

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

August 17, 2023

AGENDA

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

475 West Town Place, Suite 114

St. Augustine, Florida 32092

www.meadowviewattwincreeksbdd.com

August 10, 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, August 17, 2023 at 10:00 a.m. at the World Golf Village Renaissance Resort, 500 South Legacy Trail, St. Augustine, Florida 32092.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment
- III. Approval of Minutes of the July 20, 2023 Meeting
- IV. Public Hearings for the Purpose of Adopting the Fiscal Year 2024 Budget and Imposing Special Assessments
 - A. Consideration of Resolution 2023-10, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2024
 - B. Consideration of Resolution 2023-11, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2024
- V. Public Hearing for the Purpose of Adopting Revised Suspension and Termination Rules; Consideration of Resolution 2023-12
- VI. Consideration of Amendment to Agreement with West Orange Nurseries for Phase 4 (to be provided under separate cover)
- VII. Consideration of Proposal from Yellowstone Landscape for the Fall Annual Rotation
- VIII. Update on FPL Matters
- IX. Update on Development Status
- X. Staff Reports

- A. District Counsel
- B. District Engineer – Approval of Requisition Summary
- C. District Manager – Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2024
- 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. 51 (Phase 3B) (funding requests to be provided under separate cover)
- E. Consideration of Construction Funding Request No. 12 (Phase 4)

XII. Supervisors' Requests and Audience Comments

XIII. Next Scheduled Meeting – September 21, 2023 at 10:00 a.m. at the Lake House and Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095

XIV. Adjournment

MINUTES

MINUTES OF MEETING
MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

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

Present and constituting a quorum were:

Blaz Kovacic <i>by phone</i>	Chairman
Aaron Lyman	Vice Chairman
Danielle Simpson	Supervisor
Tyler Thors	Supervisor
Frank Arias	Supervisor

Also present were:

Jim Oliver	District Manager
Katie Buchanan	District Counsel (by phone)
Scott Lockwood	District Engineer
Jennifer Clark-Erickson	Amenity Manager
Rich Gray	Operations Manager
Brad Poor	Yellowstone Landscape

The following is a summary of the discussions and actions taken at the July 20, 2023 meeting.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Oliver called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the June 15, 2023 Meeting

There were no comments on the minutes.

On MOTION by Mr. Arias seconded by Mr. Lyman with all in favor the minutes of the June 15, 2023 meeting were approved.
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FOURTH ORDER OF BUSINESS

**Consideration of Proposal from
Yellowstone for Front Annual Bed
Improvements**

A copy of the proposal totaling \$9,650 was include in the agenda package along with some example renderings for the Board to review.

Mr. Poor noted that annuals were recently planted in the front bed, so this work would not be finalized until mid-September.

On MOTION by Mr. Lyman seconded by Mr. Arias with all in favor the proposal from Yellowstone for front annual bed improvements was approved with Mr. Lyman authorized to finalize the design.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2023-09,
Changing the Location of the Public
Hearing for the Fiscal Year 2024 Budget**

Mr. Oliver stated that in an abundance of caution, the public hearing on the Fiscal Year 2024 budget is being relocated to the World Golf Village Renaissance Resort to accommodate more resident attendance.

On MOTION by Mr. Thors seconded by Mr. Simpson with all in favor Resolution 2023-09, changing the location of the public hearing for the Fiscal Year 2024 budget was approved.

SIXTH ORDER OF BUSINESS

Discussion of the Fiscal Year 2024 Budget

Mr. Oliver noted no significant changes have been made to the budget since the last meeting. The budget includes an eight percent increase in assessments.

SEVENTH ORDER OF BUSINESS

**Discussion of Proposed Updates to the
Amenity Policies**

A. Suspension and Termination Rules

Ms. Buchanan provided an overview of the proposed suspension and termination rules, which Mr. Oliver noted strengthen the existing policies and gives the Board and staff the tools they need to enforce the policies.

Mr. Arias asked how staff accounts for access cards when someone moves.

Ms. Clark-Erickson responded that unless she is notified that someone has moved, there's no way to confirm until a new resident comes in to set up their access cards. She added that most of the time renters just hand their access cards for the next renter.

Mr. Thors asked if it would be possible to have a photo attached to the access card to help confirm that the person entering the facilities is the owner of the access card.

Mr. Oliver stated that it is very doable. He also noted that most districts go through a process on an annual basis in which they ask residents to re-register or confirm their status as a property owner.

B. Policy on Age Requirements

Mr. Oliver stated that currently the access age for the facilities is 14 years old and the question is whether raising the age would make issues such as vandalism more manageable. With the tools such as the suspension letters and the new policy to be considered at the August meeting, a change may not be necessary, however he noted input is welcomed before any change is made.

Ms. Clark-Erickson stated that one age for all the facilities would be helpful for staff as currently the minimum age for the gym is 15.

Mr. Oliver suggested continuing discussions on the subject. Any changes would not go into effect until October.

C. Fishing Policies

Mr. Oliver stated that the lakes have maintenance easements that are not intended to be fishing easements and some people seem to believe they have the right to walk around the lakes and use them for any purpose and that is not the intent. Staff will work on drafting a map to designate where people can fish as well as revised policy language.

EIGHTH ORDER OF BUSINESS

Update on FPL Matters

Ms. Buchanan stated that the next step in the imminent domain case is to determine, with the engineer's assistance, whether any of the impacted property was improved with bond proceeds.

TWELFTH ORDER OF BUSINESS

Update on Development Status

Mr. Lyman stated that the pedestrian path on the connector road should be paved before the end of the day. A final walk-through is needed before it can be opened to the public.

TENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel**

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

B. District Engineer**1. 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 Ms. Simpson with all in favor the requisition summary listing numbers 124-130 for Phase 3B and numbers 68-70 for Phase 4 was approved.

2. Acceptance of the 2023 Annual Report

Mr. Lockwood provided an overview of the 2023 annual engineer's report, which details the general condition of the CDD to ensure it's being maintained properly.

On MOTION by Mr. Lyman seconded by Mr. Arias with all in favor the 2023 annual engineer's report was accepted.

C. District Manager

Mr. Oliver asked that residents lean more on staff as opposed to contacting Ms. Simpson about community issues. An e-blast will be sent to residents that includes contact information for the onsite staff and Mr. Oliver.

D. Amenity Manager

Ms. Clark-Erickson went over the events held at the amenity center since the last meeting as well as upcoming events. She also informed the Board that the janitorial company has been given a 30-day deficiency notice.

E. Operations Manager

Mr. Gray went over the maintenance items completed between meetings that were detailed in the operations report, a copy of which was included in the agenda package.

ELEVENTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet & Income Statement

Copies of the financial statements as of June 30, 2023 were included in the agenda package for the Board's review.

B. Assessment Receipts Schedule

A copy of the assessment receipts schedule showing the District's assessments are 100.3% collected was included in the agenda package.

C. Check Register

A copy of the check register totaling \$666,674.77 was included in the agenda package for the Board's review.

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

D. Consideration of Construction Funding Request No. 50 (Phase 3B)

A copy of construction funding request number 50 totaling \$37,091.50 was included in the agenda package for the Board's review.

E. Consideration of Construction Funding Request No. 11 (Phase 4)

Copies of construction funding request number 11 totaling \$148,621.73 was included in the agenda package.

On MOTION by Mr. Lyman seconded by Ms. Simpson with all in favor construction funding request numbers 50 and 11 were approved.

TWELFTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

There being none, the next item followed.

THIRTEENTH 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 10:50 a.m. and ended at approximately 11:05 a.m.

FOURTEENTH ORDER OF BUSINESS Consideration of Proposals for Expansion of Security Camera System

On MOTION by Mr. Arias seconded by Ms. Simpson with all in favor the proposal from Atlantic Companies to expand the security camera system was approved subject to determining if cameras can be added at the public park.

FIFTEENTH ORDER OF BUSINESS 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**SIXTEENTH ORDER OF BUSINESS Adjournment**

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

Meadow View at Twin Creeks Community Development District

Approved Budget

*FY 2024
August 17, 2023*



Meadow View at Twin Creeks Community Development District

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Meadow View at Twin Creeks
Community Development District

General Fund

Description	Adopted Budget FY 2023	Actual Thru 7/31/23	Projected Next 2 Months	Total Projected 9/30/23	Approved Budget FY 2024
Revenues					
Assessments Tax Roll	\$1,797,076	\$1,814,809	\$1,446	\$1,816,254	\$1,940,101
Special Assessments - Gate Monitoring*	\$16,235	\$0	\$0	\$0	\$25,888
Interest/Miscellaneous Income	\$5,000	\$21,047	\$4,000	\$25,047	\$9,000
Restricted - Easement Fence Fund	\$0	\$14,550	\$1,200	\$15,750	\$0
Facility Revenue	\$10,000	\$10,325	\$1,675	\$12,000	\$10,000
Total Revenues	\$1,828,311	\$1,860,731	\$8,321	\$1,869,051	\$1,984,989

Expenditures

Administrative

Supervisor Fees	\$0	\$2,400	\$800	\$3,200	\$4,800
FICA Expense	\$0	\$184	\$61	\$245	\$367
Engineering	\$36,000	\$26,546	\$9,454	\$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	\$10,517	\$2,083	\$12,600	\$13,250
Trustee Fee	\$21,000	\$15,936	\$0	\$15,936	\$16,733
Management Fees	\$52,094	\$43,412	\$8,682	\$52,094	\$55,220
Information Technology	\$1,550	\$1,292	\$258	\$1,550	\$1,675
Website Compliance	\$1,100	\$917	\$183	\$1,100	\$1,200
Telephone	\$700	\$404	\$180	\$584	\$700
Postage	\$1,000	\$1,554	\$126	\$1,680	\$1,600
Insurance	\$8,802	\$7,885	\$0	\$7,885	\$8,673
Printing & Binding	\$2,000	\$1,133	\$1,189	\$2,323	\$2,300
Legal Advertising	\$1,500	\$585	\$876	\$1,461	\$1,500
Other Current Charges	\$1,600	\$853	\$300	\$1,153	\$1,600
Office Supplies	\$300	\$8	\$30	\$38	\$300
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Administrative Expenditures	\$198,921	\$142,115	\$46,259	\$188,374	\$197,043

AMENITY CENTER

<u>Utilities</u>					
Telephone/Cable/Internet	\$10,900	\$9,673	\$1,988	\$11,661	\$12,400
Electric	\$45,800	\$38,441	\$8,000	\$46,441	\$52,500
Water/Irrigation	\$20,000	\$26,484	\$5,000	\$31,484	\$31,240
Gas	\$2,136	\$1,609	\$400	\$2,009	\$2,500
Trash Removal	\$4,860	\$6,402	\$1,626	\$8,028	\$8,400
<u>Security</u>					
Security Monitoring	\$1,440	\$1,220	\$222	\$1,442	\$1,440
Gate Monitoring	\$16,235	\$14,973	\$7,266	\$22,239	\$22,888
Gate Repairs	\$0	\$1,818	\$600	\$2,418	\$3,000
Access Cards	\$4,000	\$2,503	\$650	\$3,153	\$3,000
Contracted Security	\$20,000	\$1,152	\$3,200	\$4,352	\$20,000
<u>Management Contracts</u>					
Facility Management	\$125,000	\$76,316	\$17,008	\$93,323	\$85,851
Facility Attendant	\$0	\$0	\$0	\$0	\$39,149
Pool Attendants	\$51,750	\$23,901	\$27,849	\$51,750	\$55,890
Canoe Launch Attendant	\$31,050	\$0	\$200	\$200	\$30,750
Snack Bar Attendant	\$17,940	\$0	\$0	\$0	\$17,640
Field Management / Admin	\$43,200	\$36,000	\$7,200	\$43,200	\$65,000
Pool Maintenance	\$20,000	\$17,090	\$2,946	\$20,036	\$20,000
Pool Chemicals	\$15,000	\$13,906	\$3,891	\$17,797	\$20,467

Meadow View at Twin Creeks
Community Development District

General Fund

Description	Adopted Budget FY 2023	Actual Thru 7/31/23	Projected Next 2 Months	Total Projected 9/30/23	Approved Budget FY 2024
AMENITY CENTER CONT					
Janitorial	\$22,275	\$28,476	\$4,414	\$32,890	\$33,010
Facility Maintenance	\$30,000	\$38,528	\$11,000	\$49,528	\$83,200
Private Event Attendant	\$5,000	\$4,297	\$1,207	\$5,504	\$5,500
Repairs & Maintenance	\$36,000	\$33,183	\$6,637	\$39,820	\$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	\$250	\$492	\$650
Rental and Leases	\$27,691	\$6,923	\$0	\$6,923	\$0
Subscriptions	\$12,000	\$2,670	\$2,498	\$5,168	\$5,500
Pest Control	\$2,600	\$2,135	\$439	\$2,574	\$2,831
Supplies	\$2,500	\$415	\$2,085	\$2,500	\$2,500
Towel/Linen Service	\$2,000	\$1,705	\$600	\$2,305	\$2,800
Furniture, Fixtures & Equipment	\$5,000	\$3,503	\$1,000	\$4,503	\$5,000
Special Events	\$35,000	\$26,778	\$8,222	\$35,000	\$35,000
Holiday Decorations	\$20,000	\$15,385	\$4,615	\$20,000	\$20,000
Fitness Center Repairs/Supplies	\$3,100	\$5,913	\$0	\$5,913	\$5,500
Office Supplies	\$1,500	\$1,655	\$240	\$1,895	\$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	\$494,062	\$131,252	\$625,314	\$820,626
Grounds Maintenance					
Hydrology Quality/Mitigation	\$6,400	\$0	\$0	\$0	\$6,400
Electric	\$30,000	\$24,504	\$6,200	\$30,704	\$34,265
Landscape Maintenance	\$646,800	\$459,279	\$133,687	\$592,966	\$646,800
Landscape Contingency	\$85,000	\$205,805	-\$25,470	\$180,335	\$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	\$0	\$3,519	\$5,000
Streetlighting	\$49,890	\$45,189	\$9,592	\$54,780	\$58,207
Streetlight Repairs	\$5,000	\$0	\$0	\$0	\$5,000
Storm Cleanup	\$0	\$1,220	\$0	\$1,220	\$0
Irrigation Repairs	\$22,200	\$41,552	\$5,000	\$46,552	\$50,000
Miscellaneous	\$5,000	\$0	\$0	\$0	\$6,500
Contingency	\$31,149	\$15,790	\$12,015	\$27,805	\$31,149
Capital Reserves - Transfer Out	\$0	\$0	\$0	\$0	\$0
Grounds Maintenance Expenditures	\$925,439	\$821,096	\$150,586	\$971,681	\$967,320
TOTAL EXPENDITURES	\$1,828,311	\$1,457,273	\$328,096	\$1,785,369	\$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	\$374,047	(\$319,776)	\$54,272	\$0

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

Meadow View at Twin 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.

Attorney

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

Annual Audit

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

Arbitrage

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

Assessment Roll

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

Dissemination Fees

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

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

Trustee Fees

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

Management Fees

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

Information Technology

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

Website Compliance

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

Meadow View at Twin Creek
Community Development District
GENERAL FUND BUDGET
FISCAL YEAR 2024

Telephone

The cost of telephone and fax machine service.

Postage

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

Insurance

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

Printing & Binding

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

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

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

Electric

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

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

Water/Irrigation

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

<u>Account #</u>	<u>Location</u>	<u>Monthly</u>	<u>Annual</u>
567190-135186	840 & 850 Beacon Lake Pkwy	\$ 1,815	\$ 21,777
567190-138495	205 Concave Ln	\$ 110	\$ 1,317
567190-141222	744 Windemere Way Irr	\$ 19	\$ 225
567190-141243	255 Starnberg Ct Park	\$ 369	\$ 4,425
567190-145674	35 Loosesaffe Way	\$ 50	\$ 595
	Contingency	\$ 242	\$ 2,901
		\$ 2,503	\$ 31,240

Gas

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

Trash Removal

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

Security Monitoring

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

	<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
	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.

Contract	Monthly	Annual
Envera	\$ 1,737	\$ 20,844
Contingency	\$ 170	\$ 2,044
	\$ 1,907	\$ 22,888

Access Cards

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

Contracted Security

Represents the annual cost for private security services.

Facility Management

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

Contract	Monthly	Annual
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	Monthly	Annual
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.

Contract	Monthly	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.

Contract	Monthly	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.

Janitorial

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

Contract	Monthly	Annual
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.

Snack Bar Inventory – CGS

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

Meadow View at Twin 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.

Pest Control

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

Supplies

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

Towel/Linen Service

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

Furniture, Fixtures & Equipment

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

Special Events

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

Holiday Decorations

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

Fitness Center Repairs/Supplies

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

Office Supplies

Represents estimated cost for office supplies for the Amenity Center.

ASCAP/BMI Licenses

License fee required to broadcast music to the amenity center.

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.

Electric

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

<u>Account #</u>	<u>Location</u>	<u>Monthly</u>	<u>Annual</u>
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
		\$ 2,855	\$ 34,265

Landscape Maintenance

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

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

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.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Future Horizons Inc	\$ 1,769	\$ 21,230
Additional Lakes	\$ 481	\$ 5,770
	\$ 2,250	\$ 27,000

Grounds Maintenance

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

Pump Repairs

Provision for pool pump repair or replacements as needed.

Streetlighting

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

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

Streetlight Repairs

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

Irrigation Repairs

Miscellaneous irrigation repairs and maintenance cost for the District.

Miscellaneous

Any unanticipated and unscheduled maintenance cost to the District.

Contingency

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

O&M ALLOCATION - ALL LOTS AT PLATTED RATE

LAND USE	TOTAL UNITS	ERU	TOTAL UNITS	TOTAL ERUS	FY24 TOTAL O&M	FY24 NET O&M PER UNIT	FY24 PLATTED GROSS O&M PER UNIT	FY23 PLATTED GROSS O&M UNIT	\$ INCREASE GROSS PER UNIT	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	
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Meadow View at Twin Creeks
Community Development District

Debt Service Fund
Series 2016 A1

<i>Description</i>	<i>Adopted Budget FY 2023</i>	<i>Actual Thru 7/31/23</i>	<i>Projected Next 2 Months</i>	<i>Total Projected 9/30/23</i>	<i>Approved Budget FY 2024</i>
Revenues					
Assessments - Tax Roll	\$443,364	\$444,848	\$530	\$445,378	\$443,364
Interest Income	\$20	\$8,749	\$2,074	\$10,823	\$5,400
Carry Forward Surplus	\$213,453	215,502	\$0	\$215,502	\$199,313
TOTAL REVENUES	\$656,837	\$669,100	\$2,604	\$671,703	\$648,077
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	\$196,709	\$2,604	\$199,313	\$205,702

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

***Meadow View at Twin Creeks
Community Development District
Series 2016A-1 Special Assessment Bonds***

DATE	BALANCE	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 Service Fund
Series 2018 A1 and A2

<i>Description</i>	<i>Adopted Budget FY 2023</i>	<i>Actual Thru 7/31/23</i>	<i>Projected Next 2 Months</i>	<i>Total Projected 9/30/23</i>	<i>Approved Budget FY 2024</i>
Revenues					
Assessments - A1	\$612,550	\$614,584	\$732	\$615,316	\$612,533
Interest Income	\$50	\$11,414	\$2,771	\$14,186	\$7,000
Carry Forward Surplus	\$232,667	247,391	\$0	\$247,391	\$261,256
TOTAL REVENUES	\$845,267	\$873,389	\$3,504	\$876,893	\$880,789
Expenditures					
Debt Service 2018 A1					
Interest - 11/01	\$232,819	\$232,819	\$0	\$232,819	\$229,631
Interest - 05/01	\$232,819	\$232,819	\$0	\$232,819	\$229,631
Principal - 05/01	\$150,000	\$150,000	\$0	\$150,000	\$155,000
TOTAL EXPENDITURES	\$615,638	\$615,638	\$0	\$615,638	\$614,263
Other Sources/(Uses)					
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$0	\$0	\$0
EXCESS REVENUES	\$229,629	\$257,752	\$3,504	\$261,256	\$266,526

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

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

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
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*

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

Meadow View at Twin Creeks
Community Development District

Debt Service Fund

Series 2019 A1 - A2

<i>Description</i>	<i>Adopted Budget FY 2023</i>	<i>Actual Thru 7/31/23</i>	<i>Projected Next 2 Months</i>	<i>Total Projected 9/30/23</i>	<i>Approved Budget FY 2024</i>
Revenues					
<i>Assessments - A1</i>	\$257,353	\$258,215	\$308	\$258,522	\$257,353
<i>Interest Income</i>	\$20	\$4,889	\$1,196	\$6,085	\$3,000
<i>Carry Forward Surplus</i>	\$107,891	\$108,825	\$0	\$108,825	\$114,512
TOTAL REVENUES	\$365,265	\$371,928	\$1,504	\$373,432	\$374,865
Expenditures					
<u>Series 2019 A1</u>					
<i>Interest - 11/01</i>	\$99,460	\$99,460	\$0	\$99,460	\$97,900
<i>Interest - 05/01</i>	\$99,460	\$99,460	\$0	\$99,460	\$97,900
<i>Principal - 05/01</i>	\$60,000	\$60,000	\$0	\$60,000	\$60,000
TOTAL EXPENDITURES	\$258,920	\$258,920	\$0	\$258,920	\$255,800
Other Sources/(Uses)					
<i>Interfund Transfer In/(Out)</i>	\$0	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$0	\$0	\$0
EXCESS REVENUES	\$106,345	\$113,008	\$1,504	\$114,512	\$119,065

November 1, 2024 - Series 2019A-1

\$96,340

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

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

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

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
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 Service Fund
Series 2020 A1 A2 A3

<i>Description</i>	<i>Adopted Budget FY 2023</i>	<i>Actual Thru 7/31/23</i>	<i>Projected Next 2 Months</i>	<i>Total Projected 9/30/23</i>	<i>Approved Budget FY 2024</i>
Revenues					
Assessments A1	\$113,041	\$113,420	\$135	\$113,555	\$113,041
Interest Income	\$50	\$2,617	\$672	\$3,289	\$1,600
Cary Forward Surplus	\$62,751	44,979	\$0	\$44,979	\$51,604
TOTAL REVENUES	\$175,843	\$161,016	\$807	\$161,823	\$166,245
Expenditures					
<u>Series 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	\$50,797	\$807	\$51,604	\$57,089

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

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

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
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 View at Twin Creeks
Community Development District
Series 2020 A-1 Special Assessment Bonds*

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
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 Service Fund
Series 2021 Phase 3B

<i>Description</i>	<i>Adopted Budget FY 2023</i>	<i>Actual Thru 7/31/23</i>	<i>Projected Next 2 Months</i>	<i>Total Projected 9/30/23</i>	<i>Approved Budget FY 2024</i>
Revenues					
<i>Assessments</i>	\$280,483	\$209,761	\$70,722	\$280,483	\$280,483
<i>Prepayments</i>	\$0	\$22,755	\$0	\$22,755	\$0
<i>Interest Income</i>	\$0	\$3,312	\$882	\$4,194	\$2,100
<i>Carry Forward Surplus</i>	\$87,170	86,106	\$0	\$86,106	\$112,709
TOTAL REVENUES	\$367,652	\$321,934	\$71,604	\$393,537	\$395,291
Expenditures					
<i>Interest - 11/01</i>	\$87,161	\$87,161	\$0	\$87,161	\$85,901
<i>Interest - 05/01</i>	\$87,161	\$87,161	\$0	\$87,161	\$85,901
<i>Principal - 05/01</i>	\$105,000	\$105,000	\$0	\$105,000	\$110,000
TOTAL EXPENDITURES	\$279,323	\$279,323	\$0	\$279,323	\$281,803
Other Sources/(Uses)					
<i>Transfer In/(Out)</i>	\$0	(\$1,506)	\$0	(\$1,506)	\$0
OTHER SOURCES AND USES	\$0	(\$1,506)	\$0	(\$1,506)	\$0
EXCESS REVENUES	\$88,330	\$41,105	\$71,604	\$112,709	\$113,489

November 1, 2024 - Series 2021 Phase 3B

\$84,581

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

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
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 View at Twin Creeks
Community Development District
Special Assessment Bonds Series 2021 Phase 3B*

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
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 View at Twin Creeks
Community Development District

Debt Service Fund
Series 2021 Phase 4

<i>Description</i>	<i>Adopted Budget FY 2023</i>	<i>Actual Thru 7/31/23</i>	<i>Projected Next 2 Months</i>	<i>Total Projected 9/30/23</i>	<i>Approved Budget FY 2024</i>
Revenues					
Assessments	\$423,738	\$423,738	\$0	\$423,738	\$423,738
Interest Income	\$0	\$4,988	\$1,322	\$6,310	\$3,000
Carry Forward Surplus	\$133,919	\$134,005	\$0	\$134,005	\$136,629
TOTAL REVENUES	\$557,657	\$562,730	\$1,322	\$564,052	\$563,366
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	(\$4,606)	\$0	(\$4,606)	\$0
OTHER SOURCES AND USES	\$0	(\$4,606)	\$0	(\$4,606)	\$0
EXCESS REVENUES	\$134,839	\$135,307	\$1,322	\$136,629	\$139,269

November 1, 2024 - Series 2021 Phase 4

\$130,129

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

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
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 View at Twin Creeks
Community Development District
Special Assessment Bonds Series 2021 Phase 4*

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
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

A.

RESOLUTION 2023-10

THE ANNUAL APPROPRIATION RESOLUTION OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2023, submitted to the Board of Supervisors ("**Board**") of the Meadow View at Twin Creeks Community Development District ("**District**") proposed budget(s) ("**Proposed Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Meadow View at Twin Creeks Community Development District for the Fiscal Year Ending September 30, 2024."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within 60 days following the end of the Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED THIS 17TH DAY OF AUGUST, 2023.

ATTEST:

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

By: _____
Title: _____

By: _____
Its: _____

Exhibit A: Fiscal Year 2023/2024 Budget(s)

B.

RESOLUTION 2023-11

[ANNUAL ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; 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 established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"), attached hereto as **Exhibit A**; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to fund the Adopted Budget through a funding agreement and/or through the imposition of special assessments on benefitted lands within the District, which special assessments may be collected by direct bill or on the tax roll pursuant to Chapter 197, *Florida Statutes*; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. OPERATIONS AND MAINTENANCE ASSESSMENTS.

- a. Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A and B**, and is hereby found to be fair and reasonable.
- b. Assessment Imposition.** Pursuant to Chapters 190, 197 and/or 170, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and

maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

- c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

2. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- a. **Tax Roll Assessments.** If and to the extent indicated in **Exhibits A and B**, certain of the operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected at the same time and in the same manner as County taxes in accordance with Chapter 197 of the *Florida Statutes*. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
- b. **Direct Bill Assessments.** If and to the extent indicated in **Exhibits A and B**, certain operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on “**Direct Collect Property**” identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. The District’s Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.
 - i. Operations and maintenance assessments directly collected by the District shall be due and payable on the dates set forth in the invoices prepared by the District Manager, but no earlier than October 1st and no later than September 30th of Fiscal Year 2023/2024.
 - ii. Debt service assessments directly collected by the District are due in full on December 1, 2023; provided, however, that, to the extent permitted by law, the assessments due may be paid in two partial, deferred payments and on dates that are 30 days prior to the District’s corresponding debt service payment dates all as set forth in the invoice(s) prepared by the District Manager.
 - iii. In the event that an assessment payment is not made in accordance with the schedule(s) stated above, the whole assessment – including any remaining partial, deferred payments for the Fiscal Year, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any

prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- c. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

3. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

4. **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.

5. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED this 17th day of August, 2023.

ATTEST:

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

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget

Exhibit B: Assessment Roll (identifying Tax Roll Property and Direct Collect Property)

FIFTH ORDER OF BUSINESS

RESOLUTION 2023-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT ADOPTING REVISED SUSPENSION AND TERMINATION RULES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Meadow View at Twin Creeks Community Development District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, which owns, operates and maintains certain recreational amenity facilities (collectively, “Recreational Facilities”); and

WHEREAS, Chapters 120 and 190, *Florida Statutes*, authorize the District to adopt rules, rates, charges and fees to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the District’s Board of Supervisors (“Board”) desires to adopt revised rules relating to the suspension and/or termination of patrons’ rights to utilize the Recreational Facilities; and

WHEREAS, the Board finds that it is in the best interests of the District and necessary for the efficient operation of the District to adopt by resolution the revised *Suspension and Termination of Access Rule* (“Suspension and Termination Rules”), which are attached hereto as **Exhibit A** and incorporated herein by this reference, for immediate use and application; and

WHEREAS, the Board has complied with applicable Florida law concerning rule development and adoption, including the holding of a public hearing thereon.

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

SECTION 1. The Suspension and Termination Rules set forth in **Exhibit A** are hereby adopted pursuant to this resolution as necessary for the conduct of District business and shall remain in full force and effect unless revised or repealed by the District in accordance with Chapters 120 and 190, *Florida Statutes*.

SECTION 2. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 17th day of August, 2023.

ATTEST:

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

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Revised Suspension and Termination of Access Rule

Exhibit A

Revised Suspension and Termination of Access Rule

SUSPENSION AND TERMINATION OF ACCESS RULE

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

Effective Date: August 17, 2023

In accordance with Chapters 190 and 120 of the Florida Statutes, and on August 17, 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 Amenity Facilities.

2. General Rule. All persons using the Amenity Facilities and entering District properties are responsible for compliance with the Policies and Rules established for the safe operations of the Amenity Facilities.

3. Access Cards / Key Fobs. Access Cards 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 Policies and Rules established for the safe operations of the Amenity Facilities.

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 an 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 Policies and Rules (e.g., this Amenity Policies, Rules and Rates document);

- g. Treating the District's staff, contractors, representatives, residents, landowners, or Patrons 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, or Patrons;
- 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, or Patrons 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 Facilities 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, and Patrons. 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, 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, 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 Policies and Rules 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 Policies and Rules 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 Amenity Facilities 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.

SEVENTH ORDER OF BUSINESS



Proposal #339120

Date: 08/10/2023

From: Brad Poor

Proposal For

GMS-NF, LLC

475 West Town Pl

Suite 114

St. Augustine, FL 32092

main: 904-940-5850 ext. 406

mobile:

chogge@gmsnf.com

Location

850 Beacon Lake Pkwy

St. Augustine, FL 32095

Property Name: Meadow View at Twin Creeks CDD

Fall Annual Rotation 2023

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Fall Annuals Installed	7650.00	\$1.70	\$13,005.00

Client Notes

Signature

x

SUBTOTAL \$13,005.00

SALES TAX \$0.00

TOTAL \$13,005.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Brad Poor

Office:

bpoor@yellowstonelandscape.com

TENTH ORDER OF BUSINESS

B.

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

REQUISITION SUMMARY

2021 Phase 3

2020 Phase 4

Thursday, August 17, 2023

2021 Phase	<u>TO BE APPROVED</u>			
8/17/2023	131	ETM	Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 209410 (July 2023)	\$ 595.00
			2021 Phase 3 REQUISITIONS TO BE APPROVED	\$595.00
2021 Phase	<u>TO BE APPROVED</u>			
8/17/2023	71	Quantum Electrical	Phase 4 Design Change-excavate and install conduit - Invoice BL P4-DC	\$ 32,800.00
8/17/2023	72	Quantum Electrical	Phase 4 Directional Bore for power conduits - Invoice BL P4-DB	\$ 13,521.00
8/17/2023	73	Quantum Electrical	Phase 4 electrical backbone for 299 lots - Invoice BL P4-1	\$ 131,566.00
			2021 Phase 4 REQUISITIONS TO BE APPROVED	\$177,887.00
			TOTAL REQUISITIONS TO BE APPROVED JULY 20, 2023	\$178,482.00

C.

NOTICE OF MEETINGS
MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Meadow View at Twin Creeks Community Development District will hold their regularly scheduled public meetings for **Fiscal Year 2024** at the Lake House at Beacon Lake located at 850 Beacon Lake Parkway, St. Augustine, Florida 32095 at 10:00 a.m. on the third Thursday of each month listed (unless notated otherwise*) as follows:

October 19, 2023
November 16, 2023
December 21, 2023
January 18, 2024
February 15, 2024
March 21, 2024
April 18, 2024
May 16, 2024
June 20, 2024
July 18, 2024
August 15, 2024
September 19, 2024

E.

Meadow View at Twin Creeks

8/17/2023

Community Development District

Field Operations & Amenity Management Report



Rich Gray

MANAGER OF OPERATIONS
RIVERSIDE MANAGEMENT SERVICES, INC.

Jennifer Clark-Erickson

AMENITY MANAGER
RIVERSIDE MANAGEMENT SERVICES, INC.

Meadow View at Twin Creeks
Community Development District

Field Operations & Amenity Management Report
August 17th, 2023

To: Board of Supervisors

From: Rich Gray
Manager Of Operations

Jennifer Clark-Erickson
Amenity Manager

RE: Beacon Lake Field Operations & Amenity Management Report – August 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 December 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.
- Beacon Lake Bunco – 2nd Tuesday Monthly
- Mexican Train Dominoes – Last Wednesday Monthly
- Mary Music Time -We have two full classes, offered 2 times weekly
- 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 Sunday
- End of Summer Bash – Rescheduled due to weather August 11th 5pm-8pm
- Back to School Brunch- August 10th 10am meet the manager
- Charlie's Grill – Going really well, received great feedback.
- Repairs to gym equipment scheduled, waiting on parts
- Met with several janitorial companies for bids

Weekly Maintenance Responsibilities

Listed below are weekly maintenance Responsibilities:

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

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



Completed Projects

- Replaced all hardware and chains on swings at pool deck and front entrance.
- Relocated dog hurdle inside big dog park and reattached fence to top rail.
- Patched holes in gym and repainted any walls that were damaged.
- Patched small depressions on wood trim throughout the gym and repainted.
- Installed new ropes on rail dump feature and new mounting rope to climbing net at entrance of splash park.
- Scraped and repainted all bike racks on property.
- Installed and configured a new Wi-Fi extender for the social room.
- Patched potholes on Lomond, Windemere, Constance, Ness, Starnberg, Lucerne, and sections in the Townhomes.
- Pressure washed Gazebo, Lakeside Park, Kayak Launch, and Crew house.
- Replaced bulbs on lighting posts at Croquet Field and Lakeside Park.
- Replaced ripped nets at Basketball court.
- Installed new spray tube features on Splash Park at top of slide.



Conclusion

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



ELEVENTH ORDER OF BUSINESS

A.



*Meadow View at Twin Creeks
Community Development District*

*Unaudited Financial Statements
as of
July 31, 2023*



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Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

July 31, 2023

	General	Debt Service	Capital Project	Governmental Fund	Totals
Assets:					
Cash	\$67,153	---	---		\$67,153.31
Investments:					
Custody - US Bank	\$785,328	---	---		\$785,327.90
Series 2016 A1					
Reserve	---	\$136,785	---		\$136,785.34
Revenue	---	\$196,283	---		\$196,283.36
Series 2018 A1					
Reserve	---	\$188,516	---		\$188,516.37
Revenue	---	\$254,366	---		\$254,365.70
Series 2018 A2					
Revenue	---	\$2,799	---		\$2,798.58
Prepayment	---	\$1	---		\$0.73
Series 2019 A1					
Reserve	---	\$79,341	---		\$79,340.72
Revenue	---	\$113,008	---		\$113,007.94
Series 2020 A1					
Reserve	---	\$38,579	---		\$38,579.09
Revenue	---	\$48,157	---		\$48,157.29
Prepayment	---	\$915	---		\$914.85
Series 2020 A2					
Revenue	---	\$1,724	---		\$1,724.16
Interest	---	\$0	---		\$0.02
Prepayment	---	\$0	---		\$0.43
Series 2020 A3					
Reserve	---	\$18,856	---		\$18,855.97
Revenue	---	\$0	---		\$0.06
Interest	---	\$0	---		\$0.20
Series 2021-PH3B					
Reserve	---	\$141,898	---		\$141,898.46
Revenue	---	\$17,908	---		\$17,907.60
Interest	---	\$1	---		\$0.93
Prepayment	---	\$22,755	---		\$22,754.84
Construction	---	---	\$2,796		\$2,796.13
Series 2021-PH4					
Reserve	---	\$211,869	---		\$211,868.75
Revenue	---	\$135,305	---		\$135,305.13
Interest	---	\$1	---		\$1.42
Construction	---	---	\$4,550		\$4,550.36
Due from Other	\$986	---	---		\$986.20
Due from General Fund	---	---	---		\$0.00
Due From Developer - BBX	\$1,612	---	---		\$1,612.00
Due From Developer - Dreamfinders	---	---	\$250,728		\$250,727.58
Electric Deposits	\$3,360	---	---		\$3,360.00
Prepaid Expenses	\$5,218	---	---		\$5,217.50
Total Assets	\$863,657	\$1,609,068	\$258,074		\$2,730,799
Liabilities:					
Accounts Payable	\$0	---	---		\$0
Accrued Expenses	\$1,056	---	---		\$1,056
Retainage Payable	---	---	\$250,728		\$250,728
Due to Developer	\$1,612	---	---		\$1,612
Due to Debt Service 2016-A1	---	---	---		\$0
Due to Debt Service 2018-A1	---	---	---		\$0
Due to Debt Service 2019-A1	---	---	---		\$0
Due to Debt Service 2020-A1	---	---	---		\$0
Due to Debt Service 2021-3B	---	---	---		\$0
Due to Debt Service 2021-4	---	---	---		\$0
Deferred Revenue	---	---	---		\$0
Total Liabilities	\$2,668	\$0	\$250,728		\$253,396
Fund Balances:					
Nonspendable	\$8,578	\$0	---		\$8,578
Restricted for Capital Projects	---	---	\$7,346		\$7,346
Restricted for Debt Service	---	\$1,609,068	---		\$1,609,068
Restricted for Fence Agreement	\$14,550	---	---		\$14,550
Unassigned	\$837,861	---	---		\$837,861
Total Fund Balances	\$860,989	\$1,609,068	\$7,346		\$2,477,403
Total Liabilities & Fund Equity	\$863,657	\$1,609,068	\$258,074		\$2,730,799

Meadow View at Twin Creeks

Community Development District

GENERAL FUND

Statement of Revenues & Expenditures

For the Period ending July 31, 2023

	Adopted	Prorated	Actual	
	Budget	Thru 07/31/23	Thru 07/31/23	Variance
REVENUES:				
Assessments - Tax Roll (1)	\$1,209,376	\$1,209,376	\$1,213,391	\$4,015
Assessments - Direct	\$603,935	\$601,418	\$601,418	\$0
Interest/Miscellaneous Income	\$5,000	\$4,167	\$21,047	\$16,880
Restricted - Easement Fence Fund	\$0	\$0	\$14,550	\$14,550
Facility Revenue	\$10,000	\$8,333	\$10,325	\$1,992
TOTAL REVENUES	\$1,828,311	\$1,823,294	\$1,860,731	\$37,437

EXPENDITURES:

ADMINISTRATIVE:

Supervisor Fees	\$0	\$0	\$2,400	(\$2,400)
FICA Expense	\$0	\$0	\$184	(\$184)
Engineering	\$36,000	\$24,000	\$26,546	(\$2,546)
Attorney Fees	\$30,000	\$20,000	\$15,315	\$4,685
Annual Audit	\$7,500	\$0	\$0	\$0
Arbitrage	\$3,600	\$3,000	\$3,000	\$0
Assessment Roll	\$10,000	\$10,000	\$10,000	\$0
Dissemination	\$20,000	\$16,667	\$10,517	\$6,150
Trustee Fees	\$21,000	\$15,936	\$15,936	\$0
Management Fees	\$52,094	\$43,411	\$43,412	(\$0)
Information Technology	\$1,550	\$1,292	\$1,292	(\$0)
Website Compliance	\$1,100	\$917	\$917	(\$0)
Telephone	\$700	\$583	\$404	\$179
Postage	\$1,000	\$833	\$1,554	(\$721)
Insurance	\$8,802	\$8,802	\$7,885	\$917
Printing and Binding	\$2,000	\$1,667	\$1,133	\$534
Legal Advertising	\$1,500	\$1,250	\$585	\$665
Other Current Charges	\$1,600	\$1,333	\$853	\$480
Office Supplies	\$300	\$250	\$8	\$242
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
ADMINISTRATIVE EXPENDITURES	\$198,921	\$150,116	\$142,115	\$8,001

AMENITY CENTER:

Utilities				
Telephone/Cable/Internet	\$10,900	\$9,083	\$9,673	(\$590)
Electric	\$45,800	\$38,167	\$38,441	(\$274)
Water/Irrigation	\$20,000	\$16,667	\$26,484	(\$9,817)
Gas	\$2,136	\$1,780	\$1,609	\$171
Trash Removal	\$4,860	\$4,050	\$6,402	(\$2,352)
Security				
Security Monitoring	\$1,440	\$1,200	\$1,220	(\$20)
Gate Monitoring	\$16,235	\$13,529	\$14,973	(\$1,444)
Gate Repairs	\$0	\$0	\$1,818	(\$1,818)
Access Cards	\$4,000	\$3,333	\$2,503	\$830
Contracted Security	\$20,000	\$16,667	\$1,152	\$15,515
Management Contracts				
Facility Management	\$125,000	\$104,167	\$76,316	\$27,851
Pool Attendants	\$51,750	\$43,125	\$23,901	\$19,224
Canoe Launch Attendant	\$31,050	\$25,875	\$0	\$25,875
Snack Bar Attendant	\$17,940	\$14,950	\$0	\$14,950
Field Mgmt / Admin	\$43,200	\$36,000	\$36,000	\$0
Pool Maintenance	\$20,000	\$16,667	\$17,090	(\$423)
Pool Chemicals	\$15,000	\$12,500	\$13,906	(\$1,406)

Meadow View at Twin Creeks

Community Development District

GENERAL FUND

Statement of Revenues & Expenditures

For the Period ending July 31, 2023

	Adopted	Prorated	Actual	
	Budget	Thru 07/31/23	Thru 07/31/23	Variance
AMENITY CENTER CONTINUED				
Janitorial	\$22,275	\$18,563	\$28,476	(\$9,913)
Facility Maintenance	\$30,000	\$30,000	\$38,528	(\$8,528)
Private event Attendant	\$5,000	\$4,297	\$4,297	\$0
Repairs & Maintenance	\$36,000	\$30,000	\$33,183	(\$3,183)
Capital Projects	\$12,000	\$10,000	\$3,640	\$6,360
Snack Bar Inventory- CGS	\$1,000	\$833	\$0	\$833
Food Service License	\$650	\$542	\$242	\$300
Rental and Leases	\$27,691	\$23,076	\$6,923	\$16,153
Subscriptions	\$12,000	\$10,000	\$2,670	\$7,330
Pest Control	\$2,600	\$2,167	\$2,135	\$32
Supplies	\$2,500	\$2,083	\$415	\$1,668
Towel/Linen Service	\$2,000	\$1,705	\$1,705	\$0
Furniture, Fixtures & Equipment	\$5,000	\$4,167	\$3,503	\$664
Special Events	\$35,000	\$26,917	\$26,917	\$0
Holiday Decorations	\$20,000	\$15,385	\$15,385	\$0
Fitness Center Repairs/Supplies	\$3,100	\$3,100	\$5,913	(\$2,813)
Office Supplies	\$1,500	\$1,250	\$1,655	(\$405)
ASCAP/BMI Licenses	\$800	\$667	\$0	\$667
Property Insurance	\$54,949	\$54,949	\$46,552	\$8,397
Permit and License	\$575	\$575	\$575	\$0
AMENITY CENTER EXPENDITURES	\$703,951	\$598,035	\$494,202	\$103,833
GROUND MAINTENANCE EXPENDITURES				
Hydrology Quality/Mitigation	\$6,400	\$5,333	\$0	\$5,333
Electric	\$30,000	\$25,000	\$24,504	\$496
Landscape Maintenance	\$646,800	\$539,000	\$459,279	\$79,721
Landscape Contingency	\$85,000	\$85,000	\$205,805	(\$120,805)
Lake Maintenance	\$27,000	\$22,500	\$16,492	\$6,008
Grounds Maintenance	\$12,000	\$10,000	\$7,746	\$2,254
Pump Repairs	\$5,000	\$3,519	\$3,519	\$0
Streetlighting	\$49,890	\$41,575	\$45,189	(\$3,614)
Streetlight Repairs	\$5,000	\$4,167	\$0	\$4,167
Storm Cleanup	\$0	\$0	\$1,220	(\$1,220)
Irrigation Repairs	\$22,200	\$22,200	\$41,552	(\$19,352)
Miscellaneous	\$5,000	\$4,167	\$0	\$4,167
Contingency	\$31,149	\$25,957	\$15,790	\$10,168
GROUNDS MAINTENACE EXPENDITURES	\$925,439	\$788,418	\$821,096	(\$32,677)
TOTAL EXPENDITURES	\$1,828,311	\$1,536,569	\$1,457,413	\$79,156
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		\$432,729	
FUND BALANCE - Beginning	\$0		\$428,260	
FUND BALANCE - Ending	\$0		\$860,989	

(1) Includes special assessments for gate monitoring.

(2) Transfer in from 2016A-2 closeout.

Meadow View at Twin Creeks

Community Development District

General Fund

Month By Month Income Statement

Fiscal Year 2023

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Revenues:													
Assessments - Tax Roll	\$0	\$67,099	\$173,946	\$743,692	\$196,451	\$15,110	\$932	\$16,162	\$0	\$0	\$0	\$0	\$1,213,391
Assessments - Direct	\$45,615	\$396,864	\$71,685	\$6,152	\$8,390	\$14,791	\$7,271	\$0	\$6,712	\$43,937	\$0	\$0	\$601,418
Interest/Miscellaneous Income	\$54	\$1,601	\$73	\$457	\$1,139	\$2,094	\$3,197	\$3,665	\$3,089	\$5,678	\$0	\$0	\$21,047
Restricted - Easement Fence Fund	\$600	\$600	\$3,750	\$0	\$600	\$2,400	\$0	\$1,800	\$1,800	\$3,000	\$0	\$0	\$14,550
Facility Revenue	\$3,750	\$75	\$600	\$75	\$0	\$1,100	\$700	\$475	\$0	\$3,550	\$0	\$0	\$10,325
Total Revenues	\$50,019	\$466,239	\$250,054	\$750,376	\$206,580	\$35,494	\$12,101	\$22,102	\$11,601	\$56,165	\$0	\$0	\$1,860,731

Expenditures:

Administrative

Supervisor Fees	\$0	\$0	\$0	\$0	\$400	\$400	\$400	\$400	\$400	\$400	\$0	\$0	\$2,400
FICA Expense	\$0	\$0	\$0	\$0	\$31	\$31	\$31	\$31	\$31	\$31	\$0	\$0	\$184
Engineering	\$3,565	\$1,811	\$869	\$3,827	\$2,615	\$4,228	\$2,394	\$2,869	\$4,368	\$0	\$0	\$0	\$26,546
Attorney Fees	\$1,736	\$2,766	\$358	\$1,103	\$1,596	\$1,375	\$1,853	\$4,530	\$0	\$0	\$0	\$0	\$15,315
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbitrage	\$0	\$0	\$1,200	\$1,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000
Assesment Roll	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000
Dissemination	\$1,042	\$1,042	\$1,042	\$1,042	\$1,042	\$1,042	\$1,042	\$1,042	\$1,042	\$1,142	\$0	\$0	\$10,517
Trustee Fees	\$1,813	\$0	\$8,351	\$3,416	\$0	\$2,357	\$0	\$0	\$0	\$0	\$0	\$0	\$15,936
Management Fees	\$4,341	\$4,341	\$4,341	\$4,341	\$4,341	\$4,341	\$4,341	\$4,341	\$4,341	\$4,341	\$0	\$0	\$43,412
Information Technology	\$129	\$129	\$129	\$129	\$129	\$129	\$129	\$129	\$129	\$129	\$0	\$0	\$1,292
Website Admin	\$92	\$92	\$92	\$92	\$92	\$92	\$92	\$92	\$92	\$92	\$0	\$0	\$917
Telephone	\$0	\$58	\$28	\$20	\$41	\$41	\$41	\$50	\$37	\$89	\$0	\$0	\$404
Postage	\$91	\$66	\$302	\$49	\$104	\$101	\$58	\$135	\$62	\$585	\$0	\$0	\$1,554
Insurance	\$7,885	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,885
Printing and Binding	\$115	\$28	\$84	\$28	\$27	\$93	\$35	\$39	\$67	\$617	\$0	\$0	\$1,133
Legal Advertising	\$0	\$288	\$0	\$0	\$0	\$184	\$0	\$0	\$113	\$0	\$0	\$0	\$585
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$853	\$0	\$0	\$0	\$853
Office Supplies	\$0	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$0	\$0	\$8
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative Expenditures	\$30,982	\$10,622	\$16,797	\$15,847	\$10,418	\$14,413	\$10,417	\$13,658	\$11,535	\$7,426	\$0	\$0	\$142,115

Amenity Center

Telephone	\$870	\$869	\$869	\$1,161	\$907	\$1,046	\$906	\$1,062	\$920	\$1,063	\$0	\$0	\$9,673
Electric	\$3,746	\$3,571	\$3,642	\$3,859	\$4,255	\$4,037	\$4,138	\$3,325	\$3,822	\$4,047	\$0	\$0	\$38,441
Water/Irrigation	\$1,151	\$983	\$2,473	\$2,357	\$3,037	\$2,813	\$2,520	\$3,413	\$5,333	\$2,404	\$0	\$0	\$26,484
Gas	\$156	\$134	\$213	\$143	\$320	\$196	\$19	\$202	\$159	\$66	\$0	\$0	\$1,609
Trash Removal	\$405	\$746	\$696	\$692	\$528	\$682	\$511	\$506	\$823	\$813	\$0	\$0	\$6,402
Security Monitoring	\$111	\$222	\$111	\$111	\$111	\$111	\$111	\$111	\$111	\$111	\$0	\$0	\$1,220
Gate Monitoring	\$1,593	\$1,465	\$1,513	\$1,625	\$1,705	\$1,769	\$3,489	\$1,817	\$0	\$0	\$0	\$0	\$14,973
Gate Repairs	\$0	\$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	\$1,152	\$0	\$0	\$1,152
Facility Management	\$6,504	\$6,779	\$7,534	\$10,424	\$6,891	\$7,102	\$7,209	\$7,936	\$9,434	\$6,504	\$0	\$0	\$76,316
Pool Attendants	\$0	\$0	\$0	\$0	\$0	\$2,451	\$4,470	\$4,218	\$12,762	\$0	\$0	\$0	\$23,901
Canoe Launch Attendant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Snack Bar Attendant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Field Mgmt / Admin	\$3,600	\$3,600	\$3,600	\$3,600	\$3,600	\$3,600	\$3,600	\$3,600	\$3,600	\$3,600	\$0	\$0	\$36,000
Pool Maintenance	\$1,298	\$1,298	\$1,298	\$1,298	\$1,366	\$1,298	\$5,811	\$1,298	\$0	\$2,125	\$0	\$0	\$17,090
Pool Chemicals	\$460	\$1,487	\$721	\$628	\$1,016	\$1,794	\$1,962	\$1,946	\$1,946	\$1,946	\$0	\$0	\$13,906
Janitorial	\$1,680	\$3,308	\$3,169	\$3,482	\$3,430	\$3,137	\$3,600	\$2,283	\$2,178	\$2,208	\$0	\$0	\$28,476
Facility Maintenance	\$3,873	\$2,129	\$1,140	\$5,112	\$5,574	\$2,005	\$4,483	\$8,327	\$5,342	\$543	\$0	\$0	\$38,528

Meadow View at Twin Creeks

Community Development District

General Fund

Month By Month Income Statement

Fiscal Year 2023

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Amenity Center Continued													
Repairs & Maintenance	\$12,021	\$2,651	\$2,896	\$1,696	\$2,847	\$5,046	\$696	\$1,189	\$4,143	\$0	\$0	\$0	\$33,183
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	\$294	\$0	\$0	\$2,670
Pest Control	\$200	\$200	\$200	\$219	\$219	\$219	\$219	\$219	\$219	\$219	\$0	\$0	\$2,135
Supplies	\$20	\$81	\$163	\$0	\$0	\$0	\$106	\$0	\$0	\$46	\$0	\$0	\$415
Towel/Linen Service	\$245	\$680	\$309	\$155	\$189	\$0	\$127	\$0	\$0	\$0	\$0	\$0	\$1,705
Furniture, Fixtures & Equipment	\$22	\$0	\$0	\$0	\$0	\$2,500	\$0	\$218	\$233	\$530	\$0	\$0	\$3,503
Special Events	\$3,965	\$5,214	\$1,808	\$5,442	\$3,807	\$817	\$822	\$324	\$2,598	\$2,120	\$0	\$0	\$26,917
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	\$601	\$0	\$0	\$0	\$5,913
Office Supplies	\$25	\$542	\$0	\$77	\$605	\$106	\$111	\$111	\$6	\$72	\$0	\$0	\$1,655
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
Total Amenity Center Expenditures	\$89,576	\$39,264	\$58,879	\$42,645	\$42,151	\$43,713	\$46,722	\$44,537	\$56,852	\$29,862	\$0	\$0	\$494,202
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	\$3,076	\$0	\$0	\$24,504
Landscape Maintenance	\$44,343	\$44,343	\$44,343	\$44,343	\$44,343	\$44,343	\$44,343	\$44,344	\$44,344	\$60,187	\$0	\$0	\$459,279
Landscape Contingency	\$0	\$6,191	\$6,469	\$14,867	\$20,850	\$35,388	\$19,793	\$6,580	\$1,050	\$94,618	\$0	\$0	\$205,805
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	\$4,777	\$0	\$0	\$45,189
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	\$3,477	\$4,539	\$1,024	\$2,431	\$0	\$0	\$41,552
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	\$85,516	\$68,695	\$56,752	\$165,088	\$0	\$0	\$821,096
Total Expenses	\$186,316	\$120,056	\$137,057	\$140,264	\$127,958	\$148,699	\$142,655	\$126,891	\$125,139	\$202,377	\$0	\$0	\$1,457,413
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)	(\$130,554)	(\$104,789)	(\$113,539)	(\$146,212)	\$0	\$0	\$432,729

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2016 A1

Statement of Revenues & Expenditures

For the Period ending July 31, 2023

	Adopted	Prorated	Actual	
	Budget	Thru 07/31/23	Thru 07/31/23	Variance
REVENUES:				
Special Assessments - 2016 A1	\$443,364	\$443,364	\$444,848	\$1,484
Interest Income	\$20	\$17	\$8,749	\$8,732
TOTAL REVENUES	\$443,384	\$443,381	\$453,597	\$10,217
EXPENDITURES:				
Series 2016 A1				
Interest Expense - 11/1	\$159,000	\$159,000	\$159,000	\$0
Interest Expense - 5/1	\$159,000	\$159,000	\$159,000	\$0
Principal Expense - 5/1	\$125,000	\$125,000	\$125,000	\$0
TOTAL EXPENDITURES	\$443,000	\$443,000	\$443,000	\$0
OTHER SOURCES/(USES)				
Interfund Transfer In/(Out)	\$0	\$0	(\$29,390)	(\$29,390)
TOTAL OTHER SOURCES AND USES	\$0	\$0	(\$29,390)	(\$29,390)
EXCESS REVENUES (EXPENDITURES)	\$384		(\$18,793)	
FUND BALANCE - Beginning	\$213,453		\$351,862	
FUND BALANCE - Ending	\$213,837		\$333,069	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2018 A1 and A2

Statement of Revenues & Expenditures

For the Period ending July 31, 2023

	Adopted	Prorated	Actual	
	Budget	Thru 07/31/23	Thru 07/31/23	Variance
REVENUES:				
Assessments - A1	\$612,550	\$612,550	\$614,584	\$2,034
Interest Income	\$50	\$42	\$11,414	\$11,373
TOTAL REVENUES	\$612,600	\$612,592	\$625,998	\$13,407
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)		\$10,361	
FUND BALANCE - Beginning	\$232,667		\$435,321	
FUND BALANCE - Ending	\$229,629		\$445,681	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2019 A1/A2

Statement of Revenues & Expenditures

For the Period ending July 31, 2023

	Adopted Budget	Prorated Thru 07/31/23	Actual Thru 07/31/23	Variance
REVENUES:				
Assessments - A1	\$257,353	\$257,353	\$258,215	\$862
Interest Income	\$20	\$17	\$4,889	\$4,872
TOTAL REVENUES	\$257,373	\$257,370	\$263,103	\$5,733
EXPENDITURES:				
2019 A1				
Interest Expense - 11/1	\$99,460	\$99,460	\$99,460	\$0
Interest Expense - 5/1	\$99,460	\$99,460	\$99,460	\$0
Principal Expense - 5/1	\$60,000	\$60,000	\$60,000	\$0
TOTAL EXPENDITURES	\$258,920	\$258,920	\$258,920	\$0
OTHER SOURCES/(USES)				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	(\$1,547)		\$4,183	
FUND BALANCE - Beginning	\$107,891		\$188,165	
FUND BALANCE - Ending	\$106,345		\$192,349	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2020 A1/A2/A3

Statement of Revenues & Expenditures

For the Period ending July 31, 2023

	Adopted Budget	Prorated Thru 07/31/23	Actual Thru 07/31/23	Variance
REVENUES:				
Assessments A1	\$113,041	\$113,041	\$113,420	\$378
Interest Income	\$50	\$42	\$2,617	\$2,575
TOTAL REVENUES	\$113,091	\$113,083	\$116,037	\$2,954
EXPENDITURES:				
2020 A1				
Interest Expense - 11/1	\$43,566	\$43,566	\$42,609	\$956
Principal Expense - 11/01 (Prepayment)	\$20,000	\$20,000	\$0	\$20,000
Interest Expense - 5/1	\$43,141	\$43,141	\$42,609	\$531
Principal Expense - 5/1	\$25,000	\$25,000	\$25,000	\$0
TOTAL EXPENDITURES	\$131,706	\$131,706	\$110,219	\$21,487
OTHER SOURCES/(USES)				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	(\$18,615)		\$5,818	
FUND BALANCE - Beginning	\$62,751		\$102,414	
FUND BALANCE - Ending	\$44,136		\$108,232	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2021 PH 3B

Statement of Revenues & Expenditures

For the Period ending July 31, 2023

	Adopted Budget	Prorated Thru 07/31/23	Actual Thru 07/31/23	Variance
<u>REVENUES:</u>				
Assessments	\$280,483	\$280,483	\$209,761	(\$70,722)
Prepayments	\$0	\$0	\$22,755	\$22,755
Interest Income	\$0	\$0	\$3,312	\$3,312
TOTAL REVENUES	\$280,483	\$280,483	\$235,827	(\$44,655)
<u>EXPENDITURES:</u>				
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
<u>OTHER SOURCES/(USES)</u>				
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		(\$45,001)	
FUND BALANCE - Beginning	\$87,170		\$227,563	
FUND BALANCE - Ending	\$88,330		\$182,562	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2021 PH 4

Statement of Revenues & Expenditures

For the Period ending July 31, 2023

	Adopted	Prorated	Actual	
	Budget	Thru 07/31/23	Thru 07/31/23	Variance
<u>REVENUES:</u>				
Assessments	\$423,738	\$423,738	\$423,738	\$0
Interest Income	\$0	\$0	\$4,988	\$4,988
TOTAL REVENUES	\$423,738	\$423,738	\$428,725	\$4,988
<u>EXPENDITURES:</u>				
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
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	(\$4,606)	(\$4,606)
TOTAL OTHER SOURCES AND USES	\$0	\$0	(\$4,606)	(\$4,606)
EXCESS REVENUES (EXPENDITURES)	\$920		\$1,301	
FUND BALANCE - Beginning	\$133,919		\$345,874	
FUND BALANCE - Ending	\$134,839		\$347,175	

Meadow View at Twin Creeks

Community Development District

Capital Projects Funds

Statement of Revenues & Expenditures

For the Period ending July 31, 2023

	Series	Series
	2021-PH 3B	2021 - PH 4
<u>REVENUES:</u>		
Interest Income	\$42	\$5,332
Developer Contributions	\$775,940	\$3,334,045
TOTAL REVENUES	\$775,982	\$3,339,377
<u>EXPENDITURES:</u>		
Capital Outlay	\$676,754	\$3,737,708
TOTAL EXPENDITURES	\$676,754	\$3,737,708
<u>OTHER SOURCES/(USES)</u>		
Interfund Transfer In (Out)	\$1,506	\$4,606
TOTAL OTHER SOURCES/(USES)	\$1,506	\$4,606
EXCESS REVENUES (EXPENDITURES)	\$100,733	(\$393,724)
FUND BALANCE - Beginning	(\$97,937)	\$398,274
FUND BALANCE - Ending	\$2,796	\$4,550

Meadow View at Twin Creeks

Community Development District

Long Term Debt Report

Series 2016 A1 Special Assessment Bonds	
Interest Rate:	4.5% -5.5%
Maturity Date:	11/1/47
Reserve Fund Definition:	30% of Max Annual Debt Service
Reserve Fund Requirement:	\$133,012.50
Reserve Balance:	\$136,785.34
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:	\$188,516.37
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 MADS
Reserve Fund Requirement:	\$77,208.00
Reserve Balance:	\$79,340.72
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

Meadow View at Twin Creeks

Community Development District

Long Term Debt Report

Series 2020 A1 Special Assessment Bonds

Interest Rate:	4.25%
Maturity Date:	5/1/26
Reserve Fund Definition:	30% of MADS
Reserve Fund Requirement:	\$34,348.13
Reserve Balance:	\$38,579.09
Bonds outstanding - 5/18/2020	\$1,685,000
Less: November 1, 2021 (Prepayment)	(\$20,000)
Less: May 1, 2022	(\$25,000)
Less: May 1, 2023	(\$25,000)
Current Bonds Outstanding	\$1,615,000

Series 2021 PH 3B Special Assessment Bonds

Interest Rate:	2.40-3.75%
Maturity Date:	5/1/52
Reserve Fund Definition:	50% of MADS
Reserve Fund Requirement:	\$140,241.25
Reserve Balance:	\$140,241.25
Bonds outstanding - 10/26/2021	\$5,140,000
Less: May 1, 2023	(\$105,000)
Current Bonds Outstanding	\$5,035,000

Series 2021 PH 4 Special Assessment Bonds

Interest Rate:	2.40-4.00%
Maturity Date:	5/1/52
Reserve Fund Definition:	50% of MADS
Reserve Fund Requirement:	\$211,868.75
Reserve Balance:	\$211,868.75
Bonds outstanding - 10/26/2021	\$7,615,000
Less: May 1, 2023	(\$155,000)
Current Bonds Outstanding	\$7,460,000

MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023 ASSESSMENT RECEIPTS

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

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	62,116.11	-	-	-	-	150,563.80	-	182,460.76	333,024.56
TOLL SOUTHEAST	8,605.71	-	-	-	-	20,080.00	-	24,609.78	44,689.78
DREAM FINDERS	-	-	-	-	-	39,116.88	423,737.50	396,864.17	859,718.54
DIRECT RECEIPTS	70,721.83	-	-	-	-	209,760.67	423,737.50	603,934.71	1,237,432.88
TAX ROLL RECEIPTS	(12,003.59)	445,383.38	615,322.93	258,525.19	113,555.94	-	-	1,214,850.22	2,647,637.66
TOTAL RECEIPTS	58,718.23	445,383.38	615,322.93	258,525.19	113,555.94	209,760.67	423,737.50	1,818,784.93	3,885,070.54

TAX ROLL RECEIPTS

DISTRIBUTION	DATE	SERIES 2016A-1 DEBT SERVICE RECEIVED	SERIES 2018A-1 DEBT SERVICE RECEIVED	SERIES 2019A-1 DEBT SERVICE RECEIVED	SERIES 2020A-1 DEBT ASMT RECEIVED	SERIES 2021-3B DEBT ASMT RECEIVED	SERIES 2021-4 DEBT ASMT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
1	11/2/2022	571.19	789.13	331.55	145.63	-	-	1,558.02	3,395.52
2	11/17/2022	11,866.81	16,394.69	6,888.16	3,025.59	-	-	32,368.51	70,543.76
3	11/28/2022	12,161.41	16,801.69	7,059.16	3,100.70	-	-	33,172.08	72,295.04
4	12/12/2022	17,068.27	23,580.80	9,907.37	4,351.76	-	-	46,556.28	101,464.48
5	12/15/2022	46,703.18	64,523.14	27,109.11	11,907.55	-	-	127,389.94	277,632.92
6	1/20/2023	272,649.13	376,680.57	158,260.66	69,515.23	-	-	743,691.55	1,620,797.14
INTEREST	2/1/2023	593.10	819.40	344.27	151.22	-	-	1,617.76	3,525.75
7	2/21/2023	71,428.93	98,683.20	41,461.31	18,211.68	-	-	194,833.15	424,618.27
8	3/30/2023	5,539.40	7,653.00	3,215.37	1,412.34	-	-	15,109.53	32,929.64
INTEREST	4/6/2023	341.79	472.20	198.39	87.14	-	-	932.30	2,031.82
9	5/8/2023	5,925.21	8,186.03	3,439.32	1,510.71	-	-	16,161.91	35,223.18
TAX CERTIFICATES	6/15/2023	-	-	-	-	-	-	-	-
TAX CERTIFICATES	8/7/2023	534.96	739.08	310.52	136.39	-	-	1,459.19	3,180.14
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
TOTAL TAX ROLL RECEIPTS		445,383.38	615,322.93	258,525.19	113,555.94	-	-	1,214,850.22	2,647,637.66

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%	75%	100%	100.0%	94.6%
PERCENT COLLECTED TAX ROLL	100%	100%	100%	100%	0%	0%	100.5%	100.5%
PERCENT COLLECTED TOTAL	100%	100%	100%	100%	75%	100%	100.3%	98.5%

B.

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

ASSESSED	#UNITS	SERIES 2016A-1 DEBT SERVICE NET	SERIES 2018A-1 DEBT SERVICE NET	SERIES 2019A-1 DEBT SERVICE NET	SERIES 2020A-1 DEBT ASMT NET	SERIES 2021-3B DEBT ASMT NET	SERIES 2021-4 DEBT ASMT NET	FY23 O&M NET	TOTAL ASSESSED
HEARTWOOD 23 LLC	152	-	-	-	-	212,679.91	-	182,460.76	395,140.67
TOLL SOUTHEAST	18	-	-	-	-	28,685.71	-	24,609.78	53,295.49
DREAM FINDERS	329	-	-	-	-	39,116.88	423,737.50	396,864.17	859,718.55
TOTAL DIRECT INVOICE	499	-	-	-	-	280,482.50	423,737.50	603,934.71	1,308,154.71
TAX ROLL ASSESSED	977	443,364.15	612,533.25	257,353.12	113,041.11	-	-	1,209,342.44	2,635,634.07
TOTAL ASSESSED	1476	443,364.15	612,533.25	257,353.12	113,041.11	280,482.50	423,737.50	1,813,277.15	3,943,788.78

DUE/RECEIVED	BALANCE DUE	SERIES 2016A-1 DEBT SERVICE RECEIVED	SERIES 2018A-1 DEBT SERVICE RECEIVED	SERIES 2019A-1 DEBT SERVICE RECEIVED	SERIES 2020A-1 DEBT SERVICE RECEIVED	SERIES 2021 DEBT SERVICE RECEIVED	SERIES 2021-4 DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL ASSESSED
HEARTWOOD 23 LLC	38,400.59	-	-	-	-	170,643.80	-	186,096.28	356,740.08
TOLL SOUTHEAST	34,838.14	-	-	-	-	-	-	18,457.35	18,457.35
DREAM FINDERS	-	-	-	-	-	39,116.88	423,737.50	396,864.17	859,718.55
TOTAL DIRECT INVOICE	73,238.73	-	-	-	-	209,760.68	423,737.50	601,417.80	1,234,915.98
TAX ROLL RECEIPTS	(8,823.44)	444,848.41	614,583.86	258,214.66	113,419.53	-	-	1,213,391.04	2,644,457.51
TOTAL RECEIPTS	64,415.29	444,848.41	614,583.86	258,214.66	113,419.53	209,760.68	423,737.50	1,814,808.84	3,879,373.49

TAX ROLL RECEIPTS

DISTRIBUTION	DATE	SERIES 2016A-1 SERVICE RECEIVED	SERIES 2018A-1 SERVICE RECEIVED	SERIES 2019A-1 SERVICE RECEIVED	SERIES 2020A-1 DEBT ASMT RECEIVED	SERIES 2021-3B DEBT ASMT RECEIVED	SERIES 2021-4 DEBT ASMT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
1	11/2/2022	571.19	789.13	331.55	145.63	-	-	1,558.01	3,395.52
2	11/17/2022	11,866.81	16,394.69	6,888.16	3,025.59	-	-	32,368.52	70,543.76
3	11/28/2022	12,161.41	16,801.69	7,059.16	3,100.70	-	-	33,172.08	72,295.04
4	12/12/2022	17,068.27	23,580.80	9,907.37	4,351.76	-	-	46,556.27	101,464.48
5	12/15/2022	46,703.18	64,523.14	27,109.11	11,907.55	-	-	127,389.94	277,632.92
6	1/20/2023	272,649.13	376,680.57	158,260.67	69,515.23	-	-	743,691.54	1,620,797.14
INTEREST 1	2/1/2023	593.10	819.40	344.27	151.22	-	-	1,617.77	3,525.75
7	2/21/2023	71,428.93	98,683.20	41,461.31	18,211.68	-	-	194,833.15	424,618.27
8	3/30/2023	5,539.40	7,653.00	3,215.37	1,412.34	-	-	15,109.54	32,929.64
INTEREST 2	4/6/2023	341.79	472.20	198.39	87.14	-	-	932.29	2,031.82
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		444,848.41	614,583.86	258,214.66	113,419.53	-	-	1,213,391.04	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%	75%	100%	99.6%	94.4%
PERCENT COLLECTED TAX ROLL	100%	100%	100%	100%	0%	0%	100.3%	100.3%
PERCENT COLLECTED TOTAL	100%	100%	100%	100%	75%	100%	100.1%	98.4%

C.

Meadow View at Twin Creeks

Community Development District

Check Run Summary

7/1/23 - 7/31/23

Date	Check Numbers	Amount
General Fund		
7/5/23	2152-2153	\$3,922.26
7/6/23	2154-2156	\$243,240.23
7/7/23	2157-2164	\$24,651.51
7/14/23	2165-2173	\$92,139.17
7/19/23	2174-2175	\$758.35
7/31/23	2176-2182	\$103,880.88
Total Checks		\$468,592.40
Autopayments		
7/3/23	Wellbeats	\$249.00
7/3/23	AT&T	\$69.55
7/5/23	Florida National Gas	\$66.36
7/7/23	Republic Services	\$812.72
7/19/23	St Johns County Utility Dept	\$2,403.66
7/19/23	AT&T	\$85.60
7/21/23	Comcast	\$838.64
7/25/23	Action Mail	\$1,046.96
7/28/23	Wells Fargo Credit Card	\$876.52
7/28/23	IRS FICA Payment	\$61.20
7/28/23	FPL	\$11,900.30
7/31/23	RollKall	\$1,152.12
Total Paid Electronically		\$19,562.63
Total General Fund		\$488,155.03

* Fedex Invoices will be available upon request

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
7/05/23	00019	6/07/23 CFR 49 R REQ 123 INV	202306 300-13100-10100 2023-316	CLARY & ASSOCIATES, INC.	*	2,875.00	2,875.00	002152
7/05/23	00005	6/07/23 CFR 49 R REQ 122 INV	202306 300-13100-10100 208845	ENGLAND THIMS & MILLER, INC	*	1,047.26	1,047.26	002153
7/06/23	00163	5/11/23 CFR 9 RE REQ 63 PAVING/DRAINAGE	202307 300-13100-10101	W.GARDNER, LLC	*	151,646.12	151,646.12	002154
7/06/23	00163	5/11/23 CFR 9 RE REQ 64 UTILITIES	202307 300-13100-10101	W.GARDNER, LLC	*	82,474.11	82,474.11	002155
7/06/23	00163	5/11/23 CFR 9 RE REQ 65 CLEARING/EARTHWORK	202307 300-13100-10101	W.GARDNER, LLC	*	9,120.00	9,120.00	002156
7/07/23	00133	6/13/23 61323 INSTALL INTERMATIC CLOCK	202306 320-57200-45508	ALFRED W. GROVER	*	450.00	450.00	002157
7/07/23	00038	6/15/23 297617 CELLULAR FIRE MONITORING	202306 320-57200-45400	ATLANTIC SECURITY	*	110.95	110.95	002158
7/07/23	00162	7/01/23 12566 JUL CHEICALS & CONTROLLER	202307 320-57200-45506		*	1,945.56		
		7/01/23 12570 JUL CLEANING SERVICE ONLY	202307 320-57200-45505		*	1,298.00		
		7/05/23 12640 RESET CONTROLLER & CHEMS	202307 320-57200-45505	ZACHARY SULLIVAN DBA BIG Z POOL	*	350.00	3,593.56	002159
7/07/23	00179	7/01/23 32013015 JUL JANITORIAL SRVCS	202307 320-57200-45507	NORTH FL BLDG MAINT LLC DBA CITY	*	1,855.00	1,855.00	002160
7/07/23	00116	2/04/23 07142023 7/14/23 GAZEBO POOLSIDE	202307 320-57200-49400	KENNETH BAXLEY	*	375.00	375.00	002161
7/07/23	00148	4/10/23 21981 GATE REPAIRS	202304 320-57200-45420	THE GATE STORE, INC.	*	225.00	225.00	002162

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
7/31/23	00162	7/24/23 12708	202307 320-57200-45505		*	301.80	
			POOL MAINT & CHEMICALS				
		7/31/23 12703	202307 320-57200-45505		*	175.00	
			CLOSE & SUPER SHOCK POOL				
				ZACHARY SULLIVAN DBA BIG Z POOL			476.80 002177
7/31/23	00153	6/05/23 5677602	202306 310-51300-48000		*	112.88	
			JUN MEETING #8859075				
				CA FLORIDA HOLDINGS,LLC			112.88 002178
7/31/23	00020	7/17/23 242	202307 320-57200-49400		*	100.30	
			JUL MAINTENANCE SUPPLIES				
		7/17/23 243	202306 320-57200-45508		*	3,941.00	
			JUN FACILITY MAINTENANCE				
		7/17/23 243	202306 320-57200-45508		*	721.00	
			JUN MAINTENANCE SUPPLIES				
				RIVERSIDE MANAGEMENT SERVICES			4,762.30 002179
7/31/23	00077	6/23/23 1051936	202306 320-57200-44200		*	230.00	
			INSPECT KITCHEN UNIT/RPR				
		6/30/23 1051975	202306 320-57200-44200		*	920.00	
			RPLC SHAFT & 2 BUSHINGS				
				THIGPEN HEATING & COOLING, INC.			1,150.00 002180
7/31/23	00046	7/24/23 61748624	202307 320-57200-45917		*	219.45	
			JUL PEST CONTROL				
				TURNER PEST CONTROL LLC			219.45 002181
7/31/23	00040	7/19/23 JAX56091	202307 320-53800-45004		*	45,000.00	
			PH1 & AMENITY MULCH				
		7/19/23 JAX56091	202307 320-53800-45004		*	45,027.50	
			PH2 & PH3 MULCHING				
		7/25/23 JAX56211	202307 320-53800-45009		*	1,019.00	
			MAINLINE RPR PUMP SITE				
		7/25/23 JAX56211	202307 320-53800-45009		*	1,412.00	
			JUL HARBOR SIDE & CTRLR F				
		7/26/23 JAX56248	202307 320-53800-45004		*	4,590.00	
			PH2-4 FLOWERS/ANNUALS				
				YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC			97,048.50 002182
TOTAL FOR BANK A						468,592.40	
TOTAL FOR REGISTER						468,592.40	

MVTP MEADOW VIEW TP BPEREGRINO

Meadow View at Twin CreeksCommunity Development District
Construction Phase 3B - BBXConstruction Funding Request #49
June 7, 2023

Req. PAYEE

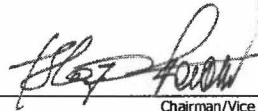
122	ETM Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 208845 (May 2023)	\$	1,047.26
123	Clary & Associates, Inc. Final As-Built for Pickleball Courts- Invoice 2023-316	\$	2,875.00

Total Funding Request	\$	3,922.26
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Please make check payable to:

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

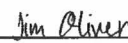
Signature: _____



Chairman/Vice Chairman

DocuSigned by:

Signature: _____



D1BA5E6E7410418... Secretary/Asst. Secretary

Meadow View at Twin Creeks

Community Development District
Construction Phase 4

Construction Funding Request #9
May 11, 2023


Req. PAYEE

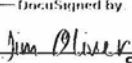
63	W. Gardner, LLC Beacon Lake Phase 4 (Paving/Drainage) Application for Payment No. 13 (Apr 2023)	\$	151,646.12
64	W. Gardner, LLC Beacon Lake Phase 4 (Utilities) Application for Payment No. 13 (Apr 2023)	\$	82,474.11
65	W. Gardner, LLC Beacon Lake Phase 4 (Clearing/Earthwork) Application for Payment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

Total Funding Request	\$	243,240.23
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Please make check payable to:

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

Signature: 
Chairman/Vice Chairman

Signature: 
Secretary/Asst. Secretary

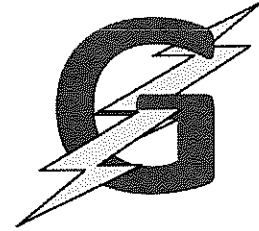
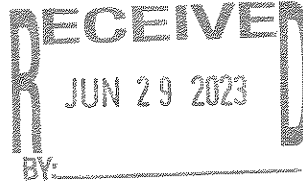
INVOICE

Alfred W. Grover, Electrical Contractor

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

FL License: EC 13010167

DATE: 6/13/2023
INVOICE # 61323

**Bill To:**

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

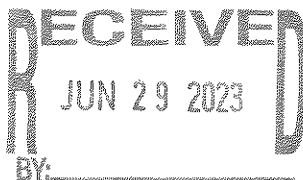
Job Location: Beacon Lake

DESCRIPTION OF WORK	AMOUNT
1) Install 1, 24 hour intermatic time clock to control tennis court lights <div>Approved Facilities Maintenance 001.320.57200.45508 Rich Gray</div> Worked ordered by Rich Grey	450.00
TOTAL	\$ 450.00

Accepted methods of payment:

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

THANK YOU FOR YOUR BUSINESS!



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
07/06/2023	\$110.95	06/15/2023

INVOICE NO. 297617

Site: 850 Beacon Lakes Pkwy St
Augustine
Site Address: 850 Beacon Lakes Pkwy
St Augustine FL 32092
Period: 07/01/2023 to 07/31/2023
Recurring No.: 4197
Job Name:
Order No.:

Approved
Security Monitoring
001.320.57200.45440

Description

Meadow View @ Twin Creeks

Monthly Security Monitoring

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

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

IMPORTANT: Please remember to test your system monthly.

Need automation for your home? Visit us online at www.smarthome.biz

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

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



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
07/06/2023	\$110.95	06/15/2023

INVOICE NO. 297617

How To Pay



Credit Card (MasterCard, Visa, Amex)

Credit Card No.

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

Card Holder's Name: _____ CCV: _____

Expiry Date: / Signature: _____



Mail

Detach this section and mail check to:

Atlantic Security
1714 Cesery Blvd
Jacksonville, FL 32211

INVOICE NO. 297617

NAME: Meadow View at Twin Creeks CCD DUE DATE: 07/06/2023 AMOUNT DUE: \$110.95

Please Reference: 297617

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

Terms and Conditions

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

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

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

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

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

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

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

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

Distributed by Atlantic Companies
1714 Cesery Boulevard
Jacksonville, FL 32211

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

Invoice 12566

BILL TO

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

DATE
07/01/2023

PLEASE PAY
\$1,945.56

DUE DATE
07/30/2023

PRODUCT/SERVICE	QTY	RATE	AMOUNT
RE: Monthly Chemicals and Controller Lease Only Invoice			
Services:Monthly Service Monthly Chemicals with 2- Controller Leases Chemicals Included: Chlorine Acid Bi-Carb Stabilizer	1	1,945.56	1,945.56

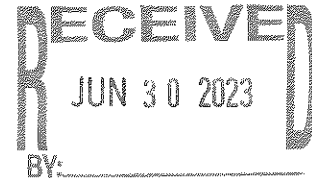
Thank you for your business!

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 \$1,945.56

THANK YOU.

Approved
Pool Chemicals
001.320.57200.45506
Rich Gray



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

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



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

Invoice 12570

BILL TO

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

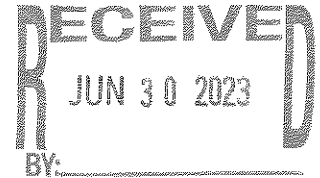
DATE
07/01/2023

PLEASE PAY
\$1,298.00

DUE DATE
07/30/2023

PRODUCT/SERVICE	QTY	RATE	AMOUNT
RE: Monthly Cleaning Service Only			

Approved
Pool Maintenance
001.320.57200.45505
Rich Gray



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

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

PRODUCT/SERVICE	QTY	RATE	AMOUNT
Services:Monthly Service	1	1,298.00	1,298.00

2 Pools on Site: Lap and Family Pool
Service Visits Schedule:
October-March 2 visits per week: Mon/Fri
April-September 3 visits per week:
Mon/Wed/Fri
NOTE; with 52 weeks per year, we base our rate on 12 visits per month during the spring/summer which is April-September and then 8 visits per month fall/winter which is October-March. Most months in the summer carry 13-14 visits that we do not charge for along with the same affect in fall/winter with 9-10 visits pending when the 5th week falls, therefore we close for 1 week at Christmas and typically take 1/2 week of for Thanksgiving and allow additional days off to cover severe weather alert days so an account fully receives all visits paid for and to account for unexpected delays in service.

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

Note: we will keep the feature pump trap free of debris.
Chemicals such as Algaecides, Phosphate Removers and Metal Out Treatments are not included, but avail. as needed and billed accordingly for amount used.

Thank you for your business!

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

TOTAL DUE	\$1,298.00
-----------	------------

THANK YOU.

If you have any questions please give us a call at 904-868-4660!
Zach Sullivan
Big Z Pool Service, LLC
Licensed & Insured CPC#1459355



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

Invoice 12640

BILL TO

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

DATE
07/05/2023

PLEASE PAY
\$350.00

DUE DATE
07/15/2023

PRODUCT/SERVICE	QTY	RATE	AMOUNT
RE: Emergency Service Call Sunday 7/2/23			
Services:E-Call Emergency Service Call Date of Incident Reported: 7/3/23 Date of Correction: 7/3/23 Details of Services received call that no chlorine was present in the pool. We sent a tech out, and completed the following: provided dosed the pool and reset the controller as it was in feed limit.	2	175.00	350.00
	1	320 57200 45505 Pool Maint Approved 7.5.2023 J Erickson	

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 \$350.00

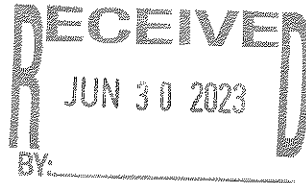
THANK YOU.



If you have any questions please give us a call at 904-868-4660!
Zach Sullivan
Big Z Pool Service, LLC
Licensed & Insured CPC#1459355



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



INVOICE

Total Due: \$1,855.00

Invoice Number: 32013015295

Invoice Date: 7/1/2023

Due Date: 7/31/2023

Phone: (904) 737-4969

Email: jaxinvoices@gocitywide.com

Bill

To: Beacon Lakes / Meadow Views at Twin Creeks
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

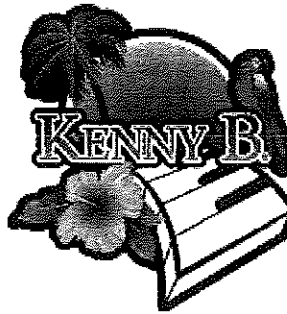
PO #	Customer ID	FSM	Payment Terms	Service Dates		
	01013101582	Joseph Grima	Net 30 days	07/01/23 to 07/31/23		
Item #	Description		Contract / Order #	Qty	Unit Price	Ext. Price
	Managed Janitorial Services		31013100872	1	1,855.00	1,855.00

Subtotal: 1855.00

Sales Tax: 0.00

1 320 57200 45507 Janitorial
Approved Jennifer Erickson 6.30.2023

Total Due: \$1,855.00



February 4, 2023

Invoice #07142023

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

Contact: Jennifer Clark-Erickson
Beaconmanager@rmsnf.com

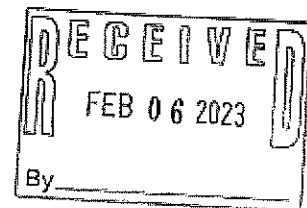
Date of Service: July 14th, 2023 (Friday)

Location: Beacon Lake Club House (Gazebo Poolside)
850 Beacon Lake Pkwy
St. Augustine, FL 32095

4 pm – 7 pm

Amount Due: \$375.00
(Net 7 from Date of Service)

Payable To: Kenneth Baxley
Mailing: 118 Minwill Cir
Georgetown, FL 32139



**TGS**

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

Invoice

DATE	INVOICE NO.
4/10/2023	21981

BILL TO
Meadow View at Twin Creeks CDD C/O Beacon Lake Amenity Manager 850 Beacon Lake Parkway St. Augustine, Florida 32095

SHIP TO
<div>RECEIVED</div> <div>JUL 05 2023</div> <div>BY: _____</div>

P.O. NO.	TERMS	DUE DATE	REP	SHIP DATE	SHIP VIA	FOB	PROJECT
	net-15	4/25/2023	ML	4/10/2023			
ITEM		DESCRIPTION			QTY	RATE	AMOUNT
Labor		To check the entry gate reported not closing after the 7pm schedule. The inside photocell was out of alignment, and the photocell that is in the island flower bed was blocked by overgrown rose bush. Cut the rose bush back and adjusted inside photocell. Tested the gate several times successfully. This includes all travel time for 21, MAR 2023.			2.5	90.00	225.00
1 320 57200 45420 Gate Repairs Approved Jennifer Erickson 4.11.2023							
Thank You For Being Our Customer					Subtotal \$225.00		

Sales Tax (6.5%)	\$0.00
Total	\$225.00

Payments/Credits	\$0.00
Balance Due	\$225.00



Thigpen Heating & Cooling, Inc.
2801 Dawn Road
Jacksonville, FL 32207

Invoice

Date	Number
6/10/2023	1051444

Bill To Address:
Meadow View At Twin Creeks CDD VENUS 850 Beacon Lake Pkwy Saint Augustine, FL 32095

Work\Ship Address:
Meadow View At Twin Creeks CDD 850 Beacon Lake Pkwy Saint Augustine, FL 32095

Agreement #	PO #	Terms	Due Date	Sales Rep	WO #
10018		T DUE UPON RECE	06/10/2023		45706
Item	Description		Quantity	Price	Amount
	Commercial Labor		2.00	\$105.00	\$210.00
	Misc. Supplies & Enviromental		1.00	\$20.00	\$20.00
	she will be there till 5 pm. gym unit is not cooling, stat is blank. if you get a key card make sure it goes back under the amenity door before you leave.				
	Found both gym split units with full aux pans and clogged drain. Cleared and emptied. Need to schedule maint premature to scheduled visit, asap.				
	Approved Facilities Maintenance 001.320.57200.45508 Rich Gray				
				Subtotal	\$230.00
				Sales Tax	\$0.00
				Total	\$230.00
				Payments	\$0.00
				Balance Due	\$230.00

RECEIVED
JUN 29 2023
BY: _____

Phone #	Fax #	E-mail
904-448-1962		service@thigpenhvac.com



INVOICE

INVOICE #	INVOICE DATE
JAX 548335	7/1/2023
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks
CDD

Invoice Due Date: July 31, 2023

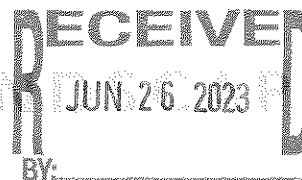
Invoice Amount: \$17,812.00

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

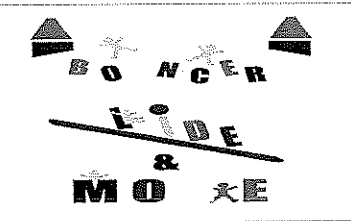
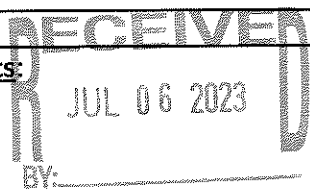
Approved
Landscape Maintenance
001.320.53800.45003
Rich Gray

Invoice Total **\$17,812.00**

IN COMMERCIAL LANDSCAPING

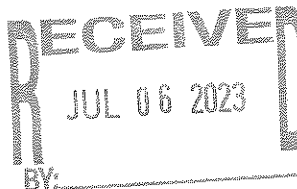


Should you have any questions or inquiries please call (386) 437-6211.

		Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003		Invoice Date: July 29th, 2023 Invoice No.: 07292023.05		
<u>Name / Address</u> Attn: Jennifer Clark-Ericson Meadow View at Twin Creeks Riverside Management Service Inc. Governmental Management Services Inc.		Additional Details: Event will be 8p-10p at the clubhouse 1 320 57200 49400 Special Events Approved 7.6.2023 Jennifer Erickson				
	<u>Description</u>	<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>Subtotal</u>	<u>Extended</u>
1	Silent Disco (25)	1	\$1,200.00		\$1,000.00	\$1,000.00
2	Wipeout Big Balls	1	\$500.00		\$300.00	\$300.00
3	Double Lane Obstacle	1	\$400.00		\$300.00	\$300.00
4	Uplighting	1	\$150.00			\$0.00
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
Comments: 		Subtotal				\$1,600.00
		Sales Tax (0.0%)				\$0.00
		Total				\$1,600.00



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



July 05, 2023

Project No:

17348.00000

Invoice No:

0208891

Project 17348.00000 2022/2023 General Consulting Services (WA#27)

EMAIL COPY TO: BKOVAIC@BBXCAPITAL.COM

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

Work Description:

Prepare and Distribute monthly requisition summary and scan and deal with monthly requisitions
Montly CDD Meeting via Phone
Prepare and work on Annual Report
Deal with additional requisitions coming in late

Professional Services rendered through July 1, 2023

Professional Personnel

		Hours	Rate	Amount
Senior Engineer/Senior Project Manager				
Lockwood, Scott	6/3/2023	1.00	215.00	215.00
Lockwood, Scott	6/10/2023	1.00	215.00	215.00
Lockwood, Scott	6/17/2023	.75	215.00	161.25
Lockwood, Scott	6/24/2023	1.00	215.00	215.00
Lockwood, Scott	7/1/2023	4.00	215.00	860.00
CADD/GIS Technician				
Sims, Daniel	6/24/2023	19.00	132.00	2,508.00
Adminstrative Support				
Blair, Shelley	6/10/2023	.75	95.00	71.25
Blair, Shelley	6/17/2023	.50	95.00	47.50
Totals		28.00		4,293.00
Total Labor				4,293.00


Expenses

Mileage			65.50	
Total Expenses	1.15 times	65.50	75.33	

Invoice Total this Period \$4,368.33

England-Thims & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
14775 Old St. Augustine Road • Jacksonville, Florida 32258 • Tel 904-642-8690 • Fax 904-646-9485
CA-00002584 LC-0000016

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 15	RLE	7/5/2023			Beacon Lakes Clubhouse - 11...
Quantity	Item Code	Description			Price Each	Amount
1	System Service	Hood System Service			175.00	175.00T
1	System Service Ad...	Additional System Service			85.00	85.00T
3	SYA439232	Ansul APC 500 HL Fuse Links			25.00	75.00T
2	SYA439231	Ansul APC 450 HL Fuse Links			20.00	40.00T
1	SYA439230	Ansul APC 360 HL Fuse Link			20.00	20.00T
		1 320 57200 45508 AMENITY-FACILITY MAINT			0.00	0.00
		Approved 7.6.2023 Jennifer Erickson				
						
					Total	\$395.00

Future Horizons, Inc

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

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

INVOICE

Invoice Number: 79123
Invoice Date: Jun 30, 2023
Page: 1

Bill To:

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

Ship to:

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

Customer ID	Customer PO	Payment Terms	
Beacon02	Per Contract	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver		7/30/23

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in June 1, 2023 Approved Lake Maintenance 001.320.53800.45005 Rich Gray RECEIVED JUL 06 2023 BY: _____	1,769.14	1,769.14
Subtotal				1,769.14
Sales Tax				
Freight				
Total Invoice Amount				1,769.14
Payment/Credit Applied				
TOTAL				1,769.14

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

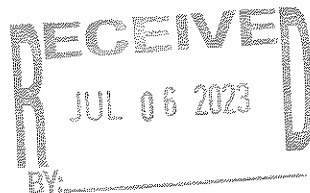
Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 101**Invoice Date:** 7/1/23**Due Date:** 7/1/23**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 - July 2023		4,341.17	4,341.17
Website Administration - July 2023		91.67	91.67
Information Technology - July 2023		129.17	129.17
Dissemination Agent Services - July 2023		1,041.67	1,041.67
Office Supplies		0.96	0.96
Postage		97.50	97.50
Copies		57.75	57.75
Telephone		88.88	88.88

**Total** \$5,848.77**Payments/Credits** \$0.00**Balance Due** \$5,848.77

R
RENAISSANCE®
WORLD GOLF VILLAGE RESORT
ST AUGUSTINE

500 S Legacy Trail
St Augustine, FL 32092
(904) 940-8604 fax (904) 940-8008

Invoice 10005

INVOICE

Customer

Event Meadow View at Twin Creeks CDD Meeting
Attn Courtney Hogge
Phone (865) 238-2622

Date 6/28/2023

Qty	Description	Valued At	Charged
1	Room Rental 8.17.2023	\$350.00	\$350.00
1	AV Quote Speaker Phone	\$332.44	\$332.44
	25% Service Charge	\$170.61	\$170.61
	Tax Exempt 85-801712617C-7		
	RECEIVED JUL 10 2023 BY: _____		

SUB-TOTAL \$853.05

Amount Due \$853.05

Payment Details

- ☐ Direct Bill
☒ Check
☐ Credit Card

Name _____

CC # _____

Expires _____

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

Invoice

Invoice #: 236
Invoice Date: 7/1/2023
Due Date: 7/1/2023
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
1.320.57200.45504 - Contract Administration - July 2023		3,600.00	3,600.00
1.320.57200.45500 - Facility Management - Meadow View - July 2023		6,503.83	6,503.83

RECEIVED
JUL 10 2023
BY: _____

Jerry Lambert
7-10-23

Total \$10,103.83

Payments/Credits \$0.00

Balance Due \$10,103.83

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

Invoice

Invoice #: 238
Invoice Date: 6/30/2023
Due Date: 6/30/2023
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Assistant Manager through June 2023 1,320.57200.45500	117.19	25.00	2,929.75
<div>RECEIVED JUL 10 2023 BY: _____</div> <div><i>Jerry Lambert</i> 7-10-23</div>			
Total			\$2,929.75
Payments/Credits			\$0.00
Balance Due			\$2,929.75

MVTC CDD

ASSISTANT MANAGER INVOICE DETAIL

Quantity	Description	Rate	Amount
117.19	Assistant Manager	\$ 25.00	\$ 2,929.75
	Covers June 2023		
	TOTAL DUE:		<u>\$ 2,929.75</u>

Facility Management 001.320.57200.45500

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

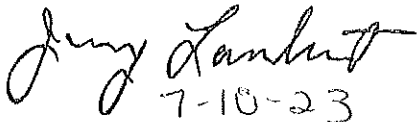
<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/1/23	8.15	E.W.	Facility Assistant
6/4/23	4.27	E.W.	Facility Assistant
6/4/23	6.02	F.D.	Facility Assistant
6/5/23	7.98	F.D.	Facility Assistant
6/5/23	3.7	E.W.	Facility Assistant and Chess Club
6/6/23	2.92	E.W.	Facility Assistant
6/7/23	2.78	E.W.	Facility Assistant
6/8/23	2.05	E.W.	Facility Assistant
6/9/23	3.55	E.W.	Facility Assistant and Ladies Dinner
6/11/23	1.68	E.W.	Facility Assistant
6/11/23	6.08	F.D.	Facility Assistant
6/12/23	8	T.W.	Facility Assistant
6/12/23	3.58	E.W.	Facility Assistant and Chess Club
6/13/23	4.6	E.W.	Facility Assistant and Bunco
6/14/23	3.67	E.W.	Facility Assistant and Book Club
6/15/23	5.65	E.W.	Facility Assistant and Wine Club
6/17/23	5.43	F.D.	Facility Assistant
6/18/23	6.02	F.D.	Facility Assistant
6/19/23	3.5	E.W.	Facility Assistant and Chess Club
6/20/23	2.07	E.W.	Facility Assistant
6/21/23	2.25	E.W.	Facility Assistant
6/22/23	2.27	E.W.	Facility Assistant
6/23/23	5.13	E.W.	Facility Assistant and Whisky Club
6/25/23	3.2	E.W.	Facility Assistant
6/26/23	3.75	E.W.	Facility Assistant and Chess Club
6/27/23	2.13	E.W.	Facility Assistant
6/28/23	4.68	E.W.	Facility Assistant and Dominoes Club
6/29/23	2.08	E.W.	Facility Assistant
TOTAL	<u><u>117.19</u></u>		

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

Invoice

Invoice #: 239
Invoice Date: 6/30/2023
Due Date: 6/30/2023
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Special Event Assistant through June 2023 1.320.57200.49400	28.99	25.00	724.75
<div>RECEIVED JUL 10 2023 BY: _____</div> <div> 7-10-23</div>			
Total			\$724.75
Payments/Credits			\$0.00
Balance Due			\$724.75

MVTC CDD

SPECIAL EVENT ASSISTANT INVOICE DETAIL

Quantity	Description	Rate	Amount
28.99	Special Event Assistant Covers June 2023	\$ 25.00	\$ 724.75
TOTAL DUE:			<u>\$ 724.75</u>

Special Event Assistant 1.320.57200.49400

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/2/23	3.5	E.W.	Special Event - Food Truck Friday
6/10/23	5.15	E.W.	Special Event - Murder Mystery Night
6/16/23	3.55	E.W.	Special Event - Food Truck Friday
6/24/23	7.62	E.W.	Special Event -Luau
6/24/23	3.17	F.D.	Special Event -Luau
6/24/23	6	J.W.	Special Event -Luau
TOTAL	<u>28.99</u>		

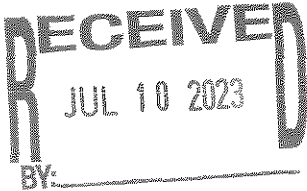
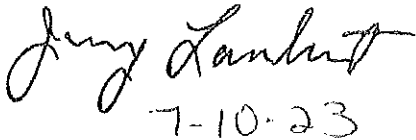
Riverside Management Services, Inc
9655 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

Invoice

Invoice #: 240
Invoice Date: 6/30/2023
Due Date: 6/30/2023
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Private Event Attendant through June 2023 1.320.57200.45509  	45.3	25.00	1,132.50
Total			\$1,132.50
Payments/Credits			\$0.00
Balance Due			\$1,132.50

MVTC CDD

PRIVATE EVENT ATTENDANT INVOICE DETAIL

Quantity	Description	Rate	Amount
45.3	Private Event Attendant	\$ 25.00	\$1,132.50
	Covers June 2023		
	TOTAL DUE:		<u>\$1,132.50</u>

Private Event Attendant 1.320.57200.45509

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/3/23	6.88	E.W.	Private Event Attendant
6/10/23	8	E.W.	Private Event Attendant
6/11/23	4	E.W.	Private Event Attendant
6/17/23	4.75	E.W.	Private Event Attendant
6/24/23	4	E.W.	Private Event Attendant
6/25/23	5	J.W.	Private Event Attendant
6/25/23	7	E.W.	Private Event Attendant
6/30/23	5.67	E.W.	Private Event Attendant
TOTAL	<u>45.3</u>		


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

Invoice

Invoice #: 241
Invoice Date: 6/30/2023
Due Date: 6/30/2023
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Lifeguard Services through June 2023 1,300.57 @ 00.45501	689.86	18.50	12,762.41
<div>RECEIVED JUL 10 2023 BY: _____</div> <div> 7-10-23</div>			
Total			\$12,762.41
Payments/Credits			\$0.00
Balance Due			\$12,762.41

MVTC CDD

LIFEGUARD INVOICE DETAIL

Quantity	Description	Rate	Amount
689.86	Lifeguard Services	\$ 18.50	\$ 12,762.41
	Covers June 2023		
	TOTAL DUE:		<u>\$ 12,762.41</u>
LIFEGUARDS #1.320.57200.45501			

MEADOWVIEW AT THOM DIXONS COMMUNITY DEVELOPMENT DISTRICT
LIFE GUARD ROLLABLE HOURS JUNE 2023

Date	Hours	Employee	Description
6/1/23	6.63	H.K.	Lifeguarding
6/1/23	4.1	C.V.	Lifeguarding
6/1/23	2.3	C.B.	Lifeguarding
6/1/23	3.71	K.G.	Lifeguarding
6/1/23	6.04	E.G.	Lifeguarding
6/2/23	7	K.G.	Lifeguarding
6/2/23	4.37	C.B.	Lifeguarding
6/2/23	4.23	B.S.	Lifeguarding
6/2/23	4	J.H.	Lifeguarding
6/2/23	7.23	K.G.	Lifeguarding
6/3/23	6.45	H.K.	Lifeguarding
6/3/23	3.37	E.G.	Lifeguarding
6/3/23	4.17	K.J.G.	Lifeguarding
6/3/23	4.3	J.H.	Lifeguarding
6/4/23	7.08	H.K.	Lifeguarding
6/4/23	6.92	P.M.	Lifeguarding
6/4/23	4.4	C.B.	Lifeguarding
6/4/23	4.32	B.S.	Lifeguarding
6/5/23	6.62	H.A.	Lifeguarding
6/5/23	4.25	C.V.	Lifeguarding
6/5/23	4.32	P.H.	Lifeguarding
6/5/23	4.33	C.B.	Lifeguarding
6/5/23	3.17	B.S.	Lifeguarding
6/5/23	4.02	J.H.	Lifeguarding
6/6/23	6.81	H.A.	Lifeguarding
6/6/23	4.31	P.M.	Lifeguarding
6/6/23	6.6	E.G.	Lifeguarding
6/6/23	4.06	K.G.	Lifeguarding
6/7/23	6.87	H.A.	Lifeguarding
6/7/23	6.72	K.J.G.	Lifeguarding
6/7/23	4.3	P.H.	Lifeguarding
6/7/23	3.72	E.G.	Lifeguarding
6/8/23	6.91	H.A.	Lifeguarding
6/8/23	6.85	H.K.	Lifeguarding
6/8/23	3.52	B.S.	Lifeguarding
6/8/23	4.07	K.G.	Lifeguarding
6/9/23	3.8	A.A.	Lifeguarding
6/9/23	4.46	H.K.	Lifeguarding
6/9/23	6.62	P.H.	Lifeguarding
6/9/23	3.1	C.B.	Lifeguarding
6/9/23	3.18	E.G.	Lifeguarding
6/10/23	7	E.G.	Lifeguarding
6/10/23	7.13	P.M.	Lifeguarding
6/10/23	6.7	H.K.	Lifeguarding
6/10/23	6.4	J.H.	Lifeguarding
6/11/23	7.17	H.K.	Lifeguarding
6/11/23	4.5	K.G.	Lifeguarding
6/11/23	4.27	V.G.	Lifeguarding
6/11/23	6.51	B.S.	Lifeguarding
6/11/23	4.15	C.B.	Lifeguarding
6/12/23	6.9	H.A.	Lifeguarding
6/12/23	6.6	A.A.	Lifeguarding
6/12/23	4.9	C.B.	Lifeguarding
6/12/23	4.1	B.S.	Lifeguarding
6/13/23	5.78	H.A.	Lifeguarding
6/13/23	5.77	P.H.	Lifeguarding
6/13/23	5.7	V.G.	Lifeguarding
6/13/23	3.02	B.S.	Lifeguarding
6/14/23	6.65	A.A.	Lifeguarding
6/14/23	4.3	H.K.	Lifeguarding
6/14/23	6.35	K.G.	Lifeguarding
6/15/23	4.97	H.A.	Lifeguarding
6/15/23	6.44	V.G.	Lifeguarding
6/15/23	4.32	C.B.	Lifeguarding
6/15/23	6.47	A.L.	Lifeguarding
6/16/23	6.72	H.A.	Lifeguarding
6/16/23	6.65	A.A.	Lifeguarding
6/16/23	4.53	H.K.	Lifeguarding
6/16/23	4.37	P.H.	Lifeguarding
6/16/23	3.8	C.B.	Lifeguarding
6/17/23	6.75	A.A.	Lifeguarding
6/17/23	6.45	V.G.	Lifeguarding
6/17/23	4.47	H.K.	Lifeguarding
6/17/23	4.65	B.S.	Lifeguarding
6/18/23	6.85	A.A.	Lifeguarding
6/18/23	6.82	H.K.	Lifeguarding
6/18/23	4.65	K.G.	Lifeguarding
6/18/23	4.1	A.L.	Lifeguarding
6/19/23	6.9	P.H.	Lifeguarding
6/19/23	6.42	V.G.	Lifeguarding
6/19/23	3.25	C.V.	Lifeguarding
6/19/23	3.4	P.H.	Lifeguarding
6/19/23	3.97	K.J.G.	Lifeguarding
6/19/23	3.97	B.S.	Lifeguarding
6/20/23	6.75	H.A.	Lifeguarding
6/21/23	4.4	H.K.	Lifeguarding
6/21/23	4	A.L.	Lifeguarding
6/21/23	3.62	C.B.	Lifeguarding
6/21/23	3.47	P.H.	Lifeguarding
6/21/23	5.86	A.A.	Lifeguarding
6/22/23	6.87	H.A.	Lifeguarding
6/22/23	3.58	K.J.G.	Lifeguarding
6/22/23	3.63	V.G.	Lifeguarding
6/22/23	4.01	A.A.	Lifeguarding
6/22/23	4.04	A.L.	Lifeguarding
6/23/23	4.86	H.A.	Lifeguarding
6/23/23	6.92	E.C.	Lifeguarding
6/23/23	4.67	V.G.	Lifeguarding
6/23/23	4.4	H.K.	Lifeguarding
6/23/23	3.6	A.A.	Lifeguarding
6/23/23	4.08	B.S.	Lifeguarding
6/24/23	5.8	H.A.	Lifeguarding
6/24/23	4.57	K.E.	Lifeguarding
6/24/23	3.23	K.J.G.	Lifeguarding
6/24/23	1.6	J.H.	Lifeguarding
6/24/23	3.72	C.B.	Lifeguarding
6/25/23	6.72	H.A.	Lifeguarding
6/25/23	4.05	V.G.	Lifeguarding
6/25/23	4.4	E.C.	Lifeguarding
6/25/23	3.85	B.S.	Lifeguarding
6/25/23	4.25	K.G.	Lifeguarding
6/26/23	4.63	A.A.	Lifeguarding
6/26/23	4.32	P.H.	Lifeguarding
6/26/23	4.1	V.G.	Lifeguarding
6/26/23	4.12	K.J.G.	Lifeguarding
6/27/23	6.67	H.A.	Lifeguarding
6/27/23	5.2	C.B.	Lifeguarding
6/27/23	4.37	V.G.	Lifeguarding
6/27/23	4.03	A.L.	Lifeguarding
6/27/23	3.97	K.G.	Lifeguarding
6/28/23	6.72	H.A.	Lifeguarding
6/28/23	6.73	A.A.	Lifeguarding
6/28/23	4.3	P.H.	Lifeguarding
6/28/23	4.15	A.L.	Lifeguarding
6/28/23	4.33	K.G.	Lifeguarding
6/28/23	3.75	K.J.G.	Lifeguarding
6/28/23	6.78	H.A.	Lifeguarding
6/28/23	6.8	E.C.	Lifeguarding
6/28/23	4.37	C.V.	Lifeguarding
6/29/23	4.33	K.J.G.	Lifeguarding
6/29/23	4.15	A.L.	Lifeguarding
6/29/23	4.37	K.G.	Lifeguarding
6/29/23	6.8	H.A.	Lifeguarding
6/29/23	4.88	V.G.	Lifeguarding
6/30/23	4.37	H.K.	Lifeguarding
6/30/23	4.33	E.G.	Lifeguarding
6/30/23	3.95	B.S.	Lifeguarding

TOTAL 691.66



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

Created on: 6/12/2023

Invoice: 6122023

Account #101093

Meadow View At Twin Creeks A.K.A Beacon Lake

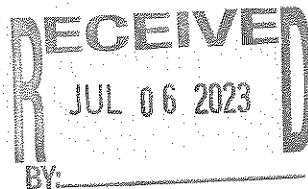
Invoice - Parts Deposit

Service Location Information

Account	[101093] Meadow View At Twin Creeks A.K.A Beacon Lake	Service Contact	Marc or Denise
Service Address	850 Beacon Lake Pkwy St Augustine, FL 32095	1 320 57200 44207 Fitness Center repairs/supply Approved 7.6.2023 Jennifer Erickson	

Service Information

Services	Qty	Rate	Price
Repair - Parts at Shop ~Manufacturer: Lifefitness ~Model Num: GER-ALLL-102 ~S/N:RGX180901397 Replace: Computer monitor	1.00 hour	\$70.00 / hour	\$0.00
— Product: Travel 60-160 miles	1.00 Other	\$110.00 / Ea	\$0.00
— Product: LF - Rower - COMPUTER: L16, W/O USB, 75029 - 0K106-75029-0000	1.00 Ea	\$429.64 / Ea	\$429.64
— Product: Shipping	1.00 Ea	\$30.00 / Ea	\$0.00



Subtotal:	\$429.64
Tax:	\$0.00
Total:	\$429.64

*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!

Thank you for the opportunity to serve you!



INVOICE

INVOICE #	INVOICE DATE
JAX 518775	4/28/2023
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks
CDD

Invoice Due Date: May 28, 2023

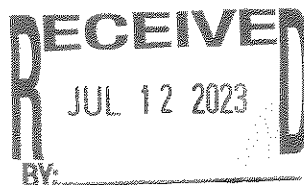
Invoice Amount: \$2,260.00

Description	Current Amount
-------------	----------------

Mainline repair under sidewalk at tennis courts

Irrigation Repairs

\$2,260.00



Approved
Irrigation Repair
1.320.53800.46100
Rich Gray

Invoice Total

\$2,260.00

IN COMMERCIAL LANDSCAPING

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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 526094	5/4/2023
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

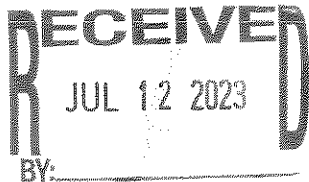
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks
CDD

Invoice Due Date: June 3, 2023

Invoice Amount: \$587.00

Description	Current Amount
Locate, troubleshoot and repair 2-wire failure*****Replace decoder causing complete system failure*****	
Irrigation Repairs	\$587.00



Approved
Irrigation Repair
1.320.53800.46100
Rich Gray

Invoice Total \$587.00

IN COMMERCIAL LANDSCAPING

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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 528512	5/10/2023
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks
CDD

Invoice Due Date: June 9, 2023

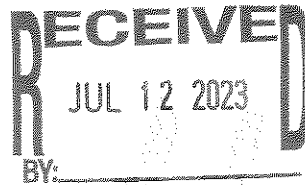
Invoice Amount: \$4,000.00

Description	Current Amount
-------------	----------------

Pool Deck Medjool Palm Tree Removal Services

Tree Removal

\$4,000.00



Invoice Total

\$4,000.00

Approved
Landscape Contingency
001.320.53800.45004
Rich Gray

IN COMMERCIAL LANDSCAPING

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



INVOICE

INVOICE #	INVOICE DATE
JAX 556423	7/1/2023
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks
CDD

Invoice Due Date: July 31, 2023

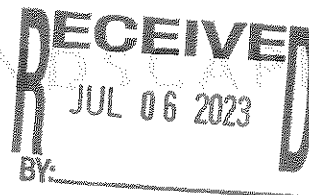
Invoice Amount: \$42,375.00

Description	Current Amount
Monthly Landscape Maintenance July 2023	\$42,375.00

Invoice Total **\$42,375.00**

Approved
Landscape Maintenance
001.320.53800.45003
Rich Gray

IN COMMERCIAL LANDSCAPING



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



PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5305 • turnerpest.com

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

Service Slip/Invoice

INVOICE: 617161597
DATE: 4/28/2023
ORDER: 617161597

1 320 57200 45917 Pest Control
Approved J Erickson 7.13.2023

Bill To: [385188]
Meadow View at Twin Creeks CDD
Chris Hall
475 W Town pl
Suite 114
Saint Augustine, FL 32092

Work Location: [385188] 904-627-9271
Beacon Lake Amenity Center
Brian Stephens
850 Beacon Lake Parkway
St Augustine, FL 32095-7458

Work Date	Time	Target Pest	Technician	Time In
4/28/2023	11:55 AM	MICE, RATS, ROACH, S		11:55 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	6/30/2023		12:15 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$219.45
		SUBTOTAL \$219.45
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$219.45
		AMOUNT DUE \$219.45

RECEIVED
JUL 13 2023
BY: _____

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE



Turner Pest Control

PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5305 • turnerpest.com

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

Service Slip/Invoice

INVOICE: 617268536
DATE: 5/10/2023
ORDER: 617268536

1 320 57200 45917 Pest Control
Approved J Erickson 7.13.2023

Bill To: [385188]
Meadow View at Twin Creeks CDD
Chris Hall
475 W Town pl
Suite 114
Saint Augustine, FL 32092

Work Location: [385188] 904-627-9271
Beacon Lake Amenity Center
Brian Stephens
850 Beacon Lake Parkway
St Augustine, FL 32095-7458

Work Date	Time	Target Pest	Technician	Time In
5/10/2023	12:17 PM	MICE, RATS, ROACH, S		12:17 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	6/30/2023		12:58 PM

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

CPCM Commercial Pest Control - Monthly Service \$219.45

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

AMOUNT DUE \$219.45

RECEIVED
JUL 13 2023
BY: _____

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE



PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
804-355-5300 • Fax: 904-353-1499 • Toll Free: 800-226-5385 • turnerpest.com

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

Service Slip/Invoice

INVOICE: 617380756
DATE: 6/30/2023
ORDER: 617380756

1 320 57200 45917 Pest Control
Approved J Erickson 7.13.2023

Bill To: [385188]
Meadow View at Twin Creeks CDD
Chris Hall
475 W Town pl
Suite 114
Saint Augustine, FL 32092

Work Location: [385188] 904-627-9271
Beacon Lake Amenity Center
Brian Stephens
850 Beacon Lake Parkway
St Augustine, FL 32095-7458

Work Date	Time	Target Pest	Technician	Time In
6/30/2023	12:50 PM	MICE, RATS, ROACH, S		12:50 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	6/30/2023		01:11 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$219.45
		SUBTOTAL \$219.45
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$219.45
		AMOUNT DUE \$219.45

RECEIVED
JUL 13 2023
BY: _____

TECHNICIAN SIGNATURE

beacon lake
CUSTOMER SIGNATURE

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

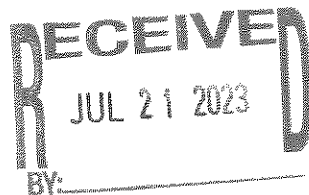
Hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE



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



1 320 57200 45400 Security Monitoring
Approved Jennifer Ericksomn
7.21.2023

Description

Meadow View @ Twin Creeks

Monthly Security Monitoring

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

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

IMPORTANT: Please remember to test your system monthly.

Need automation for your home? Visit us online at www.smarthome.biz

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

PLEASE PAY BY	AMOUNT	INVOICE DATE
08/06/2023	\$110.95	07/16/2023

INVOICE NO. 301446

Site: 850 Beacon Lakes Pkwy St
Augustine
Site Address: 850 Beacon Lakes Pkwy
St Augustine FL 32092
Period: 08/01/2023 to 08/31/2023
Recurring No.: 4197
Job Name:
Order No.:

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



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
08/06/2023	\$110.95	07/16/2023

INVOICE NO. 301446

How To Pay



Credit Card (MasterCard, Visa, Amex)

Credit Card No.

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

Card Holder's Name: _____ CCV: _____

Expiry Date: / Signature: _____



Mail

Detach this section and mail check to:

Atlantic Security
1714 Cesery Blvd
Jacksonville, FL 32211

INVOICE NO. 301446

NAME: Meadow View at Twin Creeks CCD

DUE DATE: 08/06/2023

AMOUNT DUE: \$110.95

Please Reference: 301446

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

Terms and Conditions

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

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

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

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

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

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

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

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

Distributed by Atlantic Companies
1714 Cesery Boulevard
Jacksonville, FL 32211

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

Invoice 12703

BILL TO

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

DATE
07/31/2023

PLEASE PAY
\$175.00

DUE DATE
08/10/2023

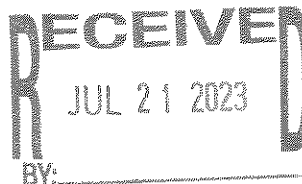
PRODUCT/SERVICE	QTY	RATE	AMOUNT
Services:E-Call Emergency Service Call Date of Incident Reported: 7/20/23 Date of Correction: 7/20/23 Details of Services Provided: code brown. sent tech to close and super shock pool. Incident happened after 2 pm, advised closing pool for the remainder of the day.	1	175.00	175.00
1 320 57200 45505 Pool Maint Approved 7.21.23 JErickson			

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 \$175.00

THANK YOU.



If you have any questions please give us a call at 904-868-4660!
Zach Sullivan
Big Z Pool Service, LLC
Licensed & Insured CPC#1459355



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

Invoice 12708

BILL TO

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

DATE
07/24/2023

PLEASE PAY
\$301.80

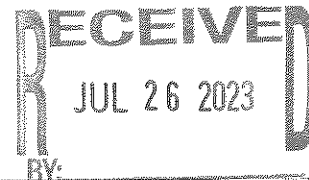
DUE DATE
08/03/2023

PRODUCT/SERVICE	QTY	RATE	AMOUNT
Services:Services	0.80	192.00	153.60
Enzyme Treatments:			
7/10/23-Wading/Kiddie Pool			
7/21/23-Wading/Kiddie Pool			
7/10/23-Lap Pool			
7/12/23-Lap Pool			
1 320 57200 45505 Pool Maint Approved 7.26.2023 JErickson			

NOTE: All treatments were completed on the dates listed above with the body of water affected.

Services:Services	0.95	156.00	148.20
Phosphate Treatments:			
7/10/23-Lap Pool			
7/24/23-Lap Pool			
7/26/23-Lap Pool			
7/26/23-Wading/Kiddie Pool			

NOTE: All treatments were completed on the dates listed above with the body of water affected.



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 \$301.80

THANK YOU.

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

Zach Sullivan


Big Z Pool Service, LLC

Licensed & Insured CPC#1459355

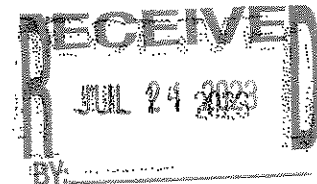
LOCALiQ

FLORIDA

ACCOUNT NAME		ACCOUNT #	PAGE #
Meadow View At Twin Creeks Cdd		764130	1 of 1
INVOICE #	BILLING PERIOD	PAYMENT DUE DATE	
0005677602	Jun 1- Jun 30, 2023	July 20, 2023	
PREPAY (Memo Info)	UNAPPLIED (Included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$112.88	

BILLING ACCOUNT NAME AND ADDRESS Meadow View At Twin Creeks Cdd 475 W. Town Pl. Ste. 114 Saint Augustine, FL 32092-3649 		Legal Entity: Gannett Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.
BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com		FEDERAL ID 47-2390983
To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com. Previous account number: MOR 15651		

Date	Description	Amount		
6/1/23	Balance Forward	\$0.00		
Package Advertising:				
Start-End Date	Order Number	Description	PO Number	Package Cost
6/5/23	8859075	Monthly Meeting Notice		\$112.88



As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$112.88
Service Fee 3.99%	\$4.50
*Cash/Check/ACH Discount	-\$4.50
*Payment Amount by Cash/Check/ACH	\$112.88
Payment Amount by Credit Card	\$117.38

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Meadow View At Twin Creeks Cdd		764130		0005677602		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$112.88	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$112.88
REMITTANCE ADDRESS (Include Account# & Invoice# on check) CA Florida Holdings, LLC PO Box 631244 Cincinnati, OH 45263-1244				TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW: <input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX Card Number _____ Exp Date ____/____/____ CVV Code _____ Signature _____ Date _____		TOTAL CREDIT CARD AMT DUE \$117.38

00007641300000000000000056776020001128867177

LOCALIQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

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

Saint Augustine FL 32092-3649

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

06/05/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 06/05/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$112.88

Order No: 8859075

Customer No: 764130

PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the Meadow View at Twin Creeks Community Development District ("District") will hold a regular meeting on Thursday, June 15, 2023 at 10:00 a.m. at the Lake House Amenity Center located at 850 Beacon Lake Parkway, St. Augustine, Florida 32095, where the Board may consider any business that may properly come before it ("Meeting"). An electronic copy of the agenda may be obtained by contacting the office of the District Manager, c/o Governmental Management Services, LLC, at (904) 940-5850 or joliver@gmsnl.com ("District Manager's Office") and is also expected to be available on the District's website, www.meadowviewattwincreeksdcd.com at least seven days prior to the meeting.

In accordance with Sections 119.07(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.

The meeting, including the closed executive session described above, will be conducted in accordance with the provisions of Florida law for community development districts and, other than the closed session described above, will be open to the public. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record of the meeting.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. If you are unable to participate by telephone, please contact the District Manager's office at (904) 940-5850 or joliver@gmsnl.com for further accommodations.

James Oliver
District Manager
Pub: June 5, 2023; #8859075

Riverside Management Services, Inc

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

Invoice**Invoice #:** 242**Invoice Date:** 7/17/2023**Due Date:** 7/17/2023**Case:****P.O. Number:****Bill To:**

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

Description	Hours/Qty	Rate	Amount
Maintenance Supplies - Special Events period ending 7/5/23 1,320, 57200.49400		100.30	100.30
<div data-bbox="365 1056 675 1255">RECEIVED JUL 21 2023 BY: _____</div> <div data-bbox="352 1547 763 1675"><i>Jerry Lambert</i> 7-21-23</div>			

Total	\$100.30
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Payments/Credits	\$0.00
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Balance Due	\$100.30
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Period Ending 7/05/23

(MVTG)

EMPLOYEE

6/8/23	Murder Mystery	Dry Erase Markers 4pk (5)
6/8/23	Murder Mystery	Splash Juice
6/8/23	Murder Mystery	Memo Books 4pk (5)
6/8/23	Murder Mystery	Sprites (2)
6/8/23	Murder Mystery	Mixed Fruit
6/8/23	Murder Mystery	Splnach and Artichoke Dlp (2)
6/8/23	Murder Mystery	Agave Juice
6/8/23	Murder Mystery	French Bread
6/9/23	Murder Mystery	Bowl
6/9/23	Murder Mystery	Plate
6/9/23	Murder Mystery	Paper Plates
6/9/23	Murder Mystery	Cups
6/9/23	Murder Mystery	Cutlery
6/9/23	Murder Mystery	Cheese
6/9/23	Murder Mystery	Plates 250ct

15.87	J.E.
2.83	J.E.
6.44	J.E.
6.16	J.E.
10.63	J.E.
12.74	J.E.
6.39	J.E.
1.86	J.E.
2.28	J.E.
2.28	J.E.
13.73	J.E.
5.38	J.E.
8.88	J.E.
2.65	J.E.
2.28	J.E.

TOTAL	\$100.30
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Riverside Management Services, Inc
9655 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

Invoice

Invoice #: 243
Invoice Date: 7/17/2023
Due Date: 7/17/2023
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance June 1 - June 30, 2023		3,941.00	3,941.00
Maintenance Supplies		721.00	721.00
<div><div>RECEIVED</div><div>JUL 21 2023</div><div>BY: _____</div></div> <div>Approved 07/20/2023 Facilities Maintenance 001.320.57200.45508 Rich Gray</div> <div><i>Jimmy Lambert</i> 7-21-23</div>			

Total	\$4,662.00
Payments/Credits	\$0.00
Balance Due	\$4,662.00

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/1/23	4	R.M.	Cleaned broken glass in roadway on Continnence, fixed issues with hot dog machine and bun warmer in kitchen, put Easter stuff and additional item in attic, removed debris at entrance of townhomes, emptied and restocked dog stations in town homes
6/1/23	8.03	M.C.	Straightened and organized all pool deck furniture, removed debris around pool and landscape areas, checked and changed trash receptacles as needed, removed debris at front entrance, emptied and restocked dog waste receptacles as needed, removed debris around soccer field, lake near soccer field and lake of Constance, changed trash receptacles at basketball court and lake side park
6/2/23	6	R.M.	Blew leaves and debris off pickleball courts and removed debris off courts, reattached windscreens on tennis court, reinstalled door transition on women's restroom at lake side park, clean lake side park building free of webs and dirt, removed debris in playground and tightened hardware on playground, removed debris on pool deck, amenity center, playground, tennis courts, basketball courts and lake side park, checked and changed all trash receptacles
6/5/23	7.87	M.C.	Removed debris around pool deck, playground, tennis courts, lake side park and roadways, straightened and organized chairs and tables on pool deck, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
6/7/23	6.5	M.C.	Removed crank handles on nets on pickleball courts, removed debris on pool deck, walkways, parking lot and roadways, emptied and restocked dog waste receptacles at townhomes, straightened and organized all pool deck furniture
6/9/23	3.58	M.C.	Organized chairs, tables and umbrellas on pool deck, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, removed debris around amenity center
6/12/23	8.47	M.C.	Straightened and organized all pool deck furniture, assembled dog waste stations, removed debris off pool deck and through development, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
6/14/23	8.4	M.C.	Installed five new dog waste stations around the community, removed debris around amenity center, playground, parking lot, roadways, basketball courts, tennis courts, dog park and pool deck, organized pool chairs and tables, checked and changed trash receptacles
6/16/23	7.27	M.C.	Reinstalled windscreens that came down in storm, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, removed debris around amenity center, playground, parking lot, roadways, basketball courts, tennis courts, dog park and pool deck
6/19/23	8.73	M.C.	Worked on reinstalling windscreens, straightened and organized all pool deck furniture, removed debris around amenity center, pool, fields, playground, roadways and parking lot, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
6/21/23	8.2	M.C.	Straightened and organized chairs, tables and umbrellas on pool deck, removed debris around amenity center and roadways, cleaned carpet with deep cleaner, removed debris along CR210, repaired the leaking handicap chair, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
6/23/23	5	R.M.	Blew leaves and debris off patio and entryway, cleaned lakeside park restrooms, set up chairs at amenity center for luau, removed debris along roadway from entrance to amenity center, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
6/23/23	4	M.C.	Removed debris from roadways, emptied and restocked all dog waste receptacles, picked up supplies for the event
6/26/23	6	R.M.	Blew leaves and debris off pool deck, entryway and sidewalk, removed debris around pool deck and out of landscaped beds, wiped down all tables on top pool deck, cleaned social room for event and cleaned bathrooms, cleaned up back patio and pool pack area
6/26/23	7.82	M.C.	Removed debris around amenity center, pool, fields, playground, roadways and parking lot, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, straightened and organized all chairs and tables on pool deck
6/27/23	2	R.M.	Removed broken table off pool deck and installed new table on pool deck with new umbrella, straightened and organized pool deck furniture, blew leaves and debris off entryway
6/28/23	7	R.M.	Straightened and organized all pool deck furniture, rehung downed windscreens on tennis courts, removed debris off pool deck and surroundings from storm, reattached fence in small dog park, removed debris around amenity center and parking lot, pulled weeds out of rocks at pickleball courts, blew leaves and debris off pool deck, entryway and back patio, checked and changed all trash receptacles on pool deck
6/29/23	3.73	M.C.	Assisted with repair of gate on pickleball courts, at gazebo took down balloons tangled in the fan
TOTAL	<u><u>112.6</u></u>		
MILES	<u><u>0</u></u>		

*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 7/05/23

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
MEADOWVIEW				
AT TWIN CREEKS CDD				
(MUTC)				
	6/9/23	150 Laminating Pouches (3)	79.26	J.E.
	6/9/23	Freezer Replace Cool Control	298.20	J.E.
	6/19/23	50 Gallon trash Bags 50ct (3)	73.74	R.G.
	6/23/23	1000' Yellow Caution Tape	12.62	R.G.
	6/23/23	Duct Tape 2pk	13.66	R.G.
	6/23/23	Create A Sign	17.43	R.G.
	6/28/23	Taylor .75oz Chlorine Testing Drops #1 (2)	21.83	R.G.
	6/28/23	Taylor .75oz Chlorine Testing Drops #2 (2)	19.99	R.G.
	6/28/23	Pool Tile Cleaner (3)	75.87	R.G.
	7/1/23	3" Carriage Bolts	54.34	R.G.
	7/1/23	5/16 Hex Nut 25pc	10.50	R.G.
	7/5/23	Heavy Duty Deck Brush	22.97	R.G.
	7/5/23	5/8 Male End Hose Adapter (4)	20.61	R.G.
		TOTAL	<u>\$721.00</u>	



Thigpen Heating & Cooling, Inc.
2801 Dawn Road
Jacksonville, FL 32207

Invoice

Date	Number
6/23/2023	1051936

Bill To Address:
Meadow View At Twin Creeks CDD VENUS 850 Beacon Lake Pkwy Saint Augustine, FL 32095

Work\Ship Address:
Meadow View At Twin Creeks CDD 850 Beacon Lake Pkwy Saint Augustine, FL 32095

Agreement #	PO #	Terms	Due Date	Sales Rep	WO #	
10018		T DUE UPON RECE	06/23/2023		101406	
Item	Description			Quantity	Price	Amount
	Commercial Labor			2.00	\$105.00	\$210.00
	Misc. Supplies & Enviromental			1.00	\$20.00	\$20.00
	kitchen unit down					
	1-5, they leave at 5 pm					
	\$105.00 per hour					
	billable					
	the stat is blank on the kitchen unit.					
	make sure you let the manager know the issue before leaving.					
	call b4					
	Upon arrival found aux pan full of water, removed water inspected unit to find shaft bushing, loose and filed down shaft, need to order new shaft and bushing, ahu disconnect off, and drainswitch flipped, will need to tighten belt tensioner, bring belt a little smaller than a39 incase tensioner is maxed out by ChrisBowden on 6/23/2023, 5:45:14 PM					
1 320 57200 44200 Repairs						
Approved 7.25.2023 Jennifer Erickson						
				Subtotal	\$230.00	
				Sales Tax	\$0.00	
				Total	\$230.00	
				Payments	\$0.00	
				Balance Due	\$230.00	

RECEIVED
JUL 25 2023
BY: _____

Phone #	Fax #	E-mail
904-448-1962		service@thigpenhvac.com



Thigpen Heating & Cooling, Inc.
2801 Dawn Road
Jacksonville, FL 32207

Invoice

Date	Number
6/30/2023	1051975

Bill To Address:
Meadow View At Twin Creeks CDD VENUS 850 Beacon Lake Pkwy Saint Augustine, FL 32095

Work\Ship Address:
Meadow View At Twin Creeks CDD 850 Beacon Lake Pkwy Saint Augustine, FL 32095

Agreement #	PO #	Terms	Due Date	Sales Rep	WO #
10018		T DUE UPON RECE	06/30/2023		101733

Item	Description	Quantity	Price	Amount
	<p>Quoted Repair</p> <p>new shaft and bushing, ahu disconnect off, and drainswitch flipped, will need to tighten belt tensioner, bring belt a little smaller than a39 incase tensioner is maxed out PO#42151 WC @ CARRIER SCOTT TO GO SHOW DAVID NEED TO PICK UP THE BELT. I DID NOT ORDER QUOTED \$920</p> <p>Helping Chris Bowden replacing a shaft and bushings by DavidSalas on 6/30/2023, 12:46:12 PM</p> <p>replaced shaft and 2 bushings, secured pulley and checked operation, blower wheel not ramping up past 35hz, ret86 supply reaches 54, cycling the compressor off for a few minutes, board saying error, and vfd saying error when trying to adjust.</p> <p>1 320 57200 44200 Repairs Approved 7.25.2023 Jennifer Erickson</p>	1.00	\$920.00	\$920.00

RECEIVED
JUL 25 2023
BY: _____

			Subtotal	\$920.00
			Sales Tax	\$0.00
			Total	\$920.00
			Payments	\$0.00
			Balance Due	\$920.00

Phone #	Fax #	E-mail
904-448-1962		service@thigpenhvac.com



PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
904-355-5300 • Fax: 904-353-1459 • Toll Free: 800-225-5305 • turnerpest.com

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

Service Slip/Invoice

INVOICE: 617486249
DATE: 7/24/2023
ORDER: 617486249

Bill To: [385188]

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

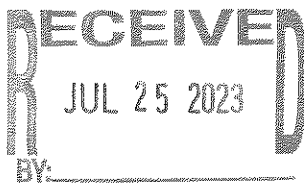
Work

Location: [385188] 904-627-9271

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

Work Date	Time	Target Pest	Technician	Time In
7/24/2023	01:00 PM	MICE, RATS, ROACH, S		01:00 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	7/24/2023		01:06 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$219.45
1 320 57200 45917 Pest Control Approved J Erickson 7.25.2023		
SUBTOTAL		\$219.45
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$219.45
AMOUNT DUE		\$219.45



TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 560916	7/19/2023
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

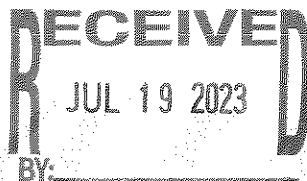
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks
CDD

Invoice Due Date: August 18, 2023

Invoice Amount: \$45,000.00

Description	Current Amount
Mulch Application 2023 - Phase 1 and Amenity	
Mulch (Sub)	\$45,000.00



Invoice Total \$45,000.00

IN COMMERCIAL LANDSCAPING

Approved
Landscape Contingency
001.320.53800.45004
Rich Gray

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



INVOICE

INVOICE #	INVOICE DATE
JAX 560917	7/19/2023
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

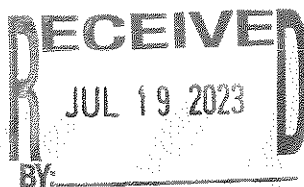
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks
CDD

Invoice Due Date: August 18, 2023

Invoice Amount: \$45,027.50

Description	Current Amount
Mulching - Phases 2 and 3	
Mulch (Sub)	\$45,027.50



Invoice Total \$45,027.50

IN COMMERCIAL LANDSCAPING

Approved
Landscape Contingency
001.320.53800.45004
Rich Gray

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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 562116	7/25/2023
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks CDD

Address: 850 Beacon Lake Pkwy
St. Augustine, FL 32095

Invoice Due Date: August 24, 2023

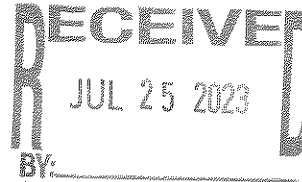
Invoice Amount: \$1,019.00

Description	Current Amount
-------------	----------------

Mainline repair near pump site

Irrigation Repairs

\$1,019.00



Approved
Irrigation Repairs
001.320.53800.45009
Rich Gray

Invoice Total

\$1,019.00

IN COMMERCIAL LANDSCAPING

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



INVOICE

INVOICE #	INVOICE DATE
JAX 562117	7/25/2023
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks CDD

Address: 850 Beacon Lake Pkwy
St. Augustine, FL 32095

Invoice Due Date: August 24, 2023

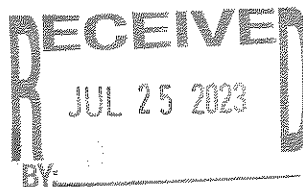
Invoice Amount: \$1,412.00

Description	Current Amount
-------------	----------------

July irrigation repairs*****Harbor Side and Controller F*****

Irrigation Repairs

\$1,412.00



Approved
Irrigation Repairs
001.320.53800.45009
Rich Gray

Invoice Total

\$1,412.00

IN COMMERCIAL LANDSCAPING

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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 562487	7/26/2023
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks CDD

Address: 850 Beacon Lake Pkwy
St. Augustine, FL 32095

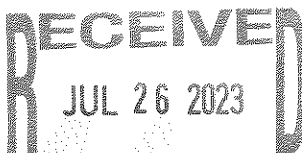
Invoice Due Date: August 25, 2023

Invoice Amount: \$4,590.00

Description	Current Amount
Additional Annual Rotation 2023 - Phases 2-4	

Flowers/Annuals

\$4,590.00



BY: _____

Approved
Landscape Contingency
001.320.53800.45004
Rich Gray

Invoice Total

\$4,590.00

IN COMMERCIAL LANDSCAPING

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