Servíce Fund

Seríes 2019 A1 - A2

Descríption	Adopted Budget FY 2023	Actual Thru 6/30/23	Projected Next 3 Months	Total Projected 9/30/23	Approved Budget FY 2024
Revenues					
Assessments - A1	\$257,353	\$258,215	\$0	\$258,215	\$257,353
Interest Income	\$20	\$4,290	\$1,793	\$6,083	\$3,000
Cary Forward Surplus	\$107,891	\$109,072	\$0	\$109,072	\$114,449
TOTAL REVENUES	\$365,265	\$371,576	\$1,793	\$373,369	\$374,802
Expenditures					
<u>Seríes 2019 A1</u>					
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	\$112,656	\$1,793	\$114,449	\$119,002

November 1, 2024 - Series 2019A-1 \$96,340

Meadow View at Twin Creeks Community Development District

Series 2019A-1 Special Assessment Bonds

DATE	1	BALANCE	RATE	PI	RINCIPAL	1	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

Meadowvíew at Twín Creeks Community Development Dístrict

Series 2019 A-1 Special Assessment Bonds

DATE	1	BALANCE	RATE	1	PRINCIPAL	INTEREST	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

Meadow View at Twin Creeks

Community Development District

Debt Servíce Fund

Seríes 2020 A1 A2 A3

Descríptíon	Adopted Budget FY 2023	Actual Thru 6/30/23	Projected Next 3 Months	Total Projected 9/30/23	Approved Budget FY 2024
Revenues					
Assessments A1	\$113,041	\$113,420	\$0	\$113,420	\$113,041
Interest Income	\$50	\$2,280	\$1,011	\$3,291	\$1,600
Cary Forward Surplus	\$62,751	45,158	\$0	\$45,158	\$51,649
TOTAL REVENUES	\$175,843	\$160,858	\$1,011	\$161,868	\$166,290
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	\$50,639	\$1,011	\$51,649	\$57,134

November 1, 2024 - Series 2020A-1 \$41,547

Meadow Víew at Twín Creeks Community Development District

Series 2020 A-1 Special Assessment Bonds

DATE	1	BALANCE	RATE	PR	INCIPAL	IJ	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	

Meadow Víew at Twín Creeks Community Development District

Series 2020 A-1 Special Assessment Bonds

DATE	В	ALANCE	RATE	P 2	RINCIPAL	INTEREST	TOTAL
11/1/43	\$	720,000.00				\$ 19,350.00	\$ 110,581.25
5/1/44	\$	720,000.00		\$	75,000.00	\$ 19,350.00	
11/1/44	\$	645,000.00				\$ 17,334.38	\$ 111,684.38
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

Meadow View at Twin Creeks

Community Development District

Debt Servíce Fund

Seríes 2021 Phase 3B

Description	Adopted Budget FY 2023	Actual Thru 6/30/23	Projected Next 3 Months	Total Projected 9/30/23	Approved Budget FY 2024
Revenues					
Assessments	\$280,483	\$203,828	\$76,655	\$280,483	\$280,483
Prepayments	\$0	\$22,755	\$0	\$22,755	\$0
Interest Income	\$0	\$2,870	\$1,329	\$4,199	\$2,100
Carry Forward Surplus	\$87,170	86,106	\$0	\$86,106	\$112,714
TOTAL REVENUES	\$367,652	\$315,559	\$77,984	\$393,542	\$395,297
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	\$34,730	\$77,984	\$112,714	\$113,494
		November '	1. 2024 - Series	2021 Phase 3B	\$84.581

November 1, 2024 - Series 2021 Phase 3B \$84,581

Meadow Víew at Twín Creeks Communíty Development Dístríct

Special Assessment Bonds Series 2021 Phase 3B

DATE	1	BALANCE	RATE	РI	PRINCIPAL		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	

Meadow Víew at Twín Creeks Communíty Development Dístríct

Special Assessment Bonds Series 2021 Phase 3B

DATE	1	BALANCE	RATE	\mathcal{P}_{2}^{\prime}	RINCIPAL	ĵ	INTEREST	TOTAL
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
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

Meadow Víew at Twín Creeks

Community Development District

Debt Servíce Fund

Seríes 2021 Phase 4

Descríption	Adopted Budget FY 2023	Actual Thru 6/30/23	Projected Next 3 Months	Total Projected 9/30/23	Approved Budget FY 2024
Revenues					
Assessments	\$423,738	\$423,738	\$0	\$423,738	\$423,738
Interest Income	\$0	\$4,325	\$1,999	\$6,325	\$3,000
Carry Forward Surplus	\$133,919	\$134,005	\$0	\$134,005	\$137,305
TOTAL REVENUES	\$557,657	\$562,068	\$1,999	\$564,067	\$564,043
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	(\$3,945)	\$0	(\$3,945)	\$0
OTHER SOURCES AND USES	\$0	(\$3,945)	\$0	(\$3,945)	\$0
EXCESS REVENUES	\$134,839	\$135,306	\$1,999	\$137,305	\$139,945

November 1, 2024 - Series 2021 Phase 4 \$130,129

Meadow Víew at Twín Creeks Communíty Development Dístríct

Special Assessment Bonds Series 2021 Phase 4

DATE	1	BALANCE	RATE	РI	RINCIPAL	I	NTEREST	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	

Meadow Víew at Twín Creeks Community Development Dístríct

Special Assessment Bonds Series 2021 Phase 4

DATE	1	BALANCE	RATE	P	RINCIPAL	Ĺ	INTEREST	TOTAL
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
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

SEVENTH ORDER OF BUSINESS

A.

SUSPENSION AND TERMINATION OF ACCESS RULE

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2022) Effective Date: ______, 2023

In accordance with Chapters 190 and 120 of the Florida Statutes, and on _______, 2023 at a duly noticed public meeting, the Board of Supervisors ("Board") of the Meadow View at Twin Creeks Community Development District ("District") adopted the following rules / policies to govern disciplinary and enforcement matters. All prior rules / policies of the District governing this subject matter are hereby rescinded for any violations occurring after the date stated above.

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.

12. 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.

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

AMENITIES RULES & POLICIES

Beacon Lake Amenity Center 850 Beacon Lake Parkway St. Augustine, Florida 32095 P: (904) 217-3052

Adopted April 18, 2019

(as amended November 17, 2022)

PART 1: Meadow View at Twin Creeks Community Development District

In accordance with Chapter 190 of the Florida Statutes, and on February 21, 2019 at a duly noticed public meeting, the Board of Supervisors of the Meadow View at Twin Creeks Community Development District adopted the following policies to govern the operation of the District's Amenities. All prior policies of the District are hereby superseded on a going forward basis.

DEFINITIONS

The following definitions shall apply to these policies in their entirety:

"Access Card" – shall mean the identification card issued to Patrons.

"Amenities" – shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, the District's clubhouse, fitness center, swimming pool, multi-purpose field, tennis courts, playground, picnic area, and walking trails, together with their appurtenant areas, facilities, equipment, and any other appurtenances.

"Amenities Policies" or "Policies" – shall mean all Amenities Policies of the District, as amended from time to time.

"Amenity Manager" – shall mean the management company, including Community Manager, Lifestyles Director and its employees, staff and agents, contracted by the District to manage the Amenities.

"Annual User Fee" – shall mean the base fee established by the District for the non-exclusive right to use the Amenities. The amount of the Annual User Fee is set forth in the District's rules.

"Board of Supervisors" or "Board" – shall mean the Board of Supervisors of the District.

"District" – shall mean the Meadow View at Twin Creeks Community Development District.

"District Manager" – shall mean the professional management company with which the District has contracted to provide management services to the District.

"Family" – shall mean a group of individuals living under one roof or head of household. This can consist of individuals who have not yet attained the legal age of majority (i.e., 18 or as otherwise provided by law), together with their parents or legal

guardians. This does not include visiting relatives, or extended family not residing in the home.

"Guest" – shall mean any person or persons, other than a Patron, who are expressly authorized by the District to use the Amenities, or invited and accompanied at all times by a Patron to use the Amenities.

"Guest Access Card" – A type of Access Card purchased at the request of a Patron and for use by a Guest on a temporary basis.

"Non-Resident" – shall mean any person that does not own property within the District.

"Non-Resident Patron" – shall mean any person or Family not owning property in the District who is paying the Annual User Fee to the District.

"Patron" or "Patrons" – shall mean Residents, Non-Resident Patrons, and Renters.

"Person" – shall mean an individual, or legal entity recognized under Florida law.

"Renter" – shall mean any tenant residing in a Resident's home pursuant to a valid rental or lease agreement.

"Resident" – shall mean any person or Family owning property within the District.

AUTHORIZED USERS

Generally. Only Patrons and Guests, as set forth herein, have the right to use the Amenities.

Residents. A Resident must pay the Annual User Fee applicable to Residents in order to have the right to use the Amenities. Such payment must be made in accordance with the District's annual assessment collection resolution and typically will be included on the Resident's property tax bill. Payment of the Annual User Fee entitles the Resident to use the Amenities for one full fiscal year of the District, which year begins October 1 and ends September 30.

Non-Residents. A Non-Resident Patron must pay the Annual User Fee applicable to Non-Residents in order to have the right to use the Amenities for one full year, which year begins from the date of receipt of payment by the District. This fee must be paid in full before the Non-Resident may use the Amenities. Each subsequent Annual User Fee shall be paid in full on the anniversary date of application.

Renter's Privileges. Residents who rent or lease residential unit(s) in the District shall have the right to designate the Renter of the residential unit(s) as the beneficial users of the Resident's privileges to use the Amenities.

- 1. A Renter who is designated as the beneficial user of the Resident's rights to use the Amenities shall be entitled to the same rights and privileges to use the Amenities as the Resident.
- 2. During the period when a Renter is designated as the beneficial user, the Resident shall not be entitled to use the Amenities.
- 3. Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Resident owners are responsible for the deportment of their respective Renter.
- 4. Renters shall be subject to all rules and policies as the Board may adopt from time to time.

Guests. Except as otherwise provided for herein, each Patron household may bring a maximum of six Guests to the Amenities, provided however that Guests must be accompanied by the Patron when using the Amenities and provided however that the Patron will be responsible for any harm caused by the Patron's Guests while using the Amenities. For clarification purposes, the preceding sentence shall be construed to place an eight Guest limitation on the total number of Guests that a Patron may bring on behalf of that Patron's particular residence or household – e.g., a Patron Family consisting of four people cannot bring up to six Guests each for a total of 24 Guests, but instead can only bring a total of six Guests on behalf of the entire household. The District may also in its discretion invite Guests as part of any community programming activities. Applicable fees may apply. Guests shall be subject to all rules and policies as the Board may adopt from time to time.

Registration / Disclaimer. In order to use the Amenities, each Patron, all members of a Patron's Family, and all Guests shall register with the District by executing a Registration Form, and by executing the Consent and Waiver Agreement, a copy of which is attached hereto as **Exhibit A**. <u>All persons using the Amenities do so at their own risk</u> and agree to abide by the rules and policies for the use of the Amenities. As set forth more fully later herein, the District shall assume no responsibility and shall not be liable for any accidents, personal injury, or damage to, or loss of property arising from the use of the Amenities. Patrons are responsible for their actions and those of their Guests.

ACCESS CARDS

Use of Access Cards. Patrons and Guests can use their Access Cards to gain access to the Amenities. Upon arrival at the clubhouse or other amenity facility, Patrons and Guests will scan their Access Cards in the card reader located outside of the main entrance

doors in order to unlock the doors. Under no circumstance should a Patron or Guest provide an Access Card to another person to allow him or her to use the Amenities.

Issuance of Access Cards. Each Patron family will receive two Access Cards per household upon registration with the District.

Non-Transferrable. Access Cards are the property of the District and are non-transferable except in accordance with the District's rules and policies.

Lost or Stolen Cards. All lost or stolen cards need to be reported immediately to the District. Fees may apply to replace any lost or stolen cards. Patron will be financially responsible for damages resulting from unreported loss or theft of the access card.

GATE KEY FOBS AND WINDOW STICKERS

Use of Key Fobs and Window Stickers. Patron and their Guests can use key fobs and window stickers to gain access through The Landing entry gate. Upon arrival at the entry gate, Patrons and/or Guests will scan their fob or window sticker to open the gate. Under no circumstances should a Patron or Guest provide a key fob or window sticker to another person.

Issuance of Key Fobs and Window Stickers. Each Patron family will receive two (2) window stickers per household upon registration with the District. Key fobs are reserved for Patrons with specific vehicles where window stickers are unrecognizable by the gate monitoring system.

Non-Transferrable. Key fobs and window stickers are the property of the District and are non-transferrable except in accordance with the District's rules and policies.

Lost, Stolen or Additional Fobs or Window Stickers. All lost, stolen or additional key fobs or window stickers need to be reported immediately to the District. Fees may apply to replace any lost, stolen or additional fobs or window stickers. Patrons will be financially responsible for damages resulting from unreported lost or stolen fobs or window stickers.

COMMUNITY PROGRAMMING

Resources. The District is pleased to offer a wide variety of programs and activities designed to meet the needs of community members of all ages, interests and skill levels. Each year, the Amenity Manager will evaluate and improve upon existing programs, as well as continually add new activities in each category. The format of each program or activity will be structured to most effectively provide participants with a positive recreational experience of the highest caliber. Patrons can easily find information on new programs and events by picking up the monthly program calendars, reviewing the community bulletin board, or by contacting the Amenity Manager at the clubhouse:

Amenity Manager The Lake House at Beacon Lake 850 Beacon Lake Parkway St. Augustine, Florida 32095

Patrons and Guests Only. Unless otherwise directed by the District, programs will be open to Patrons and their Guests only, subject to payment of any applicable fees. Patrons may register Guests for programs; however, in order to provide Patrons with priority registration, Guests may be assessed a surcharge and will only be able to register for programs if space permits.

Registration. Most programs will require advanced registration or an RSVP to allow the staff to plan effectively. To avoid the unnecessary cancellation of a program, register by the posted deadline. Late registrations may be accepted on a case-by-case basis. Due to the nature of some programs and the availability of space, late registration may not always be feasible. Some programs will have maximum registration limitations. In the event a program is full, a waiting list will be created. If there are cancellations in the program, the Patrons on the waiting list will be contacted. This waiting list will also be used to determine if an additional program can be offered.

Programs and Activities. All programs and services including personal training, group exercise, tennis lessons, instructional programs, competitive events, and other programs must be conducted through the Amenity Manager or as directed by the Board. A schedule of activities for the Amenities will be posted in each area and updated by the Amenity Manager.

Athletic Teams. The District may from time to time authorize certain District sponsored athletic teams that may be eligible to use the Amenities for both practice and competitions. For such events, teams from outside the District may be invited to participate in competitions. The District's rules and policies apply to all such teams, and all such members of any outside teams shall be considered Guests within the meaning of these policies. Please contact the Amenity Manager for further information.

Cancellation by the District. The Amenity Manager will notify Patrons if there is a need to change or cancel a program. If a program is cancelled, Patrons will be issued a refund or credit on their account.

Refunds. Program refunds and credit may be granted on a case by case basis. Refunds and credits after the program registration deadline or after a program begins may not be approved.

GENERAL PROVISIONS

All Patrons and Guests using the Amenities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all rules and policies of the District.

Emergencies: After contacting 911 if required, all emergencies and injuries must be reported to the on-site Amenity Manager at beaconmanager@rmsnf.com and to the office of the District Manager at joliver@gmsnf.com.

Hours of Operation. All hours of operation of the Amenities will be established and published by the District. The clubhouse will be closed on the following holidays: Easter, Thanksgiving Day, Christmas Eve, Christmas Day and New Year's Day. The District may restrict access or close some or all of the Amenities for purposes of providing a community activity, for making improvements, for conducting maintenance, or other purposes. Any programs or activities of the District may have priority over other users of the Amenities.

PLEASE BE AWARE THAT USE OF THE AMENITIES IS AT YOUR OWN RISK. THE DISTRICT DOES NOT PROVIDE ANY SUPERVISION WITH RESPECT TO THE USE OF THE AMENITIES, AND THERE ARE INHERENT RISKS IN THE USE OF THE AMENITIES – E.G., THE USE OF THE PLAYGROUND, POOL, ETC. CAN RESULT IN SERIOUS BODILY INJURY OR EVEN DEATH. PARENTS AND LEGAL GUARDIANS ARE RESPONSIBLE FOR THEIR MINOR CHILDREN WHO USE THE AMENITIES. THE DISTRICT STRONGLY ENCOURAGES PARENTS AND LEGAL GUARDIANS TO ACCOMPANY AND SUPERVISE THEIR MINOR CHILDREN WHILE AT THE AMENITIES.

Except as otherwise stated herein, the following additional guidelines govern the use of the Amenities generally:

- 1. *Registration, Access Cards and Key Fobs.* All Patrons must have their assigned Access Card or Key Fob upon entering the clubhouse. Cards are only to be used by the Patron to whom they are issued. Patrons must present their Access Cards or Key Fob upon request by the Amenity Manager.
- 2. *Guests.* Guests must be accompanied by a Patron while using the Amenities, unless the Guest has purchased a Guest Access Card.
- 3. *Minors.* Adult Patrons are responsible for all minor Patrons from their household or visiting the Amenities as Guests of the Patron, and, to better protect the health, welfare and safety of such minors, a parent/guardian (guardian 18 years of age or older) must accompany all such minors who are under the age of 14 or who are otherwise unable to govern and look after themselves in an appropriate manner.
- 4. *Attire.* With the exception of the pool and wet areas where bathing suits are permitted, Patrons and Guests must be properly attired with shirts and shoes to use the Amenities. Bathing suits and wet feet are not allowed indoors with the exception of the locker room areas.
- 5. *Food and Drink.* Food and drink will be limited to designated areas only.
- 6. *Alcohol.* Patrons and Guests may bring their own alcoholic beverages to the Amenities for personal use, but only within designated areas. Patrons and Guests who exercise this right shall do so consistent with federal, state and local laws... For rentals and planned events, patrons will be required to hire a licensed and

insured vendor of alcoholic beverages, and they must provide proof of this to the Amenity Manager prior to the event. Notwithstanding the foregoing, the District reserves the right to require anyone appearing excessively intoxicated or displaying loud, unruly, or belligerent behavior to leave District property immediately and further reserves the right to call law enforcement to enforce the same.

- 7. *No Smoking* Smoking (including e-cigarettes) is not permitted in any building, or enclosed or fenced area to the maximum extent of the prohibitions set forth in the Florida Clean Indoor Air Act or other subsequent legislation. All waste must be disposed of in the appropriate receptacles. No employee or contractor of the District shall smoke in any building, or enclosed or fenced area of the Amenities. Any violation of this policy shall be reported to the Amenity Manager.
- 8. *Pets.* With the exception of service animals, pets are only permitted in designated areas, and they are not permitted indoors. Where service animals are permitted on the grounds, they must be leashed. Patrons are responsible for picking up after all pets as a courtesy to others and in accordance with the law.
- 9. *Vehicles.* Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, or in any way which blocks the normal flow of traffic. Golf carts, off-road bikes/vehicles (including ATV's), and motorized scooters are prohibited on all property owned, maintained, and operated by the District or at any of the Amenities within District unless they are owned by the District.
- 10. *Skateboards, Etc.* Bicycles, skateboards, rollerblades, scooters, hover boards and other similar uses are limited to designated outdoor areas only.
- 11. *Fireworks.* Fireworks of any kind are not permitted anywhere on the Amenities or adjacent areas.
- 12. *Service Areas.* Only District employees and staff are allowed in the service areas of the Amenities.
- 13. *Courtesy.* Patrons and their Guests shall treat all staff members and other Patrons and Guests with courtesy and respect.
- 14. *Profanity.* Loud, profane or abusive language is prohibited.
- 15. *Horseplay.* Disorderly conduct and horseplay are prohibited.
- 16. *Equipment.* All equipment and supplies provided for use of the Amenities must be returned in good condition after use. Patrons are encouraged to let the staff know if an area of the Amenities or a piece of equipment is in need of cleaning or maintenance.
- 17. *Littering.* Patrons are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.
- 18. *Solicitation and Advertising.* Commercial advertisements shall not be posted or circulated in the Amenities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenities property unless approved in writing by the District.
- 19. *Outside Vendors/Commercial Activity.* Outside vendors and commercial activity are prohibited on District property unless they are invited by the District as part of a District event or program or as authorized by the District in connection with a rental of the Amenity Facilities.
- 20. *Firearms.* Firearms are not permitted in any of the Amenities or on any District property in each case to the extent such prohibitions are permitted under Florida

law. Among other prohibitions, no firearms may be carried to any meeting of the District's Board of Supervisors.

- 21. *Trespassing / Loitering.* There is no trespassing or loitering allowed at the Amenities. Any individual violating this policy may be reported to the local authorities.
- 22. *Compliance with Laws.* All Patrons and Guests shall abide by and comply with any and all federal, state and local laws and ordinances, as well as any District rules and policies, while present at or utilizing the Amenities, and shall ensure that any minor for whom they are responsible also complies with the same.
- 23. *Surveillance.* Various areas of all Amenities are under twenty-four (24) hour video surveillance.
- 24. *Grills.* Grills are permitted only outdoors and at the discretion of, and in areas designated by, the District.
- 25. *Bounce Houses.* Bounce houses and similar apparatus are permitted only outdoors and at the discretion of, and in areas designated by, the District. Proof of liability insurance acceptable to the District shall also be required.
- 26. *Cellular Phones.* To prevent disturbance to others, use of cellular telephones is limited while in the clubhouse. Patrons and guests are asked to keep their ringers turned off or on vibrate while in the clubhouse.
- 27. *Lost Property.* The District is not responsible for lost or stolen items. Staff members are not permitted to hold valuables or bags for Patrons or Guests. All found items should be turned in to the Amenity Manager for storage in the lost and found. Items will be stored in the lost and found for up to one month.

FITNESS CENTER

The following policies apply to the District's fitness center:

- 1. *Exercise at Your Own Risk.* The fitness center is not supervised during operating hours. All Patrons are encouraged to consult their physician before beginning an exercise program.
- 2. *Operating Hours.* The fitness room hours will be from 4:00 a.m. to 11:00 p.m. daily.
- 3. *Usage Restrictions.* For safety purposes, only patrons and Guests ages 15 and older may use, or be in, the fitness center. Due to space limitations, Patrons may only bring a maximum of two Guests to the fitness room.
- 4. *Attire.* Appropriate attire including shorts, shirts, and closed toed athletic footwear must be worn at all times in the fitness center. To maintain clean and sweat-free equipment, clothing must cover any part of the body exposed to direct contact with the equipment.
- 5. *Courtesy.* If a Patron/guest is waiting, cardiovascular equipment utilization is limited to 30 minutes. If a Patron or Guest is waiting for the weight equipment, individuals should allow others to "work in" between sets. All equipment must be wiped down after use with the wipes and/or spray provided.
- 6. *Food and Drink.* No food or chewing gum is permitted in the fitness center. Water or other sport drinks must be contained in non-breakable spill-proof containers.

- 7. *Noise.* Personal music devices are permitted if used with headphones and played at a volume that does not disturb others.
- 8. *Equipment.* Weights or other fitness equipment may not be removed from the fitness center. Please replace weights to their proper location after use. Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.
- 9. Hand Chalk. Hand chalk is not permitted.
- 10. *Personal Training.* Except as expressly authorized by the District, personal training for fees, or solicitation of personal training services for fees, is prohibited.

SWIMMING POOLS

The following policies apply to the District's pools:

- 1. *Swim at Your Own Risk.* The pool areas are not supervised, and so all Patrons use the pools at their own risk.
- 2. *Operating Hours.* The pool areas are open from dawn to dusk only. No one is permitted in the pools at any other time unless a specific event is scheduled.
- 3. *Slides.* The slides are open only at designated times, and only when lifeguards are present. No one is permitted to use the slides when they are closed. When the slides are closed, staff will put in place a panel barrier and/or close-off netting (as applicable) to restrict access.
- 4. *Skateboards, Etc.* No bicycles, scooters, roller skates, roller blades, hover boards, skate boards or other similar items are permitted on the pool deck.
- 5. *Food and Drink.* Patrons are permitted to bring their own snacks and water to the pools; however, no food or beverages are permitted in the pools or the pool wet deck area, as defined by Florida law. Glass containers or breakable objects of any kind are not permitted within the fenced area surrounding the pool. Additionally, all General Provisions previously set forth herein apply.
- 6. *Unsafe Behavior*. No pushing, running, horseplay or other similarly unsafe behavior is allowed in the pool or on the pool deck area.
- 7. *Diving*. Diving is strictly prohibited at the pools, with the exception of swim team competitions pre-approved by the District.
- 8. *Noise.* Radios, tape players, CD players, MP3 players and televisions, and the like are not permitted unless they are personal units equipped with headphones.
- 9. Aquatic Toys and Recreational Equipment. Prohibited items include, but are not limited to, rafts, inner tubes, scuba gear, squirt guns, swim fins, hard balls, frisbees, inflatable objects, or other similar water play items. Exceptions are small personal floatation devices for swimming assistance, kickboards, masks, goggles, pool noodles, dive sticks, snorkels and water wings. Amenities staff has the final say regarding the use of any and all recreational floatation devices, and the District reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pools, or if the equipment provides a safety concern.
- 10. *Entrances.* Pool entrances, including stairs and ladders, must be kept clear at all times.

- 11. *Railings.* No swinging on ladders, fences, or railings is allowed.
- 12. *Pool Furniture.* Pool furniture is not to be removed from the pool area or placed in the pools.
- 13. *Chemicals.* Chemicals used in the pools may affect certain hair or fabric colors. The District is not responsible for these effects.
- 14. *Pets.* Pets, (with the exception of service animals), are not permitted on the pool deck area inside the pool gates at any time.
- 15. Attire. Appropriate swimming attire (swimsuits) must be worn at all times.
- 16. *Parties.* Parties at the pool are prohibited, and participants may be asked to leave by the Amenity Manager.
- 17. *Prevention of Disease.* All swimmers must shower before initially entering the pools. Persons with open cuts, wounds, sores or blisters may not use the pools. No person should use the pools with or suspected of having a communicable disease which could be transmitted through the use of the pool.
- 18. *Swim Diapers.* All persons who are not reliably toilet trained must wear swim diapers and a swimsuit over the swim diaper. If contamination occurs, the pool will be closed for twenty four (24) hours and the water will be shocked with chlorine to kill the bacteria. Any individual responsible for contamination of the pools may be held responsible for any clean-up or decontamination expenses incurred by the District.
- 19. *Pollution.* No one shall pollute the pools. Anyone who does pollute the pools is liable for any costs incurred in treating and reopening the pool.
- 20. *Lap Lanes.* Lap lanes are to be used only by persons swimming laps or water walking or jogging.
- 21. *Reservation of Tables or Chairs.* Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them, except for up to thirty minutes.
- 22. *Pool Closure.* The pools may close due to weather warnings, fecal accidents, chemical balancing, or general maintenance and repairs.
- 23. *Weather.* The pools and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pools or pool bottom clearly. The pools will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty 30 minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning, or when instructed to do so by the staff.
- 24. *Swim Instruction.* Except as expressly authorized by the District, swim instruction for fees, or solicitation of swim instruction for fees, is prohibited.
- 25. *ADA Compliant Chair Lift.* The two chair lifts in the pool area are provided pursuant to the Americans with Disabilities Act. They are to be used only to facilitate usage of the pools by disabled individuals. Any use of the chair lift for other than its intended purpose is strictly prohibited.

BATHING LOAD/MAXIMUM CAPACITY: Pursuant to the Florida Department of Health's operating permit for the District's swimming pool, the maximum bathing load for the pools is **210 individuals (54 individuals** for the water activity pool, and **156 individuals** for the lap pool), and the maximum capacity for the swimming pool is **525**

individuals in the enclosed deck area and pools (together, "Capacity Limits"). The Amenity Manager will post the Capacity Limits at the pools, and will ensure that the Capacity Limits are not exceeded by periodically monitoring the area. On peak days where there is a potential that the Capacity Limits may be exceeded, the Amenity Manager shall close and lock three of the four gated entrances and require Patrons to access the swimming pools only via the main entrance, where Patrons shall be counted manually by the Amenity Manager. Additionally, the Amenity Manager may issue colored wrist bands to Patrons to ensure that only authorized Patrons are accessing the pools. Further, in the event that the Capacity Limits are exceeded, the Amenity Manager shall request that Patrons leave the pool area until the Capacity Limits are met.

TENNIS COURTS

The following policies apply to the tennis courts:

- 1. *First Come Basis.* Courts are available for use by Patrons and Guests only on a first come first serve basis, unless reserved. When other players are waiting tennis court use should be limited to 1 hour.
- 2. *Attire.* All players shall be dressed in appropriate attire, which includes: shirts, tennis shoes, shorts or warm up suits. These items must be worn at all times. Hard and/or black soled shoes are restricted from the tennis courts.
- 3. Use. Tennis courts are for tennis only.
- 4. *Pets.* Pets, with the exception of service animals, are not permitted on the tennis courts at any time.
- 5. *Food and Drinks.* Food and gum are not permitted on the courts. Drinks must be in a non-breakable spill-proof container.
- 6. *Glass Containers.* No glass containers or breakable objects of any kind are permitted on the tennis courts.
- 7. *Operating Hours.* The tennis courts are open from 6 a.m. to 10 p.m. or as otherwise posted. No one is permitted on the tennis courts at any other time unless a specific event is scheduled.
- 8. *Skateboards, Etc.* No bicycles, scooters, roller skates, roller blades or skate boards, hover boards or similar items are permitted on the tennis courts.
- 9. *Furniture*. No furniture, other than benches already provided, will be allowed on the playing surfaces.
- 10. *Equipment.* Patrons are responsible for bringing their own equipment.
- 11. *Tennis Instruction.* Except as expressly authorized by the District, tennis instruction for fees, or solicitation of tennis instruction for fees, is prohibited.

MULTI-PURPOSE FIELD

Our community offers a multi-purpose field. The following policies apply:

1. *First Come Basis.* The field is available for use by Patrons and Guests only on a first come first serve basis, unless reserved.

- 2. *Vehicles.* No bicycles, scooters, skate boards, hover boards or other equipment or vehicles with wheels are permitted.
- 3. *Chalking*. Chalking or marking the field must be approved in advance and proper marking materials must be used.
- 4. *Glass Containers.* No glass containers or breakable objects of any kind are permitted on the field.
- 5. *Pets.* Pets must be kept on leash, and Patrons and Guests must pick up and dispose of pet waste in appropriate receptacles.
- 6. *Equipment.* Patrons are responsible for bringing their own equipment.
- 7. *Golfing.* Golfing is not permitted on the field.
- 8. *Sports Instruction.* Except as expressly authorized by the District, sports instruction for fees, or solicitation of sports instruction for fees, is prohibited.

EVENT LAWN, PATIO, PICNIC AREAS, AND OUTDOOR AREAS

The following policies apply to the event lawn, patio, and other outdoor areas:

- 1. *First Come Basis.* The picnic areas, and patio grill, are available for use by Patrons and Guests only on a first come first serve basis. The event lawn and patio areas may only be reserved for a program or event approved by the District.
- 2. *Vehicles.* No bicycles, scooters, skate boards, hover boards or other equipment or vehicles with wheels are permitted.
- 3. *Grill.* Patrons are responsible for cleaning District-owned grills after use. Personal grills are not permitted.
- 4. *Skateboards, Etc.* Bikes, rollerblades, skateboards, scooters, hover boards and equipment with wheels are prohibited.
- 5. *Glass Containers.* No glass containers or breakable objects of any kind are permitted.
- 6. *Chalking*. Chalking or marking the outdoor areas must be approved in advance and proper marking materials must be used.
- 7. *Pets.* Pets must be kept on leash and Patrons must pick up and dispose of pet waste in appropriate receptacles.
- 8. *Equipment.* Patrons and Guests are responsible for bringing their own equipment. The staff may have some equipment available for sign out on a first come first serve basis. Removal of tables and grills from the picnic area is prohibited.
- 9. *Noise.* Amplified sound systems and DJs are prohibited unless it is an approved program, event or rental.
- 10. *Clean-Up.* Patrons and Guests must clean up after themselves and dispose of trash in the appropriate receptacles.

OFF LEASH DOG PARK FACILITY

1. All Patrons and Guests using the Off-Leash Dog Park (the "Bark Park") are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all District policies governing amenity facilities. Any disregard or violation of these policies or misuse or destruction of Bark Park facilities or

equipment may result in the suspension or termination of Bark Park or Amenity Center privileges. Guests may use the Bark Park if accompanied by an adult Patron.

- 2. Please note that the Bark Park is an unattended facility and persons using the Bark Park do so at their own risk. Voluntary use of the Bark Park evidences waiver of any claims against the District resulting from activities occurring at the Bark Park. The District is not responsible for any injury or harm caused from the use of the Bark Park
- 3. General Policies applicable to those owners and handlers bringing dogs to the Dog Park:
 - a. The only pets permitted to use the Bark Park are dogs; no other pets permitted.
 - b. Dogs shall be leashed at all times except when in designated "off-leash" areas within the fenced Bark Park.
 - c. Dogs shall be supervised and in view at all times and never left unattended.
 - d. Children under 16 must be closely supervised by an adult at all times.
 - e. Dogs must be leashed quickly and removed from the dog from the Bark Park in the event of any problems. Any dogs displaying aggressive behavior shall immediately be leashed by the owner and removed from the Bark Park.
 - f. Be polite and "Scoop the Poop!" Pet waste stations and trash cans are located at the Bark Park.
 - g. No prong, pinch or spiked collars are permitted within the fenced area of the Bark Park.
 - h. Dogs shall be kept from digging or damaging any equipment or Bark Park lands or facilities. Any holes made by a person's dog shall be filled by that person.
 - i. Dogs under four months old, in heat, with fleas, skin conditions, or are otherwise ill are not permitted in the Bark Park.
 - j. Dogs shall be up-to-date on vaccinations prior to entering the Bark Park, and shall have current rabies and applicable license tags clipped to their collars at all times.
 - k. No food is permitted at the Bark Park, except food/treats for dogs.

KAYAK LAUNCH

- 1. The Kayak Launch shall be used for the sole purpose of launching non-motorized watercraft
- 2. No diving or swimming
- 3. No roughhousing or horseplay
- 4. Unattended watercraft are private property and are not to be disturbed
- 5. Do not feed the wildlife
- 6. No fishing

Use of Equipment:

- 1. Non-motorized watercraft vessels including kayaks and canoes will be made available to Patrons and their Guests for a maximum two hour period per vessel. This will allow availability for other Patrons and Guests.
- 2. Patrons and Guests using watercraft must wear lifeguard approved life jackets for the duration of the rental.
- 3. Children under the age of 18 years old operating a non-motorized watercraft vessel must be accompanied by an adult.
- 4. Patrons and Guests must be able to enter and exit the non-motorized watercraft from the launch.
- 5. Patrons and Guests are responsible for lost or damaged equipment.
- 6. Amenity staff has the right to refuse service based on safety concerns.
- 7. Amenity staff will close all rentals for inclement weather or conditions deemed unsafe.
- 8. All rentals are due in 30 minutes prior to close.
- 9. Hours of operation are subject to change without notice.
- 10. Operating any non-motorized equipment under the influence of alcohol or drugs is strictly prohibited.

LAKE OR POND AREAS

The lakes and ponds throughout the community are not designed for swimming or boating. However, Patrons and their Guests may use the ponds for fishing as set forth herein. (NOTE: Only Patrons and their Guests are authorized to use the ponds for fishing, and any access by non-Patrons is prohibited.) We ask that you respect your fellow landowners and access the ponds through the proper access points. The District has a catch and release policy for all fish caught in the ponds. The ponds are not intended for anything but catch and release, as they are mostly retention ponds and man-made lakes. The purpose of the ponds is to help facilitate the District's natural water system for run off and overflow. The ponds are not to State code for keeping your catch so please protect yourself and the fish population and return them to the water.

The following additional guidelines apply:

- 1. Please be respectful of the privacy of the residents living near the ponds.
- 2. Pets must be accompanied and in their owners control at all times around ponds.
- 3. Parking along the county right of way or on any grassed area near the ponds is prohibited. It is recommended that Patrons wishing to fish walk or ride bicycles to the ponds.
- 4. Do not leave fishing poles, lines, equipment or bait unattended.
- 5. Do not leave any litter. Fishing line is hazardous to wildlife.
- 6. Do not feed the wildlife anything, ever.
- 7. Fish caught from the lakes may not be edible since the lakes are designed to detain pollutants. Catch and release is required.
- 8. Swimming is prohibited in all ponds on District property.
- 9. No watercrafts of any kind are allowed in any of the ponds on District property.
- 10. Licensing requirements from other governmental agencies may apply. Check the regulations.

11. Fishing is permitted by poles only. No cast nets are permitted.

PLAYGROUND AND TOT LOTS

The community provides several tot lots and playground areas for Patrons and Guests to enjoy with their children. The following guidelines apply:

- 1. Patrons and Guests may use the playgrounds and tot lots at their own risk.
- 2. Proper footwear is required and no loose clothing especially with strings should be worn.
- 3. The mulch material is necessary for reducing fall impact and for good drainage. It is not to be picked up, thrown, or kicked for any reason.
- 4. No food, drinks or gum are permitted at the playground.
- 5. No pets of any kind are permitted at the playground, with the exception of service animals.
- 6. No glass containers are permitted at the playground.
- 7. No jumping off from any climbing bar or platform.
- 8. Profanity, rough-housing, and disruptive behavior are prohibited.
- 9. If anything is wrong with the equipment or someone gets hurt, notify the District immediately.

LAKESIDE FIRE PIT

All Patron and Guests using the Fire Pit Area are expected to conduct themselves in a responsible, courteous and safe manner in compliance with the Policies. Disregard or violation of the Policies and misuse or destruction of the Fire Pit or furniture in the Fire Pit Area may result in the suspension or termination of Amenity Center privileges.

The following policies apply to the Lakeside Park Fire Pit:

- 1. Use of the Fire Pit is at the Patron's own risk and on a first come, first serve basis, unless reserved.
- 2. Obey Florida open fire burning rules.
- 3. Patrons and Guests must be eighteen (18) years of age and older to use the fire pit or be in the Fire Pit area.
- 4. Operating Hours. The fire pit may only be used during designated hours.
- 5. Furniture shall not be removed from the Fire Pit.
- 6. Smoking (including e-cigarettes) is not permitted in the Fire Pit Area.
- 7. Bring firewood and kindling or charcoal with you.
- 8. Burn only firewood or logs shorter than 18 inches and smaller than 3 inches in diameter.
- 9. The cooking of food (i.e. marshmallows, hotdogs, etc.) is not permitted.
- 10. Do not burn lumber or any building materials.
- 11. Never use gasoline or other flammable or combustible liquids.
- 12. Do not leave open flames unattended.

- 13. Extinguish fire completely before leaving.
- 14. Clean up: Patrons and Guests must clean up the area and remove all trash when done.
- 15. Glass Containers, breakable objects of any kind and alcoholic beverages are not permitted.
- 16. No pets (other than service animals) are permitted in the Fire Pit area.

SPORTS PARK

The following policies apply to the sports park facility:

- 1. *First Come Basis.* Courts are available for use by Patrons and Guests only on a first come first serve basis, unless reserved. When other players are waiting to use the sport courts, use should be limited to 1 hour.
- 2. *Attire.* All players shall be dressed in appropriate attire, which includes shirts, tennis shoes, shorts or warm up suits. These items must be worn at all times. Hard and/or black soled shoes are restricted from the sport courts.
- 3. *Use.* Courts are for game specific use only.
- 4. *Vehicles.* No bicycles, scooters, skate boards, hover boards or other equipment or vehicles with wheels are permitted in the Sports Park facility.
- 5. *Pets*. Pets, except for service animals, are not permitted in the Sports Park facility at any time.
- 6. *Food and Drinks.* Food and gum are not permitted on the courts. Drinks must be in a non-breakable spill-proof container.
- 7. *Glass Containers*. No glass containers or breakable objects of any kind are permitted in the Sports Park facility.
- 8. *Operating Hours*. The Sports Park Facility is open from 6 a.m. to 10 p.m. or as otherwise posted. No one is permitted in the Sports Park at any other time unless a specific event is scheduled.
- 9. *Noise.* Amplified sound systems and DJs are prohibited unless it is an approved program, event or rental.
- 10. *Skateboards, Etc.* No bicycles, scooters, roller skates, roller blades or skate boards, hover boards or similar items are permitted in the Sports Park facility.
- 11. *Furniture*. No furniture, other than benches already provided, will be allowed on the playing surfaces.
- 12. *Equipment.* Patrons are responsible for bringing their own equipment.
- 13. *Chalking or Taping.* Chalking, taping or marking the court areas are prohibited.
- 14. *Sports Instructions*. Except as expressly authorized by the District, instructions for fees, or solicitation of sports instruction for fees, is prohibited.
- 15. *Clean-Up.* Patrons and Guests must clean up after themselves and dispose of trash in the appropriate receptacles.

PICKLE BALL COURT

The following policies apply to the pickleball courts:

- 1. *First Come Basis*. Courts are available for use by Patrons and Guests only on a first come first serve basis, unless reserved. When other players are waiting pickleball court use should be limited to 1 hour.
- 2. *Attire*. All players shall be dressed in appropriate attire, which includes: shirts, tennis shoes, shorts or warm up suits. These items must be worn at all times. Hard and/or black soled shoes are restricted from the pickleball courts.
- 3. Use. Pickleball courts are for pickleball only.
- 4. *Pets*. Pets, except for service animals, are not permitted on the pickleball courts at any time.
- 5. *Food and Drinks*. Food and gum are not permitted on the courts. Drinks must be in a non-breakable spill-proof container.
- 6. *Glass Containers.* The pickleball courts are open from 6 a.m. to 10 p.m. or as otherwise posted. No one is permitted on the pickleball courts at any other time unless a specific event is scheduled.
- 7. *Operating Hours.* The pickleball courts are open from 6 a.m. to 10 p.m. or as otherwise posted. No one is permitted on the pickleball courts at any other time unless a specific event is scheduled.
- 8. *Skateboards Etc.* No bicycles, scooters, roller skates, roller blades or skateboards, hover boards or similar items are permitted on the pickleball courts.
- 9. *Furniture*. No furniture, other than benches already provided, will be allowed on the playing surfaces.
- 10. *Equipment.* Patrons are responsible for bringing their own equipment.
- 11. *Pickleball Instruction.* Except as expressly authorized by the District, pickleball instruction for fees, or solicitation of tennis instruction for fees, is prohibited.

FACILITY RENTAL POLICIES

The following policies apply to the rental of the Amenities:

- 1. *Patrons Only.* Unless otherwise directed by the District, only Patrons may reserve designated Amenities for parties and events. Please contact the Amenity Manager in order to determine availability of the Amenities for any particular reservation. Rental reservations should be made no later that 14 days in advance in order to schedule staffing.
- 2. *Amenities Available for Rental:* The following Amenities are available for rental: clubhouse (excluding kitchen), veranda, and multi-purpose field. The rental of the Amenities is subject to availability, and rentals may be denied in the sole discretion of the District and to account for usage and other issues.
- 3. **Payment & Registration.** At the time the reservation is made, a check or money order (no cash) for the rental fee and a separate check for the the security & cleaning deposit (both payable to the District) must be delivered to the **Facility Manager** along with completed paperwork and insurances, if necessary. Each Patron renting the Amenities must sign and execute a Rental Agreement acceptable to the District, must schedule a time to complete a rental check list with Facility Manager one week

in advance. Regardless of whether the Rental Agreement is executed, the Patron is bound by the Rental Agreement, which is incorporated herein by this reference.

- 4. *Rates and Deposits.* The rental rates and deposits for use of the Amenities are as set forth in the District's rules. The deposit will secure the rental time, location and date. To receive the full refund of the deposit within 10 days after the party, the renter must:
 - i. Remove all garbage, place in dumpster and replace garbage liners;
 - ii. Take down all decorations or event displays; and
 - iii. Otherwise clean the rented Amenities and restore them to their prerented condition, and to the satisfaction of the District.

The District may retain all or part of any deposit if the District determines, in its sole discretion, that it is necessary to repair any damages (including any clean-up costs) arising from the rental.

- 5. *Computation of Rental Time.* The rental time period is inclusive of set-up and clean-up time.
- 6. *Duration of Rentals.* The Amenity Manager shall have the right to set minimum and maximum periods for rentals, in their discretion. Please check with the Amenity Manager at the time of rental.
- 7. *Available Hours.* The Amenities may be rented for parties and events during normal operating hours. Additionally, the clubhouse may be rented after hours until 10:00 pm. Private events held after normal operating hours may require a staff attendant, to be paid by the patron renting the facility.
- 8. *Capacity.* The clubhouse capacity limit shall not be exceeded at any time for a party or event.
- 9. *Noise.* The volume of live or recorded music must not violate applicable St. Johns County noise ordinances, or unreasonably interfere with residents' enjoyment of their homes and staff offices
- 10. *Insurance*. Additional liability insurance coverage may be required for all events that are approved to serve alcoholic beverages, or for other events that the District determines in its sole discretion should require additional liability insurance. The District, its staff and consultants are to be named on these policies as an additional insured party.
- 11. *Cancellation.* If the renter wishes to cancel a reservation, the cancellation must be communicated to the Facility Manager no later than two weeks prior to the scheduled event to receive 100% of the rental fee and deposit. If the event is cancelled less than 3 days prior to the event 0% of the security deposit and 100% of the rental fee will be returned, unless is cancelled due to inclement weather.

PROPERTY DAMAGE

Each Patron shall be liable for any property damage at the Amenities caused by him or her, his or her Guests, or members of his or her Family. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage. Each Patron and Guest, as a condition of invitation to the premises of the Amenities, assumes sole responsibility for his or her property. The District shall not be responsible for the loss or damage to any private property used or stored on the premises of the Amenities, whether in lockers or elsewhere.

USE AT OWN RISK; INDEMNIFICATION

Any Patron, Guest, or other person who participates in the Activities (as defined below), shall do so at his or her own risk, and shall indemnify, defend, release, hold harmless, and forever discharge the District and its contractors, and the present, former, and future supervisors, staff, officers, employees, representatives, agents, and contractors of each (together, "Indemnitees"), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorney's fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings), and harm of any kind or nature arising out of, or in connection with, the participation in the Activities, by said Patron, Guest, or other person, and any of his or her Guests and any members of his or her Family.

Should any Patron, Guest, or other person, bring suit against the Indemnitees in connection with the Activities or relating in any way to the Amenities, and fail to obtain judgment therein against the Indemnitees, said Patron, Guest, or other person shall be liable to the District for all attorney's fees, costs, and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings.

The waiver of liability contained herein does not apply to any act of intentional, willful or wanton misconduct by the Indemnitees.

For purposes of this section, the term "Activities," shall mean the use of or acceptance of the use of the Amenities, or engagement in any contest, game, function, exercise, competition, sport, event, or other activity operated, organized, arranged or sponsored by the District, its contractors or third parties authorized by the District.

SOVEREIGN IMMUNITY

Nothing herein shall constitute or be construed as a waiver of the Districts' limitations on liability contained in Section 768.28, F.S., or other statutes or law.

SEVERABILITY

The invalidity or unenforceability of any one or more provisions of these policies shall not affect the validity or enforceability of the remaining provisions, or any part of the policies not held to be invalid or unenforceable.

AMENDMENTS / WAIVERS

The Board in its sole discretion may amend these policies from time to time. The Board may also elect in its sole discretion at any time to grant waivers to any of the provisions of these policies.

ATTACHMENT A: Consent and Waiver Agreement

ATTACHMENT A Consent and Waiver Agreement

CONSENT AND WAIVER AGREEMENT - Meadow View at Twin Creeks Community Development District -

The Meadow View at Twin Creeks Community Development District ("District") owns and operates certain amenities, including a clubhouse, pool, playground, walking trails, and other facilities, and offers certain amenity programs, to the District's patrons. In consideration for being allowed to use the amenities and/or participate in the amenity programs (together, "Activities"), I hereby voluntarily assume any and all risk, including injury to my person and property, relating to the Activities, and agree to indemnify, defend and hold harmless the District, Beacon Lake Community Association, Inc., Governmental Management Services, Riverside Management Services, and any of their affiliates, supervisors, officers, staff, agents, employees, volunteers, organizers, officials or contractors (collectively, the "Indemnitees") from any claim, liability, cost, or loss of any kind sustained or incurred by either any of the Indemnitees or by other residents, users or guests, and resulting from any acts or omissions of myself, my family members, or my guests, and arising out of or incident to the Activities, unless such loss is solely the result of Indemnitees' gross negligence or intentional, willful, or wanton misconduct. I further acknowledge and agree that I shall be bound at all times by the terms and conditions of the policies, rules and regulations of the District, as currently in effect and as may be amended from time to time. I have read and understand the terms of this Consent and Waiver Agreement and have willingly signed below as my own free act, being both of lawful age and legally competent to do so. Nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes or other statute or law.

Participant Name:	
Participant Signature: (if Participant is 18 years of age or older)	Date:
Parent/Guardian Name:	
Parent/Guardian Signature:	Date:
Phone Number (home):	
Phone Number (alternate):	
Emergency Contact & Phone Number:	

NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE DISTRICT MANAGER.

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, Florida Statutes, please notify the District Manager.

PART 2: Meadow View at Twin Creeks Community Development District *Rule for Amenities Rates*

In accordance with Chapters 190 and 120 of the Florida Statutes, and at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Meadow View at Twin Creeks Community Development District adopted the following rules to govern rates for the District's Amenities.

1. **Introduction.** This rule addresses various rates, fees and charges associated with the Amenities.

2. **Definitions.** All capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Amenities Policies of the Meadow View at Twin Creeks Community Development District, as amended from time to time.

3. **Annual User Fee.** For Non-Resident Patrons, the Annual User Fee is equal to the average annual operation and maintenance assessment and debt assessment as established by the District in connection with the adoption of the District's annual fiscal year budgets. For Residents, the Annual User Fee is paid when the Resident makes payment for the Resident's annual operation and maintenance assessment, and debt service assessment, for the property owned by the Resident.

4. **Reservation Rates for Clubhouse.** Any Patron wishing to have the exclusive use of any room or area within the clubhouse (excluding kitchen) must pay the appropriate fee and submit a security deposit in the amounts set forth below. (For clarification purposes, all Guests must be represented by a Patron, the Patron must be in attendance at the event, and deposit must be made by the Patron.)

Room / Area	Rental Fee	Deposit
To be determined by District	\$0 - \$500	\$250 - \$1,000
Amenity Staff*		

* Rate and deposit based on facility being rented, type of event, and staffing needs.

5. Miscellaneous Fees.

Item	Fee
Replacement of Damaged, Lost, or Stolen Access Card or	
Key Fob and Window Sticker Replacement	\$25.00
Insufficient Funds Fee (for submitting an insufficient funds	\$35.00
check)	

6. **Special Provisions.**

- a. *Homeowner's Association Meetings.* Unless otherwise provided in the District's official policies, as may be amended from time to time, each homeowner's association located within the boundaries of the District is permitted one free meeting per month, subject to availability.
- b. *Additional Costs.* The District may in its sole discretion require additional staffing, insurance, cleaning, or other service for any given event, and, if so, may charge an additional fee for the event equal to the cost of such staffing, insurance, cleaning, or service.
- 7. Adjustment of Rates. Not more than once per year, the Board may adjust by resolution adopted at a duly noticed public meeting any of the fees set forth in paragraphs 4, 5, and 6 by not more than five percent per year to reflect actual costs of operation of the Amenities, to promote use of the Amenities, or for any other purpose as determined by the Board to be in the best interests of the District. The Board may also in its discretion authorize discounts for certain services.
- 8. **Prior Rules; Policies.** The District's prior rules setting amenities rates are hereby rescinded. The District's Amenities Policies, as may be amended from time to time, govern all use of the Amenities.
- 9. Severability. The invalidity or unenforceability of any one or more provisions of this rule shall not affect the validity or enforceability of the remaining portions of this rule, or any part of this rule not held to be invalid or unenforceable.

Law Implemented: ss. 190.011, 190.035, Fla. Stat. (2018) Effective Date: February 21, 2019

PART 3: Meadow View at Twin Creeks Community Development District Disciplinary & Enforcement Rule

In accordance with Chapters 190 and 120 of the Florida Statutes, and on April 18, 2019 at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Meadow View at Twin Creeks Community Development District adopted the following rules / policies to govern disciplinary and enforcement matters. All prior rules / policies of the District governing this subject matter are hereby superseded on a going forward basis.

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. All capitalized terms not otherwise defined herein have the definitions ascribed to them in the District's Amenities Operating Rules.

2. General Rule. All persons using the Amenities and entering District properties are responsible for compliance with, and shall comply with, the Amenities Rules established for the safe operations of the District's Amenities.

3. **Suspension of Rights.** The District, through its Board, District Manager, Amenities Manager, shall have the right to restrict, suspend, or terminate the Amenities privileges of any person to use the Amenities for any of the following behavior:

- a. Submits false information on any application for use of the Amenities;
- b. Permits the unauthorized use of an Access Card;
- c. Exhibits unsatisfactory behavior, deportment or appearance;
- d. Fails to pay amounts owed to the District in a proper and timely manner;
- e. Fails to abide by any District rules or policies (e.g., Amenity Rules and Policies);
- f. Treats the District's supervisors, staff, amenities management, contractors, or other representatives, or other residents or guests, in an unreasonable or abusive manner;
- g. Damages or destroys District property; or
- h. Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, staff, amenities management, contractors, or other representatives, or other residents or Guests.

4. **Authority of Amenities Manager.** The Amenities Manager or his or her designee has the ability to remove any person from one or all Amenities if any of the above-referenced behaviors are exhibited or actions committed. The Amenities Manager or their designee may at any time restrict or suspend for cause or causes, including but not limited

to those described above, any person's (and his/her family's) privileges to use any or all of the Amenities for a period not to exceed thirty days.

5. Authority of District Manager. The District Manager may at any time restrict, suspend or terminate for cause or causes, including but not limited to those described above, any person's (and his/her family's) privileges to use any or all of the District Amenities for a period greater than thirty days. Any such person will have the right to appeal the imposition of the restriction, suspension or termination before the Board of Supervisors.

6. **Enforcement of Penalties/Fines.** For any of the reasons set forth in Section 3 above, the District shall additionally have the right to impose a fine of up to the amount of 1,000 - in addition to any amounts for damages – and collect such fine, damages and attorney's fees as a contractual lien or as otherwise provided pursuant to Florida law.

7. Legal Action; Criminal Prosecution. If any person is found to have committed any of the infractions noted in Section 3 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.

8. **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, paragraph, clause or provision.

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2018) Effective Date: February 21, 2019 TENTH ORDER OF BUSINESS

1.

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

REQUISITION SUMMARY

2021 Phase 3

2020 Phase 4

Thursday, July 20, 2023

2021 Phase 3	TO BE APPRO	/ED	maroday; oury 20; 2020		
	ľ			1	
7/20/2023	124	Yellowstone Landscape	Irrigation Remedation due to court construction - Invoice JAX 518776	\$	7,087.00
7/20/2023	125	West Orange Nurseries, Inc.	Complete irrigation to Beacon Lake 3B - Invoice 62878	\$	2,125.00
7/20/2023	126	ETM	Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 208893 (June 2023)	\$	352.60
7/20/2023	127	Harbinger	Signage Lighthouse - Invoice 28088-3	\$	16,674.00
7/20/2023	128	Harbinger	Signage Lighthouse - Invoice 28089-3	\$	5,070.00
7/20/2023	129	Harbinger	Signage Lighthouse - Invoice 28117-3	\$	2,382.00
7/20/2023	130	Greenseed Company, LLC	Lake Erosion Control Repair 3B - Invoice 83261	\$	5,012.90
			2021 Phase 3 REQUISITIONS TO BE APPROVED)	\$38,703.50
0004 Blazz 4	TO DE 40000	(50			
2021 Phase 4	TO BE APPRO	/ED		1	
7/20/2023	68	W. Gardner, LLC	Beacon Lake Phase 4 (Clearing/Earthwork) Application for Payment No. 17 (June 2023)	\$	2,356.00
7/20/2023	69	W. Gardner, LLC	Beacon Lake Phase 4 (Paving/Drainage) Application for Payment No. 15 (June 2023)	\$	90,194.55
7/20/2023	70	W. Gardner, LLC	Beacon Lake Phase 4 (Utilities) Application for Payment No. 15 (June 2023)	\$	56,071.18
			2021 Phase 4 REQUISITIONS TO BE APPROVED)	\$148,621.73
			TOTAL REQUISITIONS TO BE APPROVED JULY 20, 2023		\$187,325.23

B.

2.

ENGINEER'S 2023 ANNUAL REPORT

FOR THE

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

ST. JOHNS COUNTY, FLORIDA

PREPARED FOR:

BOARD OF SUPERVISORS MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

PREPARED BY



Engineers – Planners – Surveyors – Landscape Architects 14775 Old St. Augustine Road, Jacksonville, Florida 32258 Reg. Number: 2584

ETM Job Number: E 17-348

Date: June 28, 2023

Email: Lockwoods@etminc.com Phone: 904-265-3163

Table of Contents and Engineer's Signature Page

Project Name:	MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
Project Location:	Adjacent to County Road 210 and east of Philips Highway (US No. 1)
Project City / State:	St. Johns County, Florida
Programs used:	Microsoft Word and Excel 2022, AutoCAD C3D 2022
Etm Job No.	E 17-348

TABLE OF CONTENTS:

Sections	ltem
А	Table of Contents and Engineer's Signature Page
В	Location Map
С	Master Site Plan
D	Beacon Lake Phase I - Site Plan
E	Beacon Lake Amenity Center - Site Plan
F	Beacon Lake Townhomes - Site Plan
G	Beacon Lake Phases 2A, 2B, and 2C - Site Plan
Н	Beacon Lake Phase 3A
I	Beacon Lake Phase 3A - Lakeside Park and Community Park
J	Beacon Lake Phase 3B
К	General Information
L	Project Background
Μ	Public Agency Ownership
Ν	Entrance Features, Signage, and Associated Landscaping:
0	Amenity Center (Lake House) And Recreational Facilities:
Р	Neighborhood Parks / Pockets Parks And Associated Landscaping:
Q	Beacon Lake Parkway / Twin Creeks Drive:
R	Road Right Of Ways And Associated Landscaping:
S	Storm Water Management Facilities:
Т	Conservation / Preservation Areas
U	Long Term Maintenance:
V	Public Facilities
W	Project Photographs

Portion of pages or sections of this report signed and sealed by Engineer Sections A-W Only



VISION • EXPERIENCE • RESULTS

14775 Old St. Augustine Rd., Jacksonville, Fl. 32258 Reg No: 2584

Lockwoods@etminc.com (904) 265-3163

Scott Jordan Lockwood, P.E. P.E. No. 68426

Notes:

 This document is prepared in for use by the Meadow View at Twin Creeks Community Development District, St. Johns County Florida and it is not intended for any other agency or third party use.
 This document has been Digitally signed and sealed, printed copies of this document are not considered signed and sealed and must be verified on digital copies

K. GENERAL INFORMATION:

This Annual Report is prepared in general compliance with Section 9.21 of the Master Trust Indenture for the Meadow View at Twin Creeks Community Development District ("CDD" or the "District"). ETM (England, Thims & Miller, Inc) performed a site review on June 21, 2022. Based on this limited field review, we found that the CDD owned facilities generally appeared to be in good condition and appeared to be well maintained and operational at the time of our site visit. It should be noted that because this report is based on limited field review only, it is not intended to be exhaustive or comprehensive, but only an annual review of the District owned, and operated facilities, to verify if these facilities appeared to be well maintained and in good condition. Currently at the time of this report, the District owns and maintains improvements within Beacon Lake Phases I, 2A, 2B, 2C, 3A, 3B and Beacon Lake Townhomes. Several maps showing the CDD owned facilities are included with this report. At the time of this report there is a project under construction, Beacon Lake Phases 4 and Beacon Lake Parkway Extension, which will be turned over to the CDD after completion and certifications.

L. PROJECT BACKGROUND:

The Meadow View at Twin Creeks CDD is located in St. Johns County, Florida ("County"), south of County Road 210 and east of Philips Highway (US No 1). The overall project is approximately 630.22 acres+/- and the land within the District is wholly located within the Meadow View at Twin Creeks PUD – St. Johns County Ordinance No. 2014-21 (the "Development"). The authorized land uses within the District allows for residential development as well as open space and recreational amenities. The Meadow View at Twin Creeks PUD approval provides for the development of 1280 single family lots and 196 Townhome lots, an amenity center as well as neighborhood, and community parks.

M. PUBLIC AGENCY OWNERSHIP:

The following improvements are currently owned and maintained by other Public Agencies as follows:

- A. Offsite turn lane and roads within County Road 210 are owned and maintained by St. Johns County.
- B. The onsite and offsite potable water distribution system, water distribution system, sanitary sewer collection system within public right of ways and utility easements are owned and maintained by St. Johns County Utility Department (SJCUD).
- C. Electric facilities within public right of ways and power line easements are owned and maintained by the Florida Power and Light (FPL).
- D. The following onsite and offsite utilities located within the public rights of way are owned and maintained by the following entities. Gas mains are owned and maintained by TECO gas, Fiber optic cables are owned and maintained by either AT&T or Comcast.
- E. The onsite and offsite reuse system, at the time of this report, is owned and maintained by the CDD. St. Johns County Utility Department (SJCUD) and the Jacksonville Electric Authority (JEA) are working on an agreement to supply reuse to the project. The exact timeframe and associated conditions have yet to be determined.

N. ENTRY FEATURES, SIGNAGE AND ASSOCIATED LANDSCAPING:

The District owned improvements include a large entry monument with project signage, and associated landscaping. The entry monument is located within Beacon Lake Parkway within a median near the intersection with County Road 210 and Beacon Lake Parkway (project entrance). The project improvements also include landscaping along County Road 210 right of way near the project entrance on both sides of Beacon Lake Parkway. Based on limited field review, these improvements appeared to be in good condition and appeared to be well maintained. Therefore, we recommend ongoing maintenance, as may be required throughout the year.

O. AMENITY CENTER (LAKE HOUSE) AND RECREATIONAL FACILITIES:

The District owned recreational improvements for this project include an Amenity Center (Lake House) with associated parking areas, an indoor fitness area with workout equipment, indoor eating and meeting areas, outdoor seating areas, restroom facilities, adult pool, kid pool with splash equipment, fire pit with seating area, tennis courts, pickleball courts, multiuse fields, fenced play scape area, detailed landscaping, lighting and a floating dock within Storm Water Management Facility Number 6. Based on limited field review on the date(s) specified in Section G, these improvements appeared to be well maintained and in good condition. Therefore, we recommend ongoing maintenance as may be required throughout the year.

P. NEIGHBORHOOD PARKS / POCKETS PARKS WITH ASSOCIATED LANDSCAPING:

The District owned improvements include numerous small, grassed pocket parks some with recreational equipment and some with grass and landscaping only. There is also a large park within Parcel 3A called the Lakeside Park as well as community park with multiuse fields (5.0 acres+/-), a sports court and parking area. These areas are located throughout the project. Based on limited field review on the dates specified in this report (see section G), these improvements appeared to be in good condition and appeared to be well maintained. Therefore, we recommend ongoing maintenance, as may be required throughout the year.

Q. BEACON LAKE PARKWAY / TWIN CREEKS DRIVE:

Beacon Lake Parkway and Twin Creeks Drive are owned and maintained by St. Johns County. However, St. Johns County requires a 26-month maintenance bond which is still ongoing. Therefore, the CDD is still responsible to maintain these roadways. Moreover, the District owns and maintains all of the landscaping and the landscape islands, including a roundabout within Beacon Lake Parkway near the Amenity Center. It should be noted that at the time of this report there is only one lift of asphalt for Beacon Lake Parkway, and Twin Creeks Drive to Trophy Lake Drive. This is because St. Johns County requires that 90 percent of the certificates of occupancy (COs) be issued in a phase prior to the installation of the second lift of asphalt. Based on limited field review it did not appear that 90 percent of the homes that were constructed within their respected phases had reached this threshold. It should be noted that the striping along these roadways (especially Beacon Lake Parkway) has become worn and should be repainted as soon as possible. Beacon Lake Parkway Extension is the roadway connection which is near the Beacon Lake Parkway Round about and extends to near Charlie Way. This roadway which will be St. Johns County owned roadway is at the time of this report under construction and it is anticipated that it will be completed in less than a year. Finally, based on limited field review, these improvements appeared to be in good condition and appeared to be well maintained. Therefore, we recommend ongoing maintenance, as may be required throughout the year.

R. ROAD RIGHT OF WAYS AND ASSOCIATED LANDSCAPING:

The District owned facilities include numerous road right of ways within Beacon Lake Project with exception of roads listed in Section M above. The District owns and maintains all of these roadways along with the associated landscape as well other elements such as landscape islands, brick pavers, hardscape, curb, gutter, pavement, signage, lighting, and landscape features. Based on limited field review on the date(s) specified in this report (see section G) these road rights of way and other features generally appeared to be in good shape and well maintained. Furthermore, the striping along many of these roadways (especially Beacon Lake Parkway) has faded and become worn or is not visible, especially in Phase I – where the second lift of pavement has been placed. We recommend placing this striping as soon as possible. Finally, in order to maintain the roadway system and common area landscaping in good condition, we recommend ongoing maintenance, as may be required throughout the year to ensure that the elements are functioning properly. Furthermore, we recommend that monies be set aside to replace, repair or resurface these roadways as may be required after a number of years.

S. STORM WATER MANAGEMENT FACILITIES:

The District owned improvements include numerous Storm Water Management Facilities (SMFs). Most of the SMFs in Beacon Lake Phase 1 are interconnected via storm water pipes throughout the project. There are a number of SMF within Beacon Lake Phase Townhomes, 2A, 2B, 2C, 3A and 3B. All of the SMFs are used for storage, attenuation and treatment of storm water throughout the project. There are numerous control structures for these SMFs located throughout the project. These control structures attenuate flow and set normal water levels for the SMFs. In general, we recommend ongoing maintenance to control structure weirs and attention to SMF water levels.

Based on this limited field review on the date(s) specified in Section G, the completed SMFs and associated control structures generally appeared to be in good shape and functioning properly.

In general, the storm water system appeared to be in good condition and functioning as designed. Furthermore, we recommend ongoing maintenance for the storm water management facilities as may be required throughout the year to ensure that this system is functioning properly.

T. CONSERVATION / PRESERVATION AREAS:

The District owned conservation areas / preservation areas throughout the project. These areas are lands that were required to be preserved by various agencies, including but not limited to the Army Corps of Engineers, the St. Johns River Water Management District, and St. Johns County. These areas are natural with many trees and heavy overgrowth; therefore, these areas were not reviewed. However, we recommend ongoing maintenance and removal of trees that are dead or dying or trees as may be required throughout the year.

U. LONG TERM MAINTENANCE:

In general, based on limited field review on the date(s) specified in Section J, it appears that the District owned facilities are well maintained and generally in good condition. However, it should also be noted that our field review was not exhaustive or comprehensive. As a Civil Engineering Consultant Firm, we do not have expertise in the maintenance and operation of recreational facilities as well as the other CDD owned and operated facilities. Therefore, we recommend that the District Manager and the CDD Board consult to determine the best approach to operate and maintain these facilities. Moreover, it should be anticipated that over the life of these facilities, items such as, but not limited to: roofing, pavement, curb, gutter, striping, signage, sidewalks, recreational equipment, etc. will need to be either repaired or replaced over time. Therefore, we recommend that the District Manager and the CDD Board set aside monies or look for alternative sources of capital, such as: refinancing bonds and / or issuing new long-term bonds, as may be needed over the life of the project for maintenance, repair and or replacement of these facilities over time as may be required. The appropriate amount of monies should be determined by the District Manager and the CDD Board, as soon as possible, so that each year a fund is established for this purpose. Furthermore, as a Civil Engineering Consultant Firm, we do not have the expertise to advise the CDD Board about the appropriate amount of insurance coverage or the insurance rates that should be paid. Therefore, we recommend the District Manager and the CDD Board work with an insurance company or some other insurance expert to determine the appropriate coverage and rates that will work for this project. Finally, we recommend ongoing maintenance as may be required throughout the year to ensure that the District owned facilities, equipment, etc. are functioning properly.

V. PUBLIC FACILITIES:

Pursuant to Florida Statues Chapter 189.08 (F.A.C), Each independent special district shall submit to each local general-purpose government in which it is located the public facilities report and an annual notice of any changes. This report shall include each public facility and its current capacity.

Storm Water Management Facilities

Most of the project Storm Water Management Facilities (Smfs) which have been constructed and are shown on the Site Map included in this report. There are 3 Smfs that are currently under construction at the time of this report (Beacon Lake Phase 4). It is anticipated that all of these Smfs will be completed in a year or so. All of the onsite Smfs serve to provide treatment and attenuation for the entire project and operate at the capacity required by the St. Johns River Water Management District. Furthermore, no replacements or expansions are anticipated in the next seven years.

Amenity Center

The Amenity Center has a number of facilities listed below. This Amenity Center has been completed and is operational. As of the date of this report there are no expansions or replacements of facilities anticipated in the next seven years.

The Amenity Center generally consists of the following improvements:

- Clubhouse, Social room, Kitchen facilities, Office Management Area
- Lap Pool and Fun Pool (recreational)
- Fitness Center
- Playground Area
- Kayak Launch and storage areas
- Tennis Courts
- Parking Lot, Sidewalk / walking path
- Landscape, Lighting, and Irrigation

Maximum Occupancy as provided by the Vesta (Amenity Managers) are as follows:

Social room (clubhouse) Fitness Area:		50 people 30 people
Lap Pool	Maximum Bathing Load	156 people
Kids Pool	Maximum Bathing Load	54 people
Enclosed decks and Pool Area	Maximum Capacity	525 people

Entry Feature (Beacon Lake Parkway at County Road 210)

This Entry Feature (Clock Tower and signage) has been completed and as of the date of this report there are no expansions or replacements anticipated in the next seven years.

Parks and Landscape / Irrigation (scattered throughout project)

Most of the Pocket Parks, Community Park and Lakeside Park, Landscape Areas and Irrigation for this project have been completed and are operational. Ongoing maintenance is required and typically plants may be replaced as required on an ongoing basis.

E.

7/20/2023

Community Development District Field Operations & Amenity Management Report



Rich Gray Manager Of Operations RIVERSIDE MANAGEMENT SERVICES, INC.

Jennifer Clark-Erickson

AMENITY MANAGER RIVERSIDE MANAGEMENT SERVICES, INC.

<u>Meadow View at Twin Creeks</u> <u>Community Development District</u>

Field Operations & Amenity Management Report July 20th, 2023

To: Board of Supervisors

From: Rich Gray Manager Of Operations

> Jennifer Clark-Erickson Amenity Manager

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

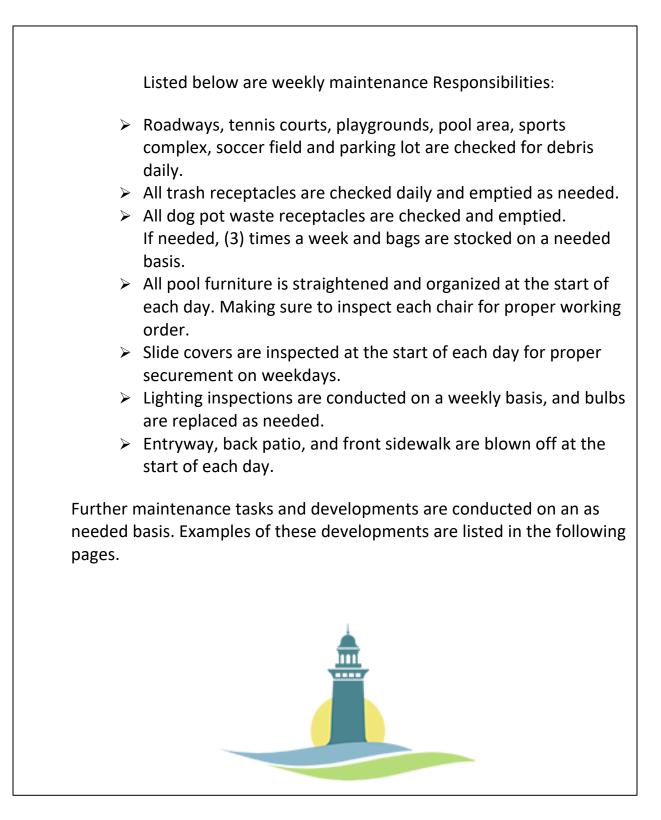
The following is a review of items related to Field operations, Maintenance, and Amenity Management of Beacon Lake.



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 3rd Thursday each month 7pm
- Chess Club on Mondays 7-8pm geared for kids and teens.
- Moo's Coffee Trailer Every Weekend
- Polynesian Luau Was a huge success, approx. 300+ people.
- Kid's Paint Day 25+ kids enjoyed a morning of painting, they got to take home their creations. Well received by parents.
- Kenny B- variety of live music during food truck Friday
- Paint Night July 15th Sold out event
- Silent Disco July 29 8pm-10pm, obstacle course, geared for teens
- End of Summer Bash August 4th 5pm-8pm
- Back to School Brunch- August 10th 10am meet the manager and enjoy breakfast bites, coffee and juice.
- Charlie's Grill Going really well, received great feedback.
- Repairs to gym equipment scheduled, waiting on parts

Weekly Maintenance Responsibilities



Completed Projects

- Installed (5) new Dog Pot stations throughout the development.
- Installed new shut off valve on pool deck for shower.
- > Addressed washouts under kayak stand and sidewalk.
- Reattached top mounting pole and downed section of fence in small dog park.
- Reglued loose landscape block on pool patio and at round-a-bout.
- > Installed new filter in water fountain at Lake Side Park and cleaned system.
- Replaced worn out swing clevis on swings at pocket park.
- Pressure washed back patio and crew house.
- Fixed and adjusted parts on kayak launch ramp at crew house.
- Did an inspection of all playground equipment on property, made repairs if needed. Mostly just needed to tighten hardware on equipment and rake surfacing in areas.
- Completed a lighting inspection of Amenity, Lakeside, and entrance lighting. All repairs needed are in the process of being completed by on-site staff.



Conclusion

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



ELEVENTH ORDER OF BUSINESS

A.



Meadow View at Twin Creeks Community Development District

Unaudited Financial Statements as of June 30, 2023



Table of Contents

1	Balance Sheet
2-3	General Fund Income Statement
4-5	Month to Month
6	Debt Service Fund Series 2016 A-1 Income Statement
7	Debt Service Fund Series 2018 A-1 Income Statement
8	Debt Service Fund Series 2019 Income Statement
9	Debt Service Fund Series 2020 Income Statement
10	Debt Service Fund Series 2021-Phase 3B Income Statement
11	Debt Service Fund Series 2021 Phase 4 Income Statement
12	Capital Projects Income Statement
13-14	Long Term Debt Summary
15	Assessment Receipt Schedule

Community Development District

Combined Balance Sheet

June 30, 2023

Investments: Cantod / 198 hank \$778,513 / 797,512. Exerev 1 \$136,359 413,63,59, Revenue \$195,672 413,63,59, Revenue \$195,672 518,7929, Revenue \$187,729 \$187,7929, Exerev \$253,574 \$253,5743 Series 2011 A.2 Revenue \$2,790 \$253,574 Prepayment \$2,790 \$253,574 Revenue \$2,790 \$253,574 Revenue \$187,709 \$27,890 Prepayment \$79,094 \$79,094 Revenue \$79,094 \$79,094 Revenue \$12,256 \$112,656 Series 2020 A.1 Revenue \$12,256 \$112,656 Series 2020 A.1 Revenue \$12,256 \$112,656 Series 2020 A.1 Revenue \$12,256 \$112,656 Series 2020 A.1 Revenue \$12,559 \$112,656 Series 2020 A.1 Revenue \$11,256 \$112,656 Series 2020 A.1 Revenue \$11,256 \$112,656 Series 2020 A.1 Revenue \$11,279 \$112,656 Series 2020 A.1 Revenue \$11,719 \$112,656 Series 2020 A.1 Revenue \$11,779 \$11,870 Revenue \$11,877 \$11,870 Series 2020 A.1 Revenue \$118,777 \$11,870 Series 2020 A.1 Revenue \$118,777 \$11,870 Series 2020 A.1 Revenue \$118,777 \$11,870 Series 2020 A.1 Revenue \$118,777 \$11,870 Series 2020 A.1 Revenue \$119,757 \$11,870 Interest \$119,775 \$11,870 Interest \$119,775 \$11,974 Interest \$119,775 \$11,974 Interest \$119,775 \$11,974 Interest \$119,775 \$11,974 Interest \$119,775 \$11,974 Interest \$119,757 \$12,754 Series 2020 \$119,759 Revenue \$119,757 \$12,754 Series 2020 \$12,755 Series 2020 \$22,755 Series 2020 \$135,894 Series 2020 \$135,894 Series 2020 \$25,758 Barried & \$1005,588 \$1,558 \$ \$25,758 Barried & \$1005,578 \$1,559 Series 2020 \$25,0728 Series 2020 \$25,0728 Series 2020 \$25,0728 Series 2020	Cash S276,766 S276,765 Investments S136,359 S738,512 Sectar J. Bink S730,513 S136,359 S136,359 Revenue S136,359 S136,359 S136,359 Sectar ZUBAL S187,929 S187,929 Revenue S253,574 S253,573 Sectar ZUBAL S22,790 S27,903 Revenue S112,556 S112,556 Sectar Z2DAL S12,256 S12,256 Revenue S14,8007 S48,4507 Revenue S17,127 S48,4507 Revenue S17,127 S17,128 Revenue S17,127 S17,128 Interest S17,127 S17,128 Revenue -		General	Debt Service	Capital Project	Governmental Fund Total
Investments: ST32,513 ST32,512 Exerve S136,559 S136,359 Revenue S136,359 S136,359 Revenue S197,672 S157,579 Revenue S233,574 S23,573 Scriez 2011 AL S233,574 S23,573 Scriez 2011 AL S18,7929 S18,7929 Revenue S23,574 S23,573 Scriez 2011 AL S1 S18,7929 Revenue S12,056 S112,656 Scriez 2020 AL S12,056 S112,656 Revenue S12,718 S12,718 Revenue S12,719 S12,718 Interest S18,797 S11,8797 Revenue S18,797 S11,8797	Investments: S736,513 S736,512 Cantod, 1.95 and 5736,513 S736,512 Esserve \$136,559 \$136,559 Beaverue \$156,672 \$157,572 Series 2010 AL \$187,229 \$187,593 Beaverue \$25,573 \$25,793 Series 2010 AL \$25,790 \$27,903 Beaverue \$25,790 \$27,903 Series 2010 AL \$27,903 \$27,903 Beaverue \$11,2656 \$11,2656 Series 2020 AL \$10 \$10,007 Reverue \$1,719 \$1,7181 Interest \$10 \$0 Reverue \$10 \$0 Interest \$10 \$11,975	Assets:				
Castady - US Bank \$738,513 \$738,512 Server \$135,359 \$135,359 Beerver \$135,357 \$135,357 Beerver \$137,929 \$137,929 Reverue \$255,574 \$253,573 Series 201A A2 \$255,574 \$257,903 Reverue \$79,094 \$79,093 Reverue \$79,094 \$79,093 Reverue \$112,656 \$112,656 Reverue \$79,094 \$79,093 Reverue \$12,656 \$12,656 Reverue \$12,656 \$12,657 Reverue \$13,659 \$12,656 Reverue \$13,797 \$1,719 Reverue \$11,719 \$1,11,857	Castody - US Bank \$738,513 \$738,512 Series 2010A1 \$136,559 \$136,559 Revenue \$187,920 \$187,920 Revenue \$187,920 \$187,920 Revenue \$187,920 \$187,920 Revenue \$127,920 \$27,903 Revenue \$12,920 \$27,903 Revenue \$112,655 \$512,920 Revenue \$112,655 \$512,255 Seriez 2020 A1 \$38,459 \$512,255 Revenue \$512,757 \$512,255 Revenue \$512,257 \$512,257 Revenue \$512,656 \$512,256 Revenue \$512,757 \$512,757 Revenue \$513,757	Cash	\$276,766			\$276,765.67
Serier 2016 A1Serier 2016 A2Si 136,350Si 36,350,RevenueSi 195,572Si 195,572Serier 2017 A1Si 197,220Si 197,220,RevenueSi 197,220Si 197,220,Serier 2018 A2Si 197,220,Si 197,220,RevenueSi 197,220,Si 197,220,Serier 2018 A2Si 197,220,Si 197,220,RevenueSi 197,220,Si 27,990,Serier 2019 A1Si 197,220,Si 197,220,RevenueSi 12,656Si 112,656,Serier 2019 A1Si 112,656Si 112,656,Serier 2010 A1Si 112,656,Si 112,656,Serier 2010 A1Si 113,670,Si 112,656,Serier 2010 A1Si 113,770,Si 112,777,RevenueSi 114,757,Si 112,777,RevenueSi 114,757,Si 112,777,RevenueSi 114,757,Si 113,774,RevenueSi 114,757,Si 113,774,RevenueSi 114,757,Si 113,774,RevenueSi 114,757,Si 113,774,RevenueSi 114,757,Si 114,757,RevenueSi 114,757,Si 114,757,RevenueSi 1	Saria-2016 11Reverue\$136,359\$136,379Reverue\$105,672\$1107,929Reverue\$233,574\$237,979Reverue\$233,574\$27,909Prepayment\$27,909\$27,909Reverue\$79,094\$79,093Reverue\$79,094\$79,093Reverue\$79,094\$79,093Reverue\$79,094\$51,026Reverue\$79,094\$51,026Reverue\$112,656\$112,656Saria-2020A1\$12,255Reverue\$10,719\$12,255Reverue\$10,727\$10,727Reverue\$10,727\$10,727Reverue\$10,727\$10,727Reverue\$10,727\$10,727Reverue\$10,727\$10,727Reverue\$10,727\$10,727Reverue\$10,727\$10,727Reverue\$10,727\$10,727Reverue\$10,727\$10,727Reverue\$10,727\$10,727Reverue\$10,777\$10,797Reverue\$11,759<					
Reserve \$136,359 \$136,359 Revenue \$195,672 \$195,723 Reserve \$187,929 \$187,929 Revenue \$25,373 \$25,373 Revenue \$22,790 \$27,790 Prepayment \$27,900 \$27,900 Sciez/201A1 \$57,000 \$27,900 Revenue \$70,004 \$70,003 Revenue \$70,004 \$70,003 Revenue \$58,459 \$58,407 Revenue \$58,459 \$514,007 Sciez/202A1 \$50 \$512,007 Revenue \$50 \$50 Sciez/202A1 \$50 \$51,179 Revenue \$514,1457 \$14,1456	Reserve \$136,359 \$136,359 Revenue \$195,672 \$197,929 Revenue \$187,929 \$197,929 Revenue \$22,373 \$197,929 Revenue \$22,790 \$27,992 Prepayment \$70,094 \$70,094 Scriez 2012 A1 \$112,656 \$112,656 Seriez 202 A1 \$112,656 \$112,656 Seriez 202 A1 \$13,639 \$112,656 Seriez 202 A1 \$12,656 \$112,656 Seriez 202 A1 \$13,639 \$13,697 Revenue \$14,860 \$10,718 Revenue \$10 \$10,719 Interest \$112,656 \$112,650 Revenue \$114,1457	2	\$738,513			\$738,512.50
Revenue\$195,672\$195,672.Saria-ZDIAALReserve\$187,729\$187,729Revenue\$253,574\$253,573Saria-ZDIAACBevenue\$27,799\$27,799Prepayment\$112,656\$112,656Saria-ZDIAAL\$112,656\$112,656Saria-ZDIAAL\$112,656\$112,656Saria-ZDIAAL\$112,656\$112,656Saria-ZDIAAL\$112,656\$112,656Saria-ZDIAAL\$112,656\$112,656Saria-ZDIAAL\$112,656\$112,656Saria-ZDIAAL\$112,656\$112,656Saria-ZDIAAL\$112,656\$112,656Prepayment\$132,047\$112,656\$112,656Revenue\$112,657\$112,656\$112,656\$112,656\$112,656\$112,656\$112,656\$112,656\$112,656\$112,656\$112,656\$112,656\$112,656\$112,656\$112,656\$112,656	Revenue \$195,672 \$197,920 Series 2013 A1. \$517,920 \$517,920 Revenue \$253,574 \$253,573 Revenue \$253,574 \$253,573 Revenue \$253,574 \$253,573 Revenue \$579,094 \$579,093 Revenue \$512,656 \$512,656 Revenue \$513,057 \$514,857 Revenue \$514,057 \$514,857 Revenue \$517,19 \$517,993 Revenue \$517,19 \$517,993 Revenue \$517,993 \$517,993 Revenue \$517,993 \$517,993 Revenue \$517,993 \$517,993 Revenue \$517,993			\$10C 050		\$10C 050 4
Series 2011 A1 Series 2017 A2 Series 2017 A2 Revenue	Series 2011 A1 Series 2015 724 Series 2015 724 Series 2015 724 Revenue S 52,5574 S 52,5573 Presayment S 2,790 S 7,780 Prepayment S 10,902 S 7,9094 Revenue S 112,656 S 5112,656 S 5112,656 Series 2020 A1 S 80,659 S 80,859 Revenue S 80,659 S 80,8007 Prepayment S 112,656 S 513,838 Revenue S 80,807 S 80,807 Prepayment S 100,07 S 80,807 Prepayment S 80,007					
Reserve\$187,929\$187,929Revenue\$25,574\$25,574Revenue\$25,574\$25,574Revenue\$2,790\$25,574Prepayment\$12,656\$12,656Scriez 2012 AL\$79,094\$79,093Revenue\$79,094\$79,093Revenue\$79,094\$79,093Revenue\$79,094\$79,093Revenue\$79,094\$79,093Revenue\$79,094\$79,093Revenue\$79,094\$79,093Revenue\$79,094\$79,093Revenue\$79,094\$79,093Revenue\$79,094\$79,093Revenue\$79,094\$79,093Revenue\$71,179\$71,174Interest\$0\$10,707Reserve\$11,175\$11,975Reserve\$11,175\$11,41,457Revenue\$11,175\$11,976Interest\$11,175\$11,976Revenue\$11,1575\$11,976Revenue\$11,1575\$11,976Revenue\$11,1576\$11,976 <td>Reserve \$187,929 \$187,929 Revenue \$253,574 \$253,574 Revenue \$253,574 \$257,789 Prepayment \$579,094 \$79,0933 Revenue </td> <td></td> <td></td> <td>\$195,672</td> <td></td> <td>\$195,672.28</td>	Reserve \$187,929 \$187,929 Revenue \$253,574 \$253,574 Revenue \$253,574 \$257,789 Prepayment \$579,094 \$79,0933 Revenue			\$195,672		\$195,672.28
Revenue	Revenue \$253,574 \$1253,573 Scriez/2011/12 527,903 527,903 Prepayment \$1 500 500,000 Revenue \$112,656 \$112,656 \$112,656 Scriez/2020.11 S112,656 \$112,656 Scriez/2020.11 \$58,659 \$112,656 Revenue \$12,000 \$112,656 Scriez/2020.12 S12,000 \$12,000 Revenue \$11,077 \$12,0797 Revenue \$10,070 \$10,070 Revenue \$10,000 \$10,000 Interest \$10,000 \$10,000 Scriez/221,1913 \$11,975 \$11,975 Revenue \$11,917,91 \$11,9			\$187.929		\$187 929 4
Series 2018 A2 Series 2019 A1 Sec. 27,90 Sec. 27,90 Prepayment	Series 2019 A2 S2,790 S2,780, Revenue S1 S0,790,93 Series 2019 A1 S79,094 S79,093 Revenue S112,656 S112,656 Series 2020 A1 S18,459 S18,459 Revenue S18,459 S18,459 Revenue S18,450 S18,450 Revenue S18,450 S18,450 Revenue S18,171 S18,450 S19,12 Series 2020 A2 S0 S10,272 Revenue S10 S10,272 Revenue S18,179 S114,357 Revenue S14,1457 S14,1457 Revenue S14,1457 S12,525 Revenue S14,1457					
Revenue \$2,790 \$2,790 Prepayment \$31 \$30 Series 2019 A1 \$79,094 \$79,093 Revenue \$38,459 \$31,456 Series 2020 A1 \$38,459 \$38,450 Revenue \$38,450 \$44,007 Prepayment \$46,007 \$454,007 Revenue \$17,19 \$454,007 Prepayment \$10 \$17,19 Revenue \$10 \$0 Prepayment \$0 \$0 Series 2020 A3 \$10,777 Revenue \$0 \$0 \$0 \$0 \$10,797 Revenue \$11,475 \$11,476 \$14,456	Revenue			\$233,37 4		\$233,373.00
Prepayment S1 S0: Series 2019 A1 579.094 59.093 Revenue S112.655 S112.655 Series 2020 A1 S38.459 S58.459 Revenue S40.007 S48.450 Revenue S51.719 S48.450 Revenue S912 S48.450 Revenue S912 S48.007 Revenue S912 S912.3 Sries 2020 A2 S0 S0.0 Revenue S0 S0.3 Sries 2020 A2 S0.0 S0.0 Revenue	Prepayment S1 S0. Series 2019.1.1 \$790.903 Revenue \$712.656 \$112.656 Reserve \$38.459 \$38.458 Revenue \$38.459 \$38.458 Revenue \$38.459 \$38.458 Revenue \$38.459 \$48.007 Prepayment \$30 \$48.007 Revenue \$17.19 \$50.57 Prepayment \$0 \$0.50 Scries 2020.43 \$0 \$0.50 Scries 2020.43 \$10.777 \$10.777 \$10.777 Revenue \$14.1457 \$10.777 \$10.777 Revenue \$14.1457 \$10.777 \$10.777 Reserve \$14.1457 \$10.777 \$10.777 Revenue <td< td=""><td></td><td></td><td>\$2 790</td><td></td><td>\$2 789 8</td></td<>			\$2 790		\$2 789 8
Sprinz 2019 A1SymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetrySymmetryS	Strisz 2019 A1 Stropped (Marcine) Stropped (M					\$0.7
Reserve \$79,094 \$79,093. Revenue \$112,556 \$112,656. Series 2020 A1 \$38,459 \$38,459 Revenue \$48,007 \$48,007 Prepayment \$12 \$48,007 Series 2020 A2 S0 \$12.0 Revenue \$10 \$10.0 Prepayment \$0 \$0.0 Series 2020 A2 \$0 \$0.0 Revenue \$0 \$0.0 Interest \$0 \$0.0 Interest \$0 \$0.0 Interest \$11,775 \$11,474.1456.0 Revenue \$11,4757 \$11,4750.0 Revenue \$11,14757 \$11,4750.0 Revenue \$11,1450.0 \$10.00,114,1450.0 \$10.00,114,1450.0 <t< td=""><td>Reserve \$79,094 \$79,093 Revenue \$112,656 \$112,656 Series 2020A1 \$38,459 \$38,459 Revenue \$440,007 \$440,007 Prepayment \$51,719 \$51,718 Revenue \$50 \$50 Prepayment \$50 \$50 Series 2020A3 \$50 \$50 Revenue \$50 \$50 Series 2020A3 \$50 \$50 Revenue \$50 \$50 Series 2020A3 \$50 \$50 Revenue \$514,14,57 \$50 Revenue \$119,77 \$27,87 Construction \$227,84 \$513,500 <td< td=""><td></td><td></td><td>ΨI</td><td></td><td>\$0.7</td></td<></td></t<>	Reserve \$79,094 \$79,093 Revenue \$112,656 \$112,656 Series 2020A1 \$38,459 \$38,459 Revenue \$440,007 \$440,007 Prepayment \$51,719 \$51,718 Revenue \$50 \$50 Prepayment \$50 \$50 Series 2020A3 \$50 \$50 Revenue \$50 \$50 Series 2020A3 \$50 \$50 Revenue \$50 \$50 Series 2020A3 \$50 \$50 Revenue \$514,14,57 \$50 Revenue \$119,77 \$27,87 Construction \$227,84 \$513,500 <td< td=""><td></td><td></td><td>ΨI</td><td></td><td>\$0.7</td></td<>			ΨI		\$0.7
Revenue \$112,656 \$112,656 Series 2020.1.1 \$38,459 \$38,459 Revenue \$38,459 \$38,459 Revenue \$38,459 \$38,459 Revenue \$312,07 \$312,07 Prepayment \$1719 \$1719 Interest \$0 \$00 Reserve \$0 \$00 Reserve \$00 \$100 Reserve \$00 \$00 Interest \$00 \$00 Reserve \$14,457 \$14,456 Revenue \$14,457 \$22,765 Reserve \$11,975 \$22,787 Reserve \$11,975 \$22,787 Reserve </td <td>Revenue \$112,656 \$112,656 Seniez 2020.A1 \$38,450 \$38,450 Revenue \$38,450 \$48,007 \$48,007 Prepayment \$912 \$912.5 Series 2020.A2 \$90 \$912.5 Revenue \$0 \$00 \$00 Prepayment \$00 \$10.707 Revenue Revenue \$00 \$10.707 Revenue Revenue \$00 \$10.775 Revenue \$10.75 \$11.975 \$11.976 Revenue \$11.975 \$11.976 \$11.976 \$11.976 \$11.976 \$11.976 \$11.976 \$11.976 \$11.976 \$11.976 \$11.976 \$11.976 \$11.976 \$11.976 \$11.976 \$11.976 \$11.976 \$11.976 \$11.976 \$11.976 \$11.976 \$11.976 \$11.976 \$11.976 \$11.976 \$11.976 \$11.976 \$11.976 \$11.976 \$</td> <td></td> <td></td> <td>\$79.094</td> <td></td> <td>\$79.093.7</td>	Revenue \$112,656 \$112,656 Seniez 2020.A1 \$38,450 \$38,450 Revenue \$38,450 \$48,007 \$48,007 Prepayment \$912 \$912.5 Series 2020.A2 \$90 \$912.5 Revenue \$0 \$00 \$00 Prepayment \$00 \$10.707 Revenue Revenue \$00 \$10.707 Revenue Revenue \$00 \$10.775 Revenue \$10.75 \$11.975 \$11.976 Revenue \$11.975 \$11.976 \$11.976 \$11.976 \$11.976 \$11.976 \$11.976 \$11.976 \$11.976 \$11.976 \$11.976 \$11.976 \$11.976 \$11.976 \$11.976 \$11.976 \$11.976 \$11.976 \$11.976 \$11.976 \$11.976 \$11.976 \$11.976 \$11.976 \$11.976 \$11.976 \$11.976 \$11.976 \$11.976 \$			\$79.094		\$79.093.7
Series 2020 A1 Reserve S38,459 S38,458.007 Revenue S38,459 S48,007 Prepayment S912 S912 Stries 2020 A2 S912 S9171 Revenue S0 S00 Prepayment S0 S00 Series 2020 A2 S00 S00 Revenue S0 S00 Series 2020 A3 S00 S00 Revenue S00 S00 Series 2021 PH3E S141,457 S141,456 Revenue S11,975 S141,457 Construction S21,755 S12,757 Series 2021 PH3 S211,869 S13,304 Revenue S211,869 <td>Strict 2020 A1 Reserve S38,459 S38,458 Revenue S38,459 S48,007 Prepayment S121 S48,007 Prepayment S121 S1912 Revenue S0 S00 Prepayment S0 S00 Series 2020 A2 S00 S00 Prepayment S0 S00 Series 2020 A3 S00 S18,797 Reserve S18,797 S18,797 Reserve S14,4567 S14,4567 Reserve S14,457 S14,4567 Revenue S14,457 S14,4567 Revenue S14,4567 S12,757 Construction S22,787 S2,787 S2,</td> <td></td> <td></td> <td></td> <td></td> <td></td>	Strict 2020 A1 Reserve S38,459 S38,458 Revenue S38,459 S48,007 Prepayment S121 S48,007 Prepayment S121 S1912 Revenue S0 S00 Prepayment S0 S00 Series 2020 A2 S00 S00 Prepayment S0 S00 Series 2020 A3 S00 S18,797 Reserve S18,797 S18,797 Reserve S14,4567 S14,4567 Reserve S14,457 S14,4567 Revenue S14,457 S14,4567 Revenue S14,4567 S12,757 Construction S22,787 S2,787 S2,					
Revenue \$48,007 \$912 Prepayment \$912 \$912 Series 2020 A2 \$1,719 \$1,718 Interest \$0 \$00 Prepayment \$00 \$00 Series 2020 A2 \$00 \$00 Series 2020 A3 \$00 \$00 Series 2020 A3 \$00 \$00 Reserve \$10,797 \$18,797 Reserve \$00 \$00 Interest \$11,975 \$14,456 Revenue \$11,975 \$14,456 Construction \$2,787 \$2,787 \$2,787 Series 2021-PH4 \$11,500 \$13,5305 Reserve \$13,5305 \$13,5306 Interest \$13,5305 \$3,8763 Onst	Revenue \$48,007 \$48,007 Prepayment \$912 \$912 Series 2020 A2 \$912 \$912 Revenue \$0 \$0 Prepayment \$0 \$0 Prepayment \$0 \$0. Series 2020 A2 \$0 \$0. Revenue \$0 \$10. Series 2021 PH3 \$141,4567 \$11.974 Revenue			+,		+,
Revenue \$48,007 \$912 Prepayment \$912 \$912 Series 2020 A2 \$1,719 \$1,718 Interest \$0 \$00 Prepayment \$00 \$00 Series 2020 A2 \$00 \$00 Series 2020 A3 \$00 \$00 Reserve \$10 \$00 Reserve \$00 \$00 Reserve \$11,975 \$14,456 Revenue \$11,975 \$14,456 Construction \$2,787 \$2,787 Series 2021-PH3 \$11,975 \$11,974 Interest \$11,975 \$14,456 Construction \$12,786 \$12,786 \$12,996 Revenue \$13,5305 \$13,5306 Interest	Revenue \$48,007 \$48,007. Prepayment \$912 \$912. Series 2020 A2 \$90 \$912. Revenue \$00 \$00 Prepayment \$00 \$00 Prepayment \$00 \$00 Prepayment \$00 \$10,797 Revenue \$00 \$00. Interest \$00 \$14,4567. Revenue \$14,1457 \$14,456. Revenue \$14,1457 \$21,1974. Interest \$14,1457 \$22,757. Revenue \$21,1869	Reserve		\$38,459		\$38,458.98
Scries 2020 A2 Revenue \$1,719 \$1,718 Interest \$0 \$00 Prepayment \$0 \$00 Scries 2020 A2 \$0 \$00 Prepayment \$0 \$10,772 Revenue \$0 \$00,150 Interest \$0 \$00,150 Scries 2021 PB3B \$00 \$11,974 Revenue \$11,975 \$11,974 Interest \$11,975 \$22,784 Construction \$22,787 \$22,784 \$22,784 Construction \$21,869 \$21,869 Revenue \$21,869 \$21,868 Revenue \$135,305 \$3,876 Due from Other \$986 \$	Scries 2020 A2 Revenue \$1,719 \$1,718 Interest \$0 \$00 Prepayment \$0 \$00 Series 2020 A3 \$00 \$00 Revenue \$00 \$00 Interest \$0 \$00 Interest \$0 \$00 Interest \$0 \$00 Interest \$141,457 \$141,456 Revenue \$11,975 \$22,754 Construction \$22,755 \$22,787 Series 2021 PH4 \$211,866 \$21,868 Revenue \$21,859 \$13,5,304 Interest \$13,5,305 \$13,600 Revenue \$13,870 \$24	Revenue				\$48,007.3
Strics 2020.42 Revenue \$1,719 \$1,718 Interest \$0 \$00 Prepayment \$0 \$00 Series 2020.A3 \$00 \$10,772 Revenue \$00 \$00 500 Series 2021.PH3B \$141,457 \$141,456 Revenue \$11,975 \$141,456 Revenue \$11,974 11,974 Interest \$11,975 \$121,868 Revenue \$2,787 \$2,787 \$2,787 Construction \$2,1868 \$1,05,335 \$51,53,642 Interest \$2,1868 \$1,05,336 \$1,05,338 \$2,787 \$2,787 Series 2021.PH4 \$11,55,304 \$11,978 \$11,978 Revenue \$135,305	Strics 2020.42 Revenue \$1,719 \$1,718 Interest \$0 \$00 Prepayment \$18,797 \$18,797 Reserve \$00 \$00 Interest \$00 \$00 Interest \$0 \$10,77. Revenue \$0 \$00. Interest \$0 \$14,456. Revenue \$11,975 \$14,456. Interest \$22,755 \$22,754. Construction \$2,787 \$2,787. \$2,787. Strics 2021_PH3 \$2,787 \$2,787. \$2,787. Revenue \$21,1869 \$21,1868. Revenue \$13,5305 \$3,360. Due from Developer - Dreamfinders \$2,56,66	Prepayment		\$912		\$912.0
Interest S0 S0 Prepayment S0 S0 Series 2020 A3 S0 S0 Reserve S0 S0 Revenue S0 S0 Stries 2021 PH3B S141,457 S141,456 Revenue S11,974 S0 Interest S11,975 S11,974 Interest S11,975 S11,974 Interest S11,975 S22,787 Construction S2,787 S2,787 S2,787 Series 2021 PH4 Reserve S11,850 S2,787 S2,787 Reserve S211,869 S2,787 S2,787 Series 2021 PH4 Reserve S135,305 S135,304 Interest S1	Interest S0 S0. Prepayment S0 S0. Series 2020 A3 S0 S0. Reserve S0 S0. Revenue S0 S0. Series 2021-P13B S114,457 S114,4567 Revenue S114,457 S11,974 Interest S11,975 S11,974 Interest S1 S0. Prepayment S2,787 S2,787 S2,787 Construction S2,787 S2,787 S2,787 Construction S2,1869 S2,787 Series 201-P14 S115,304 S15,304 S15,304 Interest S135,305 S135,306 Due from Other S986 S2,50,728 S2,50,728 <td></td> <td></td> <td></td> <td></td> <td></td>					
Interest S0 S0 Prepayment S0 S0 Series 2020 A3 S0 S0 Reserve S0 S0 Revenue S0 S0 Stries 2021 PH3B S141,457 S141,456 Revenue S11,974 S0 Interest S11,975 S11,974 Interest S11,975 S11,974 Interest S11,975 S22,787 Construction S2,787 S2,787 S2,787 Series 2021 PH4 Reserve S11,850 S2,787 S2,787 Reserve S211,869 S2,787 S2,787 Series 2021 PH4 Reserve S135,305 S135,304 Interest S1	Interest S0 S0. Prepayment S0 S0. Series 2020 A3 S0 S0. Reserve S0 S0. Revenue S0 S0. Series 2021-P13B S114,457 S141,456. Revenue S114,757 S11,974. Interest S11,975 S11,974. Interest S1 S0. Prepayment S2,787. S2,787. S2,787. Construction S2,787. S2,787. S2,787. Construction S2,186.9 S1,85,304. Interest S1,35,305 S1,35,304. Interest S1,35,305 S1,35,306. Due from Other S986 S2,50,728 S2,50	Revenue		\$1,719		\$1,718.79
Scries 2020 A3 Reserve \$18,797 \$18,797 Revenue \$0 \$00 Interest \$0 \$00 Series 2021_PH3B \$141,457 \$141,457 Revenue \$11,975 \$11,974 Interest \$12 \$22,757 Construction \$22,757 \$22,757 \$22,757 Construction \$211,869 \$211,863 Revenue \$135,305 \$135,307 \$3,876 Construction \$135,305 \$12,068 Revenue \$135,305 \$135,305 Onstruction \$135,305 \$141,456 Due from Other \$986 \$3,8677 \$3,867 Due from Developer - Dreamfinders \$2,5,218 \$3,250,728 \$2,276,423	Scries 2020 A3 Reserve \$18,797 \$18,797 Revenue \$0 \$00 Interest \$0 \$00 Series 2021 PH3B \$141,457 \$141,457 Revenue \$11,975 \$11,974 Interest \$22,755 \$22,757 Construction \$22,757 \$2,787 \$2,787 Series 2021 PH3E \$22,787 \$2,787 \$2,787 Construction \$2,787 \$2,787 \$2,787 Series 2021 PH3E \$2,787 \$2,787 \$2,787 Series 2021 PH4 \$2,787 \$2,787 \$2,787 Revenue \$211,868 \$1,53,005 \$211,868 Revenue \$13,5305 \$211,868 \$211,868 Construction \$2,50,728 \$220,724 \$250,	Interest		\$0		\$0.02
Reserve \$18,797 \$18,797 Revenue \$0 \$00 Interest \$0 \$00 Series 2021-PH3R \$141,457 \$141,457 Revenue \$11,975 \$141,457 Revenue \$11 \$00 Prepayment \$22,755 \$22,787 Construction \$2,787 \$2,787 \$2,787 Series 2021-PH4 \$211,869 \$211,863 Reserve \$135,305 \$211,863 Revenue \$135,305 \$135,304 Interest \$11,974 \$141,457 \$141,457 Revenue \$135,305 \$211,868 Revenue \$135,305 \$135,304 Interest \$138,77 \$3,876 \$20 \$25,0728 \$27,0423 Due from Other \$3,360<	Reserve \$18,797 \$18,797 Revenue \$0 \$00 Interest \$0 \$00 Sories 2021-PH3B \$141,457 \$141,457 Reserve \$11,975 \$141,457 Revenue \$11,975 \$141,457 Revenue \$11,975 \$22,787 Construction \$2,787 \$2,787 \$2,787 Series 2021-PH4 \$211,869 \$2,787 Reserve \$2,1869 \$2,787 Series 2021-PH4 \$11 \$2,787 Reserve \$11,569 \$2,787 Construction \$11,573 \$2,11,868 Revenue \$11,577 \$3,377 \$3,877 Due from Developer - Dreamfinders \$2,50,666 \$2,50,728 \$2,207,24 Labilities \$1,599,33	Prepayment		\$0		\$0.43
Revenue \$0 \$00 Interest \$0 \$00 Series 2021-PH3B \$141,457 \$11,974 Reserve \$141,457 \$11,974 Interest \$11,975 \$11,974 Interest \$11,975 \$0.9 Prepayment \$22,755 \$22,787 Construction \$2,787 \$22,787 Series 2021-PH4 \$135,305 \$11,868 Revenue \$135,305 \$12,1868 Onstruction \$11,869 \$12,03,043 Interest	Revenue S0 S0. Interest S0 S0. Sariez 2021-PH3B \$141,457 \$141,456 Reserve \$11,975 \$11,974 Interest \$11,975 \$22,754 Construction \$22,757 \$2,787 \$2,787 Sories 2021-PH4 \$211,869 \$2,787 Reserve \$135,305 \$135,304 Interest \$135,306 \$3,860 Due from Other \$986 \$250,728 \$2,64,23 Due from Developer - Dreamfinders \$2,2,53 \$2,2,907	Series 2020 A3				
Interest \$0 \$0.5 Series 2021_PH3R \$141,457 \$11,974 Reserve \$11,975 \$11,974 Interest \$11,975 \$11,974 Interest \$1 \$22,755 Prepayment \$22,757 \$22,787 \$2,787 Series 2021_PH4 \$211,869 \$211,863 Revenue \$135,305 \$135,304 Interest \$1 \$135,304 Interest \$1 \$135,304 Oue from Other \$986 \$135,304 Due from Developer - Dreamfinders \$25,696 \$250,728 \$276,423 Electric Deposits \$3,360 \$3,360 \$3,360 Prepaid Expenses \$2,218 \$25,713 \$2,290,724 Accounts Payable \$4,938	Interest \$0 \$0. Sories 2021-PH3B \$141,457 \$119,743 Reserve \$11,975 \$119,743 Interest \$11,975 \$119,743 Interest \$11,975 \$119,743 Interest \$22,755 \$22,787 Prepayment \$2,787 \$2,787 Sories 2021-PH4 \$211,869 \$211,869 Revenue \$135,305 \$15,304.1 Interest \$1135,305 \$13,877 \$3,876 Due from Other \$986 \$2,807,28 \$22,642.3 \$22,642.3 Electric Deposits \$3,360 \$3,360 \$3,360 Prepaid Expenses \$2,51,80 \$1,599,333 \$227,928 \$22,0728 Liahibites \$1,050,538 \$1,599,333 \$225,0728 \$250,728	Reserve		\$18,797		\$18,797.2
Series 2021-PH3B Reserve \$141,457 \$141,456. Revenue \$11,975 \$11,974.4 Interest \$1 \$0.7 Prepayment \$22,755 \$22,787.7 Construction \$22,787.7 \$22,787.7 Series 2021-PH4 \$211,869 \$211,868.3 Revenue \$135,305 \$135,304.4 Interest \$11,577 \$3,877 \$3,876.5 Ous from Other \$986 \$250,728 \$276,423.43 Due from Developer - Dreamfinders \$25,696 \$3,807.7 \$3,876.5 Due from Developer - Dreamfinders \$25,0728 \$276,423.43 \$256.76 \$3,806.7 Prepaid Expenses \$1,050,538 \$1,599,333 \$257,392 \$2,907,24 \$2,507,228 \$2,507,228 \$2,507,228 \$2,507,228 \$2,507,228 \$2,507,228 \$2,507,228	Series 2021-PH3B Reserve \$141,457 \$141,457 Revenue \$11,975 \$11,974 Interest \$21 \$00 Prepayment \$22,755 \$22,787 Construction \$2,787 \$2,787 \$2,787 Series 2021-PH4 \$211,869 \$211,868 Revenue \$135,305 \$211,868 Revenue \$135,305 \$211,868 Revenue \$11,977 \$3,876 Due from Dueloper - Dreamfinders \$25,696 \$3,876 Due from Developer - Dreamfinders \$25,696 \$250,728 \$276,423 Electric Deposits \$3,360 \$52,179 \$276,423 Construction \$4,938 \$52,907,28 \$25,0728 \$25,072 Chal Assets \$2,427 \$24,93 \$25,73	Revenue		\$0		\$0.0
Reserve \$141,457 \$141,456 Revenue \$11,975 \$11,974.4 Interest \$1 \$0.9 Prepayment \$22,755 \$22,787 Construction \$22,787 \$2,787 Series 2021-P14 Reserve \$211,869 \$211,868 Revenue \$135,305 \$135,304.4 Interest \$11 \$11,868 Revenue \$135,305 \$135,304.4 Interest \$11 \$11,868 Construction \$135,305 \$135,304.4 Due Fron Developer - Dreamfinders \$25,696 \$250,728 \$2276,423.4 Sectric Deposits \$3,360 \$3,867.4 \$3,600 Prepaid Expenses \$1,050,538 \$1,599,333 \$257,392 \$2,907,24 Accounts Payable \$4,938 \$2,50,728 \$2,50,728 \$2,50,7	Reserve \$141,457 \$141,456 Revenue \$11,975 \$11,974 Interest \$1 \$00 Prepayment \$22,755 \$22,787 Construction \$22,787 \$27,787 Series 2021-PH4 Reserve \$211,869 \$211,868 Revenue \$135,305 \$135,304.1 Interest \$11,55,305 \$135,304.1 Interest \$11,869 \$11,868 Revenue \$135,305 \$135,304.1 Interest \$135,305 \$138,77 \$3,876.1 Due from Other \$986 \$986.1 \$138,360 Due from Developer - Dreamfinders \$25,696 \$250,728 \$220,728 Italaksets \$3,360 \$5,217 \$24,47 Accounts Payable \$4,938	Interest		\$0		\$0.20
Revenue \$11,975 \$11,974.4] Interest \$1 \$0.9 Prepayment \$22,755 \$22,767.2 Construction \$21,869 \$22,787.2 Seriez 2D21-PH4 \$211,869 \$211,869 Revenue \$135,305 \$135,304.1 Interest \$135,305 \$135,304.1 Interest \$135,305 \$14.7 Construction \$135,305 \$14.7 Due from Other \$986 \$250,728 \$276,423.9 Due from Developer - Dreamfinders \$25,696 \$250,728 \$276,423.9 Electric Deposits \$3,360 \$3,360 \$3,360 Prepaid Expenses \$1,050,538 \$1,599,333 \$257,392 \$2,907,24 Labilities: \$2,427 \$2,42 Accrued Expenses \$2,427 \$2,42 </td <td>Revenue \$11,975 \$11,974,41 Interest \$1 \$00 Prepayment \$22,755 \$22,787 Construction \$22,787 \$22,787 Series 2021-PH4 \$211,869 \$211,868 Revenue \$135,305 \$135,304 Interest \$11 \$135,304 Interest \$135,305 \$135,304 Due from Other \$986 \$986.5 Due from Developer - Dreamfinders \$25,696 \$250,728 \$276,423.5 Electric Deposits \$3,360 \$3,360 Prepaid Expenses \$5,218 \$5,217.2 Total Assets \$1,050,538 \$1,599,333 \$257,392 \$2,907,24 Liabilities \$1,050,538 \$1,599,333 \$257,392 \$2,907,24 Total Assets \$1,050,538 \$1,599,333 \$257,392 \$2,907,24</td> <td>Series 2021-PH3B</td> <td></td> <td></td> <td></td> <td></td>	Revenue \$11,975 \$11,974,41 Interest \$1 \$00 Prepayment \$22,755 \$22,787 Construction \$22,787 \$22,787 Series 2021-PH4 \$211,869 \$211,868 Revenue \$135,305 \$135,304 Interest \$11 \$135,304 Interest \$135,305 \$135,304 Due from Other \$986 \$986.5 Due from Developer - Dreamfinders \$25,696 \$250,728 \$276,423.5 Electric Deposits \$3,360 \$3,360 Prepaid Expenses \$5,218 \$5,217.2 Total Assets \$1,050,538 \$1,599,333 \$257,392 \$2,907,24 Liabilities \$1,050,538 \$1,599,333 \$257,392 \$2,907,24 Total Assets \$1,050,538 \$1,599,333 \$257,392 \$2,907,24	Series 2021-PH3B				
Interest \$1 \$0.9 Prepayment \$22,755 \$22,754.2 Construction \$2,787 \$2,787 Series 2021-PH4 \$2,11,869 \$2,787 Revenue \$211,869 \$2,787 Revenue \$135,305 \$2,787 Interest \$211,869 \$2,787 Construction \$135,305 \$135,304.3 Interest \$135,305 \$1,53,843.3 Construction \$1 \$11,53,043.3 Due from Other \$986 \$250,728 \$276,423.3 Electric Deposits \$3,360 \$3,360.3 Prepaid Expenses \$2,5218 \$5,217.30 Total Assets \$1,050,538 \$1,599,333 \$257,392 \$2,907,24 Labilities \$2,627 \$2,427 \$2,427 Acrued Expenses \$2,427 <	Interest \$1 \$00 Prepayment \$22,755 \$22,757 Construction \$22,787 \$22,787 Scriez 2D21-PH4 \$211,869 \$211,868 Revenue \$135,305 \$5135,304 Interest \$135,305 \$135,304 Interest \$135,305 \$135,304 Interest \$135,305 \$135,304 Interest \$135,306 \$135,306 Due from Other \$986 \$3,870 Due from Developer - Dreamfinders \$25,696 \$250,728 \$276,423 Electric Deposits \$3,360 \$52,217 \$52,217 Total Assets \$1,050,538 \$1,599,333 \$257,392 \$2,907,24 Liabilities \$1,050,538 \$1,599,333 \$257,392 \$2,907	Reserve		\$141,457		\$141,456.7
Prepayment \$22,755 \$22,787 Construction \$2,787 \$2,787 Series 2021-PH4 \$211,869 \$211,8683 Revenue \$135,305 \$135,3043 Interest \$11 \$11 Construction \$121,869 \$135,3043 Due from Other \$986 \$135,307 \$3,8763 Due from Other \$986 \$9866 Due From Developer - Dreamfinders \$25,696 \$250,728 \$276,423.95 Electric Deposits \$3,360 \$3,360.06 Prepaid Expenses \$5,218 \$5,217.92 \$2,207,20 Total Assets \$1,050,538 \$1,599,333 \$257,392 \$2,907,20 Labilities: \$2,1,599,333 \$257,392 \$2,907,20 Accrued Expenses \$2,427 \$2,439 Accrued Expenses \$2,427 \$2,439 Retaina	Prepayment \$22,755 \$22,784 Construction \$2,787 \$2,787 Series 2021-PH4 \$211,869 \$211,868 Revenue \$135,305 \$135,304 Interest \$1 \$135,304 Construction \$1 \$135,304 Due from Other \$986 \$3,877 \$3,876 Due from Other \$986 \$3,360 \$3,360 Prepaid Expenses \$25,596 \$250,728 \$2,797,20 \$2,797,20 Total Assets \$1,050,538 \$1,599,333 \$257,392 \$2,907,20 Liabilities \$4,938 \$5,217 Accounts Payable \$4,938 \$250,728 \$2,907,20 Liabilities \$2,427 \$2,520,728 \$2,507,728 Total Assets \$1,050,538 \$1,599,333 \$2,50,728 Fund Balances: \$2,427<	Revenue		\$11,975		\$11,974.80
Construction \$2,787 \$2,787 Series 2021-PH4 Reserve \$211,869 \$211,868 Revenue \$135,305 \$135,304.4 Interest \$115,305 \$11,50,304.4 Interest \$11 \$11,50,304.4 Construction \$11,50,305 \$11,50,304.4 Due from Other \$986 \$986.5 Due from Developer - Dreamfinders \$25,696 \$250,728 \$276,423.4 Electric Deposits \$3,360 \$3,360.0 Prepaid Expenses \$5,218 \$5,217.2 Total Assets \$1,050,538 \$1,599,333 \$257,392 \$2,907,20 Liabilities: Accounts Payable \$4,938 \$4,93 Accrued Expenses \$2,427 \$2,43 Retainage Payable \$250,728 \$258,00 Fund Balances: \$26,664 \$6,664	Construction \$2,787 \$2,787 Series 2021-PH4 Reserve \$211,869 \$211,863 Revenue \$135,305 \$135,304 Interest \$1 \$1 \$1 Construction \$1 \$1 \$1,53,304 Due from Other \$986 \$3,877 \$3,876 Due from Developer - Dreamfinders \$25,696 \$250,728 \$276,423 Electric Deposits \$3,360 \$3,360 Prepaid Expenses \$5,218 \$5,217 Total Assets \$1,050,538 \$1,599,333 \$257,392 \$2,907,24 Liabilities: \$1,050,538 \$1,599,333 \$257,392 \$2,907,24 Accounts Payable \$4,938 \$2,42 Accounts Payable \$1,050,538 \$1,599,333 \$250,728 \$250,728 Fund Balances: \$1,023,045 \$0 \$8,578 Nonspendable \$	Interest		\$1		\$0.93
Series 2021-PH4 Reserve \$211,869 \$211,863 Revenue \$135,305 \$135,304.3 Interest \$1 \$1 Construction \$1,35,305 \$1,35,306.3 Due from Other \$986 \$23,877 \$3,867.3 Due from Other \$986 \$250,728 \$276,423.4 Electric Deposits \$3,360 \$3,360.0 Prepaid Expenses \$5,218 \$5,217.2 Total Assets \$1,050,538 \$1,599,333 \$257,392 \$2,907,20 Liabilities: Accounts Payable \$4,938 \$4,93 Accounte Sayable \$2,427 \$2,50,728 \$2,50,728 Retainage Payable \$1,050,538 \$1,599,333 \$2,50,728 \$2,50,728 Total Assets \$2,427 \$2,50,728 \$2,50,728 \$2,50,728	Series 2021-PH4 Reserve \$211,869 \$211,868 Revenue \$135,305 \$135,304 Interest \$135,305 \$135,306 Construction \$135,307 \$3,876 Due from Other \$986 \$23,877 \$3,876 Due from Other \$986 \$23,877 \$3,866 Due From Developer - Dreamfinders \$25,696 \$250,728 \$276,423 Electric Deposits \$3,360 \$3,360 \$3,360 Prepaid Expenses \$5,218 \$5,217 \$5,217 Total Assets \$1,050,538 \$1,599,333 \$257,392 \$2,907,24 Liabilities \$1,050,538 \$1,599,333 \$257,392 \$2,907,24 Counts Payable \$1,050,538 \$1,599,333 \$257,328 \$250,728 Accounts Payable \$4,938 \$2,50,728 \$250,728 Cotal Liabilities	Prepayment		\$22,755		\$22,754.7
Reserve \$211,869 \$211,868 Revenue \$135,305 \$135,304 Interest \$1 \$1 Construction \$135,306 \$1,50,304 \$1 Due from Other \$986 \$23,877 \$3,876.3 Due from Other \$986 \$986.3 Due from Developer - Dreamfinders \$25,696 \$250,728 \$276,423.3 Electric Deposits \$3,360 \$3,360.0 Prepaid Expenses \$5,218 \$3,260.0 Total Assets \$1,050,538 \$1,599,333 \$2257,392 \$2,907,20 Liabilities: \$1,599,333 \$2257,392 \$2,907,20 Accounts Payable \$4,938 \$2,427 Accound Expenses \$2,427 \$2,50,728 \$250,728 Fund Balances: \$2,50,728 \$250,728 \$250,727 Nonspendable \$8,578 \$0 \$8,578 <td>Reserve \$211,869 \$211,869 Revenue \$135,305 \$135,304. Interest \$11 \$1. Construction \$3,877 \$3,876. Due from Other \$986 \$986. Due from Developer - Dreamfinders \$25,696 \$250,728 \$276,423. Electric Deposits \$3,360 \$3,360. Prepaid Expenses \$5,218 \$5,217. Total Assets \$1,050,538 \$1,599,333 \$2257,392 \$2,2907,20 Liabilities: \$4,93 \$4,93 Accounts Payable \$4,938 \$2,207,20 \$2,2907,20 Liabilities: \$2,427 \$2,42,427 \$2,42,427 Retainage Payable \$2,50,728 \$2,58,07 \$2,59,728 \$2,50,728 \$2,58,07 Fuid Balances: </td> <td>Construction</td> <td></td> <td></td> <td>\$2,787</td> <td>\$2,787.43</td>	Reserve \$211,869 \$211,869 Revenue \$135,305 \$135,304. Interest \$11 \$1. Construction \$3,877 \$3,876. Due from Other \$986 \$986. Due from Developer - Dreamfinders \$25,696 \$250,728 \$276,423. Electric Deposits \$3,360 \$3,360. Prepaid Expenses \$5,218 \$5,217. Total Assets \$1,050,538 \$1,599,333 \$2257,392 \$2,2907,20 Liabilities: \$4,93 \$4,93 Accounts Payable \$4,938 \$2,207,20 \$2,2907,20 Liabilities: \$2,427 \$2,42,427 \$2,42,427 Retainage Payable \$2,50,728 \$2,58,07 \$2,59,728 \$2,50,728 \$2,58,07 Fuid Balances:	Construction			\$2,787	\$2,787.43
Revenue \$135,305 \$135,304.4 Interest \$1 \$1.4 Construction \$1,87,77 \$3,876.3 Due from Other \$986 \$986.3 Due from Other \$986 \$986.3 Due from Developer - Dreamfinders \$25,696 \$250,728 \$276,423.4 Electric Deposits \$3,360 \$3,360.0 Prepaid Expenses \$5,218 \$5,217.4 Total Assets \$1,050,538 \$1,599,333 \$257,392 \$2,907,20 Liabilities: \$5,217.4 Total Assets \$1,050,538 \$1,599,333 \$257,392 \$2,907,20 Liabilities:	Revenue \$135,305 \$135,304.1 Interest \$1 \$1.1 Construction \$3,877 \$3,876.1 Due from Other \$986 \$986.1 Due from Other \$986 \$250,728 \$276,423.1 Due From Developer - Dreamfinders \$25,696 \$250,728 \$276,423.1 Electric Deposits \$3,360 \$250,728 \$276,423.1 Electric Deposits \$3,360 \$3,360.1 Prepaid Expenses \$5,218 \$5,217.2 Total Assets \$1,050,538 \$1,599,333 \$2257,392 \$2,2907,20 Liabilities: Accrued Expenses \$2,427 \$4,93 Accrued Expenses \$2,427 \$2,50,728 \$250,728 Fund Balances: \$1,050,333 \$6,664 \$6,664 Restricted for Capital Projects \$1,599,333 \$1,599,33 Restricted for Pence Agreement \$11,550 \$1,023,04	Series 2021-PH4				
Interest \$1 \$1. Construction \$3,877 \$3,876.1 Due from Other \$986 \$986.2 Due From Developer - Dreamfinders \$25,696 \$250,728 \$276,423.4 Electric Deposits \$3,360 \$3,360.0 Prepaid Expenses \$5,218 \$5,217.392 \$2,907,20 Total Assets \$1,050,538 \$1,599,333 \$257,392 \$2,907,20 Liabilities: \$5,217.30 \$2,907,20 Accounts Payable \$4,938 \$2,907,20 Accrued Expenses \$2,427 \$2,907,20 Accrued Expenses \$2,427 \$2,42,907,20 Retainage Payable \$250,728 \$250,728 \$250,728 Fund Balances: \$4,93 \$4,93 \$4,93 \$4,93 Nonspendable \$8,578 \$0 \$4,93 \$50,728 \$250,728 \$250,728 \$250,728 \$250,7	Interest \$1 \$1. Construction \$3,877 \$3,876. Due from Other \$986 \$250,728 \$276,423. Due From Developer - Dreamfinders \$25,696 \$250,728 \$276,423. Electric Deposits \$3,360 \$5,217. \$3,360 Prepaid Expenses \$5,218 \$5,217. Total Assets \$1,050,538 \$1,599,333 \$257,392 \$2,907,24 Liabilities: \$4,93 \$5,217. Accounts Payable \$4,938 \$2,49,72 Accrued Expenses \$2,427 \$2,49,728 Retainage Payable \$250,728 \$250,728 Fund Balances: \$2,57,392 \$250,728 \$250,728 Nonspendable \$8,578 \$0 \$8,57 Restricted for Capital Projects \$1,599,333 \$1,599,333 Restricted for Fence Agreement \$11,550 \$1,023,045 \$1,023,045 <td>Reserve</td> <td></td> <td>\$211,869</td> <td></td> <td>\$211,868.7</td>	Reserve		\$211,869		\$211,868.7
Construction \$3,877 \$3,876.1 Due from Other \$986 \$25,0728 \$276,423.5 Due From Developer - Dreamfinders \$25,696 \$250,728 \$276,423.5 Electric Deposits \$3,360 \$5,216 \$5,217.5 Total Assets \$1,050,538 \$1,599,333 \$227,392 \$2,907,20 Liabilities: \$5,217.5 Accounts Payable \$4,938 \$2,49 Accrued Expenses \$2,427 \$2,42 Retainage Payable \$250,728 \$250,728 \$250,728 Fund Balances: \$26,664 \$6,664 Restricted for Capital Projects \$1,599,333 \$1,599,333 Restricted for Fence Agreement \$11,550 \$1,599,333 \$1,023,04 Unassigned \$1,023,045 \$1,023,04	Construction \$3,877 \$3,876.5 Due from Other \$986 \$986.5 Due From Developer - Dreamfinders \$25,696 \$250,728 \$276,423.5 Electric Deposits \$3,360 \$3,360 Prepaid Expenses \$5,218 \$3,360 Total Assets \$1,050,538 \$1,599,333 \$227,392 \$2,907,24 Liabilities: \$5,217.1 \$5,217.1 Total Assets \$1,050,538 \$1,599,333 \$227,392 \$2,907,24 Liabilities: \$5,217.2 Accounts Payable \$4,938 \$2,4,97 Accrued Expenses \$2,427 \$2,50,728 \$250,728 Total Liabilities \$7,366 \$0 \$250,728 \$250,728 Fund Balances: \$6,664 \$6,666 Restricted for Capital Projects \$1,599,333 \$1,599,333 Restricted for Fence Agreement \$11,550 <t< td=""><td>Revenue</td><td></td><td>\$135,305</td><td></td><td>\$135,304.53</td></t<>	Revenue		\$135,305		\$135,304.53
Due from Other \$986 \$ \$986.1 Due From Developer - Dreamfinders \$25,696 \$250,728 \$276,423.3 Electric Deposits \$3,360 \$3,360.4 Prepaid Expenses \$5,218 \$5,217.3 Total Assets \$1,050,538 \$1,599,333 \$257,392 \$2,907,26 Liabilities: \$4,938 \$4,93 Accounts Payable \$4,938 \$2,427 Accounts Payable \$2,427 \$2,50,728 \$250,728 Total Liabilities: \$250,728 \$250,728 Retainage Payable \$2,50,728 \$250,728 Total Liabilities \$7,366 \$0 \$ \$8,57,728 Restricted for Capital Projects \$8,57,93,33 \$1,599,333 Restricted for Pace Agreement \$11,550 \$1,599,333 \$1,023,04 Unassigned \$1,023,045 \$1,023,045 \$1,023,04 <td>Due from Other \$986 \$1,000 Due From Developer - Dreamfinders \$25,696 \$250,728 \$276,423. Electric Deposits \$3,360 \$25,217. \$3,260 Prepaid Expenses \$5,218 \$5,217. Total Assets \$1,050,538 \$1,599,333 \$257,392 \$2,907,20 Liabilities: \$4,93 \$4,93 Accounts Payable \$4,938 \$2,447 \$2,449,72 Accrued Expenses \$2,427 \$2,50,728 \$250,728 \$250,728 \$250,728 Total Liabilities \$7,366 \$0 \$250,728 \$250,728 \$250,728 Fund Balances: \$6,664 \$6,664 \$6,664 Restricted for Capital Projects \$1,599,333 \$1,599,333 \$1,99,333 Restricted for Fence Agreement \$11,550 \$1,023,045 \$1,023,045 Unassigned \$1,023,045 \$1,023,045 </td> <td>Interest</td> <td></td> <td>\$1</td> <td></td> <td>\$1.42</td>	Due from Other \$986 \$1,000 Due From Developer - Dreamfinders \$25,696 \$250,728 \$276,423. Electric Deposits \$3,360 \$25,217. \$3,260 Prepaid Expenses \$5,218 \$5,217. Total Assets \$1,050,538 \$1,599,333 \$257,392 \$2,907,20 Liabilities: \$4,93 \$4,93 Accounts Payable \$4,938 \$2,447 \$2,449,72 Accrued Expenses \$2,427 \$2,50,728 \$250,728 \$250,728 \$250,728 Total Liabilities \$7,366 \$0 \$250,728 \$250,728 \$250,728 Fund Balances: \$6,664 \$6,664 \$6,664 Restricted for Capital Projects \$1,599,333 \$1,599,333 \$1,99,333 Restricted for Fence Agreement \$11,550 \$1,023,045 \$1,023,045 Unassigned \$1,023,045 \$1,023,045	Interest		\$1		\$1.42
Due From Developer - Dreamfinders \$25,696 \$250,728 \$276,423.4 Electric Deposits \$3,360 \$3,360.4 Prepaid Expenses \$5,218 \$5,217.3 Total Assets \$1,050,538 \$1,599,333 \$257,392 \$2,907,26 Liahilities: Accounts Payable \$4,938 \$4,93 Accounts Payable \$4,938 \$2,427 \$2,50,728 \$250,728 Accounts Payable \$2,427 \$2,50,728 \$250,728 \$250,728 Total Liabilities \$7,366 \$0 \$250,728 \$250,728 \$250,728 Fund Balances: \$6,664 \$6,664 \$6,664 Restricted for Capital Projects \$1,599,333 \$1,599,333 \$1,599,333 \$1,599,333 \$1,599,333 \$1,599,333 \$1,599,333 \$1,599,333 \$1,599,333 \$1,599,333 \$1,599,333 \$1,599,333 \$1,599,333 \$1,599,333 \$1,599,333 \$1,599,333 \$1,599,333 \$1,599,333 \$1	Due From Developer - Dreamfinders \$25,696 \$250,728 \$276,423.' Electric Deposits \$3,360 \$3,360. Prepaid Expenses \$5,218 \$5,217.' Total Assets \$1,050,538 \$1,599,333 \$257,392 \$2,907,21 Liabilities: *** *** \$4,93 \$4,97 Accounts Payable \$4,938 \$2,447 Accrued Expenses \$2,427 \$2,247 Retainage Payable \$2,50,728 \$250,728 Fund Balances: *** *** \$56,664 \$6,664 Restricted for Capital Projects \$1,599,333 \$1,599,333 Restricted for Fence Agreement \$11,550 \$1,599,333 \$1,023,045 Unassigned \$1,023,045 \$1,023,045 \$1,023,045 Total Fund Balances \$1,043,173 \$1,599,333 \$6,664 \$2,649,14	Construction			\$3,877	\$3,876.59
Electric Deposits \$3,360 \$3,360. Prepaid Expenses \$5,218 \$5,217.3 Total Assets \$1,050,538 \$1,599,333 \$257,392 \$2,907,26 Liabilities: Accounts Payable \$4,938 \$4,93 Accured Expenses \$2,427 \$2,427 \$2,50,728 \$250,728 Retainage Payable \$7,366 \$0 \$250,728 \$250,728 Fordal Liabilities \$7,366 \$0 \$250,728 \$250,728 Fordal Liabilities \$7,366 \$0 \$250,728 \$250,728 Retainage Payable \$5,250,728 \$250,728 \$250,728 Fund Balances: \$6,664 \$6,664 Restricted for Capital Projects \$1,599,333 \$1,599,333 Restricted for Fence Agreement \$1,023,045 \$1,023,045 \$1,023,045	Electric Deposits \$3,360 \$3,360 Prepaid Expenses \$5,218 * \$5,217. Total Assets \$1,050,538 \$1,599,333 \$257,392 \$2,907,24 Liabilities: \$4,93 * \$4,93 Accounts Payable \$4,938 \$2,44 \$4,938 * \$2,44 Accrued Expenses \$2,427 * \$2,24 \$2,50,728 \$2,250,728 Accrued Expenses \$2,427 \$2,50,728 \$2,50,728 \$2,50,728 \$2,50,728 Total Liabilities \$7,366 \$0 \$2,50,728 \$2,50,728 Fund Balances: \$6,664 \$6,664 Restricted for Capital Projects \$1,599,333 \$1,599,333 Restricted for Fence Agreement \$11,550 \$1,023,04 Unassigned \$1,023,045 \$1,023,04 Total Fund Balances \$1,043,173 \$1,599,333 \$6,664 \$2,649,14	Due from Other	\$986			\$986.20
Prepaid Expenses \$5,218 \$5,217.4 Total Assets \$1,050,538 \$1,599,333 \$257,392 \$2,907,20 Liabilities: Accounts Payable \$4,938 \$4,92 Accrued Expenses \$2,427 \$2,42 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$258,09 Fund Balances: S0 \$46,664 \$66,664 \$66,664 \$66,664 \$66,664 \$66,664 \$66,664 \$66,664 \$66,664 \$66,664 \$66,664 \$66,664 \$66,664 \$66,664 \$66,664 \$66,664 \$66,664 \$66,664 \$66,664 \$66,664 \$66,664 \$66,664 \$66,664 \$66,664 \$66,664 \$66,664 \$66,664 \$66,664 \$66,664 \$66,664 \$66,664 \$66,664 \$66,664 \$66,664 \$66,664 \$66,664 \$66,664 \$66,664 \$66,664 \$66,664 </td <td>Prepaid Expenses \$5,218 + \$5,217. Total Assets \$1,050,538 \$1,599,333 \$227,392 \$2,907,24 Liabilities: \$4,938 \$4,93 Accounts Payable \$4,938 \$2,44 \$2,44 \$2,44 \$2,427 \$2,44 \$2,50,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 <th< td=""><td>Due From Developer - Dreamfinders</td><td>\$25,696</td><td></td><td>\$250,728</td><td>\$276,423.9</td></th<></td>	Prepaid Expenses \$5,218 + \$5,217. Total Assets \$1,050,538 \$1,599,333 \$227,392 \$2,907,24 Liabilities: \$4,938 \$4,93 Accounts Payable \$4,938 \$2,44 \$2,44 \$2,44 \$2,427 \$2,44 \$2,50,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 <th< td=""><td>Due From Developer - Dreamfinders</td><td>\$25,696</td><td></td><td>\$250,728</td><td>\$276,423.9</td></th<>	Due From Developer - Dreamfinders	\$25,696		\$250,728	\$276,423.9
Total Assets \$1,050,538 \$1,599,333 \$257,392 \$2,907,20 Liabilities: \$4,938 \$4,938 Accounts Payable \$4,938 \$2,427 \$2,427 Accrued Expenses \$2,427 \$250,728 \$250,728 \$250,728 Total Liabilities \$7,366 \$0 \$2250,728 \$258,09 Fund Balances: \$26,664 \$6,664 Nonspendable \$8,578 \$0 \$8,57 Restricted for Capital Projects \$1,599,333 \$1,599,33 Restricted for Fence Agreement \$11,550 \$1,599,33 \$1,023,045 Unassigned \$1,023,045 \$1,023,045 \$1,023,045	Total Assets \$1,050,538 \$1,599,333 \$257,392 \$2,907,24 Liabilities: \$4,93 \$4,93 Accounts Payable \$4,938 \$4,93 Accrued Expenses \$2,427 \$2,44 Retainage Payable \$250,728 \$250,728 Total Liabilities \$7,366 \$0 \$2250,728 \$250,728 Fund Balances: \$6,664 \$6,664 Restricted for Capital Projects \$1,599,333 \$1,599,333 Restricted for Fence Agreement \$11,550 \$11,550 \$11,023,045 Unassigned \$1,023,045 \$1,023,045 \$1,023,045 Total Fund Balances \$1,043,173 \$1,599,333 \$6,664 \$2,649,145	Electric Deposits	\$3,360			\$3,360.00
Stabilities: Accounts Payable \$4,938 \$4,92 Accrued Expenses \$2,427 \$2,42 Retainage Payable \$2,50,728 \$250,728 Total Liabilities \$7,366 \$0 \$250,728 \$250,728 Fund Balances: \$8,578 \$0 \$8,57 Nonspendable \$8,578 \$0 \$8,57 \$8,57 \$6,664 \$6,666 Restricted for Capital Projects \$1,599,333 \$1,599,33 Restricted for Fence Agreement \$11,550 \$1,599,33 \$1,023,045 Unassigned \$1,023,045 \$1,023,045 \$1,023,045	Liabilities: Accounts Payable \$4,938 \$4,93 Accrued Expenses \$2,427 \$2,4 Retainage Payable \$250,728 \$250,728 Total Liabilities \$7,366 \$0 \$2250,728 \$250,728 Fund Balances: \$6,664 \$6,664 Restricted for Capital Projects \$1,599,333 \$1,599,333 Restricted for Fence Agreement \$11,550 \$1,023,045 Unassigned \$1,023,045 \$1,023,045	Prepaid Expenses	\$5,218			\$5,217.50
Accounts Payable \$4,938 \$4,93 Accounts Payable \$2,427 \$2,427 Retainage Payable \$250,728 \$250,728 Total Liabilities \$7,366 \$0 \$250,728 \$258,09 Fund Balances: \$6,664 \$6,664 \$6,664 Nonspendable \$8,578 \$0 \$8,57 Restricted for Capital Projects \$1,599,333 \$1,599,33 Restricted for Fence Agreement \$11,550 \$1,123,04 Junassigned \$1,023,045 \$1,023,04	Accounts Payable \$4,938 \$4,93 Accounts Payable \$2,427 \$2,427 Accured Expenses \$2,427 \$2,50,728 \$250,728 Retainage Payable \$2,50,728 \$250,728 \$250,728 Total Liabilities \$7,366 \$0 \$250,728 \$258,07 Fund Balances: \$8,578 \$0 \$8,57 Nonspendable \$8,578 \$0 \$8,57 \$8,578 \$8,578 \$6,664 \$6,664 Restricted for Capital Projects \$1,599,333 \$1,599,333 \$1,599,333 Restricted for Fence Agreement \$1,023,045 \$1,023,045 \$1,023,045 Unassigned \$1,043,173 \$1,599,333 \$6,664 \$2,649,102	Total Assets	\$1,050,538	\$1,599,333	\$257,392	\$2,907,262
Accounts Payable \$4,938 \$4,93 Accounts Payable \$2,427 \$2,427 Retainage Payable \$250,728 \$250,728 Total Liabilities \$7,366 \$0 \$250,728 \$258,09 Fund Balances: \$6,664 \$6,664 \$6,664 Nonspendable \$8,578 \$0 \$8,57 Restricted for Capital Projects \$1,599,333 \$1,599,33 Restricted for Fence Agreement \$11,550 \$1,123,04 Junassigned \$1,023,045 \$1,023,04	Accounts Payable \$4,938 \$4,93 Accounts Payable \$2,427 \$2,427 Accured Expenses \$2,427 \$2,50,728 \$250,728 Retainage Payable \$2,50,728 \$250,728 \$250,728 Total Liabilities \$7,366 \$0 \$250,728 \$258,07 Fund Balances: \$8,578 \$0 \$8,57 Nonspendable \$8,578 \$0 \$8,57 \$8,578 \$8,578 \$6,664 \$6,664 Restricted for Capital Projects \$1,599,333 \$1,599,333 \$1,599,333 Restricted for Fence Agreement \$1,023,045 \$1,023,045 \$1,023,045 Unassigned \$1,043,173 \$1,599,333 \$6,664 \$2,649,102	Liabilities:				
Accrued Expenses \$2,427 \$2,427 Retainage Payable \$250,728 \$250,728 Total Liabilities \$7,366 \$0 \$2250,728 \$258,09 Fund Balances: \$8,578 \$0 \$8,578 Nonspendable \$8,578 \$0 \$8,578 \$6,664 \$6,664 Restricted for Capital Projects \$1,599,333 \$1,599,333 \$1,599,333 \$1,599,333 \$1,599,333 \$1,599,333 \$1,599,333 \$1,599,333 \$1,599,333 \$1,599,333 \$1,599,333 \$1,599,333 \$1,599,333 \$1,023,045 \$1,023,045 \$1,023,045 \$1,023,045 \$1,023,045 \$1,023,045 \$1,023,045 \$1,023,045 \$1,023,045 \$1,023,045 \$1,023,045	Accrued Expenses \$2,427 \$2,4 Retainage Payable \$250,728 \$250,728 Total Liabilities \$7,366 \$0 \$250,728 \$258,07 Fund Balances: \$8,578 \$0 \$8,57 Nonspendable \$8,578 \$0 \$8,57 \$8,578 \$0 \$8,57 Restricted for Capital Projects \$1,599,333 \$1,599,33 Restricted for Fence Agreement \$11,550 \$1,153,00 \$1,023,045 Unassigned \$1,023,045 \$1,023,00 \$1,023,00 Total Fund Balances \$1,043,173 \$1,599,333 \$6,664 \$2,649,10		\$4.938			\$4,93
Retainage Payable \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$258,09 Total Liabilities \$7,366 \$0 \$250,728 \$258,09 Fund Balances: Nonspendable \$8,578 \$0 \$8,578 Restricted for Capital Projects \$1,599,333 \$1,599,33 \$1,599,33 \$1,599,333 \$1,159,333 \$1,159,333 \$1,159,333 \$1,159,333 \$1,159,333 \$1,159,333 \$1,159,333 \$1,159,333 \$1,159,333 \$1,159,333 \$1,159,333 \$1,159,333 \$1,159,333 \$1,159,333 \$1,159,333 \$1,159,333 \$1,159,333 \$1,159,333 \$1,23,045 \$1,023,045 \$1,023,045 \$1,023,045 \$1,023,045 \$1,023,045 \$1,023,045 \$1,023,045 \$1,023,045 \$1,023,045 \$1,023,045 \$1,023,045 \$1,023,045 \$1,023,045 \$1,023,045 \$1,023,045 \$1,023,045 \$1,023,045 \$1,023,045 \$1,023,045 \$1,023,045 \$1,023,045 \$1,023,045 \$1,023,045 \$1,023,045 <	Retainage Payable \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$250,728 \$258,07 Fund Balances: Nonspendable \$8,578 \$0 \$8,578 \$0 \$8,578 \$8,578 \$8,578 \$8,578 \$8,578 \$8,578 \$8,578 \$8,578 \$8,578 \$8,578 \$8,578 \$8,578 \$8,578 \$8,578 \$8,578 \$8,578 \$8,578 \$8,578 \$8,578 \$8,578 \$8,578 \$8,578 \$8,578 \$8,578 \$8,578 \$8,578 \$8,578 \$8,578 \$8,578 \$8,578 \$8,578 \$8,578 \$8,578 \$8,578 \$8,578 \$8,578 \$8,578 \$8,578 \$8,578 \$8,578 \$8,579,333 \$1,599,333 \$1,599,333 \$1,599,333 \$1,023,045 \$1,023,045 \$1,023,045 \$1,023,045 \$1,023,045 \$1,023,045 \$1,023,045 \$1,023,045 \$1,023,045 \$1,023,045 \$1,023,045 \$1,023,045 \$1,023,045 \$1,023,045 \$1,023,					\$2,42
Fund Balances: Nonspendable \$8,578 \$0 \$8,578 Restricted for Capital Projects \$6,664 \$6,66 Restricted for Debt Service \$1,599,333 \$1,599,33 Restricted for Fence Agreement \$11,550 \$11,550 Unassigned \$1,023,045 \$1,023,045	Fund Balances: Nonspendable \$8,578 \$0 \$8,578 Restricted for Capital Projects \$6,664 \$6,60 Restricted for Debt Service \$1,599,333 \$1,599,33 Restricted for Fence Agreement \$11,550 \$11,515 Unassigned \$1,023,045 \$1,023,045 Total Fund Balances \$1,043,173 \$1,599,333 \$6,664 \$2,649,10				\$250,728	\$250,72
Fund Balances: Nonspendable \$8,578 \$0 \$8,578 Restricted for Capital Projects \$6,664 \$6,66 Restricted for Debt Service \$1,599,333 \$1,599,33 Restricted for Fence Agreement \$11,550 \$11,551 Jnassigned \$1,023,045 \$1,023,045	Fund Balances: Nonspendable \$8,578 \$0 \$8,578 Restricted for Capital Projects \$6,664 \$6,60 Restricted for Debt Service \$1,599,333 \$1,599,33 Restricted for Fence Agreement \$11,550 \$11,553,00 Jnassigned \$1,023,045 \$1,023,045	Fotal Liabilities	\$7.366	\$0	\$250.728	\$258,093
Nonspendable \$8,578 \$0 \$8,578 Restricted for Capital Projects \$6,664 \$6,664 Restricted for Debt Service \$1,599,333 \$1,599,333 Restricted for Fence Agreement \$11,550 \$11,551 \$11,523,045 Jnassigned \$1,023,045 \$1,023,045 \$1,023,045	Nonspendable \$8,578 \$0 \$8,578 Restricted for Capital Projects \$6,664 \$6,66 Restricted for Debt Service \$1,599,333 \$1,599,33 Restricted for Fence Agreement \$11,550 \$11,55 \$1,023,045 \$1,023,045 Jnassigned \$1,023,045 \$1,023,045 \$1,023,045 \$1,023,045 Total Fund Balances \$1,043,173 \$1,599,333 \$6,664 \$2,649,105					
Restricted for Capital Projects \$6,664 \$6,664 Restricted for Debt Service \$1,599,333 \$1,599,33 Restricted for Fence Agreement \$11,550 \$11,550 \$11,550 Unassigned \$1,023,045 \$1,023,045 \$1,023,045	Restricted for Capital Projects \$6,664 \$6,664 Restricted for Debt Service \$1,599,333 \$1,599,33 Restricted for Fence Agreement \$11,550 \$11,550 \$11,550 Unassigned \$1,023,045 \$11,023,045 \$1,023,045 Total Fund Balances \$1,043,173 \$1,599,333 \$6,664 \$2,649,100		\$8,578	\$0		\$8,57
Restricted for Debt Service \$1,599,333 \$1,599,33 Restricted for Fence Agreement \$11,550 \$11,55 Unassigned \$1,023,045 \$1,023,045	Restricted for Debt Service \$1,599,333 \$1,599,333 Restricted for Fence Agreement \$11,550 \$11,55 Unassigned \$1,023,045 \$1,023,04 Total Fund Balances \$1,043,173 \$1,599,333 \$6,664 \$2,649,10				\$6,664	\$6,66
Restricted for Fence Agreement \$11,550 *** \$11,55 Unassigned \$1,023,045 \$1,023,045 \$1,023,045	Restricted for Fence Agreement \$11,550 \$11,55 Unassigned \$1,023,045 \$1,023,045 Total Fund Balances \$1,043,173 \$1,599,333 \$6,664 \$2,649,10			\$1,599,333		\$1,599,33
Jnassigned \$1,023,045 \$1,023,04	Jnassigned \$1,023,045 \$1,023,045 Fotal Fund Balances \$1,043,173 \$1,599,333 \$6,664 \$2,649,10		\$11,550			\$11,55
Total Fund Balances \$1,043,173 \$1,599,333 \$6,664 \$2,649,10						\$1,023,04
		Total Fund Balances	\$1,043,173	\$1,599,333	\$6,664	\$2,649,16
	Total Liabilities & Fund Equity \$1,050,538 \$1,599,333 \$257,392 \$2,907,20					

Community Development District GENERAL FUND

Statement of Revenues & Expenditures For the Period ending June 30, 2023

	Adopted	Prorated	Actual	
	Budget	Thru 06/30/23	Thru 06/30/23	Variance
REVENUES:				
<u>REVENUES:</u>				
Assessments - Tax Roll (1)	\$1,209,376	\$1,209,376	\$1,213,391	\$4,015
Assessments - Direct	\$603,935	\$557,481	\$557,481	\$0
Interest/Miscelleaneous Income	\$5,000	\$3,750	\$15,369	\$11,619
Restricted - Easement Fence Fund	\$0	\$0	\$11,550	\$11,550
Facility Revenue	\$10,000	\$7,500	\$6,775	(\$725)
TOTAL REVENUES	\$1,828,311	\$1,778,107	\$1,804,565	\$26,459
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisor Fees	\$0	\$0	\$2,000	(\$2,000)
FICA Expense	\$0	\$0	\$153	(\$153)
Engineering	\$36,000	\$24,000	\$22,177	\$1,823
Attorney Fees	\$30,000	\$20,000	\$15,315	\$4,685
Annual Audit	\$7,500	\$0	\$0	\$0
Artbitrage	\$3,600	\$3,000	\$3,000	\$0
Assessment Roll	\$10,000	\$10,000	\$10,000	\$0
Dissemination	\$20,000	\$15,000	\$9,375	\$5,625
Trustee Fees	\$21,000	\$15,936	\$15,936	\$0
Management Fees	\$52,094	\$39,070	\$39,071	(\$0)
Information Technology	\$1,550	\$1,163	\$1,163	(\$0)
Website Compliance	\$1,100	\$825	\$825	(\$0)
Telephone	\$700	\$525	\$315	\$210
Postage	\$1,000	\$750	\$969	(\$219)
Insurance	\$8,802	\$8,802	\$7 , 885	\$917
Printing and Binding	\$2,000	\$1,500	\$516	\$984
Legal Advertising	\$1,500	\$1,125	\$472	\$653
Other Current Charges	\$1,600	\$1,200	\$0	\$1,200
Office Supplies	\$300	\$225	\$7	\$218
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
ADMINISTRATIVE EXPENDITURES	\$198,921	\$143,296	\$129,354	\$13,942
AMENITY CENTER:				
Utilities				
Telephone/Cable/Internet	\$10,900	\$8,175	\$8,610	(\$435)
Electric	\$45,800	\$34,350	\$34,393	(\$43)
Water/Irrigation	\$20,000	\$15,000	\$24,080	(\$9,080)
Gas	\$2,136	\$1,602	\$1,543	\$59
Trash Removal	\$4,860	\$3,645	\$5,590	(\$1,945)
Security				
Security Monitoring	\$1,440	\$1,080	\$1,110	(\$30)
Gate Monitoring	\$16,235	\$12,176	\$14,973	(\$2,797)
Gate Repairs	\$0	\$0	\$1,818	(\$1,818)
Access Cards	\$4,000	\$3,000	\$2,503	\$497
Contracted Security	\$20,000	\$15,000	\$0	\$15,000
Management Contracts				
Facility Management	\$125,000	\$93,750	\$66,882	\$26,868
Pool Attendants	\$51,750	\$38,813	\$11,139	\$27,674
	404 OF 0	\$23,288	\$0	\$23,288
Canoe Launch Attendant	\$31,050			
Snack Bar Attendant	\$17,940	\$13,455	\$0	\$13,455
Snack Bar Attendant Field Mgmt / Admin	\$17,940 \$43,200	\$13,455 \$32,400	\$0 \$32,400	\$13,455 \$0
Snack Bar Attendant	\$17,940	\$13,455	\$0	\$13,455

Community Development District GENERAL FUND

Statement of Revenues & Expenditures For the Period ending June 30, 2023

	Adopted	Prorated	Actual	
	Budget	Thru 06/30/23	Thru 06/30/23	Variance
AMENITY CENTER CONTINUED				
Janitorial	\$22,275	\$16,706	\$26,268	(\$9,562)
Facility Maintenance	\$30,000	\$30,000	\$33,323	(\$3,323)
Private event Attendant	\$5,000	\$3,165	\$3,165	\$0
Repairs & Maintenance	\$36,000	\$27,000	\$32,033	(\$5,033)
Capital Projects	\$12,000	\$9,000	\$3,640	\$5,360
Snack Bar Inventory- CGS	\$1,000	\$750	\$0	\$750
Food Service License	\$650	\$488	\$242	\$246
Rental and Leases	\$27,691	\$20,769	\$6,923	\$13,846
Subscriptions	\$12,000	\$9,000	\$2,376	\$6,624
Pest Control	\$2,600	\$1,950	\$1,915	\$35
Supplies	\$2,500	\$1,875	\$370	\$1,505
Towel/Linen Service	\$2,000	\$1,705	\$1,705	\$0
Furniture, Fixtures & Equipment	\$5,000	\$3,750	\$2,973	\$777
Special Events	\$35,000	\$24,073	\$24,073	\$0
Holiday Decorations	\$20,000	\$15,385	\$15,385	\$0
Fitness Center Repairs/Supplies	\$3,100	\$3,100	\$5,483	(\$2,383)
Office Supplies	\$1,500	\$1,125	\$1,583	(\$458)
ASCAP/BMI Licenses	\$800	\$600	\$0	\$600
Property Insurance	\$54,949	\$54,949	\$46,552	\$8,397
Permit and License	\$575	\$575	\$575	\$0
AMENITY CENTER EXPENDITURES	\$703,951	\$547,947	\$440,549	\$107,398
GROUND MAINTENANCE EXPENDITURES				
Hydrology Quality/Mitigation	\$6,400	\$4,800	\$0	\$4,800
Electric	\$30,000	\$22,500	\$21,428	\$1,072
Landscape Maintenance	\$646,800	\$485,100	\$399,092	\$86,008
Landscape Contingency	\$85,000	\$85,000	\$107,187	(\$22,187)
Lake Maintenance	\$27,000	\$20,250	\$16,492	\$3,758
Grounds Maintenance	\$12,000	\$9,000	\$7,746	\$1,254
Pump Repairs	\$5,000	\$3,519	\$3,519	\$0
Streetlighting	\$49,890	\$37,417	\$40,412	(\$2,994)
Streetlight Repairs	\$5,000	\$3,750	\$0	\$3,750
Storm Cleanup	\$0	\$0	\$1,220	(\$1,220)
Irrigation Repairs	\$22,200	\$22,200	\$36,274	(\$14,074)
Miscellaneous	\$5,000	\$3,750	\$0	\$3,750
Contingency	\$31,149	\$23,362	\$15,790	\$7,572
GROUNDS MAINTENACE EXPENDITURES	\$925,439	\$720,648	\$649,160	\$71,488
TOTAL EXPENDITURES	\$1,828,311	\$1,411,891	\$1,219,063	\$192,828
TOTAL LALENDITORES	ψ1,020,311	ψ1,111,071	φ1, 21 7,003	φ1 <i>72</i> ,020
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		\$614,913	
FUND BALANCE - Beginning	\$0		\$428,260	
			· · ·	
FUND BALANCE - Ending (1) Includes special assessments for gate monitoring.	\$0		\$1,043,173	
(1) Includes special assessments for gate monitoring. (2) Transfer in from 2016A-2 closeout.				

(1) Includes special assessments for gate m(2) Transfer in from 2016A-2 closeout.

Community Development District General Fund

Month By Month Income Statement

Fiscal Year 2023

Assessments - Direct \$45,615 \$396,864 \$71,685 \$61,512 \$83,90 \$1,479,11 \$72,71 Interest/Miscellaneious Income \$564 \$51,601 \$733 \$457 \$51,393 \$2,094 \$31,97 \$ Restricted - Easement Fence Fund \$600 \$50,00 \$37,50 \$50 \$500 \$575 \$0 \$11,00 \$5700 \$5700 \$500 \$575 \$500 \$575 \$500 \$51,700 \$5750 \$500 \$51,700 \$5700 \$500 \$50 \$500 \$51,700 \$5750 \$500 \$50 \$500 \$500 \$50 \$500 \$50 \$500 \$50 \$5000 \$500 \$500 \$51,753 \$51,753 \$51,753 \$51,753 \$51,753 \$51,753 \$51,755 \$51,811 \$609 \$32,775 \$51,853 \$51 \$51,755 \$51,813 \$510 \$51 \$51,853 \$51 \$51,853 \$51 \$51,853 \$51 \$51,853 \$51 \$51,853 \$51 \$51,853 \$50 \$	fay June \$16,162 \$0 \$0 \$6,712 \$3,665 \$3,089 \$1,800 \$1,800 \$475 \$0 \$22,102 \$11,601 \$400 \$400 \$31 \$31 \$2,869 \$0 \$4,530 \$0 \$0 \$0 \$0 \$0 \$0 \$0	2 \$0 9 \$0 9 \$0 1 \$0 1 \$0 1 \$0 9 \$0 9 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0	Total \$1,213,391 \$557,481 \$15,369 \$11,550 \$6,775 \$1,804,565
Accessments - Tax koll \$0 \$67,099 \$173,946 \$73,920 \$196,851 \$15,101 \$932,211 Assessments - Direct \$\$561 \$336,664 \$71,685 \$56,152 \$83,960 \$14,791 \$72,71 Interest/Miscellancious Income \$54 \$1,601 \$73 \$457 \$1,139 \$2,040 \$3,197 \$ Restricted - Easement Fence Fund \$600 \$500,05 \$755 \$00 \$575 \$ \$1,100 \$700 \$ Total Revenues \$50,019 \$466,239 \$250,054 \$750,376 \$206,580 \$35,494 \$12,101 \$2 Expenditures: \$173,76 \$20,054 \$750,376 \$206,580 \$31,490 \$10,000 \$10 \$10,000 \$10 \$10,000 \$10 \$10,000 \$10 \$10,000 \$10 \$10,000 \$10 \$10,000 \$10 \$10,000 \$10 \$10,000 \$10 \$10,000 \$10 \$10,000 \$10 \$10,012 \$10,412 \$10,412 \$10,412 \$10,412	\$0 \$6,712 \$3,665 \$3,089 \$1,800 \$1,800 \$475 \$0 \$22,102 \$11,601 \$400 \$400 \$31 \$31 \$2,869 \$0 \$4,50 \$0 \$4,50 \$0 \$0 \$50 \$50	2 \$0 9 \$0 9 \$0 1 \$0 1 \$0 1 \$0 9 \$0 9 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0	\$557,481 \$15,369 \$11,550 \$6,775
Assessments - Direct \$45,615 \$396,864 \$71,685 \$6,152 \$8,390 \$1,4791 \$7,711 Interext/Miscellandous Income \$600 \$600 \$3,750 \$50 \$600 \$50,00 \$75 \$0 \$600 \$500 \$75 \$0 \$51,30 \$2,400 \$0 \$57 Total Revenue \$500,00 \$54,575 \$500 \$75 \$0 \$51,30 \$51,494 \$12,101 \$2 Total Revenue \$500,00 \$466,230 \$250,054 \$750,376 \$206,580 \$54,494 \$12,101 \$2 Supervisor Frees \$0 \$0 \$0 \$0 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400	\$0 \$6,712 \$3,665 \$3,089 \$1,800 \$1,800 \$475 \$0 \$22,102 \$11,601 \$400 \$400 \$31 \$31 \$2,869 \$0 \$4,50 \$0 \$4,50 \$0 \$0 \$50 \$50	2 \$0 9 \$0 9 \$0 1 \$0 1 \$0 1 \$0 9 \$0 9 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0	\$557,481 \$15,369 \$11,550 \$6,775
Interest/Miscellane/outs Income S54 S1,601 S73 S477 S1,139 S2,094 S3,179 S2 Restricted-Essement Frace Fund S50,019 S466,239 S250,054 S75 S00 S3,750 S70 S00 S3,750 S70 S00 S3,750 S70 S00 S3,750 S1,100 S700 S700 Total Revenues S50,019 S466,239 S250,054 S75,076 S206,580 S3,5494 S12,101 S2 Expenditures: S S0 S0 S0 S00 S00 S01 S400 S4400 S4400 S4400 CAC Expense S0 S0 S0 S0 S03 S0 S03	\$3,665 \$3,089 \$1,800 \$1,800 \$475 \$0 \$22,102 \$11,601 \$400 \$400 \$31 \$31 \$2,869 \$0 \$4,530 \$0 \$0 \$0 \$0 \$0	 \$0 	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0	\$15,369 \$11,550 \$6,775
Restrictiot - Easement Fence Fund \$600 \$5001 \$500 \$57 \$600 \$57 \$50 \$1,100 \$700 \$500 Total Revenue \$50,019 \$466,239 \$250,054 \$750,376 \$206,580 \$33,544 \$12,101 \$2 Expenditures: Superviso Fees \$0 \$0 \$0 \$0 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$40	\$1,800 \$1,800 \$475 \$0 \$22,102 \$11,601 \$400 \$400 \$31 \$31 \$2,869 \$0 \$4,530 \$0 \$0 \$0	 \$0 	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0	\$11,550 \$6,775
Facility Revenue \$3,750 \$75 \$600 \$75 \$0 \$1,100 \$700 Total Revenues \$50,019 \$466,239 \$250,054 \$750,376 \$206,580 \$33,549 \$1,2,101 \$22 Expenditures: Supervisor Fees \$50 \$0 \$00 \$00 \$50 \$500 \$51 \$410 \$400 \$400 Engineering \$3,565 \$1,811 \$969 \$3,827 \$2,615 \$4,228 \$2,394 \$5 Annual Auft \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 <td>\$475 \$0 322,102 \$11,601 \$400 \$400 \$31 \$31 \$2,869 \$0 \$4,530 \$0 \$4,530 \$0 \$0 \$0 \$0 \$0</td> <td> \$0 </td> <td>\$0 \$0 \$0 \$0 \$0 \$0</td> <td>\$0 \$0 \$0</td> <td>\$6,775</td>	\$475 \$0 322,102 \$11,601 \$400 \$400 \$31 \$31 \$2,869 \$0 \$4,530 \$0 \$4,530 \$0 \$0 \$0 \$0 \$0	 \$0 	\$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0	\$6,775
Total Revenues \$50,019 \$466,239 \$250,054 \$750,376 \$206,580 \$35,494 \$12,101 \$2 Expenditures: Administrative Supervisor Fees \$0 \$0 \$0 \$400 \$400 \$400 FICA Expense \$0 \$0 \$0 \$0 \$31 \$31 \$31 \$31 \$31 \$31 \$31 \$31 \$31 \$31 \$31 \$31 \$31 \$31 \$31 \$31 \$31 \$31 \$31 \$31 \$31 \$31 \$31 \$31 \$31 \$31 \$31 \$31 \$31 \$31 \$31 \$31 \$31 \$31 \$31 \$31 \$31 \$31 \$31 \$31 \$31 \$31 \$31 \$31 \$31 \$31 \$31 \$31 \$31 \$31 \$31 \$31 \$31 \$31 \$31 \$31 \$31 \$31 \$31 \$31 \$31 \$31 \$31 \$31 \$31 \$31 \$31	\$22,102 \$11,601 \$400 \$400 \$31 \$31 \$2,869 \$0 \$4,530 \$0 \$0 \$0 \$0 \$0 \$0 \$0	2 \$0 3 \$0 5 \$0\$0 5 \$0 5 \$0	\$0 \$0 \$0 \$0	\$0	
Expenditures: Administrative Supervisor Fees \$0 \$0 \$0 \$0 \$10 \$400 \$400 \$400 FICA Expense \$0 \$0 \$0 \$0 \$31 \$31 \$31 \$31 Engineering \$35,55 \$1,811 \$869 \$3,827 \$2,615 \$4,228 \$2,394 \$8 Attorney Fees \$1,736 \$2,766 \$358 \$1,103 \$1,596 \$1,375 \$1,853 \$8 Anual Audit \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$1,41 \$4,341 \$4,341 \$4,341 \$4,341 \$2,1042 \$1,042 \$1,042 \$0 \$0	\$400 \$400 \$31 \$31 \$2,869 \$0 \$4,530 \$0 \$0 \$0 \$0 \$0) \$0 - \$0 0 \$0 0 \$0 0 \$0	\$0 \$0		\$1,804,565
Administrative Supervisor Piess S0 S31 S31<	\$31 \$31 \$2,869 \$0 \$4,530 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0	\$0	\$0	
Supervisor Fees \$0 \$0 \$0 \$0 \$0 \$10 \$400 \$400 FICA Expense \$0 \$0 \$0 \$0 \$0 \$31 \$31 \$31 Engineering \$33,565 \$1,736 \$2,766 \$33,835 \$1,103 \$1,596 \$1,375 \$1,853 \$1 Annual Audit \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$31 \$31 \$2,869 \$0 \$4,530 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0	\$0	\$0	
FICA Expense \$0 \$0 \$0 \$31 \$31 \$31 Engineering \$3,565 \$1,811 \$869 \$3,827 \$2,2.615 \$4,228 \$2,394 \$ Antorney Fees \$1,736 \$2,7.66 \$3558 \$1,103 \$1,596 \$1,375 \$1,535 \$ Antorney Fees \$10 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 <td>\$31 \$31 \$2,869 \$0 \$4,530 \$0 \$0 \$0 \$0 \$0</td> <td>\$0 \$0 \$0 \$0 \$0 \$0</td> <td>\$0</td> <td>\$0</td> <td></td>	\$31 \$31 \$2,869 \$0 \$4,530 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0	\$0	\$0	
Engineering \$3,565 \$1,811 \$869 \$3,827 \$2,615 \$4,228 \$2,394 \$ Attorney Fees \$1,736 \$2,766 \$358 \$1,103 \$1,596 \$1,375 \$1,853 \$\$ Annual Audit \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 </td <td>\$2,869 \$0 \$4,530 \$0 \$0 \$0 \$0 \$0</td> <td>) \$0) \$0) \$0</td> <td></td> <td></td> <td>\$2,000</td>	\$2,869 \$0 \$4,530 \$0 \$0 \$0 \$0 \$0) \$0) \$0) \$0			\$2,000
Engineering \$3,565 \$1,811 \$869 \$3,827 \$2,615 \$4,228 \$2,394 \$ Attorney Fees \$1,736 \$2,766 \$338 \$1,103 \$1,596 \$1,375 \$1,833 \$\$ Annual Audit \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$10 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0<	\$4,530 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0		\$0	\$153
Atorney Fees \$1,736 \$2,766 \$358 \$1,103 \$1,969 \$1,375 \$1,853 \$ Annual Audit \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$4,530 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0	\$0	\$0	\$22,177
Annual Audit \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0	\$0	\$0	\$0	\$15,315
Artbitrage \$0 \$10 \$1,200 \$1,200 \$1,800 \$0 \$0 \$0 Assement Roll \$10,000 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0				\$0
Assessment Roll \$10,000 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$10,42 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,041 \$1,041 \$1,041 \$1,041 \$1,041 \$1,041 \$1,041 \$1,041 \$1,041 \$1,041 \$1,041 \$1,041 \$1,041 \$1,041 \$1,041 \$1,041 \$1,041 \$1,041 \$1,041 \$1,041 \$1,041 \$1,041 <td></td> <td>\$0</td> <td></td> <td></td> <td>\$3,000</td>		\$0			\$3,000
Dissemination \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,042 \$1,041 \$1,041 \$1,041 \$1,041 \$1,041 \$1,041 \$1,041 \$1,041 \$1,041 \$1,041 \$1,041 \$1,041 \$1,041 \$1,041 \$1,041 \$1,041 \$1,041 \$1,041 \$1,041 \$1,041 \$1,041 \$1,041 \$1,041 \$1,041 \$1,041 \$1,041 \$1,041					\$10,000
Trustee Fees \$1,813 \$0 \$8,351 \$3,416 \$0 \$2,357 \$0 Management Fees \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,14 \$4,14 \$4,14 \$4,14 \$4,14 \$4,14 \$4,14 \$4,14 \$4,14 \$4,14 \$4,14 \$4,14 \$4,14 \$4,14 \$4,14	\$1,042 \$1,042	\$0	\$0		\$9,375
Management Fees \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,341 \$4,441 \$41 \$41 \$41 \$41 \$41 \$44 \$44 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50	\$0 \$0				\$15,936
Information Technology \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$129 \$12	\$4,341 \$4,341				\$39,071
Website Admin \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$92 \$91 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 <	\$129 \$129				\$1,163
Telephone \$0 \$58 \$28 \$20 \$41 \$41 \$41 Postage \$91 \$66 \$302 \$49 \$104 \$101 \$58 Insurance \$7,885 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$92 \$92				\$825
Postage \$91 \$66 \$302 \$49 \$104 \$101 \$58 Insurance \$7,885 \$0 \$0 \$0 \$0 \$0 \$0 \$0 Printing and Binding \$115 \$28 \$84 \$28 \$27 \$93 \$335 Legal Advertising \$0 \$288 \$60 \$0 \$0 \$184 \$0 Other Current Charges \$0 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10	\$50 \$37				\$315
Insurance \$7,885 \$0 \$0 \$0 \$0 \$0 \$0 Printing and Binding \$115 \$28 \$84 \$28 \$27 \$93 \$35 Legal Advertising \$0 \$228 \$0 \$0 \$0 \$184 \$0 Other Current Charges \$0 \$1 \$1 \$1 \$1 \$1 \$1 \$1 Office Supplies \$0 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 <td< td=""><td>\$135 \$62</td><td></td><td></td><td></td><td>\$969</td></td<>	\$135 \$62				\$969
Printing and Binding \$115 \$28 \$84 \$28 \$27 \$93 \$35 Legal Advertising \$0 \$288 \$0 \$0 \$0 \$184 \$0 Other Current Charges \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 <td>\$0 \$0</td> <td></td> <td></td> <td></td> <td>\$7,885</td>	\$0 \$0				\$7,885
Legal Advertising \$0 \$288 \$0 \$0 \$10 \$11 \$10 Other Current Charges \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 <td>\$39 \$67</td> <td></td> <td></td> <td></td> <td>\$516</td>	\$39 \$67				\$516
Other Current Charges \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 </td <td>\$0 \$0</td> <td></td> <td></td> <td></td> <td>\$472</td>	\$0 \$0				\$472
Office Supplies \$0 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1	\$0 \$0				\$472
Dues, Licenses & Subscriptions \$175 \$0 \$0 \$0 \$0 \$0 \$0 \$0 Total Administrative Expenditures \$30,982 \$10,622 \$16,797 \$15,847 \$10,418 \$14,413 \$10,417 \$1 Amenity Center Telephone \$870 \$869 \$16,161 \$907 \$1,046 \$906 \$\$ Electric \$3,746 \$3,571 \$3,642 \$3,859 \$4,255 \$4,037 \$4,138 \$\$ Water/Irrigation \$1,151 \$983 \$2,473 \$2,357 \$3,037 \$2,813 \$2,520 \$\$ Gas \$156 \$134 \$213 \$143 \$320 \$196 \$19 Trash Removal \$405 \$746 \$696 \$692 \$528 \$682 \$511 Security Monitoring \$111 \$222 \$111 \$111 \$111 \$111	\$0 \$0 \$1 \$1				\$0 \$7
Total Administrative Expenditures \$30,982 \$10,622 \$16,797 \$15,847 \$10,418 \$14,413 \$10,417 \$1 Amenity Center	\$0 \$0				\$7 \$175
Amenity Center Telephone \$870 \$869 \$869 \$1,161 \$907 \$1,046 \$906 \$ Electric \$3,746 \$3,571 \$3,642 \$3,859 \$4,255 \$4,037 \$4,138 \$ Water/Irrigation \$1,151 \$983 \$2,473 \$2,357 \$3,037 \$2,813 \$2,520 \$ Gas \$156 \$134 \$213 \$143 \$320 \$196 \$19 Trash Removal \$405 \$746 \$696 \$692 \$528 \$682 \$511 Security Monitoring \$111 \$222 \$111 \$111 \$111 \$111	\$U \$U	۶U	\$0	\$U	\$175
Telephone \$870 \$869 \$869 \$1,161 \$907 \$1,046 \$906 \$ Electric \$3,746 \$3,571 \$3,642 \$3,859 \$4,255 \$4,037 \$4,138 \$ Water/Irrigation \$1,151 \$983 \$2,473 \$2,357 \$3,037 \$2,813 \$2,520 \$ Gas \$156 \$134 \$213 \$143 \$320 \$196 \$19 Trash Removal \$405 \$746 \$696 \$692 \$528 \$682 \$511 Security Monitoring \$111 \$222 \$111 \$111 \$111 \$111	\$13,658 \$6,201	\$0	\$0	\$0	\$129,354
Electric \$3,746 \$3,571 \$3,642 \$3,859 \$4,255 \$4,037 \$4,138 \$\$ Water/Irrigation \$1,151 \$983 \$2,473 \$2,357 \$3,037 \$2,813 \$2,520 \$\$ Gas \$156 \$134 \$213 \$143 \$320 \$\$196 \$\$19 Trash Removal \$405 \$746 \$696 \$692 \$528 \$682 \$\$111 \$\$111 \$\$111 \$\$111 \$\$111 \$\$111 \$\$111 \$\$111 \$\$111 \$\$111 \$\$111 \$\$111 \$\$111 \$\$111 \$\$111 \$\$111 \$\$111 \$\$111 \$\$111 \$\$111 \$\$111 \$\$111 \$\$111 \$\$111 \$\$111 \$\$111 \$\$111 \$\$111 \$\$111 \$\$111 \$\$111 \$\$111 \$\$111 \$\$111 \$\$111 \$\$111 \$\$111 \$\$111 \$\$111 \$\$111 \$\$111 \$\$111 \$\$111 \$\$111 \$\$111 \$\$111 \$\$111 \$\$111 \$\$111 \$\$111 \$\$111 \$\$111 <					
Water/Irrigation \$1,151 \$983 \$2,473 \$2,357 \$3,037 \$2,813 \$2,520 \$3 Gas \$156 \$134 \$213 \$143 \$320 \$196 \$19 Trash Removal \$405 \$746 \$696 \$692 \$528 \$682 \$511 Security Monitoring \$111 \$222 \$111 \$111 \$111 \$111	\$1,062 \$920	\$0	\$0	\$0	\$8,610
Gas \$156 \$134 \$213 \$143 \$320 \$196 \$19 Trash Removal \$405 \$746 \$696 \$692 \$528 \$682 \$511 Security Monitoring \$111 \$222 \$111 \$111 \$111 \$111 \$111	\$3,325 \$3,822	\$0	\$0	\$0	\$34,393
Trash Removal \$405 \$746 \$696 \$692 \$528 \$682 \$511 Security Monitoring \$111 \$222 \$111 \$111 \$111 \$111 \$111	\$3,413 \$5,333	\$0	\$0	\$0	\$24,080
Security Monitoring \$111 \$222 \$111 \$111 \$111 \$111 \$111	\$202 \$159	\$0	\$0	\$0	\$1,543
	\$506 \$823	\$0	\$0	\$0	\$5,590
Gate Monitoring \$1,593 \$1,465 \$1,513 \$1,625 \$1,705 \$1,769 \$3,489 \$	\$111 \$111	\$0	\$0	\$0	\$1,110
	\$1,817 \$0	\$0	\$0	\$0	\$14,973
Gate Repairs \$0 \$0 \$315 \$488 \$790 \$225	\$0 \$0	\$0	\$0	\$0	\$1,818
Access Cards \$0 \$0 \$683 \$0 \$0 \$0 \$0 \$	\$1,200 \$620	\$0	\$0	\$0	\$2,503
Contracted Security \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 <td></td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td>		\$0	\$0	\$0	\$0
	\$0 \$0	\$0	\$0	\$0	\$66,882
					\$11,139
Cance Laurch Attendant \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$7,936 \$6,504				\$0
Snack Bar Attendant \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$7,936 \$6,504 \$4,218 \$0				\$0 \$0
	\$0 \$0 \$7,936 \$6,504 \$4,218 \$0 \$0 \$0				\$32,400
	\$0 \$0 \$7,936 \$6,504 \$4,218 \$0 \$0 \$0 \$0 \$0				\$14,965
	\$0 \$0 \$7,936 \$6,504 \$4,218 \$0 \$0 \$0 \$0 \$0 \$3,600 \$3,600				\$11,961
	\$0 \$0 \$7,936 \$6,504 \$4,218 \$0 \$0 \$0 \$0 \$0 \$3,600 \$3,600 \$1,298 \$0	¢0			\$11,961 \$26,268
Januorai 31,000 35,200 35,107 35,402 35,450 35,157 35,400 35 Facility Maintenance \$3,873 \$2,129 \$1,140 \$5,112 \$5,574 \$2,005 \$4,483 \$	\$0 \$0 \$7,936 \$6,504 \$4,218 \$0 \$0 \$0 \$0 \$0 \$3,600 \$3,600		\$0 \$0		\$20,200

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				, ,	· · · ·			2			0		
Repairs & Maintenance	\$12,021	\$2,651	\$2,896	\$1,696	\$2,847	\$5,046	\$696	\$1,189	\$2.993	\$0	\$0	\$0	\$32,033
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	\$294	\$0	\$0	\$0	\$2,376
Pest Control	\$200	\$200	\$200	\$219	\$219	\$219	\$219	\$219	\$219	\$0	\$0	\$0	\$1,915
Supplies	\$20	\$81	\$163	\$0	\$0	\$0	\$106	\$0	\$0	\$0	\$0	\$0	\$370
Towel/Linen Service	\$245	\$680	\$309	\$155	\$189	\$0	\$127	\$0	\$0	\$0	\$0	\$0	\$1,705
Fruniture, Fixtures & Equipment	\$22	\$0	\$0	\$0	\$0	\$2,500	\$0	\$218	\$233	\$0	\$0	\$0	\$2,973
Special Events	\$3,965	\$5.214	\$1.808	\$5,442	\$3,807	\$817	\$822	\$324	\$1.874	\$0	\$0	\$0	\$24.073
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	\$1,359	\$0	\$212	\$171	\$0	\$0	\$0	\$5,483
Office Supplies	\$25	\$542	\$0	\$77	\$605	\$106	\$111	\$111	\$6	\$0	\$0	\$0	\$1,583
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	\$575	\$0	\$0	\$0	\$575
	ψŪ	φo	ψŪ	φu	φu	40	40	ψŪ	4070	40	40	<i>4</i>	<i>4070</i>
Total Amenity Center Expenditures	\$89,576	\$39,264	\$58,879	\$42,645	\$42,151	\$43,713	\$46,722	\$44,537	\$33,061	\$0	\$0	\$0	\$440,549
Ground Maintenance Expenditures													
Hydrology Quality/Mitigation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electric	\$2,095	\$1,820	\$2,477	\$2,541	\$2,556	\$2,118	\$2,269	\$2,500	\$3,053	\$0	\$0	\$0	\$21,428
Landscape Maintenance	\$44,343	\$44,343	\$44,343	\$44,343	\$44,343	\$44,343	\$44,343	\$44,344	\$44,344	\$0	\$0	\$0	\$399,092
Landscape Contingency	\$0	\$6,191	\$6,469	\$14,867	\$20,850	\$35,388	\$19,793	\$2,580	\$1,050	\$0	\$0	\$0	\$107,187
Lake Maintenance	\$1,769	\$1,769	\$1,919	\$1,889	\$1,769	\$1,769	\$2,069	\$1,769	\$1,769	\$0	\$0	\$0	\$16,492
Grounds Maintenance	\$923	\$985	\$956	\$986	\$873	\$800	\$0	\$2,008	\$216	\$0	\$0	\$0	\$7,746
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	\$4,796	\$0	\$0	\$0	\$40,412
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	\$1,409	\$1,217	\$3,952	\$1,024	\$0	\$0	\$0	\$36,274
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	\$500	\$0	\$0	\$0	\$15,790
Total Ground Maintenance Expenditures	\$65,759	\$70,171	\$61,381	\$81,772	\$75,389	\$90,573	\$83,256	\$64,108	\$56,752	\$0	\$0	\$0	\$649,160
Total Expenses	\$186,316	\$120,056	\$137,057	\$140,264	\$127,958	\$148,699	\$140,395	\$122,304	\$96,014	\$0	\$0	\$0	\$1,219,063
Other Sources and (Uses)													
Transfer In and (Out)	\$0	\$0	\$0	\$29,390	\$20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,411
Total Other Sources and (Uses)	\$0	\$0	\$0	\$29,390	\$20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,411
Excess Revenues (Expenditures)	(\$136,298)	\$346,183	\$112,997	\$639,502	\$78,643	(\$113,206)	(\$128,294)	(\$100,202)	(\$84,413)	\$0	\$0	\$0	\$614,913
Excess Revenues (Expenditures)	(\$130,298)	\$340,183	\$112,997	\$039,502	\$70,043	(\$113,206)	(\$120,294)	(\$100,202)	(\$04,413)				3014,913

Community Development District

Debt Service Fund Series 2016 A1

Statement of Revenues & Expenditures For the Period ending June 30, 2023

	Adopted	Prorated	Actual	
	Budget	Thru 06/30/23	Thru 06/30/23	Variance
REVENUES:				
Special Assessments - 2016 A1	\$443,364	\$443,364	\$444,848	\$1,484
Interest Income	\$20	\$15	\$7,712	\$7,697
TOTAL REVENUES	\$443,384	\$443,379	\$452,560	\$9,181
EXPENDITURES:				
<u>Series 2016 A1</u>				
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 (EXPENDITURES)	\$384		(\$19,830)	
FUND BALANCE - Beginning	\$213,453		\$351,862	
FUND BALANCE - Ending	\$213,837		\$332,032	

Community Development District Debt Service Fund Series 2018 A1 and A2

Statement of Revenues & Expenditures

For the Period ending June 30, 2023

	Adopted	Prorated	Actual	
	Budget	Thru 06/30/23	Thru 06/30/23	Variance
<u>REVENUES:</u>				
Assessments - A1	\$612,550	\$612,550	\$614,584	\$2,034
Interest Income	\$50	\$38	\$10,027	\$9,989
TOTAL REVENUES	\$612,600	\$612,588	\$624,611	\$12,023
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 (EXPENDITURES)	(\$3,038)		\$8,973	
FUND BALANCE - Beginning	\$232,667		\$435,321	
FUND BALANCE - Ending	\$229,629		\$444,294	

Community Development District

Debt Service Fund Series 2019 A1/A2 Statement of Revenues & Expenditures **For the Period ending June 30, 2023**

	Adopted	Prorated	Actual	
	Budget	Thru 06/30/23	Thru 06/30/23	Variance
REVENUES:				
Assessments - A1	\$257,353	\$257,353	\$258,215	\$862
Interest Income	\$20	\$15	\$4,290	\$4,275
TOTAL REVENUES	\$257,373	\$257,368	\$262,504	\$5,136
EXPENDITURES:				
<u>2019 A1</u>				
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 (EXPENDITURES)	(\$1,547)		\$3,584	
FUND BALANCE - Beginning	\$107,891		\$188,165	
FUND BALANCE - Ending	\$106,345		\$191,750	

Community Development District Debt Service Fund Series 2020 A1/A2/A3

Statement of Revenues & Expenditures For the Period ending June 30, 2023

	Adopted	Prorated	Actual	
	Budget	Thru 06/30/23	Thru 06/30/23	Variance
REVENUES:				
Assessments A1	\$113,041	\$113,041	\$113,420	\$378
Interest Income	\$50	\$38	\$2,280	\$2,243
TOTAL REVENUES	\$113,091	\$113,079	\$115,700	\$2,621
EXPENDITURES:				
<u>2020 A1</u>				
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 (EXPENDITURES)	(\$18,615)		\$5,481	
FUND BALANCE - Beginning	\$62,751		\$102,414	
FUND BALANCE - Ending	\$44,136		\$107,895	

Community Development District Debt Service Fund Series 2021 PH 3B Statement of Revenues & Expenditures **For the Period ending June 30, 2023**

	Adopted	Prorated	Actual	
	Budget	Thru 06/30/23	Thru 06/30/23	Variance
REVENUES:				
Assessments	\$280,483	\$280,483	\$203,828	(\$76,655)
Prepayments	\$0	\$0	\$22,755	\$22,755
Interest Income	\$0	\$0	\$2,870	\$2,870
TOTAL REVENUES	\$280,483	\$280,483	\$229,453	(\$51,030)
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 (EXPENDITURES)	\$1,160		(\$51,376)	
FUND BALANCE - Beginning	\$87,170		\$227,563	
FUND BALANCE - Ending	\$88,330		\$176,187	

Community Development District

Debt Service Fund Series 2021 PH 4 Statement of Revenues & Expenditures

For the Period ending June 30, 2023

	Adopted	Prorated	Actual	
	Budget	Thru 06/30/23	Thru 06/30/23	Variance
REVENUES:				
Assessments	\$423,738	\$423,738	\$423,738	\$0
Interest Income	\$0	\$0	\$4,325	\$4,325
TOTAL REVENUES	\$423,738	\$423,738	\$428,063	\$4,325
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	(\$3,945)	(\$3,945)
TOTAL OTHER SOURCES AND USES	\$0	\$0	(\$3,945)	(\$3,945)
EXCESS REVENUES (EXPENDITURES)	\$920		\$1,301	
FUND BALANCE - Beginning	\$133,919		\$345,874	
FUND BALANCE - Ending	\$134,839		\$347,175	

Community Development District

Capital Projects Funds

Statement of Revenues & Expenditures

For the Period ending June 30, 2023

	Series	Series
	2021-PH 3B	2021 - PH 4
REVENUES:		
Interest Income	\$34	\$5,320
Developer Contributions	\$775,940	\$3,090,805
TOTAL REVENUES	\$775,973	\$3,096,125
EXPENDITURES:		
Capital Outlay	\$676,754	\$3,494,467
TOTAL EXPENDITURES	\$676,754	\$3,494,467
OTHER SOURCES/(USES)		
Interfund Transfer In (Out)	\$1,506	\$3,945
TOTAL OTHER SOURCES/(USES)	\$1,506	\$3,945
EXCESS REVENUES (EXPENDITURES)	\$100,725	(\$394,398)
FUND BALANCE - Beginning	(\$97,937)	\$398,274
FUND BALANCE - Ending	\$2,787	\$3,877

Community Development District

Long Term Debt Report

Series 2016 A1 Special Assessment Bo	nus
Interest Rate:	4.5% - 5.5%
Maturity Date:	11/1/47
Reserve Fund Definition:	30% of Max Annual Debt Servic
Reserve Fund Requirement:	\$133,012.50
Reserve Balance:	\$136,359.49
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 Bonds	
Interest Rate:	4.25%-5.8%
Maturity Date:	5/1/49
Reserve Fund Definition:	30% of MADS
Reserve Fund Requirement:	\$183,765.00
Reserve Balance:	\$187,929.47
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 Bonds	
Interest Rate:	5.20%-5.70%
Maturity Date:	5/1/49
Reserve Fund Definition:	30% of MAD
Reserve Fund Requirement:	\$77,208.00
Reserve Balance:	\$79,093.71
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:	\$38,458.98
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
Deserves Frond Definitions	FOOL CMADE

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

B.

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

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

DUE / RECEIVED	BALANCE DUE	SERIES 2016A- 1 DEBT SERVICE RECEIVED	SERIES 2018A-1 DEBT SERVICE RECEIVED	SERIES 2019A- 1 DEBT SERVICE RECEIVED	SERIES 2020A-1 DEBT SERVICE RECEIVED	SERIES 2021- 3B DEBT SERVICE RECEIVED	SERIES 2021-4 DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL RECEIVED
HEARTWOOD 23 LLC	92,629.79	-	-	-	-	150,563.80	-	151,947.08	302,510.88
TOLL SOUTHEAST	34,838.14	-	-	-	-	-	-	18,457.35	18,457.35
DREAM FINDERS	-	-	-	-	-	39,116.88	423,737.50	396,864.17	859,718.54
DIRECT RECEIPTS	127,467.93	-	-	-	-	189,680.68	423,737.50	567,268.60	1,180,686.77
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
TOTAL RECEIPTS	118,644.48	444,848.42	614,583.85	258,214.67	113,419.55	189,680.68	423,737.50	1,780,659.63	3,825,144.29

TAX ROLL RECEIPTS

		SERIES 2016A- 1 DEBT SERVICE RECEIVED	SERIES 2018A-1 DEBT SERVICE	SERIES 2019A- 1 DEBT SERVICE RECEIVED	SERIES 2020A-1 DEBT ASMT RECEIVED	SERIES 2021- 3B DEBT ASMT RECEIVED	SERIES 2021-4 DEBT ASMT RECEIVED		TOTAL
DISTRIBUTION	DATE	RECEIVED	RECEIVED	RECEIVED	RECEIVED	RECEIVED		O&M RECEIVED	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
TAX CERTIFICATES	6/15/2023	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
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%	68%	100%	93.9%	90.3%
PERCENT COLLECTED TAX ROLL	100%	100%	100%	100%	0%	0%	100.3%	100.3%
PERCENT COLLECTED TOTAL	100%	100%	100%	100%	68%	100%	98.2%	97.0%



Meadow View at Twin Creeks Community Development District

Check Run Summary

6/1/23 - 6/30/23

Date	Check Numbers	Amount
General Fund		
6/5/23	2112-2119	\$12,854.21
6/8/23	2120-2129	\$525,617.71
6/9/23	2130-2135	\$32,005.49
6/21/23	2136-2144	\$58,479.89
6/22/23	2145	\$925.00
6/29/23	2146-2151	\$15,424.38
	Total Checks	\$645,306.68
A		
Autopayments	Wellbeats	\$249.00
6/2/23	Florida National Gas	\$249.00
6/5/23		\$30.11
6/6/23	Republic Services	
6/20/23	St Johns County Utility Dept	\$5,333.14 \$85.60
6/20/23	AT&T Comcast	
6/21/23		\$834.88 \$2.151.50
6/28/23	Wells Fargo Credit Card	\$2,151.50 \$61.20
6/28/23	IRS FICA Payment	
6/28/23	FPL	\$11,670.49
6/30/23	TECO	\$128.72
	Total Paid Electronically	\$21,368.09
Total General Fund		\$666,674.77

* Fedex Invoices will be available upon request

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK R *** CHECK DATES 06/01/2023 - 06/30/2023 *** MEADOW VIEW @ TWIN CREEKS GF BANK A MEADOW VIEW-GENERAL	EGISTER RUN 7/11/23	PAGE 1
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME STA DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	TUS AMOUNT	CHECK AMOUNT #
6/05/23 00038 5/16/23 293723 202305 320-57200-45400 CELL FIRE COM MONITORING	* 110.95	
ATLANTIC SECURITY		110.95 002112
	* 1,375.00	
4/25/23 12242 202304 320-57200-45505	* 198.00	
STAIN TREATMENT 4/25/23 12244 202304 320-57200-45505	* 1,147.00	
BLACK ALGAE TREATMENT 6/01/23 12420 202306 320-57200-45506	* 1,945.56	
JUN POOL CHEMICALS ZACHARY SULLIVAN DBA BIG Z POOL		4,665.56 002113
6/05/23 00179 5/23/23 42013011 202305 320-53800-45006	* 340.00	
ROLLING TRASH BIN NORTH FL BLDG MAINT LLC DBA CITY		340.00 002114
6/05/23 00114 5/30/23 TNV6391 202305 320-57200-44300	* 1,005.00	
ACCESS CARDS HIDDEN EYES LLC DBA ENVERA SYSTEMS		1,005.00 002115
6/05/23 00178 5/31/23 3225836 202304 310-51300-31500 APR GENERAL COUNSEL	* 1,852.70	
APR GENERAL COUNSEL KUTAK ROCK LLP		1,852.70 002116
	* 2,000.00	
REPAIR - PARIS AI SHOP SOUTHEAST FITNESS REPAIR		2,000.00 002117
	* 300.00	
RPR EXISTING COSION GATE STERLING SPECIALTIES, INC.		300.00 002118
6/05/23 00040 5/26/23 JAX53249 202305 320-53800-45004 AFRI IRIS RPLC LAKE HOUSE	* 2,580.00	
AFRI IRIS RPLC LAKE HOUSE YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC		2,580.00 002119
6/08/23 00038 5/17/23 CFR 48 R 202306 300-13100-10100	* 3,255.00	
REQ 120 INV 276356 ATLANTIC SECURITY		3,255.00 002120
6/08/23 00005 5/1//23 CFR 48 R 202306 300-13100-10100	* 1,121.25	
REQ 115 INV 208102 ENGLAND THIMS & MILLER, INC		1,121.25 002121

*** CHECK DATES 06/01/2023 - 06/30/2023 *** ME BA				PAGE 2
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME UB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
6/08/23 00068 5/17/23 CFR 48 R 202306 300-13100-1 REO 121 INV BEACONBORE			12,809.00	
KEQ 121 INV BEACONDORE	QUANTUM ELECTRICAL CONTRACTORS,	INC		12,809.00 002122
REQ 121 INV BEACONBORE 6/08/23 00080 5/17/23 CFR 48 R 202306 300-13100-1 REQ 116 FPL PRF BONDS APR				
6/08/23 00163 4/13/23 CFR 7 RE 202306 300-13100-1				
REQ 57 PAYMENT #12				
6/08/23 00163 4/13/23 CFR 7 RE 202306 300-13100-1	W.GARDNER, LLC		25,148.27	
REO 58 PAYMENT #14				
	W.GARDNER, LLC			25,148.27 002125
6/08/23 00163 4/13/23 CFR 7 RE 202306 300-13100-1 REQ 59 PAYMENT #12			279,988.80	
	W.GARDNER, LLC			279,988.80 002126
6/08/23 00040 5/17/23 CFR 48 R 202306 300-13100-1 REO 117 INV JAX519183				
	YELLOWSTONE LANDSCAPE-SOUTHEAST,	LLC		4,620.00 002127
6/08/23 00040 5/17/23 CFR 48 R 202306 300-13100-1 REQ 118 INV JAX489929	0100	*	5,850.00	
KEQ 110 INV UAA-09929	YELLOWSTONE LANDSCAPE-SOUTHEAST,	LLC		5,850.00 002128
6/08/23 00040 5/17/23 CFR 48 R 202306 300-13100-1		*	15,000.00	
REQ 119 INV JAX489930	YELLOWSTONE LANDSCAPE-SOUTHEAST,	LLC		15,000.00 002129
6/09/23 00090 6/06/23 55-BID-6 202306 320-57200-4		*	350.00	
POOL PERMIT 55-60-1804952 6/06/23 55-BID-6 202306 320-57200-4	4211	*	225.00	
POOL PERMIT 55-60-1804949	FLORIDA DEPARTMENT OF HEALTH			575.00 002130
	4000		4,341.17	
JUN MANAGEMENT FEES 6/01/23 99 202306 310-51300-3	5300	*	91.67	
JUN WEBSITE ADMIN 6/01/23 99 202306 310-51300-3		*	129.17	
JUN INFO TECH 6/01/23 99 202306 310-51300-3 JUN DISSEM AGENT SRVCS		*	1,041.67	

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/11/23 PAGE 3
*** CHECK DATES 06/01/2023 - 06/30/2023 *** MEADOW VIEW @ TWIN CREEKS GF
BANK A MEADOW VIEW-GENERAL

CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
	6/01/23 99 202306 310-51300- OFFICE SUPPLIES	51000	*	.96	
	6/01/23 99 202306 310-51300-	42000	*	62.40	
	POSTAGE 6/01/23 99 202306 310-51300-	42500	*	67.05	
	COPIES 6/01/23 99 202306 310-51300-	41000	*	36.50	
	TELEPHONE	GOVERNMENTAL MANAGEMENT SERVICES			5,770.59 002131
6/09/23 00020	6/01/23 228 202306 320-57200-			3,600.00	
	JUN CONTRACT ADMIN 6/01/23 228 202306 320-57200-	45500	*	6,503.83	
	JUN FACILITY MANAGEMENT	RIVERSIDE MANAGEMENT SERVICES			10,103.83 002132
6/09/23 00043	4/17/23 L166320 202304 320-57200-			127.00	
	2 MATS LAUNDRY SERVICE	SIMPLY LINEN SOLUTIONS			127.00 002133
6/09/23 00165	1/12/25 /5052 202501 520 55000	45004		15,023.07	
	INSTALL FLOWERS	WEST ORANGE NURSERIES INC TREE/			15,023.07 002134
6/09/23 00143	6/02/23 107669 202302 320-57200-	45508		50.00	
	CLUBHOUSE CARPET 6/02/23 107669 202302 320-57200-	45508	*	356.00	
	4 FULLY UPHOLSTER CHAIRS	ZEROREZ			406.00 002135
6/21/23 00162	6/06/23 12498 202306 320-57200-	-44200		117.00	
	LONG POOL POLE INSTALLED	ZACHARY SULLIVAN DBA BIG Z POOL			117.00 002136
6/21/23 00179	6/01/23 32013014 202306 320-57200-			1,855.00	
	JUN JANITORIAL SRVCS	NORTH FL BLDG MAINT LLC DBA CITY		-	1,855.00 002137
6/21/23 00005	6/01/23 0208481 202305 310-51300-			2,868.75	- <u>-</u>
	MAY ENGINEERING SERVICES	ENGLAND THIMS & MILLER, INC			
6/21/23 00114	5/31/23 INV6421 202305 320-57200-			195.00	
-,, _0 00111	ACCESS CARDS				195.00 002139
		HIDDEN EYES LLC DBA ENVERA SYSTEMS			

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHE *** CHECK DATES 06/01/2023 - 06/30/2023 *** MEADOW VIEW @ TWIN CREEKS GF BANK A MEADOW VIEW-GENERAL	CK REGISTER	RUN 7/11/23	PAGE 4
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
6/21/23 00045 5/31/23 78641 202305 320-53800-45005 MAY LAKE MAINTENANCE	*	1,769.14	
FUTURE HORIZONS, INC.			1,769.14 002140
6/21/23 00180 3/31/23 716148 202303 320-53800-45009 PUMP STATION RPR TOWNHOME	*	337.50	
6/08/23 722550 202306 320-53800-45003 JUN PH3 MAINT CONT SRVCS	*	9,100.00	
6/08/23 722551 202306 320-53800-45003 JUN PH2 TH MAINT SRVCS	*	9,011.00	
6/08/23 722552 202306 320-53800-45003 JUN PH2 MAINT SRVCS	*	8,421.00	
THE GREENERY INC			26,869.50 002141
6/21/23 00020 5/31/23 230 202305 320-57200-45500 MAY FACILITY ASSISTANT	*	1,432.50	
5/31/23 231 202305 320-57200-45509 MAY PVT EVENT ATTENDANT	*	771.75	
5/31/23 232 202305 320-57200-49400 MAY SPEC EVENT ASSISTANT	*	411.25	
5/31/23 233 202305 320-57200-45501 MAY LIFEGUARD SRVCS	*	4,218.00	
MAI LIFEGUARD SRVCS RIVERSIDE MANAGEMENT SERVICES			6,833.50 002142
6/21/23 00048 6/06/23 101958 202306 320-57200-44207 06/06/23 - DIAGNOSIS/RPR	*	160.00	
SOUTHEAST FITNESS REPAIR			160.00 002143
6/21/23 00040 6/01/23 JAX53796 202306 320-53800-45003 JUN LANDSCAPE MAINTENANCE	*	17,812.00	
YELLOWSTONE LANDSCAPE-SOUTHEAST, LLC			17,812.00 002144
6/22/23 00167 1/17/23 062423A 202306 320-57200-49400 06/24/23 FINAL PAYMENT		925.00	
BLESILA FUATA DBA PRINCE PELE'S			925.00 002145
6/29/23 00038 6/20/23 299543 202306 320-57200-44300 200X ACCESS CARDS	*	620.00	
ATLANTIC SECURITY			620.00 002146
6/29/23 00158 6/23/23 299-8376 202306 320-57200-44200 NO PETS ALLOWED SIGNS	*	2,507.10	
FAST SIGNS			2,507.10 002147
6/29/23 00178 6/23/23 3238723 202305 310-51300-31500 MAY GENERAL COUNSEL	*	4,530.24	
KUTAK ROCK LLP			4,530.24 002148

AP300R *** CHECK DATES 06/01/20	023 - 06/30/2023 *** MEA	COUNTS PAYABLE PREPAID/COMPUTE DOW VIEW @ TWIN CREEKS GF K A MEADOW VIEW-GENERAL	R CHECK REGISTER	RUN 7/11/23	PAGE 5
CHECK VEND#IN DATE DATE	VOICE EXPENSED TO INVOICE YRMO DPT ACCT# SU	VENDOR NAME B SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
6/29/23 00020 6/20/23		508	*	4,951.45	
6/20/23		508	*	241.59	
	MAINTENANCE SUPPLIES	RIVERSIDE MANAGEMENT SERVICES			5,193.04 002149
6/29/23 00176 6/12/23		011	*	500.00	
	EXTENSION OF POLES	SHADE AMERICA INC			500.00 002150
6/29/23 00040 6/16/23	3 JAX54494 202306 320-53800-45	004	*	700.00	
6/23/23	BEACON LAKE 3B MOWING 3 JAX54681 202306 320-53800-45	009	*	1,024.00	
6/26/23	IRRIGATION REROUTE 3 JAX54797 202306 320-53800-45	004	*	350.00	
	BEACON LAKE 3B MOWING	YELLOWSTONE LANDSCAPE-SOUTHEAS	T,LLC		2,074.00 002151
		TOTAL FOR B.	AINT. A	645,306.68	
		TOTAL FOR R	EGISTER	645,306.68	

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



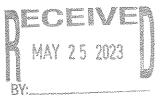
 PLEASE PAY BY
 AMOUNT
 INVOICE DATE

 06/06/2023
 \$110.95
 05/16/2023

INVOICE NO. 293723

Site:	850 Beacon Lakes Pkwy St
	Augustine
Site Address:	850 Beacon Lakes Pkwy
	St Augustine FL 32092
Period:	06/01/2023 to 06/30/2023
Recurring No	.: 4197
Job Name:	
Order No.:	

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



1 320 57200 45400 Security Monitoring Approved Jennifer Ericksomn 5.25.2023

Description

Meadow View @ Twin Creeks

Monthly Security Monitoring

ltem	Quantity	Unit Price	Total
Cellular Fire Monitoring	1.00	\$79.00	\$79.00
Monitoring with Cellular Communicator	1.00	\$31.95	\$31.95
<u> </u>	Sı	ub-Total ex Tax	\$110.95
		Tax	\$0.00
		Total	\$110.95

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

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

INVOICE DATE PLEASE PAY BY 06/06/2023 \$110.95 05/16/2023

.

INVOICE NO. 293723

١

How	То Рау		INVOICE NO. 293723
	Credit Card (MasterCard, Visa, Amex)		Mail
			Detach this section and mail check to:
	Credit Card No.	n and a second se	Atlantic Security 1714 Cesery Blvd Jacksonville, FL 32211
	Card Holder's Name: CCV:	-	
	Expiry Date: / Signature:		
NAME	Meadow View at Twin Creeks CCD	DUED	ATE: 06/06/2023 AMOUNT DUE: \$110.95



SMART HOME SPECIALISTS

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.

 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 Selier. The installation will be completed within a reasonable length of time based on the conditions inherent in the premises and Selier's installation schedule.
 FULL ONE-YEAR WARRANTY - Selier/Atlantic Companies promises to furnish a replacement part

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 fulfilment of their warrantiv obligations.

us up manufacturers or such equipment used in Sener none systems. Sener win 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. Selter/Atlantic Companies makes no other warranty except as herein specifically set forth, particularly any warranty of merchantability or fitness for any particular purpose, either express or invalid in law.

implied in law. GENERAL: Furnishing of parts and labor as described above shall constitute fulfillment of all Seller/Attantic 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 God.

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

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

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

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

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

(c) The inability to ascertain what portion, if any, of any loss would be proximately caused by Seller's failure to perform or by failure of its equipment to operate; (d) The nature of the service to be performed by the Seller and the uncertain nature of occurrences which might cause injury or death to Buyer or any other person which the system or equipment is designed to detect or avert.

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

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

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

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 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

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

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 tille to the system by Seller. Purchaser understands and agrees that the installation of equipment owned by Seller does not create a fixture on the Premise as to that equipment. Should Purchaser default in any payment for the system or part, then Purchaser authorized and empowers Seller to enter upon/in said Premise and to remove the system, or part from the premises. Such removal, if made by Seller, shall not be deemed a waiver of Seller's right to damages Seller sustains as a result of Purchaser's default be in no way obligated to restore the premises to its original romdition, 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, Setler can require immediate payment (acceleration) of what you

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 hines 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 faderal law or an appeliate 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 encumerated. If services are discontinued because of Purchaser agrees to pay in advance to Seller a reaconnect charge to be fixed by Seller at a reasonable amount. Seller shall have the right to increase the reduction 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 the event Purchaser objects to such increase, Seller may elect to [1,) 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

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.

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.

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 anidom that has been paid to belief both execution of this Agreement. And the parties agree to submit to the jurisdiction 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

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



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

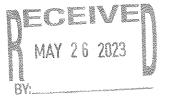
	1 320 57200 45 <u>Approved 5 26 2</u>			
BILL TO	JÉrickson			
Meadow View At Twin Creeks CDD (Beacon Lake) 850 Beacon Lake Parkway St Augustine, FL 32095		DATE 04/25/2023	PLEASE PAY \$1,573.00	DUE DATE 05/05/2023

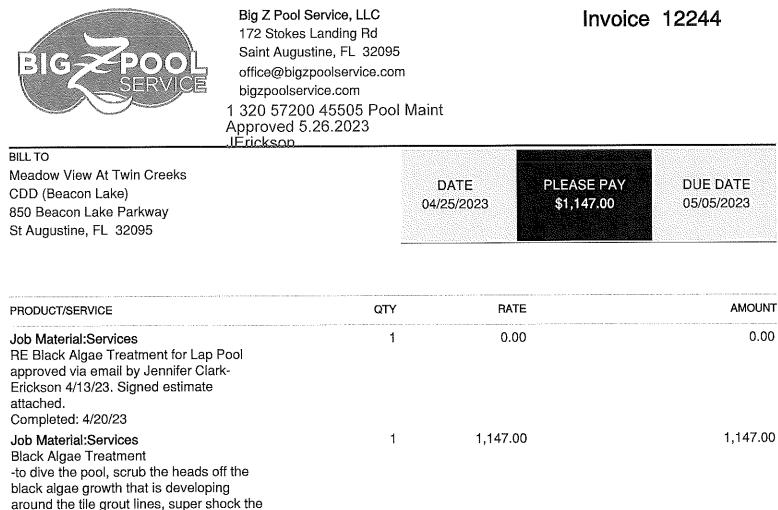
PRODUCT/SERVICE QT	ſΥ	RATE	AMOUNT
Services:Monthly Service Re: Acid Treatment, Floor Returns Lap Pool approved via email by Jennifer Clark- Erickson 4/13/23. Signed estimate attached. Completed as of: 4/20/23	1		0.00
Labor Rates:Labor Labor, to do 42 drain cover cleanings, it takes roughly 15 mins per drain, and we will have to a certain amount and take break, and will have to return another day because we do not want to crash the water chemistry to much that the pool becomes un-swimmable for several hours.	1	1,375.00	1,375.00
Job Material:Materials Acid, for stain treatment and other chemicals for neutralizing water chemistry	1	198.00	198.00
Thank you for your business!			
For work outside of monthly cleaning services, accepted forms		TOTAL DUE	\$1,573.00

of payment are check, cash or a credit card however the credit card is subject to a 3.5% processing fee.

.,...

THANK YOU.





pool. The pool will need to be closed for 24-48 hours. The pool will be retested prior to opening to insure safe swimming levels.

Thank you for your business!

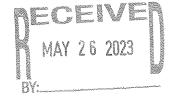
For work outside of monthly cleaning services, accepted forms of payment are check, cash or a credit card however the credit card is subject to a 3.5% processing fee.

TOTAL DUE

\$1,147.00

THANK YOU.

0.00





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

BILL TO Meadow View At Twin Cr CDD (Beacon Lake) 850 Beacon Lake Parkwa St Augustine, FL 32095		0	DATE 6/01/2023	PLEASE PAY \$1,945.56	DUE DATE 06/30/2023
PRODUCT/SERVICE		QTY	RA	TE	AMOUNT
RE: Monthly Chemicals a Lease Only Invoice	and Controller				
Services:Monthly Service Monthly Chemicals with 2 Leases Chemicals Included: Chlorine		1	1,945.	56	1,945.56
Acid Bi-Carb Stabilizer		45506 - Pool Che 1.2023 Jennifer I			
Bi-Carb	Approved 5.3				

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

TOTAL DUE

\$1,945.56

THANK YOU.

<u> P</u> C		VE	
MAY	Carlo a	2023	
	0.000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (1000 (100) (100) (1000 (100) (1000 (100) (1000 (100) (1000 (100) (1000 (100) (1000 (100) (1000 (100) (1000 (100) (100) (100) (100) (100) (100) (100) (100) (100) (100) (100) (100) (100) (100) (100) (100) (100) (100) (100) (100) (100) (100) (100) (100) (100) (100) (100) (100) (100) (100) (100) (100) (100) (100) (100) (100) (100) (100) (100) (100) (100) (100) (100) (100) (100) (100) (100) (100) (100) (100) (100) (100) (100) (100) (100) (100) (100) (100) (100) (100) (100) (100) (100) (100) (100) (100) (100) (100) (100)	and the second second second second second	



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

BILL TO Meadow View At Twin Creeks CDD (Beacon Lake) 850 Beacon Lake Parkway St Augustine, FL 32095		DATE /01/2023	PLEASE PAY \$1,298.00	DUE DATE 06/30/2023
PRODUCT/SERVICE	QTY	RAT	Ē	AMOUNT
RE: Monthly Cleaning Service Only				
1 320 57200 45505 Pool Maint Approved 5.31.2023				

* Duplicate Payment in April RECEIVE * Credit applied * Charged us twice in April BY: for maintenance

JErickson



Services:Monthly Service Pools on Site: Lap and Family Pool	1		
Service Visits Schedule: Dctober-March 2 visits per week: Mon/Fri April-September 3 visits per week: Mon/Wed/Fri NOTE; with 52 weeks per year, we base pur 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 he summer carry 13-14 visits that we do not charge for along with the same affect n fall/winter with 9-10 visits pending when he 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.	I	1,298.00	1,298.00
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.			

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

TOTAL DUE

\$1,298.00

THANK YOU.



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



Ship

USA

INVOICE \$340.00

Invoice Number: Invoice Date: Due Date:

To: Beacon Lakes / Meadow Views at Twin Creeks

Jennifer Clark - Erikson

850 Beacon Lake Drive

St. Augustine, FL 32259

Total Due:

42013011165 5/23/2023 6/22/2023

\$340.00

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

Bill

Beacon Lakes / Meadow Views at Twin Creeks To: Jennifer Clark - Erikson 850 Beacon Lake Drive St. Augustine, FL 32259 USA

PO#	Customer ID	FSM	Payment Terms	Servic	e Dates
	01013101582	Joseph Grima	Net 30 days	05/2	22/23
Item #	Des	cription	Contract / Order # Qty	Unit Price	Ext. Price
	Rolling trash bin		1	340.00	340.00

Rolling trash bin

1-320-57200-45914-Refuse Approved Jen-Erickson 5.23.2023

Subtotal:	340.00
Sales Tax:	0.00

1 320 57200 45006 Grounds Maint. Approved 5.23.2023 Jennifer Erickson Total Due:

Invoice

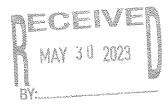
:

		4500 4500			
Ε	Ν	۷	Е	R	A

Page Date	1/1 5/30/2023
Reference	
Invoice Number	INV000006391

Hidden Eyes LLC d/b/a Envera Systems 8281 Blaikie Ct Sarasota, FL 34240 (941) 556-0743

1 320 57200 44300 access cards Approved Jen Erickson 5.30.2023



Total Due (USD)

1,005.00

Bill To Meadow View at Twin Creeks CDD c/o GMS 475 West Town Place, Suite 114 World Golf Village St. Augustine, FL, 32092		850 E	low View at Twin (Beacon Lake Pkwy ugustine, FL, 3209	1		
Bill To Number Document Number	Туре	Site Numb	er Entered By	Customer F	Reference	Weight
002650 ORD00000532	SER	002650G	SCHREIG			0.0000
Code / Description	Supply	Unit	Unit Price	Discount	Unit Tax	Ext.
17-AWI-0010 34 BIT HSF FOB CRED-SHIP Shipping Charge - Credentials	100.00	EA	11.00 15.00	1.10		990.00 15.00
If terms permit, where paying by check Please make payable to Envera Systems Remit to: 8281 Blaikie Ct. Sarasota FL, 34240	Tax Su STJN	immary	0.00	Less Plus	3	15.00 1,100.00 1,115.00 110.00 0.00 0.00

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

May 31, 2023

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

General Counsel Re:

For Professional Legal Services Rendered

04/02/23	L. Whelan	0.30	115.50	Monitor 2023 legislative session for legislation pertaining to or affecting District
04/06/23	K. Buchanan	0.80	264.00	Prepare landscape maintenance agreement
04/06/23	K. Ibarra	0.10	19.00	Record quit claim deed
04/10/23	K. Buchanan	0.30	99.00	Prepare correspondence to Simpson
04/10/23	K. Ibarra	0.10	19.00	Review recorded quit claim deed; correspondence with developer regarding same
04/18/23	K. Buchanan	1.60	528.00	Review agenda package; confer with district manager; prepare agreement for janitorial services; prepare request for proposal for amenity management services
04/18/23	J. Gillis	0.70	133.00	Draft janitorial services agreement with City Wide
04/20/23	K. Buchanan	1.50	495.00	Prepare for and attend board meeting

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

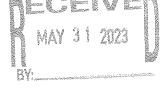
.

ACH/Wire Transfer Remit To:

.

Reference: Invoice No. 3225836 Client Matter No. 35723-1 Notification Email: eftgroup@kutakrock.com

> Invoice No. 3225836 35723-1



May 31, 20	iew at Twin Creek)23 ter No. 35723-1	as CDD		
04/27/23	K. Buchanan	0.30	99.00	Confer with district manager regarding landscape maintenance request for proposal
TOTAL HO	JURS	5.70		
TOTAL FO	R SERVICES REN	DERED		\$1,771.50
DISBURSE	EMENTS			
Filing and O	Court Fees		81	1.20
TOTAL DI	SBURSEMENTS			<u>81.20</u>
TOTAL CU	JRRENT AMOUN	T DUE		<u>\$1,852.70</u>

 $|||_{\mathcal{O}} = |||_{\mathcal{O}} + |||_{\mathcal{O}} + |||_{\mathcal{O}}$



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

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

Invoice

Service Location	Information
Account	[101093] Meadow View At Twin Service Contact Marc or Denise
	Creeks A.K.A Beacon Lake
Service Address	850 Beacon Lake Pkwy
	St Augustine, FL 32095

Service Information

Services	Qty	Rate	Price
Repair - Parts at Shop	1.00 hour	\$70.00 / hour	\$0.00
Life Fitness TM Console SN: GIT101050 SN: AST175918 Replace: Consolo			
Replace: Console — Product: Travel 60-160 miles	1.00 Other	\$110.00 / Ea	\$0.00
— Product: LF - Console - NC TR CONS DIS3 19" LCD IPTV-STB WIRELESS - 19DT-XWXXI- 04	1.00 Ea	\$2,000.00 / Ea	\$2,000.00
- Product: Shipping	1.00 Ea	\$30.00 / Ea	\$0.00
DECEIVED		Subtotal:	\$2,00.00
MAY 2 5 2023		Tax:	\$0.00
		Total:	\$2,00.00

*Labor hours are estimated and subject to change

To accept this estimate, please reply to the original email with your approval. We look forward to working with you!

1 320 57200 45508 AMENITY-FACILITY MAINT Approved 5.25.2023 Jennifer Erickson

Sterling Specialties, Inc

7000 US Highway 1 North, Ste 601 St. Augustine, FL 32095 Phone: 904-829-5006 Fax: 904-829-5008

P.O. Number	Date	invoice #
	5/16/2023	14721

,

.

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

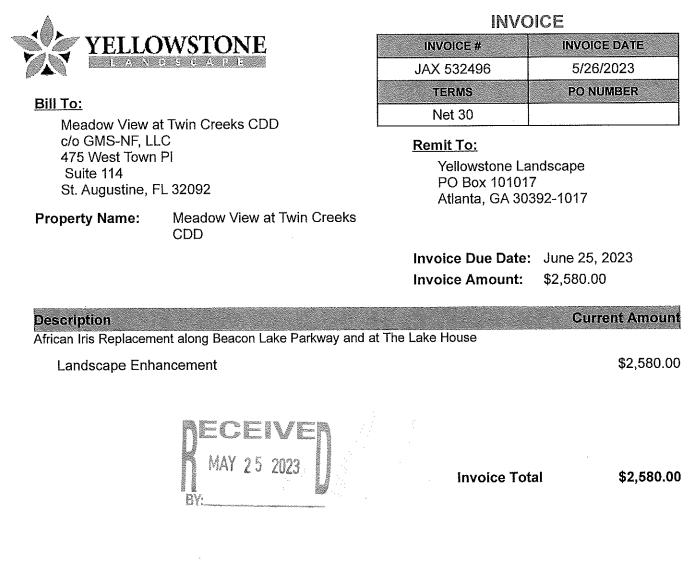
Beacon Lake		
Park Fence		
PER: Jennifer	Clark	

1 320 57200 45508 AMENITY-FACILITY MAINT Approved 5.25.2023 Jennifer Erickson

Description		Amount
Field weld and touch up paint on existing custom gate.		300.00
RECEIVE MAY 2 5 2023 BY		
E-mail	Total	\$300.00

Payments/Credits \$0.00

terri@sterlingspecialtiesinc.com



IN COMMERCIAL LANDSCAPING

Approved 05/24/2023 Landscape Contingency 001.320.53800.45004 Rich Gray

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

Meadow View at Twin Creeks

	unity Development District auction Phase 4	Construction Fu	nding Request #7 April 13, 2023
Req.	PAYEE		
57	W. Gardner, LLC Beacon Lake Phase 4 (Utilities) Application for Payment No. 12 (Mar 2023)	\$	176,213.39
58	W. Gardner, LLC Beacon Lake Phase 4 (Clearing/Earthwork) Application for Payment No. 14 (Mar 2023)	\$	25,148.27
59	W. Gardner, LLC Beacon Lake Phase 4 (Paving/Drainage) Application for Payment No. 12 (Mar 2023)	\$	279,988.80

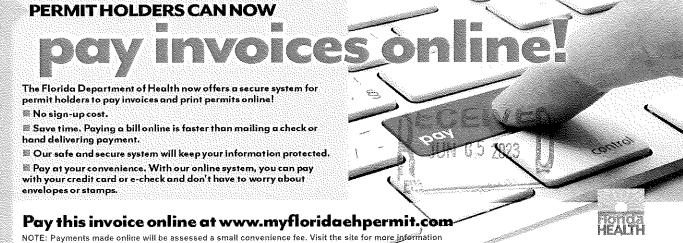
Total Funding Request \$ 481/350.46

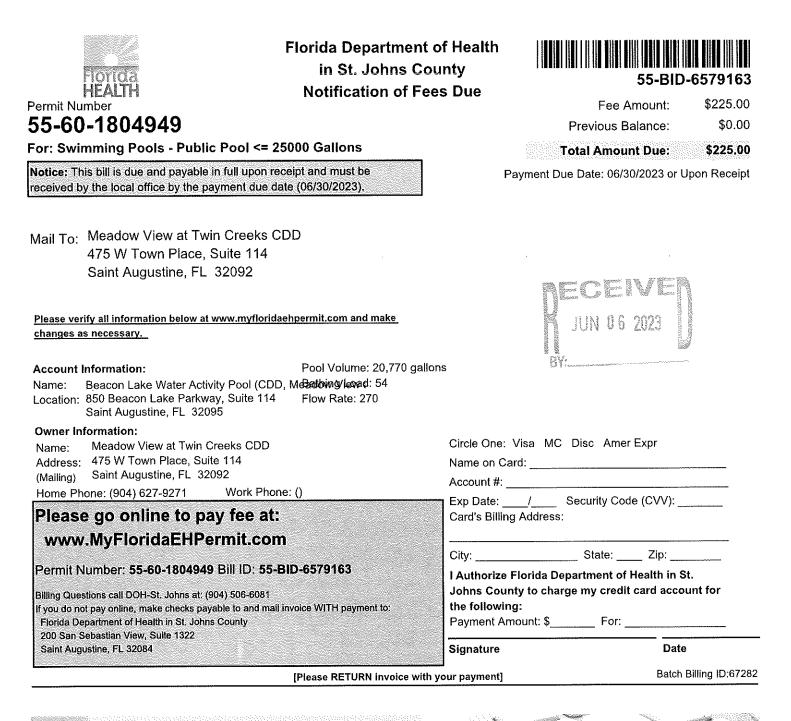
Please make check payable to:	Meadow View at Twin Creeks CDD c/o GMS LLC 475 West Town Place Sulte 114
Her forth	St. Augustine FL 32092
Signature: CKalrman/Vice Chairma	F1

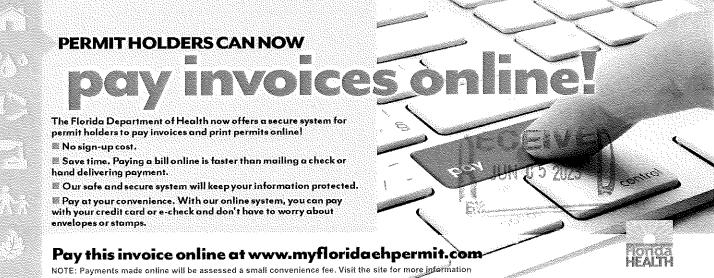
Signature: Jim // (ALLY Secretary/Asst. Secretary

	[Please RETURN invoice with your pa	ayment] Batch Billing ID:67282
Saint Augustine, FL 32084		nature Date
Billing Questions call DOH-St. Johns at: (904) 506-6081 If you do not pay online, make checks payable to and mai Florida Department of Health in St. Johns County 200 San Sebastian View, Suite 1322	Joh I involce WITH payment to: the	following: ment Amount: \$ For:
www.MyFloridaEHPermit.cor Permit Number: 55-60-1804952 Bill ID: 55-	City	r: State: Zip: ithorize Florida Department of Health in St.
그 선생님이 이 것을 것 것 같아. 것 것 것 같아요. 것 것	그는 것 같아요? 18 명이 가 많아? 것 것 같아? 집 나라 ?	
Please go online to pay fee at:	Exp	Date:/ Security Code (CVV): d's Billing Address:
(Mailing) Saint Augustine, FL 32092 Home Phone: (904) 627-9271 Work Phol		ount #:
Address: 475 W Town Place, Suite 114 (Mailing) Saint Augustine, FL 32092		ne on Card:
Owner Information: Name: Meadow View at Twin Creeks CDD	Circ	e One: Visa MC Disc Amer Expr
Account Information: Name: Beacon Lake Competition Pool (CDD, Location: 850 Beacon Lake Parkway, Suite 114 Saint Augustine, FL 32095	Pool Volume: 140,440 gallons Mea Bethingewoa d: 156 Flow Rate: 0	
Please verify all information below at www.myflorid changes as necessary.	aehpermit.com and make	
Saint Augustine, FL 32092		JUN 0 6 2023
Mail To: Meadow View at Twin Creeks C 475 W Town Place, Suite 114	CDD	
Notice: This bill is due and payable in full upon re received by the local office by the payment due d		Payment Due Date: 06/30/2023 or Upon Receipt
		Total Amount Due: \$350.00
For: Swimming Pools - Public Pool > 25	5000 Gallons	
55-60-1804952		Previous Balance: \$0.00
Permit Number	Notification of Fees Du	Je Fee Amount: \$350.00
Florida	in St. Johns County	55-BID-6579162
	Florida Department of He	eaith (111111111111111111111111111111111111









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

Invoice #: 99 Invoice Date: 6/1/23 Due Date: 6/1/23 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 - June 2023 Website Administration - June 2023		4,341.17 91.67 129.17	91.67
Information Technology - June 2023 Dissemination Agent Services - June 2023 Office Supplies		1,041.67 0.96	
Postage	e al constant a subject	62.40 67.05	62.40
Telephone		36.50	36.50 ×
JUN 02 2023			
Sul 3 concentration and a second			
	Total		\$5,770.59
	Payme	nts/Credits	\$0.00
	Balance	e Due	\$5,770.59

Invoice

Riverside Management Services, Inc

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

Invoice

Invoice #: 228 Invoice Date: 6/1/2023 Due Date: 6/1/2023 Case: P.O. Number:

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

Description	Hours/Qty	Rate	Amount
1.320.57200.45504 - Contract Administration - June 2023 1.320.57200.45500 - Facility Management - Meadow View - June 2023		3,600.00 6,503.8	0 3,600.00 3 6,503.83
JUN 05 2023			
Juny Lanhut 6-5-23			
	Total		\$10,103.83
	Paymen	ts/Credits	\$0.00
	Balance	Due	\$10,103.83

Simply Linen Solutions A Division of Star Brite Laundries, LLC

.

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

•

CUSTO	MER	NAM	E: {	BCK	601	N LAK	C.						41723	түре Сос	CONTR	ACT DATE
MEAD	ION	VL	EN		TV	vin LA	ices			16632	20		NIS		Eaw	a
МТ	w	тн	F	ຮື	su	PO#							PMT TERMS	TAX	FREQ.	ROUTE
ITEM DI	ESCR	IPTIC	DN	COLO	DR 4	DDITIONAL INFO	SRC%			DATE: 43	DATE: 4/ 1/ QUANT.	0	DATE: 917 QUANT.) UNIT PRICE	TOTAL AMOUNT	ADJ AMOUNT
LAUND	RY SE	RVIC)E													
Mats				blu	u		·		<u>2</u>		2)		5.00		
		4x	le	LOG	θ				<u>2</u>	2	2		a	5.75	46.00	
												_	.			
							ļ		<u>ৰ ৩০০</u>	57000	45010	-	inon			
														Frickson	·····	····
									Appic		.2025		CIIIIICI			
						•										
CAPT	· · · ·			1			<u> </u>									
		100					, 									
MEADOWVIEW D TWIN LAKES L 166320 NIS EOW Route M T W TH F S SU PO# Date: 413 Date: 410 Date: 4112 UNIT EOW Route ITEM DESCRIPTION COLOR ADDITIONAL INFO S Date: 3127 Date: 413 Date: 410 Date: 9117 UNIT TOTAL AMOUNT ADJ AMOUNT LAUNDRY SERVICE Date: 3 X 5 Due Quant QUANT																
Rental lir	ens ar	id tex	tiles a	are the	prop	erty of Simply	Linen	So	lutions. Ra	ites are based	on a week	ly	time period.			
rental an	d/or re	Nacer	nent	nnete u	ill be	billed for all r	ion-refi	บ่าท	ned linens a	ind textiles. Inv	ventories ke	api	t longer than	SURCHARGES		·····
one weel and inter	k are s ruptio	ubject 1 of se	t to ad ervice	dontiona , Credi	ai tee: ts are	, and included for	~~ *^t		dun neod	linone				TAX	· · ·	
						Signature o	f Custo	<u>N</u> om	/A /	Dat Dat	te:	ľ	1:30AM	TOTAL	127/32	
STRICT	LY PR	OHIE	BITED): LAU	NDE	RING OR LE	NDIN	G	OF SUPPI	LIER-OWNEI	D GOODS.	•	-	IUIAL		
															\mathcal{L}	

JUN 07 2023

BY.

44



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



BILL TO Meadow View at Twin Creeks CDD SHIP TO Beacon Lake Flower Installation

INVOICE 75652

DATE 04/12/2023 TERMS Net 30

DUE DATE 05/12/2023

	DESCRIPTION		QTY	RATE	AMOUNT
Flowers Brokered Sales	Salvia 4" Victoria Blue		2,754	0.91	2,506.14
Flowers Brokered Sales	Begonia 4.5" Big Bronze Leaf Rose		2,295	1.37	3,144.15
Flowers Brokered Sales	Marigolds 4" Janie Yellow		2,754	0.91	2,506.14
INSTALL 4"	Labor Standard OOT P and P		7,803	0.88	6,866.64
RECIEVED B	YY:	SUBTOTAL			15,023.07
		TAX			0.00
		TOTAL			15,023.07

TOTAL DUE \$15,023.07

Service Summary & Invoice

Zerorez Inc 225 Sampson Way, St. Augustine, FL 32092-1761 904-287-5727



Service Date & Time: 02-14-2023 08:00 AM Invoice #: 107699 1 320 57200 45507 Janitorial Approved Jennifer Erickson 6.2.2023 Technician: David B Jacob T

Meadow View at Twin Creeks

 Contact:
 Denise Powers
 Phone
 Mobile:
 904-629-9244
 Email:
 dpowers@gmsnf.com

 Billing Address:
 850 Beacon Lake Parkway St. Augustine FL 32095
 Service Address:
 850 Beacon Lake Parkway St. Augustine FL 32095

BY:

Total	Qty	Price	Service/Product Description
00 \$50.00	200	\$0.25	z- Commercial Carpet - Small carpeted area in clubhouse Priced per square foot depending on size of area.
4 \$356.00	4	\$89.00	z-Commercial Chair - Tax Exempt - 4 blue fully upholstered chairs that were in carpeted area
tal \$406.00	Subtotal	S	
ax \$0.00	Tax		
tal \$406.00	Total		JUN 02 2823
tal \$	Total		JUNUZ 2023

Unpaid \$406.00

Thank you for choosing Zerorez® Jacksonville! Unpaid invoices must be paid within 30 days of the invoice date. Past due invoices will incur an interest charge at 12% APR.



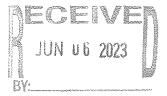
Big Z Pool Service, LLC 172 Stokes Landing Rd Saint Augustine, FL 32095 office@bigzpoolservice.com bigzpoolservice.com

BILL TO Meadow View At Twin Creeks CDD (Beacon Lake) 850 Beacon Lake Parkway St Augustine, FL 32095	0	DATE 6/06/2023	PLEASE PAY \$117.00	DUE DATE 07/06/2023
PRODUCT/SERVICE	QTY	RATE		AMOUNT
Ish Matavial Mataviala		117 00		117 00

Job Material:Materials 1	117.00	117.00
Re: Safety Item Long pool pole, for lap pool Installed: 6/6/23		
Thank you for your business!		
For work outside of monthly cleaning services, accepted forms	TOTAL DUE	\$117.00

of payment are check, cash or a credit card however the credit card is subject to a 3.5% processing fee.

THANK YOU.

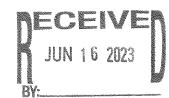


Approved Pool maintenance 001.320.57200.45505 Rich Gray



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

1 320 57200 45507 Janitorial Approved Jennifer Erickson 6.16.2023



Total Due:

Invoice Number: Invoice Date: Due Date: 32013014684 6/1/2023 7/1/2023

\$1,855.00

INVOICE

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

Bill

Beacon Lakes / Meadow Views at Twin Creeks To: 850 Beacon Lake Drive St. Augustine, FL 32259 USA

Ship To: Beacon Lakes / Meadow Views at Twin Creeks 850 Beacon Lake Drive St. Augustine, FL 32259 USA

PO #	Customer ID	FSM	Payment Terms	Servio	ce Dates
	01013101582	Joseph Grima	Net 30 days	06/01/23	to 06/30/23
Item #	Des	cription	Contract / Order # Qty	Unit Price	Ext. Price
	Managed Janitoria	al Services	31013100872	1 1,855.00	1,855.00

Subtotal: 1855.00 Sales Tax: 0.00

\$1,855.00 Total Due:

VISION - EXPERIENCE - RESU	LTS DETE	CEIV			
Meadow View at Twin Creeks Co Development District 475 W Town Place Suite 114 St. Augustine, FL 32092	ommunity	UN 07202		June 01, 2023 Project No: Invoice No:	17348.00000 0208481
Project 17348.00000 EMAIL COPY TO: BKOVACIC@ ALSO SEND COPIES TO BERN	BBXCAPITAL.COM	General Consu D-BPEREGRII			
Work Description: Prepare Monthly Requisitions Revise requisition list as request Process WG Requisitions / Attend Monthly CDD Meeting at 1 <u>Professional Services rendere</u> Professional Personnel	Beacon Lake Amenit	-			
		Hours	Rate	Amount	
Senior Engineer/Senior Proje	ect Manager				
Lockwood, Scott	5/6/2023	.75	215.00	161.25	
Lockwood, Scott	5/13/2023	1.75	215.00	376.25	
Lockwood, Scott	5/20/2023	3.00	215.00	645.00	
Adminstrative Support					
Blair, Shelley	5/13/2023	16.75	95.00	1,591.25	
Blair, Shelley	5/20/2023	1.00	95.00	95.00	

Totals **Total Labor**

2,868.75

\$2,868.75 Invoice Total this Period

2,868.75

23.25

England - Thims & Miller, Inc. ENGINEERS - PLANNERS - SURVEYORS - GIS - LANDSCAPE ARCHITECTS 14775 GRISL Augustos Road - Jacksonnile, Roada 22553 - LE 904-642-8959 - tax 901-645-9465 CA-0002561 - LC-000216

Invoice

			E		
Ε	Ν	۷	E	R	A

Page	1/1
Date	5/31/2023
Reference	
Invoice Number	INV000006421

Hidden Eyes LLC d/b/a Envera Systems 8281 Blaikie Ct Sarasota, FL 34240 (941) 556-0743

1 320 57200 44300 access cards Approved Jen Erickson 6.2.2023



Total Due (USD)

Bill To Meadow View at Twin Creeks CDD c/o GMS 475 West Town Place, Suite 114 World Golf Village St. Augustine, FL, 32092		850 1	dow View at Twin (Beacon Lake Pkwy ugustine, FL, 3209	1		
Bill To Number Document Number	Туре	Site Numb	er Entered By	Customer F	Reference	Weight
002650 ORD00000532	SER	002650G	SCHREIG			0.0000
Code / Description	Supply	Unit	Unit Price	Discount	Unit Tax	Ext.
17-AWI-0006 SIDE VIEW MIRROR TAG UHF CRED-SHIP Shipping Charge - Credentials	10.00	EA	20.00 15.00	2.00		180.00
If terms permit, where paying by check Please make payable to Envera Systems Remit to: 8281 Blaikie Ct. Sarasota FL, 34240	Tax Su STJN	Jmmary	0.00	Less Plus	5	15.00 200.00 215.00 20.00 0.00 0.00

Future Horizons, Inc 403 N First Street

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

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

Bill To:

Meadow View at Twin Creeks CDD District Accountant 1408 Hamlin Avenue, Unit E Saint Cloud, FL 34771 INVOICE Invoice Number: 78641 Invoice Date: May 31, 2023 Page: 1

Ship to:

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

Customer ID	Customer PO	Payment	. Terms
Beacon02	Per Contract	Net 30	Days
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver	5/8/23	6/30/23

Quantity	item	Description	Unit Price	Атю	unt
	Aquatic Weed Control	Aquatic Weed Control services performed in May 2023	1,769.14	alina a la	1,769.14
		Approved Lake maintenance 001.320.53800.45005 Rich Gray	JUN 02 2	023	
		Subtotal	1999 k		1,769.1
		Sales Tax	1997–1994) Harrison Santa S		
		Freight	lan dan seria para menangkan menangkan kerangkan kerangkan seria dari kerangkan seria dari kerangkan seria dari		
		Total Invoice Amount	a pagaman magang ang ang ang ang ang ang ang ang an		1,769.1
Check/Credit Me	mo No:	Payment/Credit Applied			
		TOTAL			1,769.1

Overdue involces are subject to finance charges.



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

Invoice 716148		
Date	PO/Contract#	
03/31/23		
Account Manager	Terms	
MELISSA BROCK	Due on Receipt	

Property Address	
Meadow View at Twin Creeks CDD	
850 Beacon Lake Parkway	
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
#50711 - Pump Station Repair at Townhomes			

Repair of pump station from email on March 22. Repairs were made March 24th.

Landscape Enhancement Work - 03/30/2023		\$337.50
	Total	\$337.50



Approved Irrigation Repairs 001.320.53800.45009 Rich Gray

Current	1-30 Days	31-60 Days	61-90 Days	90+ Days
	Past Due	Past Due	Past Due	Past Due
\$26,807.00	\$45,299.00	\$9,437.50	\$0.00	\$0.00

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



Bill To Meadow View at Twin Creeks CDD

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

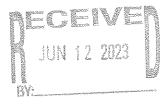
Invoice 722550		
PO/Contract#		
Terms		
Due on Receipt		

Property Address
Meadow View at Twin Creeks CDD 850 Beacon Lake Parkway
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 Commo	ns June 2023	\$9,100.00
		Total	\$9,100.00

Approved Landscape Maintenance 001.320.53800.45003 Rich Gray



Current	1-30 Days	31-60 Days	61-90 Days	90+ Days
	Past Due	Past Due	Past Due	Past Due
\$53,339.00	\$45,299.00	\$9,437.50	\$0.00	\$0.00

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



Bill To

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

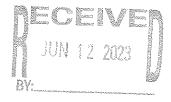
Invoice	722551
Date	PO/Contract#
06/08/23	
Account Manager	Terms
MELISSA BROCK	Due on Receipt

Property	Address
Meadow	View at Twin Creeks CDD
850 Bead	con Lake Parkway
St Augus	tine, FL 32095

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

Description	Qty/UOM	Rate	Amount
#48624 - Maintenance Contract Services - Bea Area June 2023	acon Lakes Phase II Townhome	Common	\$9,011.00

Total \$9,011.00



Approved Landscape Maintenance 001.320.53800.45003 Rich Gray

Current	1-30 Days	31-60 Days	61-90 Days	90+ Days
	Past Due	Past Due	Past Due	Past Due
\$53,339.00	\$45,299.00	\$9,437.50	\$0.00	\$0.00

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



Bill To

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

722552
PO/Contract#
Terms
Due on Receipt

 Property Address
Meadow View at Twin Creeks CDD 850 Beacon Lake Parkway
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 Services - Bea 2023	con Lakes Phase II Common A	reas June	\$8,421.00

Total \$8,421.00

Approved Landscape Maintenance 001.320.53800.45003 Rich Gray

NE C		VE	
NUL P	Sec. Sec.	2023	ANNAL MANY
çiv.	111 mm. 4116 (141 (14 m A116	innesi 44100 ki kalenda ya janga sajanga saja	

Current	1-30 Days	31-60 Days	61-90 Days	90+ Days
	Past Due	Past Due	Past Due	Past Due
\$53,339.00	\$45,299.00	\$9,437.50	\$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

Invoice #: 230 Invoice Date: 5/31/2023 Due Date: 5/31/2023 Case: P.O. Number:

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

Description	Hours/Qty Rate	Amount
Facility Assistant through May 2023 1, 3 2 0 - 5 7 2 0 0 - 4 5 5 0 0	57.3 25.0	00 1,432.50
JUN 2 U 2023		
Ang Lanhit 6-20-23		
	Total	\$1,432.5
	Payments/Credits	\$0.0
	Balance Due	\$1,432.5

MVTC CDD

ASSISTANT MANAGER INVOICE DETAIL

Quantity		Description		<u>Rate</u>		Amount	
57.3	Assistant Manager		\$	25.00	\$	1,432.50	
	Covers May 2023						
		TOTAL DUE:			\$	1,432.50	

.

•

Facility Management 001.320.57200.45500

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

.

Date	<u>Hours</u>	<u>Employee</u>	Description
5/3/23	8.08	Ę.W.	Fadlity Assistant
5/5/23	1.25	E,W,	Facility Assistant
5/8/23	2.12	A.H.	Facility Assistant and Chess Club
5/10/23	5.17	E.W.	Facility Assistant and Book Club
5/15/23	2.23	E.W.	Facility Assistant and Chess Club
5/16/23	6.27	E.W.	Facility Assistant
5/18/23	3.27	E.W.	Facility Assistant and Wine Club
5/21/23	3.25	E.W.	Facility Assistant
5/22/23	2.12	E.W.	Facility Assistant and Chess Club
5/24/23	3.12	E.W.	Facility Assistant and Dominos Club
5/26/23	3,17	E.W.	Facility Assistant and Whisky Club
5/26/23	1	J.W.	Facility Assistant
5/28/23	8,17	E.W.	Fadility Assistant
5/29/23	8.08	E.W.	Facility Assistant
	•		

TOTAL 57.3

Riverside Management Services, Inc

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

Invoice

Invoice #: 231 Invoice Date: 5/31/2023 Due Date: 5/31/2023 Case: P.O. Number:

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

Ì

Description	Hours/Qty Rate	Amount
Private Event Attendant through May 2023 しろつひ、うつうしの、45509	30.87 25	5.00 771.75
JUN 0.3 2023		
Juny Kanhut 6-9-23		
	Total	\$771.75
	Payments/Credit	t s \$0.00
	Balance Due	\$771.75

MVTC CDD

PRIVATE EVENT ATTENDANT INVOICE DETAIL

Quantity	Description	Rate	Amount
30.87	Private Event Attendant	\$ 25.00	\$771.75
	Covers May 2023		
	TOTAL DUE:		\$771.75

.

2-010465

Private Event Attendant 1.320.57200.45509

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

ALC: NO

.

<u>Date</u>	Hours	<u>Employee</u>	Description
r 10/00	4.0	5.0	Private Event Attendant
5/6/23	4.2	F.D.	
5/13/23	4.25	E.W.	Private Event Attendant
5/20/23	· 4.4	A.H.	Private Event Attendant
5/21/23	5	E.W.	Private Event Attendant
5/21/23	4	J.W.	Private Event Attendant
5/27/23	5.02	E.W.	Private Event Attendant
5/28/23	4	J.W.	Private Event Attendant
TOTAL	30,87		

.

.

æ

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

Invoice

Invoice #: 232 Invoice Date: 5/31/2023 Due Date: 5/31/2023 Case: P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Special Event Assistant through May 2023 にろえひ、らてうひの、り9月00)	16.45	25.00	411,25
JUN 0 9 2023 BY			
Jury Kanbut 6.9.33			
6-9-23	Total Payment	s/Credits	\$411.25
	Balance		\$411.25

MVTC CDD

SPECIAL EVENT ASSISTANT INVOICE DETAIL

<u>Quantity</u>	Description	<u>Rate</u>	Amount
16.45	Special Event Assistant	\$ 25.00	\$411.25
	Covers May 2023		
	TOTAL DUE:		\$411.25

ň

Special Event Assistant 1.320.57200.49400

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

o inclass

Date	Hours	Employee	Description
<u></u>	T. Falladdinnia	, 	-
5/5/23	3	F.D.	Special Event - Food Truck Friday
5/12/23	3.25	E.W.	Special Event - Food Truck Friday
5/19/23	3.2	E.W.	Special Event - Food Truck Friday
5/26/23	3	E.W.	Special Event - Food Truck Friday
5/27/23	4	E.W.	Special Event - School Out/Summer Kick Off
TOTAL	16.45		
5/19/23 5/26/23 5/27/23	3.2 3 4	E.W. E.W.	Special Event - Food Truck Friday Special Event - Food Truck Friday

.

Riverside Management Services, Inc

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

Invoice

Invoice #: 233 Invoice Date: 5/31/2023 Due Date: 5/31/2023 Case: P.O. Number:

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

Description	Hours/Qty	Rate	Amount
lfeguard Services through May 2023 1.3	228	18.50	4,218.00
BY			
Juny Lanlat 6-9-23			
	Total		\$4,218.00
	Payment	s/Credits	\$0.00
	Balance	Due	\$4,218.00

MVTC CDD

LIFEGUARD INVOICE DETAIL

<u>Quantity</u>	Description	I	Rate	Amount		
228	Lifeguard Services	\$	18.50	\$	4,218.00	
	Covers May 2023					
	TOTAL DUE:			\$	4,218.00	

LIFEGUARDS #1.320.57200.45501

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

Date	Hours	Employee	Description
5/6/23	3.42	K,G,	Lifeguarding
5/6/23	5.5	E.C.	Lifeguarding
5/6/23	7.23	V.G.	Lifeguarding
5/6/23	5.9	М.К.	Lifeguarding
5/7/23	6.68	A.L.	Lifeguarding
5/7/23	6.98	A.A.	Lifeguarding
5/7/23	4.7	E.G.	Lifeguarding
5/7/23	4,27	K,J,G,	Lifeguarding
5/13/23	6.58	E.G.	Lifeguarding
5/13/23	6.95	М.К.	Lifeguarding
5/13/23	4.77	E.C.	Lifeguarding
5/13/23	4,23	V <i>.</i> G.	Lifeguarding
5/14/23	7	P.M.	Lifeguarding
5/14/23	7.07	E.C.	Lifeguarding
5/14/23	4.12	K.G.	Lifeguarding
5/14/23	4.92	E.G.	Lifeguarding
5/20/23	6.8	A.A.	Lifeguarding
5/20/23	6.78	K.J.G.	Lifeguarding
5/20/23	4.12	Э.Н.	Lifeguarding
5/21/23	6.08	J.H.	Lifeguarding
5/21/23	5.02	V.G.	Lifeguarding
5/21/23	4.23	E.G.	Lifeguarding
5/27/23	6.93	A.A.	Lifeguarding
5/27/23	4.72	E.G.	Lifeguarding
5/27/23	4.33	V.G.	Lifeguarding
5/28/23	6,98	K.G.	Lifeguarding
5/28/23	6.65	J.H.	Lifeguarding
5/28/23	4.7	M.K.	Lifeguarding
5/28/23	4.28	A.A.	Lifeguarding
5/29/23	6.65	A.A.	Lifeguarding
5/29/23	6.6	E.C.	Lifeguarding
5/29/23	4,13	K.G.	Lifeguarding
5/29/23	6,52	B.S.	Lifeguarding
5/30/23	6,53	K.J.G.	Lifeguarding
5/30/23	6.48	J.H.	LifeguardIng
5/30/23	7.05	K.G.	Lifeguarding
5/31/23	6.52	B.S.	Llfeguarding
5/31/23	6.63	K.J.G.	Lifeguarding
5/31/23	4,32	K.G.	Lifeguarding
5/31/23	4,63	J.H.	Lifeguarding
TOTAL	228	•	
IVIAL	<u> </u>	2	



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

Fitness Center Repairs/Supply line 1	320 57200 44207	Account #101093
Approved J Erickson 6.8.2023	Meadow View At Twin C	reeks A.K.A Beacon Lake

Invoice

1-320-57200-45508 AMENITY FACILITY MAINT

Approved 6.8.2023 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	
n do tragono en alterno.		Email	Beaconmanager@F	unsiii.Com

Service Information

Services	Qty	Rate	Price
850 Beacon Lake Pkwy, St Augustine, FL 32095			
6/6/2023 Diagnosis or Repair	1.00 hour	\$70.00 / hour	\$70.00
The left rowing machine electric meter is working intermittently			
— Product: Travel <60 miles	1.00 Ea	\$90.00 / Ea	\$90.00
		Subtotal:	\$160.00
		Tax:	\$0.00
		Total:	\$160.00
		Amount Paid:	\$0.00
	Play Novy	Balance Due:	\$160.00

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



-		-	_					-	_			-	_					-	Jacob		
										1		1		• •	• •			÷		1	•
	Bil	lin	g F	lec	eip	t - I	Ple	ase	e R	etu	Irn	Wi	th I	Pay	/me	ent	Re	mi	ttar	nce	2

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 #	101958
		Date	Tuesday, June 6, 2023
Remit To:	Southeast Fitness Repair	Amount Paid	
	14476 Duval Place West #208 Jacksonville, FL 32218	Check Number	
		n 30 days of invoice d or your payment!	ate.

		INVO	ICE
YELLC	WSTONE	INVOICE #	INVOICE DATE
	DSLAFE	JAX 537968	6/1/2023
		TERMS	PO NUMBER
<u>Bill To:</u> Meadow View at Twin Creeks CDD c/o GMS-NF, LLC 475 West Town PI Suite 114 St. Augustine, FL 32092		Net 30	
		<u>Remit To:</u> Yellowstone Landscape	
		PO Box 101017 Atlanta, GA 303	
Property Name:	Meadow View at Twin Creeks CDD	,,,	
		Invoice Due Date:	July 1, 2023
		Invoice Amount:	\$17,812.00
Description Monthly Landscape	Maintenance June 2023		Current Amount \$17,812.00
	Approved Landscape Maintenance		

001.320.53800.45003

JUN 0 1 2023

Rich Gray

BV-

 $\mathbf{N} = \mathbf{C} + \mathbf{C} + \mathbf{N} + \mathbf{C} +$

Invoice Total

\$17,812.00



\$ INVOICE \$

January 17, 2023

JUN 22 2023

INVOICE NO: <u>062423</u>

CHECK PAYABLE TO: PRINCE PELE'S POLYNESIAN REVUE Blesila Fuata 1132 Hyacinth St. St. Augustine, FL 32092

FEDERAL EMPOYER ID NUMBER: 59-6587125

TYPE OF SERVICE: Entertainment for BEACON LAKE residence

FEE FOR SERVICES RENDERED: \$1,850.00

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

BALANCE: \$925.00 DUE ON DATE OF EVENT (Prior to start of Show)

(Gratuity is "optional" but very much appreciated)

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



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

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

PLEASE PAY BY	AMOUNT	INVOICE DATE
07/18/2023	\$(62(0),0(0	06/20/2023

INVOICE NO. 299543

Site:	850 Beacon Lakes Pkwy St				
	Augustine				
Site Address:	850 Beacon Lakes Pkwy				
	St Augustine FL 32092				
Job No.:	76764				
Job Name:					
Order No.:					

1 320 57200 44300 access cards Approved Jen Erickson 6.20.2023

Description

Customer needs 200 access cards ordered. POC: Mrs. Clark-Erickson - (904)217-3052

REC		IVE	h
	20	2023	
BY:			6

Service - Security

ltem	Quantity	Unit Price	Tota
Proximity Cards	200.00	\$3.00	\$600.00
Drop Off Fee	1.00	\$20.00	\$20.00
	Sub	Total ex Tax	\$620.00
		Tax	\$0.00
		Total	\$620.00

"Thank you-we really appreciate your business! Please send payment within 21 days of	Sub-Total ex Tax	\$620.00
receiving this invoice.	Тах	\$0.00
IMPORTANT: Please remember to test your system monthly.	Total inc Tax	\$620.00
Need automation for your home? Visit us online at www.smarthome.biz	Amount Applied	\$0.00
	Balance Due	\$620.00
There will be a 1.5% interest charge per month on late invoices.		



SMARTHOME.BIZ

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

 PLEASE PAY BY
 AMOUNT

 07/18/2023
 \$620.00

INVOICE DATE 06/20/2023

INVOICE NO. 299543

HOW	То Рау				Investoren	NO) 299548
	Credit Card (MasterCard, Visa, Amex)		Mail			
Januarian			Deta	ch this section and	mail check to:	
	Credit Card No.		1714	ntic Security Cesery Bivd sonville, FL 3221	1	
	Card Holder's Name: CCV:					
	Expiry Date: / Signature:					
NAME:	Meadow View at Twin Creeks CCD	DUE DA	TE:	07/18/2023	AMOUNT DUE:	\$620.00

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

 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.
 SELLER agrees to install specified systems on premises and to make any necessary inspections

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 fulfilment of this warranty.

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

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

GENERAL: Furnishing of parts and labor as described above shall constitute fulfillment of all Seller/Atlantic Companies obligations with respect to this warranty, and replacement part will be

warranted only for the unexpired portion of the original warranty. A bill of sale, cancelled check, or payment record shall be kept by Purchaser to verify purchase date and establish warranty period.

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

Distributed by Atlantic Companies

1714 Cesery Boulevard Jacksonville, FL 32211

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

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

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

This warranty does not cover service calls which do not involve defective workmanship or materials. IN NO CASE WILL SELLER/ATLANTIC COMPANIES BE RESPONSIBLE FOR CONSEQUENTIAL

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

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

(b) The uncertainty of the response time of any police department, fire department, paramedic unit, patrol service or other such services or entities should such department or entity be dispatched as a result of a signal being received or an audible device sounding;
(c) The inability to ascertain what portion, if any, of any loss would be proximately caused by

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

(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

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

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

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

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

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

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 tille to the system by Seller. Purchaser understands and agrees that the installation of equipment owned by Seller does not create a fixture on the Premise as to that equipment. Should Purchaser default in any payment for the system or part, then Purchaser authorized and empowers Seller to enter upon/in said Premise and to remove the system, or part from the premises. Such removal, if made by Seller, shall not be deemed a waiver of Seller's right to damages Seller sustains as a result of Purchaser's default and Seller shall have the right to enforce any other legal remedy or right. Furthermore, Seller shall be in no way obligated to restore the premises to its original condition, or redecorate same in the event the system or part is removed as a result of low solid 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 any part of the same, shall pass to Purchaser upon delivery to the premises of such system or and the same shall pass to Purchaser upon delivery to the premises of such system or and 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, Seiler can require immediate payment (acceleration) of what you

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

In addition to these charges addressed above, Purchaser agrees to pay, upon demand, (a) any false alarm assessments; federal, state and local taxes, fees or charges imposed by any governmental body or entity relating to the equipment or services provided under this Agreement; (b) any increase in charges

to company or to Seller for the facilities needed to transmit signals under this Agreement; and (c) any service charge in the event Seller sends a representative to Purchaser's premises in response to a service call or alarm signals where Purchaser has not followed proper operating instructions, failed to close or properly secure a window, door or other protected point, or improperly adjusted CCTV camera, monitors or accessory components.

III. 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

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

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

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

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

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

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

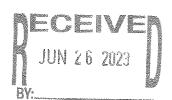
14. CHANGES AND ASSIGNMENT - Purchaser acknowledges that the sale or transfer of the Premise by the Purchaser to a third party does not relieve Purchaser of his obligations under this Agreement. Purchaser may not assign this Agreement unless Purchaser obtains prior written consent from Seller. Seller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

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



8535 Baymeadows Rd Ste 7 Jacksonville, FL 32256 (904) 443-7446

fastsigns.com/299



INVOICE 299-83764

Completed Date: 6/23/2023 Payment Terms: Net 30 Payment Due Date: 7/23/2023

Created Date: 6/1/2023

Bill To:	Meadow View at Twin Creeks Community	Pickup At: FASTSIGNS of Jacksonville - Baymeadows
	850 Beacon Lake Parkway	8535 Baymeadows Rd
	St Augustine, FL 32095	Ste 7
	US	Jacksonville, FL 32256
		US

Ordered By: Danielle Simpson Email: dsimpson@bbxcapital.com Salesperson: Shawn Layton Entered By: Samantha Cowie

BALANCE DUE:

Work Phone: (602) 373-7227

Tax ID: 85-8017121617C-7

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	No Pets Allowed	2	\$1,021.05	\$0.00	\$2,042.10
1.1	HQ OUTPUT TO RIGID MATERIAL - Printed 3M Vinyl w Laminate Mounted to 3Mil ACM Mounted to 6Mil AC				
	Part Qty: 1 Width: 12.00" Height: 18.00" Sides: 1				
1.2	MISCELLANEOUS - Empire Post Base with 7' White Al and Ball Capper Part Qty: 1	uminum Post			
2	Installation	1	\$465.00	\$0.00	\$465.00
2.1	IN HOUSE INSTALLATION - Installation at Beacon La	ke			
	Part Qty: 1				
			Sub	total:	\$2,507.10
			Taxable Am	ount:	\$0.00
			1	axes:	\$0.00
			Grand	Total:	\$2,507.10
			Amount	Paid:	\$0.00

Thank you for your business.

This FASTSIGNS location is independently owned and operated.

\$2,507.10

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA Telephone 404-222-4600 Facsimile 404-222-4654

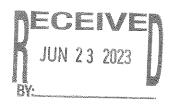
Federal ID 47-0597598

June 23, 2023

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

Reference: Invoice No. 3238723 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. 3238723

35723-1

Re: General Counsel

For Professional Legal Services Rendered

05/04/23	J. Gillis	0.20	38.00	Draft FY 2024 proposed budget approval resolution
05/09/23	J. Gillis	0.80	152.00	Draft amenity facility use agreement with Patriot Pizza
05/10/23	K. Buchanan	0.50	165.00	Review outstanding action items; prepare for budget cycle
05/15/23	K. Buchanan	0.40	132.00	Confer with Simpson
05/16/23	K. Buchanan	0.30	99.00	Confer with district manager regarding damage claims relating to potholes
05/18/23	K. Buchanan	5.50	1,815.00	Prepare for and attend board meeting; confer with eminent domain counsel regarding proposed taking
05/18/23	J. Gillis	0.70	133.00	Review landscape and irrigation maintenance RFPs; draft notice of intent to award
05/19/23	J. Gillis	1.80	342.00	Confer with staff regarding video

PRIVILEGED AND CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT

KUTAK ROCK LLP Meadow View at Twin Creeks CDD June 23, 2023 Client Matter No. 35723-1 Invoice No. 3238723 Page 2 draft surveillance policy and resolution adopting same; draft resolution setting hearing on revised amenity suspension and termination draft notices of rule rules: development and rulemaking and resolution adopting revised amenity suspension and termination rules; confer with staff regarding landscape and irrigation maintenance services RFP and draft agreement with Yellowstone Landscape summarize K. Haber 1.80 423.00 Review and trust 05/22/23 regarding indenture provisions district condemnation of improvements Work session with Buchanan 1.50 547.50 05/26/23 J. Brown regarding landscape RFP and bid protest; review material related to same review 1.00 330.00 Review protest; project K. Buchanan 05/26/23 manual: confer with district manager; confer with counsel to protester Confer with district manager; confer 05/30/23 K. Buchanan 0.70 231.00 with counsel to protester TOTAL HOURS 15.20 \$4,407.50 TOTAL FOR SERVICES RENDERED DISBURSEMENTS 9.56 Meals 113.18 **Travel Expenses** 122.74 TOTAL DISBURSEMENTS

TOTAL CURRENT AMOUNT DUE

PRIVILEGED AND CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT \$4,530.24

Riverside Management Services, Inc

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

Meadow View @ Twin Creeks CDD

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

Bill To:

Invoice

2

Invoice #: 235 Invoice Date: 6/20/2023 Due Date: 6/20/2023 Case: P.O. Number:

Description	Hours/Qty Rate	Amount
Facility Maintenance May 1 - May 31, 2023 Maintenance Supplies	4,951.41 241.5	5 4,951.45 9 (******241.59 *
Approved 06/22/2023 Facilities Maintenance 001.320.57200.45508 Rich Gray		
Jury Lanhit 6-23-23		
	Total	\$5,193.04
	Payments/Credits	\$0.00
	Balance Due	\$5,193.04

CEIVE

JUN 23 2023

Second C

BY:

Date	Hours	<u>Employee</u>	Description
5/1/23	8	R.M.	Checked and changed all trash receptages on pool dack and around amenity property.
			Lakeside Park and basketball courts, address downed windscreens on basketball court
			and blaw it off, removed debris in all parking lots, made adjustment to pickleball net, blew leaves and debris off patio, pool deck and lakeside park walkways, reglued loose
			landscape block on pool patio, raked and broomed lufi grass, straightened and organized all chairs and tables on pool deck, resecured slide exit covers, emptied and
			restocked all dog waste receptacies
5/2/23	2	R.M.	Removed debris at entryway of development, checked and changed trash receptacles at Lakeside Park, cleaned men's restroom at Lakeside Park
5/4/23	9	R.M.	Straightened and organized all pool deck furniture, removed duck feces from pool deck,
			removed down limbs and brush in landscape around pool, blew leaves and debris off pool deck, cleaned back patio area and blew off rug, address downed windscreens on tennis
			courts and adjusted center strap on left court, blew leaves and debris off walkway to
			pickleball court, emplied and restocked dog waste receptacles, removed debris around
			amenity center to front entrance along both sides of the road, blew leaves and debris off sidewalks at baskeiball courts, removed debris from parking lot, made adjustments
5/5/23	7	R.M.	to hinges by kayak house for better shutting operation
010123	'	IN-199-	Fixed loose shower valve by lap pool, instelled new nautical flag and state flag at amenity entrance, checked and changed all tash receptacles, straightened and organized all pool
			deck fumiture, removed debris around Lakeside Park, straightened and organized chairs
			and cleaned women's restroom at Lakeside Park, removed valve handle off valve at Lakeside Park to avoid people leaving on and flooding vallayball court, removed debris at
			front entrance and blew off flagstone at lighthouse entry, changed light bulb in men's
5/8/23	8	R.M.	restroom
5/0/23	o	PC.194.	Straightened and organized all pool deck furniture, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, removed debris out of
			landscape beds around amenity center and landscape beds at front entrance, removed
			duck feces off pool deck at lap pool, blew leaves and debris off pool deck and front patio, resecured pool slide covers
5/10/23	8	R.M.	Addressed downed windscreens at tennis court and basketball court, lightened hardware
			on pool patio furniture, blew leaves and debris off pool deck, basketball court, and entry way, replaced burnt buibs in restroom vanity mirror, removed debris in parking lot, around
			basketball court, take side park and around amenity center, straightened and organized
			all pool deck lumiture, checked and changed all trash receptacies, emptied and restocked
5/10/23	8.03	M.C.	all dog waste receptacles Removed debris on pool deck, pathways and tennis courts, assisted with mounting lock
			on dumpster tence, used zip lies to rehang windscreens that were down, checked men's
5/11/23	5	R.M.	urinal in fitness center and pool bathroom and ordered parts, removed debris on by entrance Fixed catch on gate at lake side park, removed debris on volleybell court and readjusted nets,
0111120	•	,	deaned up clothes and bottles out of parking lot at basketball court, blew leaves and debris
5/12/23	8	D 1/	off walkway, cleaned building free of cobwebs at amenity center and lake side park
UTIZIZU	0	R.M.	Hosed off entryway to lake side park and the water fountains, reglued landscape block at stair entrance, fixed downed windscreens at basketball court, removed debris at entrance
			and down main walking path of Beacon Lake Parkway, readjusted center strap on left court
			and hung downed windscreen, cleaned up broken glass at round-a-bout and amenity center parking lot, blew leaves and dabris off pool deck, removed debris at playground, cleaned
			pool deck and washed off duck feces, checked and changed all trash receptacies, emplied
5/15/23	8	R.M.	and restocked all dog waste receptacles Reset kinned GECI on suma nume in neel pack area, blev leaves and debris off pool dock
0,10120	9	4 6.1911	Reset tripped GFCI on sump pump in pool pack area, blew leaves and debris off pool deck, front entryway, back patio, and sidewalk leading to playground, resecured slide shute covers,
			hosed duck feces off pool deck, removed debris at townhome entry and madside entrance,
5/16/23	6	M.C.	checked and changed all trash receptacles, emptied and restocked all dog waste receptacles Removed debris from trash receptacles on pool deck, patios, walkways, playground, tennis
			courts and around amenity center, hosed down fifteen trash receptacles and cleaned, emptied
			and restocked all dog waste receptacles and cleaned, straightened and organized ell chairs, tables and lounges around pool
5/17/23	6	R.M.	Resecured hammock at lake side park, cold patched around menhole cover on Twin Creeks
			Drive at school entrances, removed debris along the roadside from amenity center to front
			entrance, lake bank at amenity center, pool deck, playground, tennis courts, basketbail court and around amenity center, resecured slide shute covers, reatlached center strap
			on left court of tennis courts, cleaned up dumpster enclosure of debris, checked and changed
5/18/23	2	R.M.	all trash receptacles Straightened and organized all pool deck furniture, blew leaves and debris off entryway and
			sidewalk leading to the crew house, checked and changed trash receptacles on back patio
6/18/23	7.22	M.C.	and playground Blew leaves and debris off pickleball courts and tennis courts, used zip ties to secure
0,10120			windscreens that had come undone, walked the property and collected debris in and around
			the shrubs, removed debris around amenity center, checked and changed all trash receptacies,
5/19/23	4	R.M.	emptied and reslocked all dog waste receptacles, inspected pavers on pool deck Removed broken glass and trash in the parking lot of lake side park, blew leaves and debris
			off basketball court and sidewalk at kayak launch, removed debris and sticks off beach and
			picklebali court, restocked dog waste receptacles, checked and changed all trash receptacles as needed
5/22/23	8	R.M.	Fixed entry gate at playground, reglued landscape block at round-a-bout, addressed downed
			windscreens at tennis courts, removed debris on lakes edge at amenity center, lake side park and amenity center, straightened and organized pool furniture, checked and changed all trash
			receptacles, emptied and restocked all dog waste receptacles
5/23/23	6	R.M.	Blew leaves and debris off pickleball courts, straightened and organized all patio furniture,

.

1

.

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

Date	<u>Hours</u>	<u>Employee</u>	Description
			wiped down patio fumiture, removed debris around amenity center, checked and changed
			trash receptacles as needed
5/23/23	6.85	M.C.	Removed debris rom around amenity center, emptied and reslocked dog waste receptacles, removed debris along front entrance, lake side park, basketball courts and lakes
5/25/23	5	R.M.	Unloaded packages and put them in maintenance closet, cleaned up social room, relocked French doors and straightened up tables, cleaned out filter and adjusted float on sump pump in pool pack, resecured slide shutes, changed trash receptacles at front of amenity center and kayak house
5/25/23	6.37	M.C.	Removed swing zip lied chain on top pole, moved lagged items from kitchen, emptied and restocked all dog waste receptacles, removed debris around pool, patio and around amenity center, checked and changed trash receptacles, removed all debris around take behind soccer field
5/26/23	6	R.M.	Straightened and organized all pool deck furniture, resecured slide shutes, removed debris around playground area, food truck alley and basketball courts, reset dog pot in townhome section that was leaning, cleaned up debris inside dumpster area, cleaned up broken glass in parking lot, removed valve handle at take side park to keep area from flooding out, emptied and restocked all dog waste receptacles
5/30/23	8	R.M.	Replaced filter in water bottle station in gym, removed debris along Beacon Lake Parkway, blew leaves and debris off pool deck, front entryway, back patio, pickleball court and sidewalk, resecured slide shute cover, checked and changed all trash receptacies, emptied and restocked all dog waste receptacies
TOTAL	141.47		
MILES	0		*Mileage is reinbursable per section 112,061 Florida Statutes Mileage Rate 2009-0.445

RMS

MAINTENANCE BILLABLE PURCHASES

.

Period Ending 6/05/23

DATE	SUPPLIES	PRICE	EMPLOYEE
5/10/23	5 Gallon Bucket		R.G.
5/10/23	6" Rotating Post Lock	14.19	R.G.
5/10/23	2" Shackle Combo Lock	25.85	R.G.
5/10/23	8" UV Zipties 100pk (2)	22.95	R.G.
5/17/23	60lbs Blacktop Patch (2)	42.16	R.G.
5/24/23	Tollet Replacement Handle	20.68	R.G.
5/24/23	JB Water Weld Epoxy	. 8.60	R.G.
	SS Clamp	13.94	R.G.
6/2/23	•	0.89	R.G.
6/2/23	•	45.95	R.G.
	-	18.37	R.G.
6/2/23	Non Contact Voltage Tester	22.86	R.G.
		TOTAL \$241.59	
	5/10/23 5/10/23 5/10/23 5/10/23 5/17/23 5/24/23 5/24/23 6/2/23 6/2/23 6/2/23	5/10/235 Gallon Bucket5/10/236" Rotating Post Lock5/10/232" Shackle Combo Lock5/10/238" UV Zipties 100pk (2)5/17/2360lbs Blacktop Patch (2)5/24/23Toilet Replacement Handle5/24/23JB Water Weld Epoxy6/2/23SS Clamp6/2/2315amp Non GFI Outlet6/2/23Wire Stripper and Cutter	5/10/23 5 Gallon Bucket 5.15 5/10/23 6" Rotating Post Lock 14.19 5/10/23 2" Shackle Combo Lock 25.85 5/10/23 8" UV Zipties 100pk (2) 22.95 5/17/23 60lbs Blacktop Patch (2) 42.16 5/24/23 Toilet Replacement Handle 20.68 5/24/23 JB Water Weld Epoxy 8.60 6/2/23 SS Clamp 13.94 6/2/23 15amp Non GFI Outlet 0.89 6/2/23 Wire Stripper and Cutter 18.37 6/2/23 Non Contact Voltage Tester 22.86

1.4.5150

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 2064

BILL TO
Rich Gray
Beacon LakesDATE
DATE
06/12/2023PLEASE PAY
\$500.00DUE DATE
06/12/2023St Augustine, FL 3209506/12/202306/12/202306/12/2023

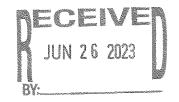
DESCRIPTION	QTY	RATE	AMOUNT
Service Additional Charges for Extension of Poles	1	500.00	500.00

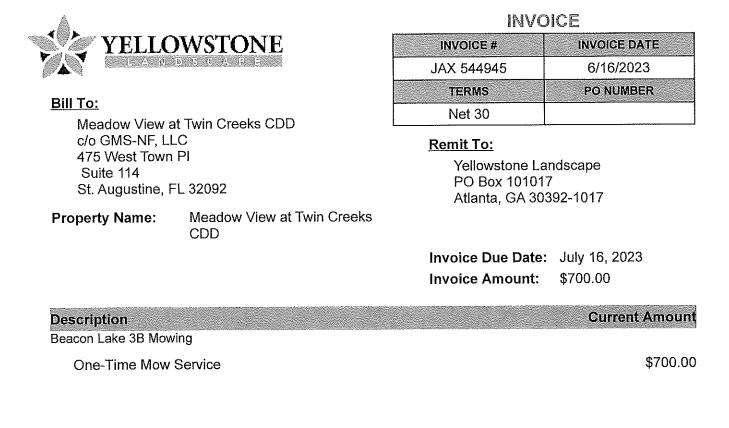
TOTAL DUE

\$500.00

THANK YOU.

Approved 06/26/2023 001.320.53800.45011 Contingency Rich Gray





Invoice Total

\$700.00

IN TOMMERSIAN LANDSSARING

Approved 06/13/2023 Landscape Contingency 001.320.53800.45004 Rich Gray

JUN 13 2023

RY



Bill To:

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

Property Name:

Meadow View at Twin Creeks

INVOICE

INVOICE #	INVOICE DATE
JAX 546810	6/23/2023
TERMS	PO NUMBER
Net 30	

Remit To:

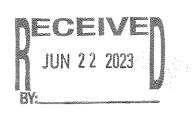
Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: July 23, 2023 Invoice Amount: \$1,024.00

Current Amount

Description Irrigation reroute

Irrigation Repairs



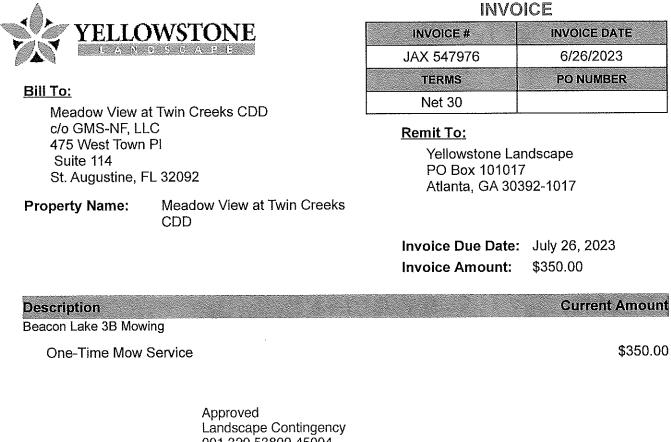
Invoice Total

\$1,024.00

\$1,024.00

Approved Irrigation Repairs 001.320.53800.45009 Rich Gray

IN COMMERCIAL LANDSCAPING

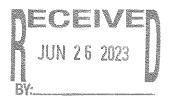


001.320.53800.45004 Rich Gray

Invoice Total

\$350.00

IN COMMERCIAL LANDSCAPING



D.

Meadow View at Twin Creeks

Community Development District

Construction Phase 3B - BBX

Construction Funding Request #50 July 14, 2023

Req.	PAYEE		
124	Yellowstone Landscape Irrigation Remedation due to court construction - Invoice JAX 518776	\$	7,087.00
125	West Orange Nurseries, Inc. Complete irrigation to Beacon Lake 3B - Invoice 62878	\$	2,125.00
126	ETM Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 208893 (June 2023)	\$	352.60
127	Harbinger Signage Lighthouse - Invoice 28088-3	\$	16,674.00
128	Harbinger Signage Lighthouse - Invoice 28089-3	\$	5,070.00
129	Harbinger Signage Lighthouse - Invoice 28117-3	\$	2,382.00
130	Greenseed Company, LLC Lake Erosion Control Repair 3B - Invoice 83261	\$	5,012.90
	Total Funding Request	\$	38,703.50
	Credit for Req #107 and #116 Smith Manus paid twice	\$	(1,612.00)
	Total Due From Developer	\$	37,091.50
	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

E.

Meadow View at Twin Creeks

	unity Development District ruction Phase 4 - Dreamfinders	Construction Fundin	g Request #11 July 14, 2023
Req.	PAYEE		
68	W. Gardner, LLC Beacon Lake Phase 4 (Clearing/Earthwork) Application for Payment No. 17 (June 2023)	\$	2,356.00
69	W. Gardner, LLC Beacon Lake Phase 4 (Paving/Drainage) Application for Payment No. 15 (June 2023)	\$	90,194.55
70	W. Gardner, LLC Beacon Lake Phase 4 (Utilities) Application for Payment No. 15 (June 2023)	\$	56,071.18

148,621.73 **Total Funding Request** \$ Meadow View at Twin Creeks CDD C/o GMS LLC 475 West Town Place Suite 114 St. Augustine FL 32092 Please make check payable to:

Signature: ______ Chairman/Vice Chairman

Signature: ______ Secretary/Asst. Secretary