

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

September 21, 2023

AGENDA

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

475 West Town Place, Suite 114

St. Augustine, Florida 32092

www.meadowviewattwincreeksd.com

September 14, 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, September 21, 2023 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment
- III. Approval of Minutes of the August 17, 2023 Meeting
- IV. Consideration of Amendment to Agreement with West Orange Nurseries for Phase 4
- V. Consideration of Amenity Policy Updates
 - A. Access for Residents Aged 15 and Older Without Accompanying Adult
 - B. Fishing Policies
 - C. Use of Lake House for Commercial Business Purposes
- VI. Consideration of Proposals
 - A. Janitorial Services
 - B. Holiday Lighting
- VII. Update on FPL Matters
- VIII. Update on Development Status
- IX. Staff Reports
 - A. District Counsel

- B. District Engineer
 - 1. Approval of Requisition Summary
 - 2. Consideration of Work Authorization No. 28 for Fiscal Year 2024 General Consulting Engineering Services
- C. District Manager
- D. Amenity Manager
- E. Operations Manager – Report
- X. Financial Reports
 - A. Balance Sheet and Income Statement
 - B. Assessment Receipts Schedule
 - C. Check Register
 - D. Ratification of Construction Funding Request No. 1 (Phase 4 -Heartwood)
 - E. Consideration of Construction Funding Request No. 52 (Phase 3B)
 - F. Consideration of Construction Funding Request No. 13 (Phase 4 - Dream Finders)
- XI. Supervisors' Requests and Audience Comments
- XII. Next Scheduled Meeting – October 19, 2023 at 10:00 a.m. at the Lake House and Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095
- XIII. Adjournment

MINUTES

MINUTES OF MEETING
MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Meadow View at Twin Creeks Community Development District was held on Thursday, August 17, 2023 at 10:00 a.m. at the World Golf Village Renaissance Resort, 500 South Legacy Trail, St. Augustine, Florida 32092.

Present and constituting a quorum were:

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

Also present were:

Jim Oliver	District Manager
Katie Buchanan	District Counsel
Scott Lockwood <i>by phone</i>	District Engineer
Jennifer Erickson	Amenity Manager
Rich Gray	Operations Manager

The following is a summary of the discussions and actions taken at the August 17, 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 July 20, 2023 Meeting

There were no comments on the minutes.

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

FOURTH ORDER OF BUSINESS

Public Hearings for the Purpose of Adopting the Fiscal Year 2024 Budget and Imposing Special Assessments

Mr. Oliver provided an overview of the Fiscal Year 2024 budget noting the budget is increasing approximately \$157,000, with increases largely due to the amenity and grounds maintenance expenses. He also pointed out that while it looks like an almost \$54,000 surplus will be generated, the security camera system improvements are not yet factored in. These increases in the budget translate to about an 8% increase in assessments.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor the public hearings on the adoption the Fiscal Year 2024 budget and imposition of special assessments were opened.

There were no comments from members of the public.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor the public hearings on the adoption of the Fiscal Year 2024 budget and imposition of special assessments were closed.

A. Consideration of Resolution 2023-10, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2024

Ms. Buchanan stated resolution 2023-10 adopts the budget, appropriates the funds as allocated in the budget and provides authorization for limited budget amendments.

On MOTION by Mr. Lyman seconded by Mr. Kovacic with all in favor Resolution 2023-10, relating to annual appropriations and adopting the budget for Fiscal Year 2024 was approved.

B. Consideration of Resolution 2023-11, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2024

Ms. Buchanan stated that Resolution 2023-11 provides the finding of benefit and the collection mechanism for the assessments.

On MOTION by Mr. Arias seconded by Mr. Kovacic with all in favor Resolution 2023-11, imposing special assessments and certifying an assessment roll for Fiscal Year 2024 was approved.

FIFTH ORDER OF BUSINESS

Public Hearing for the Purpose of Adopting Revised Suspension and Termination Rules; Consideration of Resolution 2023-12

Mr. Oliver noted that the revised suspension and termination rules strengthens the Districts ability to terminate access privileges and allow the District to collect money for damages due to vandalism.

On MOTION by Mr. Kovacic seconded by Mr. Thors with all in favor the public hearing regarding the suspension and termination of rules was opened.

There were no comments from members of the public.

On MOTION by Mr. Kovacic seconded by Mr. Thors with all in favor the public hearing regarding the suspension and termination of rules was closed.

On MOTION by Mr. Kovacic seconded by Mr. Thors with all in favor Resolution 2023-12, adopting revised suspension and termination rules was approved.

SIXTH ORDER OF BUSINESS

Consideration of Amendment to Agreement with West Orange Nurseries for Phase 4

This item was tabled.

SEVENTH ORDER OF BUSINESS

Consideration of Proposal from Yellowstone Landscape for the Fall Annual Rotation

Mr. Gray presented a proposal from Yellowstone totaling \$13,005 for the fall annual rotation. He also informed the Board that he met with Yellowstone to discuss the proposed

enhanced flower beds at the front entrance. The project would begin September 4th and the annuals would go in around September 11th.

On MOTION by Ms. Simpson seconded by Mr. Arias with all in favor the proposal from Yellowstone for the fall annual rotation was approved.

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

There being no significant updates, the next item followed.

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

Mr. Lyman stated that the barricades have been pulled from the connector road, although the county has not yet declared the road open. Phase 4 is moving along, and some issues are being worked out with FPL.

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

Ms. Buchanan asked for consideration of authorization to participate in mediation to be added to the agenda. The District has property which is a drainage and maintenance easement and a portion of a homeowner's improvements encroached on that easement. This is mostly an HOA matter, however because the District's property is being impacted, the property owner has requested that the District participate in mediation to try to resolve the matter. The HOA has requested the District adopt a resolution to officially authorize this action.

On MOTION by Mr. Kovacic seconded by Ms. Simpson with all in favor adding consideration of the resolution authorizing participation in the mediation to the agenda was approved.

On MOTION by Ms. Simpson seconded by Mr. Lyman with all in favor a resolution authorizing the Chairman and District Manager to attend pre-suit mediation on behalf of the District and negotiate settlement terms was approved in substantial form with the Chair authorized to execute the final form.

B. District Engineer – Approval of Requisition Summary

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

On MOTION by Mr. Lyman seconded by Mr. Kovacic with all in favor the requisition summary listing numbers 131-132 for Phase 3B and numbers 71-76 for Phase 4 was approved.

Mr. Lockwood informed the Board that four requisitions came in right before the meeting from a contractor that provided curbing repairs for the townhomes and Phase 2A, 2B and 2C. He asked if the Board would approve them to be paid and ratify them at the next meeting.

There were no objections from the Board.

C. District Manager – Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2024

Mr. Oliver presented a meeting schedule for Fiscal Year 2024 including meetings on the third Thursday of each month at 10:00 a.m.

On MOTION by Mr. Lyman seconded by Ms. Simpson with all in favor the Fiscal Year 2024 meeting schedule was approved as presented.

Mr. Oliver informed the Board that he received an email regarding a request for sound barriers for the pickleball courts. Staff will research the effectiveness, potential costs, and funding sources to be brought back to the next meeting for discussion.

D. Amenity Manager

Ms. 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 Charlie's Grill has received mostly positive feedback, with the only negative comments being directed toward the pricing.

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. He also

updated the Board on the janitorial service stating that there are still issues despite the deficiency notice being issued. Additional bids are being sought if service does not improve. Additionally, he informed the Board a quote is expected from Atlantic Security for some replacement sensors, as well as a quote for holiday lighting.

Mr. Thors stated that there have been issues with the lights on the pickleball courts remaining on past 10pm and asked if that is being taken care of.

Mr. Gray responded that a new timer has been installed and wiring issues have been addressed. He also installed a new timer as requested by residents for early morning play.

Ms. Erickson asked the Board if kayak use can be continued year-round at the request of residents. She noted she is able to assist residents with the kayaks as opposed to utilizing a kayak assistant.

Ms. Simpson responded that it's always been based upon what staff can handle, so no approval is needed.

ELEVENTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet & Income Statement

Copies of the financial statements as of July 31, 2023 were included in the agenda package for the Board's review.

B. Assessment Receipts Schedule

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

C. Check Register

A copy of the check register totaling \$488,155.03 was included in the agenda package for the Board's review.

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

D. Consideration of Construction Funding Request No. 51 (Phase 3B)

A copy of construction funding request number 51 totaling \$10,400 was included in the agenda package for the Board's review.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor construction funding request number 51 was approved.

E. Consideration of Construction Funding Request No. 12 (Phase 4)

A copy of construction funding request number 12 totaling \$426,183.30 was included in the agenda package.

On MOTION by Mr. Lyman seconded by Ms. Simpson with all in favor construction funding request number 12 was approved.

TWELFTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

Ms. Simpson asked if the illuminated stop signs at Cutgrass and Twin Creeks and Cutgrass and Loosestrife Way will be wired in soon.

Mr. Gray responded the electrician will be onsite next week.

Ms. Simpson asked if the irrigation by the school has been taken care of.

Mr. Gray responded yes and added that from what he understands the County will be covering the cost for the irrigation.

Ms. Simpson asked if the firepits and fireplace are operational.

Mr. Gray responded yes.

Mr. Arias asked if the Board could move forward with moving up the minimum age for the fitness center.

Mr. Oliver responded that it will be put on the next agenda for residents to have the opportunity to comment.

Mr. Thors asked where the fishing policy stands and if it can be disseminated to the community.

Mr. Oliver responded that there is an adjustment needed to the map and once that is finalized it can be sent to the Board. He asked for authority to work with Supervisor Thors to finalize the policy.

On MOTION by Mr. Kovacic seconded by Ms. Simpson with all in favor authorizing Supervisor Thors to work with staff to finalize a fishing policy was approved.

Audience Comments

A resident asked if there is a date for the final asphalt paving in Phase 2A.

Mr. Lyman responded that there is no date as bids are currently being collected.

A resident stated that someone through debris into the sewer at the tail end of construction on Ness Circle and asked if the District is responsible for that.

Mr. Lyman responded that he would look at it.

A resident stated that it's been asked in the past what the cost is to convert the community to a golf cart community and the answer was somewhere around \$50,000. She asked what the current cost would be, how that could be raised as an objective, if there is value to it, and what the process is.

Mr. Oliver responded that it starts with an application with St. Johns County and the County's process must be followed at the cost of the community. One of those costs would be an engineering study, which would say what improvements would need to be made to the roads.

Mr. Kovacic suggested discussing the issue with the builders to see what the salespeople are telling potential buyers.

Mr. Arias commented that the community has never been a golf cart community, never will be as the money shouldn't be spent for that purpose and if someone wants to use a golf cart, it should be street legal.

THIRTEENTH ORDER OF BUSINESS

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

FOURTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

DRAFT AIA® Document G701® – 2017

Change Order

PROJECT: *(Name and address)*
Beacon Lakes (Phase 4)

CONTRACT INFORMATION:
Contract For: Landscape Installation
Date:

CHANGE ORDER INFORMATION:
Change Order Number:
Date:

OWNER: *(Name and address)*
Meadow View at Twin Creeks CDD

ARCHITECT: *(Name and address)*
Basham & Lucas Design Group
7645 Gate Parkway, Suite 201
Jacksonville, Florida 32556

CONTRACTOR: *(Name and address)*
West Orange Nurseries, Inc.
4001 Avalon Road
Winter Garden, Florida 34787

475 W. Town Place, Suite 114
St. Augustine, Florida 32092

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

See attached Exhibit A.

The original Contract Sum was
The net change by previously authorized Change Orders
The Contract Sum prior to this Change Order was
The Contract Sum will be increased by this Change Order in the amount of
The new Contract Sum including this Change Order will be

\$	\$1,498,878.49
\$	0.00
\$	1,498,878.49
\$	659,530.28
\$	2,158,408.77

The Contract Time will be increased by One Hundred Eighty (180) days.
The new date of Substantial Completion will be

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

ARCHITECT *(Firm name)*

CONTRACTOR *(Firm name)*

OWNER *(Firm name)*

SIGNATURE

SIGNATURE

SIGNATURE

PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

DATE

DATE

DATE

**West Orange Nurseries, Inc. Landscape Division**

4001 Avalon Rd
Winter Garden, FL 34787
407-877-2930

ADDRESS

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

SHIP TO

Meadow View @ Twin Creeks
Beacon Lake Phase 4

Estimate 3116**DATE 03/03/2023****P.O. NUMBER**

BeaconLakePh4

ACTIVITY	DESCRIPTION	QTY	INSTALLED	AMOUNT
	Beacon Lake Phase 4 Revised- 08.01.23			
MISC	Eagleston Holly - MIN. 14` HT x 7` SPD 4" Cal FULL TO GROUND	20	1,050.00	21,000.00
MISC	Eastern Red Cedar - MIN. 14` HT x 7` SPD 4" Cal FULL TO GROUND	10	1,100.00	11,000.00
MISC	Pink Flowering Crape Myrtle - MIN. 8` HT x 4` SPD 3" Cal MULTI-TRUNK, 3-5 STEMS; 30 Gal	22	850.00	18,700.00
MISC	Wax Myrtle - MIN. 6` HT x 6` SPD MULTI-TRUNK, 3-5 STEMS; 30 Gal	63	300.00	18,900.00
MISC	Southern Magnolia - MIN. 14` HT x 7` SPD 4" Cal FULL TO GROUND; B&B	15	1,350.00	20,250.00
MISC	Slash Pine - MIN. 14` HT x 7` SPD 4" Cal STRONG CENTRAL	24	750.00	18,000.00
MISC	Southern Live Oak - MIN. 14` HT x 7` SPD 4" Cal STRONG CENTRAL	28	1,100.00	30,800.00
MISC	Cabbage Palmetto - MIN. 14` CT REGENERATED	16	750.00	12,000.00
MISC	Cabbage Palmetto - MIN. 16` CT REGENERATED	16	750.00	12,000.00
MISC	Cabbage Palmetto - MIN. 18` CT REGENERATED	9	750.00	6,750.00
MISC	Thyallis - MIN. 24" HT x 24" SPD MIN. 3 GAL	153	12.00	1,836.00
MISC	Sweet Viburnum - MIN. 36" HT x 24" SPD MIN. 7 GAL	558	45.00	25,110.00
MISC	Autumn Chiffon Dwarf Encore Azalea - MIN. 15" HT x 18" SPD MIN. 3 GAL	295	45.00	13,275.00
MISC	African Iris - MIN. 15" HT x 18" SPD MIN. 3 GAL	237	12.00	2,844.00
MISC	Dwarf Bush Daisy - MIN. 12" HT x 18" SPD MIN. 1 GAL	152	8.00	1,216.00
MISC	Thyralis Glauca - MIN. 15" HT x 18" SPD MIN. 3 GAL	164	25.00	4,100.00
MISC	Pink Muhly Grass - MIN. 15" HT x 18" SPD MIN. 3 GAL	792	12.00	9,504.00

ACTIVITY	DESCRIPTION	QTY	INSTALLED	AMOUNT
MISC	White Fountain Grass - MIN. 15"HT x 18" SPD MIN. 3 GAL	169	18.00	3,042.00
MISC	Blue Plumbago - MIN. 15" HT x 18" SPD MIN. 3 GAL	153	12.00	1,836.00
MISC	Red Drift Rose - MIN. 15" HT x 18" SPD MIN. 3 GAL	136	30.00	4,080.00
MISC	Firecracker Plant - MIN. 18" HT x 18" SPD MIN. 3 GAL	104	15.00	1,560.00
MISC	Parsoni Juniper - MIN. 12" HT x 15" SPD MIN. 3 GAL	302	12.00	3,624.00
MISC	Big Blue Lilyturf - MIN 12" HT x 12" SPD MIN. 1 GAL	222	8.00	1,776.00
MISC	Society Garlic - MIN. 12" HT x 15" HT MIN. 1 GAL	179	8.00	1,432.00
SODBahia	Sq. Ft. Bahia Sod Installed - Non irrigated	58,640	0.60	35,184.00
SODBahia	Sq. Ft. Bahia Sod Installed - Irrigated	40,024	0.60	24,014.40
SOD	Sq. Ft. Floratam Sod	164,713	0.76	125,181.88
Mulch	Mulch - Price is per yard (Pine Bark Mini Nuggets)	230	65.00	14,950.00
IRRIGATION	Irrigation Installation Per Plan / Water Meter Or Water Source Supplied By Other	1	207,760.00	207,760.00
MISC	Tree Staking Kits	223	35.00	7,805.00

TOTAL
\$659,530.28

Accepted By

Accepted Date

FIFTH ORDER OF BUSINESS

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

AMENITIES RULES & POLICIES

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

Adopted April 18, 2019

(as amended August 17, 2023)

PART 1: Meadow View at Twin Creeks Community Development District

In accordance with Chapter 190 of the Florida Statutes, and on August 17, 2023 at a duly noticed public meeting, the Board of Supervisors of the Meadow View at Twin Creeks Community Development District adopted the following policies to govern the operation of the District's Amenities. All prior policies of the District are hereby superseded on a going forward basis.

DEFINITIONS

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

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

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

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

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

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

“Board of Supervisors” or “Board” – shall mean the Board of Supervisors of the District.

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

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

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

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

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

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

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

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

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

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

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

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

AUTHORIZED USERS

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

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

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

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

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

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

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

ACCESS CARDS

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

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

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

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

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

GATE KEY FOBS AND WINDOW STICKERS

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

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

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

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

COMMUNITY PROGRAMMING

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

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

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

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

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

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

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

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

GENERAL PROVISIONS

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

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

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

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

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

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

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

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

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

FITNESS CENTER

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

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

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

SWIMMING POOLS

The following policies apply to the District's pools:

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

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

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

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

TENNIS COURTS

The following policies apply to the tennis courts:

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

MULTI-PURPOSE FIELD

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

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

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

EVENT LAWN, PATIO, PICNIC AREAS, AND OUTDOOR AREAS

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

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

OFF LEASH DOG PARK FACILITY

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

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

KAYAK LAUNCH

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

Use of Equipment:

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

LAKE OR POND AREAS

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

The following additional guidelines apply:

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

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

PLAYGROUND AND TOT LOTS

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

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

LAKESIDE FIRE PIT

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

The following policies apply to the Lakeside Park Fire Pit:

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

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

SPORTS PARK

The following policies apply to the sports park facility:

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

PICKLE BALL COURT

The following policies apply to the pickleball courts:

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

FACILITY RENTAL POLICIES

The following policies apply to the rental of the Amenities:

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

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

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

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

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

PROPERTY DAMAGE

Each Patron shall be liable for any property damage at the Amenities caused by him or her, his or her Guests, or members of his or her Family. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage.

Each Patron and Guest, as a condition of invitation to the premises of the Amenities, assumes sole responsibility for his or her property. The District shall not be responsible for the loss or damage to any private property used or stored on the premises of the Amenities, whether in lockers or elsewhere.

USE AT OWN RISK; INDEMNIFICATION

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

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

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

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

SOVEREIGN IMMUNITY

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

SEVERABILITY

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

AMENDMENTS / WAIVERS

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

ATTACHMENT A: Consent and Waiver Agreement

ATTACHMENT A
Consent and Waiver Agreement

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

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

Participant Name: _____

Participant Signature: _____ Date: _____
(if Participant is 18 years of age or older)

Parent/Guardian Name: _____
(if Participant is a minor child)

Parent/Guardian Signature: _____ Date: _____
(if Participant is a minor child)

Address: _____

Phone Number (home): _____

Phone Number (alternate): _____

Emergency Contact & Phone Number: _____

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

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

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

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

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

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

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

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

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

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

5. **Miscellaneous Fees.**

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

6. **Special Provisions.**

- a. ***Homeowner's Association Meetings.*** Unless otherwise provided in the District's official policies, as may be amended from time to time, each homeowner's association located within the boundaries of the District is permitted one free meeting per month, subject to availability.
- b. ***Additional Costs.*** The District may in its sole discretion require additional staffing, insurance, cleaning, or other service for any given event, and, if so, may charge an additional fee for the event equal to the cost of such staffing, insurance, cleaning, or service.

- 7. **Adjustment of Rates.** Not more than once per year, the Board may adjust by resolution adopted at a duly noticed public meeting any of the fees set forth in paragraphs 4, 5, and 6 by not more than five percent per year to reflect actual costs of operation of the Amenities, to promote use of the Amenities, or for any other purpose as determined by the Board to be in the best interests of the District. The Board may also in its discretion authorize discounts for certain services.
- 8. **Prior Rules; Policies.** The District's prior rules setting amenities rates are hereby rescinded. The District's Amenities Policies, as may be amended from time to time, govern all use of the Amenities.
- 9. **Severability.** The invalidity or unenforceability of any one or more provisions of this rule shall not affect the validity or enforceability of the remaining portions of this rule, or any part of this rule not held to be invalid or unenforceable.

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

PART 3: Meadow View at Twin Creeks Community Development District

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,

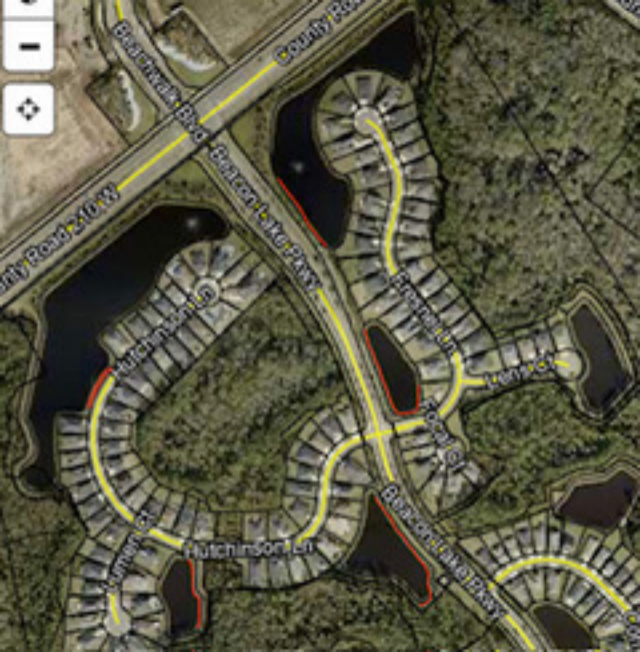
and shall constitute a failure to exhaust administrative remedies. The District shall consider the appeal at a Board meeting and shall provide reasonable notice to the person of the Board meeting where the appeal will be considered. At the appeal stage, no new evidence shall be offered or considered. 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.

Clarification of Meadow View at Twin Creeks CDD Fishing Policies

1. Fishing is permitted for Beacon Lakes residents and their accompanied guests at locations indicated on the attached maps. In general, the policies allow fishing at designated locations at most CDD ponds in areas that do not back up to homes.
2. Residents are permitted to fish from their own backyards.
3. Residents and their accompanied guests are not permitted to fish from the backyards or behind the homes of other residents, without the specific permission to do so from that homeowner.
4. Easements are granted to the CDD are for specific and restricted stated purposes such as (1) maintenance of pond and banks, and (2) drainage as a component of the stormwater management system. These recorded easements do not grant the District or residents the right to use these easements for general or recreational purposes such as fishing.
5. To clarify, use of easements to justify fishing directly behind homes without resident permission is not valid.
6. Please consult with CDD staff if you need additional guidance regarding approved fishing locations.
7. The District's system of ponds are stormwater management facilities (SMFs), components of the stormwater management system. The SMFs receive roadway chemicals, oils, landscape related fertilizers and insecticides, and other contaminants. Fishing at District ponds is catch and release only.
8. Ponds treatments may include the introduction of triploid carp to assist in control of aquatic vegetation, as coordinated by the District. Other species of fish may impact the effectiveness and longevity of the triploid carp. Stocking the ponds by residents is prohibited.







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SIXTH ORDER OF BUSINESS

A.



HIGH TECH

COMMERCIAL CLEANING

"A Cleaning Revolution, The Proactive Way"

A Cleaning Proposal designed specifically for



Meadow View at Twin Creeks CDD

Submitted by:

Nichole Nace

Director of Sales

904-732-7270

904-449-9993

Nichole.nace@htccleaning.com

NewVenture of Jacksonville, Inc.

DBA High Tech Commercial Cleaning



August 3rd, 2023

Jennifer Clark-Erickson
Meadow View at Twin Creeks CDD
850 Beacon Lake Parkway
St Augustine, FL 32095

Dear Jennifer:

Thank you for meeting with me to discuss your cleaning requirements for your facility. I sincerely appreciate this opportunity!

High Tech Commercial Cleaning "HTCC" has been the industry leader in the Jacksonville area, servicing hundreds of clients for over two decades. Some of our key partners include **La Playa, Village Green Master Association, First Service Residential (Sand Piper), and the University of St. Augustine**, just to name a few. We have consistently held the highest customer retention rate in the industry. There is a reason why 98% of the clients of High Tech Commercial Cleaning renew their contracts with us every year.

We understand that finding a **reliable** cleaning company is a tough choice. Our method to providing you quality janitorial services is simple: Honesty, Integrity, Loyalty and unmatched customer service. Enclosed, you will find not only the most thorough health focused cleaning schedule in the industry, but the platform that defines the High Tech Commercial Cleaning difference.

In this proposal, I have taken everything into consideration that we discussed during my on-site visit:

- **Strong focus on dusting, to ensure a clean dust free environment.**
- **Consistent quality service, so that you get what you're paying for!**
- **Cleaning focused on improving the health of employees and visitors.**

We look forward to a strong long term relationship with **Meadow View at Twin Creeks CDD**. If you have any questions or concerns, please do not hesitate to contact me.

Best regards,

A handwritten signature in black ink that reads 'Nichole Nace'.

Nichole Nace
Director of Sales
High Tech Commercial Cleaning
(904) 449-9993 mobile
nichole.nace@htccleaning.com

Proactive Quality Control



We seek to find out what we can do better! Many companies offer a guarantee, but do they have a way to support it?

LODESTAR



<http://lodestar.htccleaning.com>

THE HIGH TECH SERVICE GUARANTEE

"Any complaint resulting from the neglect of duties outlined in the cleaning schedule that is not resolved within one business day, will receive a free scheduled service at no additional charge"

We are able to stand by this guarantee using Lodestar, our proprietary business process management software, which tracks your services from start to finish.

Inspections & Customer Service Calls

- Automatically system scheduled by Lodestar to ensure targeted dates are met consistently. These become permanent record in Lodestar.
- Inspection results are shared with you and are immediately emailed to your cleaning team, ensuring areas of needed improvement are communicated timely.

Complaint Resolution

When a complaint is entered into Lodestar, every step of the process is recorded and tasked to your dedicated Operations Manager until it is 100% resolved. All tasks must be completed by close of business.

Lodestar Customer Portal

A designated point of contact in your facility will be given full access to:

- Manage your company contacts
- View past inspections
- Documents
- Invoice status & history
- Account history & timeline
- Managing multiple locations

Online messaging for communication with your team & HTCC

Health Focused Cleaning



Through proper training, our cleaning techniques & equipment program are built around providing you a healthier environment.

Disinfection of Frequently Touched Surfaces

- Entrance door handles, receptionist counters, phones, kitchen & restroom surfaces and handles will be wiped with **hospital-grade quaternary disinfectants** every clean to avoid the spread of viruses and bacteria.

ZERO Cross Contamination Process

- Color coded microfiber cloths & mop heads are used to ensure no cross contamination of viruses, bacteria and germs.
- **Red** = Restrooms
- **Blue** = Kitchen/Break Rooms
- **Green** = General Purpose

Environmentally Safe Cleaning Products



- Our core cleaning agents have passed the GS-34 standard for being officially Green Seal Certified. Odorless cleaning products are available upon request.

Improved Air Quality

- HEPA filtered vacuums capture 99.9% of all dust particulates. HTCC will vacuum all carpeted areas, mats, rugs & air vents to improve your indoor air quality.

HealthShield Electrostatic Disinfecting

This service is utilized for virus outbreaks and / or proactive disinfection of your facility. Ask a HTCC representative how you can add this affordable service weekly or monthly!

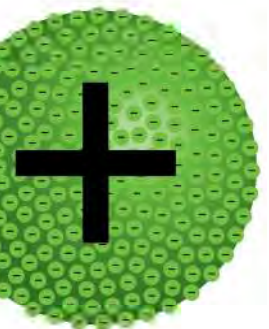


Electrostatic Spray Gun

As the disinfectant passes through the gun, it receives a negative charge from an electrode.



Surface



Disinfectant droplets

Charged particles evenly coat all exposed surfaces using electrostatic force of attraction due to all surfaces carrying a positive charge.

The Right People



HTCC is a locally owned and operated woman owned business, providing first class janitorial services to businesses in the state of Florida for over a decade. Any company is only as good as the people that work there. Having the right people has been the key to our success.

- **Historical Facts**

- 98% contract renewal rate, 21 years in a row
- "Top 50 Women Owned Businesses" – *Business Journal* (10 years in a row)
- "Best of Jacksonville, Cleaning Services" (8 years in a row)
- "Top 50 Fastest Growing Private Companies" – *Business Journal*
- 100+ years of combined janitorial and business management experience

- **Your designated Operations Manager**

- Receives a monthly bonus based on customer satisfaction and measured by account retention rates
- Performs regular physical inspections of your facility
- Ready to assist you at any time during normal business hours
- Conducts on-site training with cleaning teams as needed to improve performance

- **Your Cleaning Team**

- Bonded and insured with liability and worker's compensation insurance
- Wears HTCC designated shirts and ID badges
- Certified through required professional cleaning training
- Compliant with all OSHA requirements for safety
- Receives additional industry specific training for Medical, Restaurants, Schools, Preschool, Industrial, Financial, Religious Institutions & Auto Dealerships



Customized Cleaning



No building or environment is the same, therefore an HTCC representative will work closely with you to customize our services around your needs.

- **Cleaning Schedule –The most thorough in the industry**

- Clearly defining cleaning duties, ensures cleaning team accuracy and removes inconsistency issues.
- Cleaning duties are customized specifically to your facility's needs.

- **Physical Inspections**

- You are in control! Increase or decrease the frequency of quality control inspections at any time by contacting your assigned Operations Manager.



Customer Testimonials



"High Tech Commercial Cleaning provides us nightly routine cleaning services, floor services, and supplies us with our consumables for over 50 of our medical facilities. I have been very pleased with their attention to consistent execution of the scope of work, being flexible with their services, while remaining very competitive with their pricing. I strongly recommend High Tech Commercial Cleaning to anyone that is in need of a commercial cleaning service."

-Tony Newman, Facilities Manager

BAE SYSTEMS

"High Tech Commercial Cleaning has done an outstanding job for me over the past three years. Their crew is well trained, courteous, safe, and responds quickly to any special cleaning requirements that I may have. They truly are a team of professionals, and they have my strongest recommendation."

-Allen King, Facilities Manager



"I have had High Tech cleaning service for the past 2 years. We have 30,000 square feet that must be cleaned on a nightly basis. Never have I had a complaint about theft like I use to from other cleaning services. Communication is excellent between me and the crew supervisor. I would not hesitate to recommend the High Tech Cleaning service for any person or company. They make my job much easier. It's always a pleasure having them here."

-Larry Winslow, Maintenance Facilitator



CLEANING SCHEDULE

NIGHTLY CLEANING

Entrances / Veranda / Common Areas / Hallways:

- Thoroughly clean all entrance door glass **inside and out**.
- **Clean and disinfect the receptionist counter and entrance door handles to reduce the spread of bacteria, viruses, and other harmful organisms.**
- Dust all exposed horizontal surfaces of furniture; including counters, filing cabinets, desks, tables, and work surfaces. Damp wipe to remove marks & smudges as needed. HTCC will not move personal items or papers without written permission.
- Clean all glass furniture tops to remove streaks and smudges.
- Spot clean all seating in the Waiting Area as needed.
- Spot clean all interior glass. **Pay special attention to check in glass at entrance.**
- Empty all waste receptacles and clean as needed. Place all waste into a leak proof container for transport to the dumpster. Replace plastic liners unless otherwise requested by Client.
- Remove loose debris from flooring.
- Vacuum all area rugs and mats. Clean beneath, and place in their original position.
- Vacuum all high traffic carpeted areas with a HEPA filtered vacuum.
- Dust mop/sweep/vacuum all hard surface flooring to remove loose debris. Pay close attention to all hard to reach areas like behind doors, under tables, corners, etc. Move light items as necessary.
- Spot mop all hard surface flooring using a neutral cleaner to remove soil and spills.
- **Disinfect the drinking fountain(s) and remove any haze or streaks. (located in Gym Hall and Pool Restrooms)**

Office Areas / Card Room/ Media Room / Social Room / Side Patio / Snack Bar:

- Dust all exposed horizontal surfaces of furniture; including counters, filing cabinets, desks, tables, and work surfaces. Damp wipe to remove marks & smudges as needed. HTCC will not move personal items or papers without written permission.
- Clean all glass furniture tops to remove streaks, marks, and smudges.
- Spot clean all interior glass.
- Empty all waste receptacles and clean as needed. Place all waste into a leak proof container for transport to the dumpster. Replace plastic liners unless otherwise requested by Client.

NIGHTLY CLEANING cont.

- Vacuum all area rugs and mats. Clean beneath, and place in their original position.
- Remove loose debris from flooring.
- Vacuum all high traffic carpeted areas with a HEPA filtered vacuum. **Vacuum under Media Room chairs (they are on rollers)**
- Dust mop/sweep/vacuum all hard surface flooring to remove loose debris. Pay close attention to all hard to reach areas like behind doors, under tables, corners, etc. Move light items as necessary.
- Spot mop all hard surface flooring using a neutral cleaner to remove soil and spills.
- **HTCC is not responsible for brick flooring located in Side Patio. HTCC will be responsible for rug.**
- **HTCC is not responsible for cleaning back of snack bar. HTCC will be responsible for cleaning counters and glass at front of snack bar.**

Gym / Spin Room:

- Thoroughly dust all gym equipment and weight shelving, pay close attention around and underneath the bases. HTCC is not responsible for moving dumbbells.
- Remove loose debris from flooring.
- Spot clean mirrors to remove fingerprints and smudges.
- Empty all waste receptacles and clean as needed. Place all waste into a leak proof container for transport to the dumpster. Replace plastic liners unless otherwise requested by Client.
- Dust mop/sweep/vacuum all hard surface flooring to remove loose debris. Pay close attention to all hard to reach areas like behind doors, under tables, corners, etc. Move light items as necessary.
- Damp mop all hard surface flooring using a neutral disinfectant cleaner to remove soil and spills. Use minimal water on rubber flooring.

Kitchen:

- Dust and wipe clean all horizontal surfaces. Be sure to get under items on counters.
- **Disinfect and scour the sink(s) and backsplash areas thoroughly.**
- Restock all paper supplies and hand soap.
- Spot clean cabinets and walls. Pay close attention to walls around waste receptacles.
- Empty all waste receptacles and clean as needed. Place all waste into a leak proof container for transport to the dumpster. Replace plastic liners unless otherwise requested by Client.
- Dust mop/sweep/vacuum all hard surface flooring to remove loose debris. Pay close attention to all hard to reach areas like behind doors, under tables, corners, etc. Move light items as necessary.
- Thoroughly mop all hard surface flooring using neutral cleaner to remove soil and spills.

NIGHTLY CLEANING cont.

Restrooms: (Includes clubhouse, pool, & lakeside)

- Thoroughly dust furniture, dispensers, wall hangings, doors, partition tops, mirrors, and air vents.
- Disinfect all light switches, door handles, handrails, dispensers, counters, and fixtures to reduce the spread of bacteria, viruses, and other harmful organisms.
- Scour, clean and disinfect all sinks, urinals, toilets and toilet seats. Pay close attention to the bases of the toilets!
- Disinfect baby changing stations.
- Spot clean / wipe clean all mirrors and dispensers. Ensure they are free of streaks and smudges.
- Restock all consumables: soap, toilet tissue, paper towels, seat covers, etc.
- Spot clean partitions and walls as needed.
- Pay close attention to walls and baseboards under dispensers.
- Empty all waste receptacles and clean as needed. Place all waste into a leak proof container for transport to the dumpster. Replace plastic liners unless otherwise requested by Client.
- Dust mop/sweep/vacuum all hard surface flooring to remove loose debris. Pay close attention to all hard to reach areas like behind doors, behind toilets, corners, edges, etc.
- Thoroughly mop all flooring with a germicidal disinfectant.

Janitor's Closet:

- Remove trash from area.
- Maintain an orderly arrangement of all janitorial supplies and equipment.
- Hang all mop heads so they dry out properly.
- Clean and disinfect service sinks as needed.
- Sweep and spot mop floors as needed.
- High dust all reachable surfaces as needed.

WEEKLY CLEANING

Restrooms:

- Polish all stainless / chrome; including dispensers and fixtures.
- Wipe clean all baseboards and walls as needed. Pay close attention under dispensers.
- Wipe clean, then sanitize partitions and tiled walls around toilets and urinals
- Pour disinfectant down floor drains to prevent traps from drying out.

WEEKLY CLEANING cont.



All Areas:

- Thoroughly dust all horizontal surfaces of furniture; including counters, desks, tables, cabinets, partition tops, computer monitors, printers, copiers, reachable lighting, and wall hangings. Pay close attention around computer monitors and desk accessories. HTCC will not move personal items or papers without written permission.
- **Work surfaces that are cleared off will be disinfected.**
- Dust and wipe clean all windowsills high and low. Pay close attention to lower windowsills.
- **Disinfect and thoroughly clean all telephone receivers and dust the bases.**
- Spot clean light switches, walls, doors, and doorframes. Pay close attention to walls around waste receptacles. Note: some painted walls cannot be cleaned due to the type of paint or current condition.
- Clean door jambs and thresholds around all entry doors as needed.
- Polish all reachable stainless steel items like sinks, appliances, drinking fountains, etc.
- Thoroughly vacuum all carpeted areas wall to wall with a HEPA filtered vacuum. Be sure to get all hard to reach areas like under desks, behind doors and corners. Move light items as necessary. Use the edging tool when needed.
- Thoroughly mop all hard surface floors.

MONTHLY CLEANING

All Areas:

- High dust all reachable tops of doors, door frames, air vents, ceiling fans, and light fixtures.
- Pay close attention to walls/corners high and low; remove cobwebs as needed.
- **HTCC will dust all Knick Knacks located in Social Room monthly.**
- Thoroughly dust and wipe clean all vertical surfaces of furniture and wall hangings.
- Dust all baseboards, including workstation baseboards. Baseboards may be wet wiped and cleaned for an additional charge.
- Dust the wall molding, door molding, and the chair rails. HTCC will dust wall molding up to 12 feet.
- Vacuum or brush all upholstered furniture.
- Dust the legs and bases of furniture.
- Thoroughly dust all blinds throughout the facility.

MISCELLANEOUS DUTIES

- Immediately report all maintenance problems to Client. (dripping faucets, broken fixture handles, etc.)
- When cleaning is complete:
 1. Inspect all completed cleaning duties.
 2. Straighten all seating throughout the facility.
 3. Turn off applicable lighting as directed by the Client.
 4. Ensure all exterior doors are properly locked & secured. If applicable; security alarm is activated.

SPECIAL NOTES

- HTCC is not responsible for cleaning back of snack bar. HTCC will clean snack bar counters on pool side.
- HTCC will be responsible for Lakeside restrooms located about 2 blocks from clubhouse.
- HTCC will move chairs in Media Room to vacuum under nightly.
- HTCC is not responsible for brick flooring located in Side Patio. HTCC will be responsible for rug.
- HTCC is not responsible for any duties around pool with the exception of the restrooms and drinking fountains.
- HTCC will dust all Knick Knacks located in Social Room monthly.
- HTCC will be responsible for all gym equipment and shelving nightly. HTCC will not be responsible for moving dumbbells (dust around them).

Additional Services

HTCC is a full service provider. Below is a list of services that are available upon request. Contact your HTCC representative to schedule any of the services listed below.

ELECTROSTATIC DISINFECTING

HealthShield (see page 4)

CARPETED FLOORING

Hot water extraction
Bonnet Cleaning
Stain/Spot Removal
Area Rug Cleaning

UPHOLSTERY

Shampoo Seating
Spot Removal
Partition Vacuuming

OTHER SERVICES

Emergency Cleanup (\$150.00 minimum)
Day Porter Hourly Service
External Grounds Cleanup
Outdoor Furniture Cleaning
Construction Cleaning
Power Washing
Deep Cleaning Baseboards

HARD SURFACE FLOORING

Strip & Refinish
Top Scrub & Refinish
Machine Scrub
Grout Cleaning
Auto Scrub
Mat Cleaning

WINDOW CLEANING

Interior Windows
External Windows
Wash Window Blinds

PAPER & SUPPLIES PROGRAM

We can build a cost efficient standards program for your paper towels, toilet paper, hand soap, hand sanitizer, and other commonly used consumables. Contact a HTCC representative for details.



SERVICES AGREEMENT

This Agreement is made effective this day of _____ between **NewVenture of Jacksonville, Inc., DBA High Tech Commercial Cleaning "HTCC"** and **Meadow View at Twin Creeks CDD "Client"**. In consideration of the mutual covenants and obligations set forth in this entire Agreement, HTCC and Client agree to start services on _____ and agree to the following terms and conditions:

1. It is agreed that HTCC will select and designate a specific authorized HTCC Franchisee to perform its obligations under this agreement. The Franchisee selected to service this Agreement will be announced prior to the start date.
2. Client agrees to verbally inform HTCC of any non-performance in a timely manner, prior to any written notification. A timely manner is defined as less than 24 hours from the last clean date.
3. The term of the Agreement shall be for a period of one (1) year from the date services are scheduled to start and shall be automatically renewed on each anniversary date with the same terms and conditions, unless either party shall give written notice of termination at least thirty (30) days prior to the anniversary date. The only means for early termination is for non-performance. Non-performance is defined as the failure, neglect or refusal to perform any act outlined in the attached Cleaning Schedule. Before any termination for non-performance is effective, Client must give HTCC written notice specifying in detail the nature of any defect or failure in performance. HTCC, at its election, shall have fifteen days (15) days in which to cure the defect(s) in performance to the reasonable satisfaction of Client. If defect(s) are deemed satisfactorily resolved, Client agrees to sign a check off list created by HTCC as documented proof of resolve. In the event the defect(s) in performance is not satisfactorily resolved by the end of the fifteenth (15th) day, the Client terminating must provide timely written notification to HTCC of the failure to satisfactorily resolve the defect(s) and this Agreement will terminate fifteen (15) days from the date of the second notice. All notices shall be in writing sent via certified mail or email. If notices are sent via email, Client must obtain a confirmation of receipt of said email from HTCC.
4. Invoices are sent prior to the first (1st) day of each month with payment due to HTCC by the tenth (10th) of that month, delinquent by the last day of that month. A 4% convenience fee will be added for any payments made using a credit card. Visa or MasterCard only. A finance charge of 1.5% per month (min. \$15.00) will be assessed on all delinquent accounts. HTCC reserves the right to suspend all services due to delinquency. Credit(s) will not be issued for any missed services that are a result of Client's failure to notify HTCC in advance of alarm and/or facility access changes. Termination shall not relieve Client of payment for all services rendered through the last service date. In the event of termination of this Agreement by HTCC due to nonpayment, Client shall be responsible for payment of all costs, legal and otherwise incurred by HTCC during the course of seeking collection, including payment for all services that would have been rendered from the last day of service through the anniversary date stated above.
5. Client agrees during the term of this Agreement and within one (1) year after termination that it will not employ or contract any HTCC franchisees, HTCC franchisee staff, employees of HTCC, or former employees of HTCC without the express written consent of HTCC.

CLIENT REPRESENTATIVE

Signature

Print Name & Title

High Tech Commercial Cleaning

HTCC REPRESENTATIVE

Signature

Print Name & Title

Page 14 of 15

Meadow View at Twin Creeks CDD



PRICING AGREEMENT

CLIENT: Meadow View at Twin Creeks CDD

CLEANING LOCATION: 850Beacon Lake Parkway
St Augustine, FL 32095

PRICING (plus tax)

REGULAR SERVICE: \$1,301.00 per month _____
As outlined in the attached (Start Date)
Cleaning Schedule

FREQUENCY: 3 times per week
NIGHTS PER WEEK: Monday – Wednesday - Friday
TIME OF CLEAN: After 9:00pm

INITIAL DEEP CLEAN: \$273.00 _____
Optional service that includes all duties in the Cleaning Schedule. (Clean Date)



HEALTHSHIELD COMPLIMENTARY SERVICE

HTCC will provide a one-time complimentary HealthShield electrostatic disinfect service annually at no additional charge upon renewal of the contract.

Additional terms & conditions:

- All pricing is valid for 90 days.
- A duplicate key must be provided by Client, prior to the Start Date, in order to perform the HealthShield complimentary service.
- **Meadow View at Twin Creeks CDD** will provide all consumables: paper towels, hand soap, trash can liners, etc.
- HTCC will provide all chemicals & equipment.
- Holiday Schedule – All 6 major holidays have been taking into consideration during the preparation of this proposal for Clients receiving service 5 or more times per week. All other Clients that have a service date which falls on these holidays will receive service on an alternative day.
- Some painted walls may not be cleanable due to the type of paint or their current condition.
- Hand sanitizer contains alcohol and will remove the finish from hard surface flooring.
- If HTCC is required to incur any undisclosed fee(s) for risk management, background checks, additional insurance, or third-party billing systems, HTCC shall have the right to adjust the above price accordingly.
- If an "Initial Deep Clean" is not chosen, allow 30 days for Cleaning Schedule duties to be completed.
- Hard surface flooring will require additional floor maintenance per manufacturer specifications in addition to standard sweeping and mopping to properly maintain them. Please see the HTCC Link Book or consult with a HTCC representative to learn more.

CLIENT REPRESENTATIVE

Signature: _____

Date: _____

HTCC REPRESENTATIVE

Signature: _____

Date: _____

Beacon Lake
850 Beacon Lake Parkway
Saint Augustine FL 32095



Submitted by:
KBT Professional Cleaning and Pressure Washing LLC
52 Tuscan Way Suite 202-160
Saint Augustine, FL 32092
Michael Gennett

Owner
904-315-4866
kbtproclean@gmail.com

*****KBT***
Professional
Cleaning
&
Pressure
Washing**

When you want it done right, hire a professional!

*****KBT***
Professional
Cleaning
&
Pressure
Washing**

KBT Professional Cleaning Pressure washing LLC
52 Tuscan Way Suite 202-160
Saint Augustine, FL 32092

August 12th 2023
Beacon Lake
Subject: Janitorial Service Proposal:

Thank you for allowing KBT Professional Cleaning and Pressure Washing LLC to prepare a professional janitorial service proposal for your consideration. We know it takes considerable time and effort to show any potential contractor your community, and to provide them with the necessary information. *So again, Thanks!*

All of our cleaners are thoroughly trained on how to perform each janitorial task, as well as on important safety issues. Our goal is to clean each customers community professionally and safety.

We use a systematic approach to keep your community well maintained. At KBT Professional Cleaning and Pressure Washing LLC, we offer strong management and quality contract to plan for, and not lose track of, the many necessary cleaning details.

We look forward to the opportunity of becoming a trusted and valued partner in improving and maintaining the appearance of your community. References can be available upon request. Please call if you have any questions or need additional information as you review our proposal.

Sincerely,
Michael Gennett
Owner
KBT Professional Cleaning and Pressure Washing LLC

Beacon Lake
Professional Janitorial Service Proposal

General

KBT Professional Cleaning and Pressure Washing LLC agrees to provide all labor, supervision, cleaning supplies and equipment necessary to assure performance of specified janitorial service for the property. This shall include all the services described in the written specifications attached. Please see attached scope of work. KBT Professional Cleaning and Pressure Washing LLC agrees to furnish such janitorial service for a period of one year, the dates yet to be agreed upon.

Compensation

Janitorial Service described in this comprehensive program will be performed. Three service days per week all year round \$1,820.00 per month. Deep cleaned to be billed at \$1,000 per clean in addition to monthly rate

Monthly price does NOT include trash bags, paper products, dog stations baggies.

Any additional trash cans and dog stations will be serviced at \$5.00 per visit per trash cans/ dog stations and added to the monthly invoice

HOA is responsible for any keys, key card or key fob changes, or gate issues. If we can not gain access to property due to changes (keys, key card or key fob, or gate issues) HOA will still be billed for service that day

Service Schedule

Janitorial Service described in this comprehensive program will be performed. Common area cleaning of office, fitness center, aerobics rooms, restrooms, business rooms, media room, breezeway, covered veranda, social rooms hallway, living area (inside and outside), lakeside park- Quote does NOT include pool area or pool deck.

Three service days per week on Monday, Wednesday and Friday all year round.

Monthly price does NOT include trash bags, paper products, dog stations baggies. HOA is responsible for any keys, key card, key fob or gate changes. If we can not gain access to property due to changes (keys, key card, key fob & gate changes) HOA will still be billed for service that day. See attached scope of work

Special Services

KBT Professional Cleaning and Pressure Washing offers the following additional services:

- Pressure washing- call for quote
- Tile & Grout Cleaning priced per square footage
- Maintenance calls will be billed at \$75.00 per hour and an additional \$18.75 for every 15 minutes after the 1st hour plus supplies this includes time to get supplies, Home Depot trip etc.
- Weekday Emergency service cleans to be billed at \$60.00 per clean. Weekend Emergency service cleans to be billed at \$120.00 per clean.
- Bulk pickup to be billed at \$80.00 per hour and an additional \$20.00 for every 15 minutes after the 1st hour plus dump fee. Including time driving to dump to dump bulk
- COVID-19 disinfecting. Price based off per square footage. Positive test or Prevention
- Hurricanes: KBT will use their discretion on whether they will send crews out to service properties during a hurricane warning.
- Post Hurricane cleanup: Will be billed at an additional \$200.00 per hour
- Post Construction/ renovation cleanup: Will be billed at an additional \$150.00 per hour

Invoicing

All invoicing will be itemized according to monthly work or for special services. Invoicing will be on the 15th of each month. Payment policy is net 30 days.

Supervision

Adequate personnel and supervision will be furnished to ensure quality service.

Insurance

KBT Professional Cleaning and Pressure Washing LLC will furnish all forms of insurance required by law and shall maintain the same in force.

- Comprehensive General Liability (1 Million Dollar)
- Workers Compensation

Supplies

- Beacon Lake Home Owners Association will furnish all consumable products inclusive of but not limited to: toilet tissue, hand towels, trash liners, wet wipes for gym, dog waste bags and hand soap. If desired, KBT Professional Cleaning and Pressure Washing LLC can provide these products and invoice them separately. KBT Professional Cleaning does not mark up paper products. KBT Professional Cleaning will charge a \$10.00 delivery fee. KBT Professional Cleaning and Pressure Washing LLC will furnish all cleaning supplies inclusive but not limited to: cleaning agents, disinfectants, etc.

Employee Status

Personnel supplied by KBT Professional Cleaning and Pressure Washing LLC are deemed employees of KBT Professional Cleaning and Pressure Washing LLC and will not for any purpose be considered employees or agents of the customer.

Our Philosophy

KBT Professional Cleaning and Pressure Washing LLC is committed to providing quality janitorial services that deliver the highest levels of customer satisfaction. When you want it done right, hire a professional! KBT Professional Cleaning and Pressure Washing LLC!

COVID-19/Pandemic

To ensure the safety and health of the residents and the KBT staff there may be times when we are running on a "skeleton crew".

Term

The term of this agreement shall be for a period of one (1) year and shall automatically renew for additional one (1) year periods on the anniversary date of this agreement with a 4% minimum wage increase annually through 2026.

Cancellation

This contract and terms can be terminated by either party for any reason with a written 30-day notice.

KBT Professional Cleaning

52 Tuscan Way
Ste 202-160
Saint Augustine FL, 32092

Phone: (904) 315-4866

Michael Gennett _____
Signature

Account Executive – Michael Gennett

Signature

Print Name

Title

Beacon Lake
850 Beacon Lake Parkway
Saint Augustine FL 32095

Signature (Seal)

Print Name

Title

E-Mail Address

Client's Contact Name (If different from signer)

Contacts E-Mail Address

QUOTE



When you want it done right hire a professional!

DATE: AUGUST 12, 2023

52 Tuscan Way
Ste 202-160
Saint Augustine FL, 32092
Phone 904-315-4866
kbtproclean@gmail.com

EXPIRATION DATE SEPTEMBER 12, 2023

TO Beacon Lake
850 Beacon Lake Parkway
Saint Augustine FL 32095

ATTN: Jennifer Clark- Erickson

SALESPERSON	JOB	PAYMENT TERMS	JOB LOCATION
Michael Gennett	Common Area Cleaning	Monthly	Beacon Lake

QTY	DESCRIPTION		LINE TOTAL
CAC	Janitorial Services three times per week Monday, Wednesday and Friday. See attached scope of work		\$1,820.00 per month
DC	Deep clean. In addition to monthly rate- per clean		\$1,000.00 per deep clean
	Monthly price does NOT include paper products, dog station boxes/ bags, trash bags, hand soap etc		

Quotation prepared by: Michael Gennett 8-12-23

This is a quotation for the service of common area cleaning,

To accept this quotation, sign here and return: _____



Beacon Lake

- Office- each visit
 - a) Empty trash cans
 - b) Vacuum Floors
 - c) Clean air vents
 - d) Clean counters
 - e) Clean doors
 - f) Wipe down baseboards
 - g) Clean windows
 - h) Dust window sills
 - i) Spot clean walls

- Fitness Center- each visit
 - a) Spot clean doors and interior windows
 - b) Vacuum
 - c) Wipe down entry way counter
 - d) Mop all floors
 - e) Empty trash cans
 - f) Restock wipes

- g) Spot clean mirrors
- h) Clean all equipment
- i) Clean window sills
- j) Clean equipment racks
- k) Clean under equipment- weekly
- l) Clean fans, vents, blinds, baseboards, light fixtures * monthly

- Aerobics Room

- a) Sweep/vacuum/mop
- b) Empty trash cans
- c) Restock wipes
- d) Spot clean doors and interior windows
- e) Clean mirrors
- f) Sanitize handrail
- g) Clean Equipment rack
- h) Wipe down TVs and remotes
- i) Clean under equipment
- j) Clean fans, vents, blinds, baseboards, light fixtures * monthly

- Restrooms (social room, gym and pool outdoor)

- a) Empty trash cans
- b) Clean all counters and sinks
- c) Restock all supplies and soap
- d) Clean and polish water fountain
- e) Clean all toilets and urinals
- f) Clean all mirrors
- g) Wipe down door handles
- h) Clean baby changing station
- i) Sweep/Vacuum
- j) Mop all floors
- k) Wipe down stall walls
- l) Clean fans, vents, blinds, baseboards, light fixtures *monthly
- m) pour 1 cup of bleach down drain * monthly

- Business Room

- a) Clean all tables and chairs
- b) Reset all furniture
- c) Vacuum/sweep
- d) Mop floors
- e) Dust and open curtains
- f) Clean windows and sills
- g) Spot clean doors and walls
- h) Clean fans, vents, blinds, baseboards, light fixtures and switches
*monthly

- Media Room

- a) Dust and open curtains
- b) Wipe down table top
- c) Vacuum – (move 4 chairs, vacuum under)
- d) Clean windows
- e) Reset all furniture
- f) Wipe down chairs
- g) Clean fans, vents, blinds, baseboards, light fixtures and switches *
monthly

- Breezeway

- a) Sweep/blow off floors
- b) Spot clean doors and windows
- c) Reset all furniture
- d) Wipe off tables
- e) Clean ledges and counters
- f) Mop entry floors
- g) Dust wood ledges
- h) Dust outside décor
- i) Polish wood
- j) Clean TV
- k) Remove cob webs

- l) Clean fans and high ledges
- m) Dust elevated décor * monthly

- Covered Veranda

- a) Blow off deck
- b) Reset all furniture
- c) Wipe down high tops
- d) Wipe down counter tops
- e) Clean windows
- f) Wipe down window sills
- g) Clean baseboards and ledges

- Social Room Hallway

- a) Reset all pillows and décor
- b) Empty all trash cans
- c) Sweep/vacuum
- d) Mop all floors
- e) Vacuum benches
- f) Wipe down trash cans
- g) Dust/polish all shelves
- h) Dust/polish all décor
- i) Polish all stainless steel
- j) Remove cob webs
- k) Dust/clean light fixtures and A/C vents
- l) Dust elevated décor
- m) Dust decorative wall panels

- Living Area (Indoor and Outdoor)

- a) Replace trash can liners
- b) Wipe down tables and chairs
- c) Reset all furniture
- d) Spot Clean all windows
- e) Dust fireplace and décor
- f) Sweep/vacuum floors
- g) Mop floors

- h) Clean TV's
- i) Dust and clean all décor
- j) Polish all wood
- k) Dust decorative wall panels
- l) Clean fans, vents, blinds, baseboards, light fixtures * monthly

- Lakeside Park

- a) Empty trash cans
- b) Clean all counters and sinks
- c) Restock all supplies and soap
- d) Clean & polish water fountain
- e) Clean all toilets and urinals
- f) Clean all mirrors
- g) Wipe down door handles
- h) Clean baby changing station
- i) Sweep/Vacuum
- j) Mop all floors
- k) Wipe down stall walls
- l) MONTHLY pour 1 cup of bleach down drain
- m) Wipe down all marbled shelf around office and Charlie's Grill
- n) Clean fans, vents, blinds, baseboards, light fixtures * monthly
- o)

- *Exterior windows to be cleaned once per quarter*

B.

Proposal

Presented To:

Meadow View At Twin Creeks Cdd
Rich Gray
850 Beacon Lake Parkway
St. Augustine, FL 32095
904-759-8890 Cell
rgray@rmsnf.com

Service location:

850 Beacon Lake Parkway
St. Augustine, FL 32095

Description	Amount
36" Lighted Wreath - Landing	600.00
48" Lighted Wreath - Landing	275.00
Lit Garland - Landing	500.00
36" Lighted Wreath - Condo	600.00
Lit Garland - Condo	500.00
Light Topiaries - Condo	270.00
36" Lighted Wreath - Publix	600.00
Lit Garland - Publix	500.00
LED Trees in pots - Publix	585.00
Base wrap Tree and animated Snow Tubes - Publix	1,900.00
Line Roof in WW Led lights - Front Lake house	1,440.00
Line Roof in WW Led lights - Rear Lake house	1,050.00
Light Palm Trunk up to approx 15' - Lake house	390.00

Light Palm Trunk up to approx 20' - Lake house	450.00
Light Palm Trunk up to approx 20' - Pool	2,400.00
Animated Flagpole Lighting - Lake house	2,100.00
48" Lighted Wreath - Lake house	1,100.00
Line Gazebo Ridges - Pool	200.00
Additional Plugs and Wires	1,090.00
Light Palm Trunk up to approx 15' - Lakeside Park	525.00
Light Palm Trunk up to approx 20' - Roundabout	1,125.00
Light Trees tops - Roundabout	550.00
Light Plants in pots - Roundabout	325.00
Line roofline in Lights - Lighthouse	980.00
60" Lighted Wreath - Lighthouse	850.00
Spotlights - Lighthouse	1,800.00
36" Lighted Wreath - Main Entrance	500.00
Lit Garland - Main Entrance	900.00
Light Topiaries at sign WW - Main Entrance	270.00
Lit Pole Decor - Main Entrance	3,000.00

Base Tree wrap and animated snow tubes - Main entrance	3,000.00
24" Lighted Wreath	920.00
Iine roof at Landing Park	750.00
48" Lighted Wreath on Lake side of park	275.00

Total	32,320.00
Deposit Due (50%)	16,160.00

If there are multiple items above you can select the items you would like us to do after clicking “Accept” at top right of this proposal.

NINTH ORDER OF BUSINESS

B.

1.

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

REQUISITION SUMMARY

2021 Phase 3

2020 Phase 4

Thursday, September 21, 2023

2021 Phase 3	<u>TO BE RATIFIED</u>			
8/22/2023	133	J2W Services, LLC	Beacon Lake Town Homes - Pavement Repairs prior to 2nd Lift of Asphalt -Invoice 1047	\$ 30,182.50
8/22/2023	134	J2W Services, LLC	Beacon Lake Phase 2A - Pavement Repairs prior to 2nd Lift of Asphalt - Invoice 1045	\$ 42,776.25
8/22/2023	135	J2W Services, LLC	Beacon Lakes Phase 2C Partial - Pavement Repairs prior to 2nd Lift of Asphalt - Invoice 1046	\$ 14,305.00
8/22/2023	136	J2W Services, LLC	Beacon Lakes 2B - Pavement Repairs prior to 2nd Lift of Asphalt - Invoice 1044	\$ 35,565.00
			2021 Phase 3 REQUISITIONS TO BE APPROVED	\$122,828.75
2021 Phase 3	<u>TO BE APPROVED</u>			
9/21/2023	137	ETM	Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 209916 (August 2023)	\$ 1,363.25
			2021 Phase 3 REQUISITIONS TO BE APPROVED	\$1,363.25
2021 Phase 4	<u>TO BE APPROVED</u>			
9/21/2023	77	W. Gardner, LLC	Beacon Lake Phase 4 (Paving/Drainage) Application for Payment No. 17 (August 2023)	\$ 244,921.62
9/21/2023	78	W. Gardner, LLC	Beacon Lake Phase 4 (Utilities) Application for Payment No. 17 (August 2023)	\$ 28,579.46
9/21/2023	79	W. Gardner, LLC	Beacon Lake Phase 4 (Clearing/Earthwork) Application for Payment No. 19 (August 2023)	\$ 14,326.00
			2021 Phase 4 REQUISITIONS TO BE APPROVED	\$287,827.08
			TOTAL REQUISITIONS TO BE APPROVED SEPTEMBER 21, 2023	\$412,019.08

2.

**MEADOW VIEW AT TWIN CREEK COMMUNITY DEVELOPMENT DISTRICT
WORK AUTHORIZATION NO. 28
2023/2024 GENERAL CONSULTING ENGINEERING SERVICES**

Scope of Work

England, Thims & Miller, Inc. shall provide general consulting engineering services for the Meadow View at Twin Creeks Community Development District as directed by the Board of Supervisors or their designee. General consulting services shall include, but not be limited to:

1. Attending Meetings
2. Preparation of Engineering Reports and Studies
3. Preparation of Cost Estimates and Budgets
4. Technical Support for Community Development District Staff
5. Development and Analysis of District Projects
5. Operation and Maintenance Inspections
7. Prepare Presentation Documents for District Meetings

The outlined services shall be performed on a time and material basis at the currently approved rate and expense schedule. The estimated fee shall not be exceeded without further authorization. This estimated fee is not a guaranteed maximum cost.

ESTIMATED FEE \$15,000.00

**Basis of Estimated Fee
England Thims & Miller, Inc.
Hourly Fee Schedule 2023/2024**

CEO/CSO.....	\$400.00	/Hr.
President.....	\$350.00	/Hr.
Executive Vice President.....	\$335.00	/Hr.
Vice President	\$260.00	/Hr.
Senior Engineer/ Senior Project Manager.....	\$215.00	/Hr.
Project Manager.....	\$200.00	/Hr.
Director.....	\$185.00	/Hr.
Engineer.....	\$175.00	/Hr.
Assistant Project Manager	\$155.00	/Hr.
Senior Planner /Planning Manager.....	\$200.00	/Hr.
Senior Environmental Scientist.....	\$215.00	/Hr.
Planner.....	\$163.00	/Hr.
CEI Senior Project Engineer.....	\$230.00	/Hr.
CEI Project Manager/Project Administrator.....	\$184.00	/Hr.
CEI Senior Inspector.....	\$163.00	/Hr.
CEI Inspector	\$132.00	/Hr.
Senior Landscape Architect.....	\$184.00	/Hr.
Landscape Architect.....	\$165.00	/Hr.
Senior Technician/Senior Specialist.....	\$163.00	/Hr.
GIS Program Manager.....	\$180.00	/Hr.
GIS Analyst	\$140.00	/Hr.
GIS Consultant.....	\$150.00	/Hr.
Senior Engineering Designer / Senior LA Designer.....	\$160.00	/Hr.
Engineering Intern	\$140.00	/Hr.
Engineering/Landscape Designer.....	\$140.00	/Hr.
CADD/GIS Technician.....	\$132.00	/Hr.
Project Coordinator / CSS.....	\$100.00	/Hr.
Administrative Support.....	\$95.00	/Hr.


*ETM's standard hourly billing rates are reevaluated annually prior to the beginning of the calendar year and subject to an increase not to exceed five (5) percent per year.

Cost such as subconsultants, printing, telephone, delivery service, mileage and travel shall be invoiced at direct costs plus 15%.

Time of Performance

Services rendered will commence upon District approval and will be completed on or before September 30, 2024.

Approval

Submitted by:  _____
England, Thims & Miller, Inc.

Date: 9/13/2023

Approved by: _____
Meadow View at Twin Creeks Community Development District

Date: _____

E.

Meadow View at Twin Creeks

9/21/2023

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
September 21st, 2023

To: Board of Supervisors

From: Rich Gray
Manager Of Operations

Jennifer Clark-Erickson
Amenity Manager

RE: Beacon Lake Field Operations & Amenity Management Report – September 21st, 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
- Charlie's Grill – Closed 9.4.2023
- Labor Day Celebration was well received, fewer turnout than expected
- Planning the FY2024 events now to present to the CDD

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 American and nautical flags at Amenity round-a-bout.
- Replaced marine rope on Lake House sign at Amenity entrance.
- Installed new trash cans at the Pickleball court, Food Truck Alley, and at the beach access of the Amenity Center.
- Installed and concreted (2) new dog pots at the dog park.
- Installed new flush valves and diagram on Men's RR toilet on pool deck.
- Installed bag hangers on fence line inside of Pickleball court.
- Replaced filter cartage in water bottle filler at Lakeside Park.
- Replaced burnt bulbs in social room, Women RR, and Men's RR on Pool deck.
- Tightened all hardware on picnic tables in Food Truck Alley
- Disassembled dog bowl filler at Amenity playground and unclogged drain.
- Installed secondary timing option for the pickleball court lights.
- Preparations for the Hurricane (pre and post)
- All playgrounds and pocket parks were inspected for proper use. This includes all hardware, swing chains, overhead supports, vertical rotating equipment, and playground surfacing. All repairs (if needed) were made immediately after inspection.



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



TENTH ORDER OF BUSINESS

A.



*Meadow View at Twin Creeks
Community Development District*

*Unaudited Financial Statements
as of
August 31, 2023*



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Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

August 31, 2023

	General	Debt Service	Capital Project	Governmental Fund	Totals
Assets:					
Cash	\$232,096	---	---	\$232,095.94	
Investments:					
Custody - US Bank	\$539,558	---	---	\$539,558.38	
Series 2016 A1					
Reserve	---	\$137,283	---	\$137,283.03	
Revenue	---	\$197,532	---	\$197,532.49	
Series 2018 A1					
Reserve	---	\$189,202	---	\$189,202.27	
Revenue	---	\$256,030	---	\$256,030.27	
Series 2018 A2					
Revenue	---	\$2,809	---	\$2,808.76	
Prepayment	---	\$1	---	\$0.73	
Series 2019 A1					
Reserve	---	\$79,629	---	\$79,629.40	
Revenue	---	\$113,730	---	\$113,729.63	
Series 2020 A1					
Reserve	---	\$38,719	---	\$38,719.46	
Revenue	---	\$48,469	---	\$48,468.90	
Prepayment	---	\$918	---	\$918.17	
Series 2020 A2					
Revenue	---	\$1,730	---	\$1,730.44	
Interest	---	\$0	---	\$0.02	
Prepayment	---	\$0	---	\$0.43	
Series 2020 A3					
Reserve	---	\$18,925	---	\$18,924.58	
Revenue	---	\$0	---	\$0.06	
Interest	---	\$0	---	\$0.20	
Series 2021-PH3B					
Reserve	---	\$141,199	---	\$141,199.30	
Revenue	---	\$17,766	---	\$17,765.83	
Interest	---	\$0	---	\$0.00	
Prepayment	---	\$2,790	---	\$2,790.34	
Construction	---	---	\$4,022	\$4,021.76	
Series 2021-PH4					
Reserve	---	\$211,869	---	\$211,868.75	
Revenue	---	\$135,516	---	\$135,516.24	
Interest	---	\$1	---	\$1.42	
Construction	---	---	\$5,338	\$5,337.78	
Due from Other	\$2,598	---	---	\$2,598.20	
Due from General Fund	---	---	---	\$0.00	
Due From Developer - BBX	---	---	---	\$0.00	
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	\$782,830	\$1,594,121	\$260,087	\$2,637,038	
Liabilities:					
Accounts Payable	\$28,265	---	---	\$28,265	
Accrued Expenses	---	---	---	\$0	
Retainage Payable	---	---	\$250,728	\$250,728	
Due to Developer	---	---	---	\$0	
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	\$28,265	\$0	\$250,728	\$278,993	
Fund Balances:					
Nonspendable	\$8,578	\$0	---	\$8,578	
Restricted for Capital Projects	---	---	\$9,360	\$9,360	
Restricted for Debt Service	---	\$1,594,121	---	\$1,594,121	
Restricted for Fence Agreement	\$16,350	---	---	\$16,350	
Unassigned	\$729,637	---	---	\$729,637	
Total Fund Balances	\$754,565	\$1,594,121	\$9,360	\$2,358,045	
Total Liabilities & Fund Equity	\$782,830	\$1,594,121	\$260,087	\$2,637,038	

Meadow View at Twin Creeks

Community Development District

GENERAL FUND

Statement of Revenues & Expenditures

For the Period ending August 31, 2023

	Adopted	Prorated	Actual	
	Budget	Thru 08/31/23	Thru 08/31/23	Variance
REVENUES:				
Assessments - Tax Roll (1)	\$1,209,376	\$1,209,376	\$1,214,850	\$5,474
Assessments - Direct	\$603,935	\$601,418	\$601,418	\$0
Interest/Miscellaneous Income	\$5,000	\$4,583	\$29,418	\$24,835
Restricted - Easement Fence Fund	\$0	\$0	\$16,350	\$16,350
Facility Revenue	\$10,000	\$9,167	\$12,925	\$3,758
TOTAL REVENUES	\$1,828,311	\$1,824,544	\$1,874,961	\$50,417

EXPENDITURES:

ADMINISTRATIVE:

Supervisor Fees	\$0	\$0	\$2,800	(\$2,800)
FICA Expense	\$0	\$0	\$214	(\$214)
Engineering	\$36,000	\$24,000	\$28,096	(\$4,096)
Attorney Fees	\$30,000	\$20,000	\$16,692	\$3,308
Annual Audit	\$7,500	\$0	\$0	\$0
Arbitrage	\$3,600	\$3,600	\$3,600	\$0
Assessment Roll	\$10,000	\$10,000	\$10,000	\$0
Dissemination	\$20,000	\$18,333	\$11,558	\$6,775
Trustee Fees	\$21,000	\$15,936	\$15,936	\$0
Management Fees	\$52,094	\$47,753	\$47,753	(\$0)
Information Technology	\$1,550	\$1,421	\$1,421	(\$0)
Website Compliance	\$1,100	\$1,008	\$1,008	(\$0)
Telephone	\$700	\$642	\$459	\$183
Postage	\$1,000	\$917	\$1,580	(\$663)
Insurance	\$8,802	\$8,802	\$7,885	\$917
Printing and Binding	\$2,000	\$1,833	\$1,206	\$628
Legal Advertising	\$1,500	\$1,375	\$1,500	(\$125)
Other Current Charges	\$1,600	\$1,467	\$883	\$584
Office Supplies	\$300	\$275	\$9	\$266
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
ADMINISTRATIVE EXPENDITURES	\$198,921	\$157,536	\$152,776	\$4,761

AMENITY CENTER:

Utilities				
Telephone/Cable/Internet	\$10,900	\$9,992	\$10,661	(\$669)
Electric	\$45,800	\$41,983	\$42,662	(\$679)
Water/Irrigation	\$20,000	\$18,333	\$27,407	(\$9,073)
Gas	\$2,136	\$1,958	\$1,909	\$49
Trash Removal	\$4,860	\$4,455	\$7,212	(\$2,757)
Security				
Security Monitoring	\$1,440	\$1,320	\$1,331	(\$11)
Gate Monitoring	\$16,235	\$14,882	\$14,973	(\$91)
Gate Repairs	\$0	\$0	\$1,818	(\$1,818)
Access Cards	\$4,000	\$3,667	\$2,503	\$1,164
Contracted Security	\$20,000	\$18,333	\$2,350	\$15,984
Management Contracts				
Facility Management	\$125,000	\$114,583	\$87,024	\$27,559
Pool Attendants	\$51,750	\$47,438	\$36,104	\$11,334
Canoe Launch Attendant	\$31,050	\$28,463	\$0	\$28,463
Snack Bar Attendant	\$17,940	\$16,445	\$0	\$16,445
Field Mgmt / Admin	\$43,200	\$39,600	\$39,600	\$0
Pool Maintenance	\$20,000	\$18,333	\$18,388	(\$54)
Pool Chemicals	\$15,000	\$13,750	\$15,852	(\$2,102)

Meadow View at Twin Creeks

Community Development District

GENERAL FUND

Statement of Revenues & Expenditures

For the Period ending August 31, 2023

	Adopted	Prorated	Actual	
	Budget	Thru 08/31/23	Thru 08/31/23	Variance
AMENITY CENTER CONTINUED				
Janitorial	\$22,275	\$20,419	\$32,100	(\$11,681)
Facility Maintenance	\$30,000	\$27,500	\$46,481	(\$18,981)
Private event Attendant	\$5,000	\$4,583	\$5,035	(\$451)
Repairs & Maintenance	\$36,000	\$33,000	\$33,809	(\$809)
Capital Projects	\$12,000	\$11,000	\$3,640	\$7,360
Snack Bar Inventory- CGS	\$1,000	\$917	\$0	\$917
Food Service License	\$650	\$596	\$492	\$104
Rental and Leases	\$27,691	\$25,384	\$6,923	\$18,461
Subscriptions	\$12,000	\$11,000	\$2,964	\$8,036
Pest Control	\$2,600	\$2,383	\$2,354	\$29
Supplies	\$2,500	\$2,292	\$775	\$1,516
Towel/Linen Service	\$2,000	\$1,833	\$1,705	\$128
Furniture, Fixtures & Equipment	\$5,000	\$4,583	\$3,880	\$703
Special Events	\$35,000	\$32,039	\$32,039	\$0
Holiday Decorations	\$20,000	\$15,385	\$15,385	\$0
Fitness Center Repairs/Supplies	\$3,100	\$2,842	\$8,085	(\$5,243)
Office Supplies	\$1,500	\$1,375	\$1,668	(\$293)
ASCAP/BMI Licenses	\$800	\$733	\$0	\$733
Property Insurance	\$54,949	\$54,949	\$46,552	\$8,397
Permit and License	\$575	\$575	\$575	\$0
AMENITY CENTER EXPENDITURES	\$703,951	\$646,923	\$554,254	\$92,670
GROUND MAINTENANCE EXPENDITURES				
Hydrology Quality/Mitigation	\$6,400	\$5,867	\$0	\$5,867
Electric	\$30,000	\$27,500	\$27,176	\$324
Landscape Maintenance	\$646,800	\$592,900	\$501,654	\$91,246
Landscape Contingency	\$85,000	\$77,917	\$189,507	(\$111,590)
Lake Maintenance	\$27,000	\$24,750	\$18,261	\$6,489
Grounds Maintenance	\$12,000	\$11,000	\$8,579	\$2,421
Pump Repairs	\$5,000	\$4,583	\$15,952	(\$11,368)
Streetlighting	\$49,890	\$45,732	\$49,966	(\$4,233)
Streetlight Repairs	\$5,000	\$4,583	\$0	\$4,583
Storm Cleanup	\$0	\$0	\$1,220	(\$1,220)
Irrigation Repairs	\$22,200	\$20,350	\$44,739	(\$24,389)
Miscellaneous	\$5,000	\$4,583	\$0	\$4,583
Contingency	\$31,149	\$28,553	\$13,985	\$14,568
GROUNDS MAINTENACE EXPENDITURES	\$925,439	\$848,319	\$871,037	(\$22,719)
TOTAL EXPENDITURES	\$1,828,311	\$1,652,779	\$1,578,067	\$74,712
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		\$326,305	
FUND BALANCE - Beginning	\$0		\$428,260	
FUND BALANCE - Ending	\$0		\$754,565	

(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	\$1,459	\$0	\$1,214,850
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	\$8,371	\$0	\$29,418
Restricted - Easement Fence Fund	\$600	\$600	\$3,750	\$0	\$600	\$2,400	\$0	\$1,800	\$1,800	\$3,000	\$1,800	\$0	\$16,350
Facility Revenue	\$3,750	\$75	\$600	\$75	\$0	\$1,100	\$700	\$475	\$0	\$3,550	\$2,600	\$0	\$12,925
Total Revenues	\$50,019	\$466,239	\$250,054	\$750,376	\$206,580	\$35,494	\$12,101	\$22,102	\$11,601	\$56,165	\$14,230	\$0	\$1,874,961

Expenditures:

Administrative

Supervisor Fees	\$0	\$0	\$0	\$0	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$0	\$2,800
FICA Expense	\$0	\$0	\$0	\$0	\$31	\$31	\$31	\$31	\$31	\$31	\$31	\$0	\$214
Engineering	\$3,565	\$1,811	\$869	\$3,827	\$2,615	\$4,228	\$2,394	\$2,869	\$4,368	\$1,551	\$0	\$0	\$28,096
Attorney Fees	\$1,736	\$2,766	\$358	\$1,103	\$1,596	\$1,375	\$1,853	\$4,530	\$1,377	\$0	\$0	\$0	\$16,692
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	\$600	\$0	\$3,600
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	\$1,042	\$0	\$11,558
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	\$4,341	\$0	\$47,753
Information Technology	\$129	\$129	\$129	\$129	\$129	\$129	\$129	\$129	\$129	\$129	\$129	\$0	\$1,421
Website Admin	\$92	\$92	\$92	\$92	\$92	\$92	\$92	\$92	\$92	\$92	\$92	\$0	\$1,008
Telephone	\$0	\$58	\$28	\$20	\$41	\$41	\$41	\$50	\$37	\$89	\$54	\$0	\$459
Postage	\$91	\$66	\$302	\$49	\$104	\$101	\$58	\$135	\$62	\$585	\$26	\$0	\$1,580
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	\$72	\$0	\$1,206
Legal Advertising	\$0	\$288	\$0	\$0	\$0	\$184	\$0	\$0	\$113	\$915	\$0	\$0	\$1,500
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$853	\$0	\$30	\$0	\$883
Office Supplies	\$0	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$0	\$9
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	\$12,912	\$9,892	\$6,818	\$0	\$152,776

Amenity Center

Telephone	\$870	\$869	\$869	\$1,161	\$907	\$1,046	\$906	\$1,062	\$920	\$1,063	\$987	\$0	\$10,661
Electric	\$3,746	\$3,571	\$3,642	\$3,859	\$4,255	\$4,037	\$4,138	\$3,325	\$3,822	\$4,047	\$4,221	\$0	\$42,662
Water/Irrigation	\$1,151	\$983	\$2,473	\$2,357	\$3,037	\$2,813	\$2,520	\$3,413	\$5,333	\$2,404	\$923	\$0	\$27,407
Gas	\$156	\$134	\$213	\$143	\$320	\$196	\$19	\$202	\$159	\$66	\$300	\$0	\$1,909
Trash Removal	\$405	\$746	\$696	\$692	\$528	\$682	\$511	\$506	\$823	\$813	\$810	\$0	\$7,212
Security Monitoring	\$111	\$222	\$111	\$111	\$111	\$111	\$111	\$111	\$111	\$111	\$111	\$0	\$1,331
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	\$1,198	\$0	\$2,350
Facility Management	\$6,504	\$6,779	\$7,534	\$10,424	\$6,891	\$7,102	\$7,209	\$7,936	\$9,434	\$10,709	\$6,504	\$0	\$87,024
Pool Attendants	\$0	\$0	\$0	\$0	\$0	\$2,451	\$4,470	\$4,218	\$12,762	\$12,202	\$0	\$0	\$36,104
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	\$3,600	\$0	\$39,600
Pool Maintenance	\$1,298	\$1,298	\$1,298	\$1,298	\$1,366	\$1,298	\$5,811	\$1,298	\$0	\$2,125	\$1,298	\$0	\$18,388
Pool Chemicals	\$460	\$1,487	\$721	\$628	\$1,016	\$1,794	\$1,962	\$1,946	\$1,946	\$1,946	\$1,946	\$0	\$15,852
Janitorial	\$1,680	\$3,308	\$3,169	\$3,482	\$3,430	\$3,137	\$3,600	\$2,283	\$2,178	\$3,458	\$2,374	\$0	\$32,100
Facility Maintenance	\$3,873	\$2,129	\$1,140	\$5,112	\$5,574	\$2,005	\$4,483	\$8,327	\$5,342	\$8,254	\$242	\$0	\$46,481

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	\$4,868	\$696	\$1,189	\$4,143	\$0	\$803	\$0	\$33,809
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	\$250	\$0	\$492
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	\$294	\$0	\$2,964
Pest Control	\$200	\$200	\$200	\$219	\$219	\$219	\$219	\$219	\$219	\$219	\$219	\$0	\$2,354
Supplies	\$20	\$81	\$163	\$0	\$0	\$0	\$106	\$0	\$0	\$46	\$360	\$0	\$775
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	\$377	\$0	\$3,880
Special Events	\$3,965	\$5,214	\$1,808	\$5,442	\$3,807	\$817	\$822	\$324	\$2,598	\$2,963	\$4,279	\$0	\$32,039
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	\$2,172	\$0	\$8,085
Office Supplies	\$25	\$542	\$0	\$77	\$605	\$106	\$111	\$111	\$6	\$72	\$14	\$0	\$1,668
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	\$43,536	\$46,722	\$44,537	\$56,852	\$56,810	\$33,281	\$0	\$554,254
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	\$2,672	\$0	\$27,176
Landscape Maintenance	\$44,343	\$44,343	\$44,343	\$44,343	\$44,343	\$44,343	\$44,343	\$44,344	\$44,344	\$60,187	\$42,375	\$0	\$501,654
Landscape Contingency	\$0	\$6,191	\$6,469	\$14,867	\$20,850	\$35,388	\$19,793	\$6,580	\$1,050	\$69,148	\$9,172	\$0	\$189,507
Lake Maintenance	\$1,769	\$1,769	\$1,919	\$1,889	\$1,769	\$1,769	\$2,069	\$1,769	\$1,769	\$1,769	\$0	\$0	\$18,261
Grounds Maintenance	\$923	\$985	\$956	\$986	\$873	\$800	\$0	\$2,008	\$216	\$0	\$833	\$0	\$8,579
Pump Repairs	\$1,359	\$0	\$0	\$0	\$0	\$8,765	\$0	\$2,160	\$0	\$0	\$3,667	\$0	\$15,952
Streetlights	\$3,922	\$3,922	\$3,922	\$4,744	\$4,745	\$4,745	\$4,818	\$4,796	\$4,796	\$4,777	\$4,777	\$0	\$49,966
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	\$3,187	\$0	\$44,739
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$4,700	\$40	\$0	\$8,745	\$0	\$500	\$0	\$0	\$0	\$13,985
Total Ground Maintenance Expenditures	\$65,759	\$70,171	\$61,381	\$79,967	\$75,389	\$99,338	\$85,516	\$68,695	\$56,752	\$141,388	\$66,682	\$0	\$871,037
Total Expenses	\$186,316	\$120,056	\$137,057	\$138,459	\$127,958	\$157,287	\$142,655	\$126,891	\$126,516	\$208,090	\$106,781	\$0	\$1,578,067
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	\$641,307	\$78,643	(\$121,793)	(\$130,554)	(\$104,789)	(\$114,916)	(\$151,925)	(\$92,551)	\$0	\$326,305

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2016 A1

Statement of Revenues & Expenditures

For the Period ending August 31, 2023

	Adopted	Prorated	Actual	
	Budget	Thru 08/31/23	Thru 08/31/23	Variance
REVENUES:				
Special Assessments - 2016 A1	\$443,364	\$443,364	\$445,383	\$2,019
Interest Income	\$20	\$18	\$9,961	\$9,942
TOTAL REVENUES	\$443,384	\$443,382	\$455,344	\$11,962
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		(\$17,046)	
FUND BALANCE - Beginning	\$213,453		\$351,862	
FUND BALANCE - Ending	\$213,837		\$334,816	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2018 A1 and A2

Statement of Revenues & Expenditures

For the Period ending August 31, 2023

	Adopted	Prorated	Actual	
	Budget	Thru 08/31/23	Thru 08/31/23	Variance
REVENUES:				
Assessments - A1	\$612,550	\$612,550	\$615,323	\$2,773
Interest Income	\$50	\$46	\$13,036	\$12,990
TOTAL REVENUES	\$612,600	\$612,596	\$628,359	\$15,763
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)		\$12,721	
FUND BALANCE - Beginning	\$232,667		\$435,321	
FUND BALANCE - Ending	\$229,629		\$448,042	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2019 A1/A2

Statement of Revenues & Expenditures

For the Period ending August 31, 2023

	Adopted Budget	Prorated Thru 08/31/23	Actual Thru 08/31/23	Variance
REVENUES:				
Assessments - A1	\$257,353	\$257,353	\$258,525	\$1,172
Interest Income	\$20	\$18	\$5,588	\$5,570
TOTAL REVENUES	\$257,373	\$257,371	\$264,114	\$6,742
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)		\$5,194	
FUND BALANCE - Beginning	\$107,891		\$188,165	
FUND BALANCE - Ending	\$106,345		\$193,359	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2020 A1/A2/A3

Statement of Revenues & Expenditures

For the Period ending August 31, 2023

	Adopted Budget	Prorated Thru 08/31/23	Actual Thru 08/31/23	Variance
<u>REVENUES:</u>				
Assessments A1	\$113,041	\$113,041	\$113,556	\$515
Interest Income	\$50	\$46	\$3,011	\$2,965
TOTAL REVENUES	\$113,091	\$113,087	\$116,567	\$3,480
<u>EXPENDITURES:</u>				
<u>2020 A1</u>				
Interest Expense - 11/1	\$43,566	\$43,566	\$42,609	\$956
Principal Expense - 11/01 (Prepayment)	\$20,000	\$20,000	\$0	\$20,000
Interest Expense - 5/1	\$43,141	\$43,141	\$42,609	\$531
Principal Expense - 5/1	\$25,000	\$25,000	\$25,000	\$0
TOTAL EXPENDITURES	\$131,706	\$131,706	\$110,219	\$21,487
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	(\$18,615)		\$6,348	
FUND BALANCE - Beginning	\$62,751		\$102,414	
FUND BALANCE - Ending	\$44,136		\$108,762	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2021 PH 3B

Statement of Revenues & Expenditures

For the Period ending August 31, 2023

	Adopted Budget	Prorated Thru 08/31/23	Actual Thru 08/31/23	Variance
<u>REVENUES:</u>				
Assessments	\$280,483	\$280,483	\$209,761	(\$70,722)
Prepayments	\$0	\$0	\$22,755	\$22,755
Interest Income	\$0	\$0	\$3,892	\$3,892
TOTAL REVENUES	\$280,483	\$280,483	\$236,407	(\$44,075)
<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
Principal Expense - 05/01 (Prepayment)	\$0	\$0	\$0	\$0
Interest Expense - 8/1	\$0	\$0	\$171	(\$171)
Principal Expense - 85/01 (Prepayment)	\$0	\$0	\$20,000	(\$20,000)
TOTAL EXPENDITURES	\$279,323	\$279,323	\$299,493	(\$20,171)
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	(\$2,721)	(\$2,721)
TOTAL OTHER SOURCES AND USES	\$0	\$0	(\$2,721)	(\$2,721)
EXCESS REVENUES (EXPENDITURES)	\$1,160		(\$65,807)	
FUND BALANCE - Beginning	\$87,170		\$227,563	
FUND BALANCE - Ending	\$88,330		\$161,755	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2021 PH 4

Statement of Revenues & Expenditures

For the Period ending August 31, 2023

	Adopted	Prorated	Actual	
	Budget	Thru 08/31/23	Thru 08/31/23	Variance
<u>REVENUES:</u>				
Assessments	\$423,738	\$423,738	\$423,738	\$0
Interest Income	\$0	\$0	\$5,970	\$5,970
TOTAL REVENUES	\$423,738	\$423,738	\$429,708	\$5,970
<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	(\$5,377)	(\$5,377)
TOTAL OTHER SOURCES AND USES	\$0	\$0	(\$5,377)	(\$5,377)
EXCESS REVENUES (EXPENDITURES)	\$920		\$1,513	
FUND BALANCE - Beginning	\$133,919		\$345,874	
FUND BALANCE - Ending	\$134,839		\$347,386	

Meadow View at Twin Creeks

Community Development District

Capital Projects Funds

Statement of Revenues & Expenditures

For the Period ending August 31, 2023

	Series	Series
	2021-PH 3B	2021 - PH 4
REVENUES:		
Interest Income	\$53	\$5,348
Developer Contributions	\$813,031	\$3,334,045
TOTAL REVENUES	\$813,084	\$3,339,394
EXPENDITURES:		
Capital Outlay	\$713,846	\$3,737,708
TOTAL EXPENDITURES	\$713,846	\$3,737,708
OTHER SOURCES/(USES)		
Interfund Transfer In (Out)	\$2,721	\$5,377
TOTAL OTHER SOURCES/(USES)	\$2,721	\$5,377
EXCESS REVENUES (EXPENDITURES)	\$101,959	(\$392,937)
FUND BALANCE - Beginning	(\$97,937)	\$398,274
FUND BALANCE - Ending	\$4,022	\$5,338

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:	\$137,283.03
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:	\$189,202.27
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:	\$79,629.40
Bonds outstanding - 2/25/2019	\$3,660,000
Less: May 1, 2020	(\$50,000)
Less: May 1, 2021	(\$50,000)
Less: May 1, 2022	(\$55,000)
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:	\$38,719.46
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)
Less: August 1, 2023	(\$20,000)
Current Bonds Outstanding	\$5,015,000

Series 2021 PH 4 Special Assessment Bonds	
Interest Rate:	2.40-4.00%
Maturity Date:	5/1/52
Reserve Fund Definition:	50% of MADS
Reserve Fund Requirement:	\$211,868.75
Reserve Balance:	\$211,868.75
Bonds outstanding - 10/26/2021	\$7,615,000
Less: May 1, 2023	(\$155,000)
Current Bonds Outstanding	\$7,460,000

B.

MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023 ASSESSMENT RECEIPTS

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

DUE / RECEIVED	BALANCE DUE	SERIES 2016A-1 DEBT SERVICE RECEIVED	SERIES 2018A-1 DEBT SERVICE RECEIVED	SERIES 2019A-1 DEBT SERVICE RECEIVED	SERIES 2020A-1 DEBT SERVICE RECEIVED	SERIES 2021-3B DEBT SERVICE RECEIVED	SERIES 2021-4 DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL RECEIVED
HEARTWOOD 23 LLC	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%

C.

Meadow View at Twin Creeks

Community Development District

Check Run Summary

8/1/23 - 8/31/23

Date	Check Numbers	Amount
General Fund		
8/4/23	2183-2191	\$305,349.04
8/11/23	2192-2202	\$91,752.23
8/24/23	2203-2210	\$9,451.48
Total Checks		\$406,552.75
Autopayments		
8/1/23	TECO	\$114.99
8/2/23	Wellbeats	\$249.00
8/4/23	Florida National Gas	\$54.24
8/8/23	Republic Services	\$809.99
8/18/23	St Johns County Utility Dept	\$922.76
8/18/23	AT&T	\$85.60
8/21/23	Comcast	\$832.10
8/8/23	Wells Fargo Credit Card	\$3,287.61
8/28/23	IRS FICA Payment	\$61.20
8/29/23	FPL	\$11,670.24
8/30/23	TECO	\$130.40
8/30/23	DBPR Alcoholic Beverages	\$250.00
8/30/23	RollKall Technol	\$1,197.58
Total Paid Electronically		\$19,665.71
Total General Fund		\$426,218.46

* Fedex Invoices will be available upon request

AP300R
*** CHECK NOS. 002183-002210

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
MEADOW VIEW @ TWIN CREEKS GF
BANK A MEADOW VIEW-GENERAL

RUN 9/14/23

PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
8/04/23	00163	6/07/23 CFR 10 R 202308 300-13100-10101 REQ 66 PAVING/DRAINAGE		W.GARDNER, LLC	*	264,770.15	264,770.15 002183
8/04/23	00163	6/07/23 CFR 10 R 202308 300-13100-10101 REQ 67 UTILITIES		W.GARDNER, LLC	*	1,875.39	1,875.39 002184
8/04/23	00005	7/14/23 CFR 50 R 202308 300-13100-10100 REQ 126 INV 208893		ENGLAND THIMS & MILLER, INC	*	352.60	352.60 002185
8/04/23	00144	7/14/23 CFR 50 R 202308 300-13100-10100 REQ 130 INV 83261		GREENSEED COMPANY LLC	*	5,012.90	5,012.90 002186
8/04/23	00049	7/14/23 CFR 50 R 202308 300-13100-10100 REQ 127 INV 28088-3		HARBINGER	*	16,674.00	16,674.00 002187
8/04/23	00049	7/14/23 CFR 50 R 202308 300-13100-10100 REQ 128 INV 28089-3		HARBINGER	*	5,070.00	5,070.00 002188
8/04/23	00049	7/14/23 CFR 50 R 202308 300-13100-10100 REQ 129 INV 28117-3		HARBINGER	*	2,382.00	2,382.00 002189
8/04/23	00013	7/14/23 CFR 50 R 202308 300-13100-10100 REQ 125 INV 62878		WEST ORANGE NURSERIES, INC	*	2,125.00	2,125.00 002190
8/04/23	00040	7/14/23 CFR 50 R 202308 300-13100-10100 REQ 124 INV JAX 518776		YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC	*	7,087.00	7,087.00 002191
8/11/23	00181	8/08/23 08082023 202308 320-57200-44200 MANHOLE AUTO RPR CLAIM		ANDREW MARINO	*	514.28	514.28 002192
8/11/23	00162	8/01/23 12734 202308 320-57200-45506 AUG POOL CHEMICALS			*	1,945.56	
		8/01/23 12737 202308 320-57200-45505 AUG CLEANING SRVCS ONLY		ZACHARY SULLIVAN DBA BIG Z POOL	*	1,298.00	3,243.56 002193

MVTP MEADOW VIEW TP BPEREGRINO

AP300R
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YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
MEADOW VIEW @ TWIN CREEKS GF
BANK A MEADOW VIEW-GENERAL

RUN 9/14/23

PAGE 2

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
8/11/23	00036	2/02/23 08092019	202308 320-57200-49400		*	1,717.00	
		BACK 2 SCHOOL 8/4/23					
		8/01/23 09022023	202308 320-57200-49400		*	2,435.00	
		LABOR DAY					
				BOUNCERS,SLIDES, AND MORE INC			4,152.00 002194
8/11/23	00179	8/01/23 32013016	202308 320-57200-45507		*	1,855.00	
		MANAGED JANITORIAL SRVCS					
				NORTH FL BLDG MAINT LLC DBA CITY			1,855.00 002195
8/11/23	00005	8/03/23 209408	202307 310-51300-31100		*	1,611.25	
		JUL ENGINEER SERVICES					
				ENGLAND THIMS & MILLER, INC			1,611.25 002196
8/11/23	00045	7/31/23 79582	202307 320-53800-45005		*	1,769.14	
		JUL LAKE MAINTENANCE					
				FUTURE HORIZONS, INC.			1,769.14 002197
8/11/23	00001	8/01/23 102	202308 310-51300-34000		*	4,341.17	
		AUG MANAGEMENT FEES					
		8/01/23 102	202308 310-51300-35300		*	91.67	
		AUG WEBSITE ADMIN					
		8/01/23 102	202308 310-51300-35100		*	129.17	
		AUG INFO TECH					
		8/01/23 102	202308 310-51300-31600		*	1,041.67	
		AUG DISSEM AGENT SERVICES					
		8/01/23 102	202308 310-51300-51000		*	.81	
		OFFICE SUPPLIES					
		8/01/23 102	202308 310-51300-42000		*	25.59	
		POSTAGE					
		8/01/23 102	202308 310-51300-42500		*	72.45	
		COPIES					
		8/01/23 102	202308 310-51300-41000		*	54.47	
		TELEPHONE					
				GOVERNMENTAL MANAGEMENT SERVICES			5,757.00 002198
8/11/23	00047	8/07/23 24628	202308 310-51300-31200		*	600.00	
		ARB SE 2020A FYE 5/31/23					
				GRAU AND ASSOCIATES			600.00 002199
8/11/23	00178	7/31/23 3254292	202306 310-51300-31500		*	1,377.00	
		JUN GENERAL COUNSEL					
				KUTAK ROCK LLP			1,377.00 002200
8/11/23	00020	7/31/23 245	202307 320-57200-45500		*	4,204.75	
		JUL ASSISTANT MANAGER					

MVTP MEADOW VIEW TP BPEREGRINO

AP300R
*** CHECK NOS. 002183-002210

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
MEADOW VIEW @ TWIN CREEKS GF
BANK A MEADOW VIEW-GENERAL

RUN 9/14/23

PAGE 3

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		7/31/23 246	202307 320-57200-49400		*	842.50	
		JUL SPEC EVENT ASSISTANT					
		7/31/23 247	202307 320-57200-45509		*	737.50	
		JUL PVT EVENT ATTENDANT					
		7/31/23 248	202307 320-57200-45501		*	12,202.42	
		JUL LIFE GUARD SERVICES					
		8/01/23 244	202308 320-57200-45504		*	3,600.00	
		AUG CONTRACT ADMIN					
		8/01/23 244	202308 320-57200-45500		*	6,503.83	
		AUG FACILITY MANAGEMENT					
				RIVERSIDE MANAGEMENT SERVICES			28,091.00 002201
8/11/23 00040		8/01/23 JAX57249	202308 320-53800-45003		*	42,375.00	
		AUG LANDSCAPE MAINTENANCE					
		8/02/23 JAX56910	202308 320-53800-45009		*	407.00	
		IRRIG RPR MAINLINE PUMP#2					
				YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC			42,782.00 002202
8/24/23 00182		8/15/23 27070131	202308 320-57200-44200		*	199.00	
		SRVC FIREPLACE & FIREPIT					
				AEI PROGAS			199.00 002203
8/24/23 00153		7/01/23 5749218	202307 310-51300-48000		*	622.96	
		NTC BUDGET HEAR #906928					
		7/01/23 5749218	202307 310-51300-48000		*	111.52	
		NTC OF BOARD #8987878					
		7/01/23 5749218	202307 310-51300-48000		*	72.08	
		NTC RULE DEVELOP #9026443					
		7/01/23 5749218	202307 310-51300-48000		*	108.80	
		NTC RULEMAKING #9026476					
				CA FLORIDA HOLDINGS,LLC			915.36 002204
8/24/23 00179		7/26/23 42013012	202307 320-57200-45507		*	1,250.00	
		DEEP CLEAN					
				NORTH FL BLDG MAINT LLC DBA CITY			1,250.00 002205
8/24/23 00177		8/17/23 565228	202308 320-53800-45006		*	559.98	
		DOG WASTE STATION 2					
				ZW USA INC DOG WASTE DEPOT			559.98 002206
8/24/23 00023		8/11/23 11110255	202308 320-57200-45918		*	195.00	
		PLASTIC WATERPROOF SHELL					
				LIFESAFE SERVICES LLC			195.00 002207
8/24/23 00068		7/15/22 BENSERV-	202308 320-53800-45007		*	3,250.00	
		MOVE SRVC LANDSCAPING BED					

MVTP MEADOW VIEW TP BPEREGRINO

AP300R
*** CHECK NOS. 002183-002210

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
MEADOW VIEW @ TWIN CREEKS GF
BANK A MEADOW VIEW-GENERAL

RUN 9/14/23

PAGE 4

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		3/17/23	BCNLKSPM 202303 320-53800-45007	CUTGRASS LANE PMP/WIRE RP	*	8,765.35	
		7/15/22	BENSERV- 202308 320-53800-45007	MOVE SRVC LANDSCAPING BED	V	3,250.00-	
		3/17/23	BCNLKSPM 202303 320-53800-45007	CUTGRASS LANE PMP/WIRE RP	V	8,765.35-	
				QUANTUM ELECTRICAL CONTRACTORS, INC			.00 002208
8/24/23	00048	8/03/23	102357 202308 320-57200-44207	PM SEMI-ANNUALLY	*	635.00	
		8/03/23	102379 202308 320-57200-44207	REPAIR - PARTS AT SHOP	*	70.00	
		8/21/23	104066 202308 320-57200-44207	GYM EQUIP PARTS DEPOSIT	*	1,157.14	
				SOUTHEAST FITNESS REPAIR			1,862.14 002209
8/24/23	00040	8/08/23	JAX57360 202308 320-53800-45004	BAHIA SPOTTED FIELD AREA	*	4,470.00	
				YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC			4,470.00 002210
				TOTAL FOR BANK A		406,552.75	
				TOTAL FOR REGISTER		406,552.75	

MVTP MEADOW VIEW TP BPEREGRINO

Meadow View at Twin Creeks

Community Development District
Construction Phase 4 - Dreamfinders

Construction Funding Request #10
June 7, 2023


Req. PAYEE

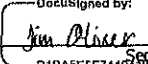
66	W. Gardner, LLC Beacon Lake Phase 4 (Paving/Drainage) Application for Payment No. 14 (May 2023)	\$	264,770.15
67	W. Gardner, LLC Beacon Lake Phase 4 (Utilities) Application for Payment No. 14 (May 2023)	\$	1,875.39

Total Funding Request \$ **266,645.54**

Please make check payable to:

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: 
Secretary/Asst. Secretary
D18A5E5E741041B

Meadow View at Twin CreeksCommunity Development District
Construction Phase 3B - BBXConstruction Funding Request #50
July 14, 2023

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

Please make check payable to:

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

Signature: _____



Chairman/Vice Chairman

Signature: _____



Secretary/Asst. Secretary

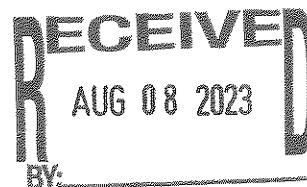
From: Bernadette Peregrino bperegrino@gmsnf.com
Subject: Fwd: MVTC CDD - reimbursement for costs related to car damage @ Beacon Lake
Date: August 8, 2023 at 4:34 PM
To: Todd Polvere tpolvere@gmsnf.com



Todd,

Please see below email with attached receipt for backup. Make check out to Andrew Marino and send his address for \$514.28. Code it to repair and maintenance. Description: manhole auto rpr claim.

Thank you,
Bernadette Peregrino
District Accountant
475 West Town Place Ste 114
Saint Augustine, FL 32092
Tel and Fax: 904-239-5309
bperegrino@gmsnf.com



Begin forwarded message:

From: Jim Oliver <joliver@gmsnf.com>
Subject: MVTC CDD - reimbursement for costs related to car damage @ Beacon Lake
Date: August 8, 2023 at 11:25:49 AM EDT
To: Bernadette Perregrino <bperegrino@gmsnf.com>

Bern: Please see attached. Please prepare check for \$514.28 payable to name and address below. This is reimbursement for cost related to automobile damage claim due to manhole. The manhole has been repaired.

ANDREW MARINO
285 CONVEX LN
SAINT AUGUSTINE FL 32095

Thanks,
Jim

Jim Oliver
Partner
Governmental Management Services, LLC
475 West Town Place, Suite 114
World Golf Village
St. Augustine, Florida 32092
P: (904) 940-5850 ext. 406
E-mail: joliver@gmsnf.com

Begin forwarded message:

From: andy marino <indi1surf@yahoo.com>
Subject: car damage @ Beacon Lake
Date: July 9, 2023 at 9:15:54 PM EDT
To: Joliver@gmsnf.com

Hey Jim, this is Andy marino. We spoke on the phone about 10 days ago. On 12 June My son bottomed out on a man hole on Beacon lake Prkwy at Beacon Lake. The total amount to repair the car was \$514.28. That includes the diagnostic test for \$160.00 . Thanks for your help. My # is 925-549-0898. Sent from my iPhone

Shae Marino.pdf

Ronda of the Avenues
11333 Phillips Highway
Jacksonville, FL 32256
(904) 370-1300

07/05/2023

17:47

Sale

Trans #: 10 Batch #: 4

VISA CHIP Contactless
*****4725 **/**
Invoice 6117770

AMOUNT: \$983.93

Resp: AUTH/TRK 085120
Code: 085120
Ref #: 303186825768332

App Name: CHASE VISA
AID: A00000000031010
TVR: 0000000000



11333 Phillips Highway Jacksonville, FL 32256
Phone: (904) 370-1300

SERVICE DEPARTMENT HOURS
7:00 a.m. to 7:00 p.m. Mon - Fri
7:00 a.m. to 5:00 p.m. Sat
10:00 a.m. to 5:00 p.m. Sun

R/O Open Date	R/O Number
07/03/23	6117770/3
R/O Close Date	Status
07/05/23	Pre-Invoice
Mileage In	Mileage Out
38117	38118
Service Advisor / Tag #	
BRIAN BOUCHARD/5427	

MV#58809

MARINO, SHAE
, FL

Work Phone

Vehicle Identification Number

19XFC1F32LE025129

Home Phone

Delivery Date

In-Service Date

925-413-7023

Year

Make

Model

Body

Color

License Number

2020

HONDA

CIVIC SEDAN

EX CVT

DESCRIPTION OF SERVICE AND PARTS

AMOUNT

#8 * Customer Reports:
RE-AIM RADAR SENSOR
Tech: ROBERT CHURCH (202)
RE AIMED RADAR
Sub Total: 354.28

354.28

#9 * RECOM: RECOMMENDATIONS***DECGEN
2 REAR TIRES SOON AT 4 32NDS NOW, FIRESTONE \$230
EACH. FRONT TIRES GOOD AT 7 32/NDS, ALIGNMENT
Tech: ROBERT CHURCH (202)
Sub Total: .00

SERVICE LABOR DISCOUNT

-35.43

Total Fees Amount

.99

TERMS: STRICTLY CASH UNLESS ARRANGEMENTS ARE MADE. "I hereby authorize the repair work hereinafter to be done along with the necessary material and agree that you are not responsible for loss or damage to vehicle or articles left in the vehicle in case of fire, theft, or any other cause beyond your control or for any delays caused by unavailability of parts or delays in parts shipments by the supplier or transporter. I hereby grant you or your employees permission to operate the vehicle herein described on streets, highways, or elsewhere for the purpose of testing and/or inspection. An express mechanic's lien is hereby acknowledged on above vehicle to secure the amount of repairs thereto."

DISCLAIMER OF WARRANTIES. Any warranties on the products sold hereby are those made by the manufacturer. The seller hereby expressly disclaims all warranties either express or implied, including any implied warranty of merchantability or fitness for a particular purpose, and the seller neither assumes nor authorizes any other person to assume for it any liability in connection with the sale of said products. Any limitation contained herein does not apply where prohibited by law.

LABOR	736.23
PARTS	168.85
DEDUCTIBLE	.00
SUBLET	.00
SHOP SUPPLIES	43.64
HAZARDOUS MATERIALS	1.00
SALES TAX OR TAX I.D.	68.65
SPECIAL ORDER DEPOSIT	.00
DISCOUNTS	-35.43
TOTAL DUE	983.93

NO RETURN ON ELECTRICAL OR SAFETY ITEMS OR SPECIAL ORDERS.



X



Honda
OF THE AVENUES



11333 Phillips Highway Jacksonville, FL 32256
Phone: (904) 370-1300

SERVICE DEPARTMENT HOURS
7:00 a.m. to 7:00 p.m. Mon - Fri
7:00 a.m. to 5:00 p.m. Sat
10:00 a.m. to 5:00 p.m. Sun

R/O Open Date	R/O Number
07/03/23	6117770/1
R/O Close Date	Status
07/05/23	Pre-Invoice
Mileage In	Mileage Out
38117	38118
Service Advisor / Tag #	
BRIAN BOUCHARD/5427	

Vehicle Identification Number	
19XFC1F32LE025129	
Delivery Date	In-Service Date
Color	License Number

MV#58809

MARINO, SHAE
, FL

Work Phone

Home Phone

925-413-7023

Year

Make

Model

Body

2020

HONDA

CIVIC SEDAN

EX CVT

DESCRIPTION OF SERVICE AND PARTS

AMOUNT

Cell: 925-413-7023 Email: dng@dng.com

#1 - 101001: PERFORM HONDA MULTI-POINT INSPECT
Tech: ROBERT CHURCH (202)
DIGITAL RECORD RETENTION FEE
Sub Total: .99

.99

#2 - 001LOF: PERFORM OIL & FILTER CHANGE
Tech: ROBERT CHURCH (202)
Kit: LOF: OIL CHANGE
Installed 0W20OIL :HONDA FULL SYNTHETIC 0W20 OIL
Installed 15400-PLM-A02 :FILTER, OIL
Installed 94109-14000 :WASHER, DRAIN (14MM)
Hazardous Materials Charge
Sub Total: 70.95

26.00

43.95

Included

Included

Included

1.00

#3 - 30WYCVT: PERFORM AUTOMATIC TRANSMISSION SERVICE (CVT)
Tech: ROBERT CHURCH (202)
Kit: TRANSHCF: TRANS SERVICE
Installed 08200-HCF2 :FLUID (HCF-2)
Installed 90471-PX4-000 :WASHER, DRAIN (18MM)
Sub Total: 168.90

89.95

78.95

Included

Included

#4 - 01WYBF: PERFORM BRAKE FLUID EXCHANGE
Tech: ROBERT CHURCH (202)
Kit: BFX: BRAKE FLUID EXCHANGE
Installed 08798-9108 :FLUID, DOT 3 BRAKE

106.00

45.95

Included

TERMS: STRICTLY CASH UNLESS ARRANGEMENTS ARE MADE. "I hereby authorize the repair work hereinafter to be done along with the necessary material and agree that you are not responsible for loss or damage to vehicle or articles left in the vehicle in case of fire, theft, or any other cause beyond your control or for any delays caused by unavailability of parts or delays in its shipments by the supplier or transporter. I hereby grant you or your employees permission to operate the vehicle herein described on streets, highways, or elsewhere for the purpose of testing and/or inspection. An express mechanic's lien is hereby acknowledged on above vehicle to secure the amount of repairs thereto."

DISCLAIMER OF WARRANTIES. Any warranties on the products sold hereby are those made by the manufacturer. The seller hereby expressly disclaims all warranties either express or implied, including any implied warranty of merchantability or fitness for a particular purpose, and the seller neither assumes nor authorizes any other person to assume for it any liability in connection with the sale of said products. Any limitation contained herein does not apply where prohibited by law.

LABOR

PARTS

DEDUCTIBLE

SUBLET

SHOP SUPPLIES

HAZARDOUS MATERIALS

SALES TAX OR TAX I.D.

SPECIAL ORDER DEPOSIT

DISCOUNTS

TOTAL DUE

NO RETURN ON ELECTRICAL OR SAFETY ITEMS OR SPECIAL ORDERS.



11333 Phillips Highway Jacksonville, FL 32256
Phone: (904) 370-1300

SERVICE DEPARTMENT HOURS
7:00 a.m. to 7:00 p.m. Mon - Fri
7:00 a.m. to 5:00 p.m. Sat
10:00 a.m. to 5:00 p.m. Sun

R/O Open Date	R/O Number
07/03/23	6117770/2
R/O Close Date	Status
07/05/23	Pre-Invoice
Mileage In	Mileage Out
38117	38118
Service Advisor / Tag #	
BRIAN BOUCHARD/5427	
Vehicle Identification Number	
19XFC1F32LE025129	
Delivery Date	In-Service Date
Color	License Number

MV#58809

MARINO, SHAE
, FL

Work Phone

Home Phone

925-413-7023

DESCRIPTION OF SERVICE AND PARTS

AMOUNT

PERFORMED BRAKE FLUID EXCHANGE

Sub Total: 151.95

#5 - 99DIAG: PERFORM DIAGNOSTIC FOR CUSTOMER CONCERN
HIT A POT HOLE IN COMMUNITY WHERE THEY LIVE AND
NOW ALL WARNING LIGHTS ARE ON DASH, CK & ADVISE
Caused by
TECH RAN CODES IN SYSTEM FOUND CODE FOR FORWARD
FACING RADAR MALFUNCTION, TECH FOUND RADAR LOOSE
AND OUT OF LINE FROM HITTING POT HOLE IN
COMMUNITY ON THE ROAD. TECH RESECURED RADAR SENSOR
AND CAR NEEDS RADAR RE-AIMED

Tech: ROBERT CHURCH (202)

RE-AIM RADAR SENSOR

Sub Total: 160.00

160.00

#6 - Customer Reports:
TIRE LIGHT ON CK & ADVISE

Caused by

TECH FOUND NOTHING IN TIRES NO PUNCTURES FOUND,
TIRE LIGHT ON BECAUSE OF OTHER WARNING LIGHTS

Tech: ROBERT CHURCH (202)

Sub Total: .00

#7 - XROT: CUSTOMER DECLINED TIRE ROTATION AT THIS TIME

Tech: ROBERT CHURCH (202)

Sub Total: .00

TERMS: STRICTLY CASH UNLESS ARRANGEMENTS ARE MADE. "I hereby authorize the repair work hereinafter to be done along with the necessary material and agree that you are not responsible for loss or damage to vehicle or articles left in the vehicle in case of fire, theft, or any other cause beyond your control or for any delays caused by unavailability of parts or delays in parts shipments by the supplier or transporter. I hereby grant you or your employees permission to operate the vehicle herein described on streets, highways, or elsewhere for the purpose of testing and/or inspection. An express mechanic's lien is hereby acknowledged on above vehicle to secure the amount of repairs thereto."

DISCLAIMER OF WARRANTIES. Any warranties on the products sold hereby are those made by the manufacturer. The seller hereby expressly disclaims all warranties either express or implied, including any implied warranty of merchantability or fitness for a particular purpose, and the seller neither assumes nor authorizes any other person to assume for it any liability in connection with the sale of said products. Any limitation contained herein does not apply where prohibited by law.

LABOR

PARTS

DEDUCTIBLE

SUBLET

SHOP SUPPLIES

HAZARDOUS MATERIALS

SALES TAX OR TAX I.D.

SPECIAL ORDER DEPOSIT

DISCOUNTS

TOTAL DUE

NO RETURN ON ELECTRICAL OR SAFETY ITEMS OR SPECIAL ORDERS.

X

Honda Multi-Point Vehicle Inspection Checklist



R/O TAG NUMBER 6117770	NEXT SERVICE DUE
VIN 19XFC1F32LE025129	MILEAGE 38117
SERVICE ADVISOR Brian BOUCHARD	TECHNICIAN ROBERT CHURCH

☒ Satisfactory

☐ May Require Future attention

☐ Requires Immediate attention

Interior/Exterior			
Headlights (check high and low beams)/Taillights/brake lights/hazard warning lights/Turn signals/exterior lamps	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Interior light	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Windshield washer spray/Wiper operation/Wiper blades/Windshield condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parking brake	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Horn operation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Clutch operation (if applicable)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cabin air filter replaced at owner's manual service interval	<input type="radio"/> Yes <input type="radio"/> No		

Battery Performance (See Attached 48-000000)	
Good	<input checked="" type="checkbox"/>
Replace	<input type="checkbox"/>



Under Hood			
Check fluid levels: Oil/coolant/Power steering fluid/brake fluid*/Windshield washer fluid/automatic transmission fluid	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
External drive belts and radiator hoses	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hydraulic clutch reservoir fluid (M/T vehicles)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Engine air filter replaced at owner's manual service interval	<input type="radio"/> Yes <input type="radio"/> No		

Under Vehicle			
Brake lines/hoses/Parking brake cable	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shock absorbers/Struts/Suspension/Tie rod ends and boots/Steering gear and dust seals	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Exhaust system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Engine oil and/or fluid leaks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Drive shaft boots/constant velocity boots and bands	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments

Tire Condition			
Left Front	Wear Pattern	Wear Pattern	Right Front
<input checked="" type="checkbox"/>	Tire Tread <u>7</u> 32nds	Tire Tread <u>7</u> 32nds	<input checked="" type="checkbox"/>
Left Rear	Wear Pattern	Wear Pattern	Right Rear
<input checked="" type="checkbox"/>	Tire Tread <u>4</u> 32nds	Tire Tread <u>4</u> 32nds	<input checked="" type="checkbox"/>
Spare	Wear Pattern	Front tire inflation set to ____ psi Rear tire inflation set to ____ psi	
<input type="checkbox"/>	Tire Tread ____ 32nds		

Brake Condition			
Left Front	<u>10</u> mm	<u>10</u> mm	Right Front
<input checked="" type="checkbox"/>	<u>9</u> mm	<u>9</u> mm	<input checked="" type="checkbox"/>
Left Rear	<u>9</u> mm	<u>9</u> mm	Right Rear
<input checked="" type="checkbox"/>	<u>9</u> mm	<u>9</u> mm	<input checked="" type="checkbox"/>
Brakes not inspected on this visit <input type="checkbox"/>			

Please Indicate Areas of External Damage or Wear		

*Note: Brake fluid NOT filled - fluid level indicates pad wear



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

Invoice 12734

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

DATE
08/01/2023

PLEASE PAY
\$1,945.56

DUE DATE
08/30/2023

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

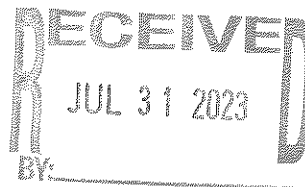
Thank you for your business!

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

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 12737

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

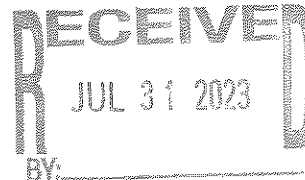
DATE
08/01/2023

PLEASE PAY
\$1,298.00

DUE DATE
08/30/2023

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 2 Pools on Site: Lap and Family Pool Service Visits Schedule: October-March 2 visits per week: Mon/Fri April-September 3 visits per week: Mon/Wed/Fri NOTE; with 52 weeks per year, we base our rate on 12 visits per month during the spring/summer which is April-September and then 8 visits per month fall/winter which is October-March. Most months in the summer carry 13-14 visits that we do not charge for along with the same affect in fall/winter with 9-10 visits pending when the 5th week falls, therefore we close for 1 week at Christmas and typically take 1/2 week of for Thanksgiving and allow additional days off to cover severe weather alert days so an account fully receives all visits paid for and to account for unexpected delays in service.	1	1,298.00	1,298.00

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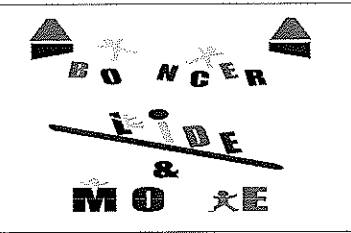
THANK YOU.

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

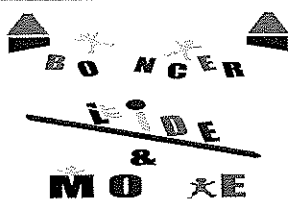
Zach Sullivan

Big Z Pool Service, LLC

Licensed & Insured CPC#1459355

		Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003		Invoice Date: 09 August, 2019 2.2.2023 Invoice No.: 08092019.07		
<u>Name / Address</u> Attn: Beacon Lakes 850 Beacon Parkway St. John's, FL 32092		Additional Details: 1 320 57200 49400 Special Events Approved 2.2.2023 Jennifer Erickson				
	<u>Description</u>	<u>Quantity</u>	<u>Rate</u>		<u>Subtotal</u>	<u>Extended</u>
1	Mobile Rockwall (3 hrs.)	1	\$700.00		\$700.00	\$700.00
2	50ft Obstacle Course	1	\$300.00		\$300.00	\$300.00
3	21' Super Slide	1	\$320.00		\$320.00	\$320.00
4	Bounce House	1	\$130.00		\$130.00	\$130.00
5	Onsite Supervision	4	\$48.00		\$192.00	\$192.00
6	Generator	1	\$75.00		\$75.00	\$75.00
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
	Subtotal					\$1,717.00
	Deposit					\$800.00
Comments:		Subtotal				\$917.00
		Sales Tax (0.0%)				N/A
		Total				\$917.00

RECEIVED
 AUG 01 2023
 BY: _____

		Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003		Invoice Date: Sept. 2nd, 2023 Invoice No.: 09022023.09		
<u>Name / Address</u> Attn: Jennifer Clark-Ericson Meadow View at Twin Creeks Riverside Management Service Inc. Governmental Management Services Inc.		Additional Details: Hours will be 11a-2p 1 320 57200 49400 Special Events Approved 2.2.2023 Jennifer Erickson				
	<u>Description</u>	<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>Subtotal</u>	<u>Extended</u>
1	Mobile Rockwall (3hrs.)	1	\$900.00		\$900.00	\$900.00
2	50ft Dual-Lane Obstacle Course	1	\$350.00		\$350.00	\$350.00
3	21' Wet Slide	1	\$350.00		\$350.00	\$350.00
4	19' Wet Slide	1	\$300.00		\$300.00	\$300.00
5	16' Wet Slide	1	\$275.00		\$275.00	\$275.00
6	Generator	2	\$100.00		\$100.00	\$200.00
7	Onsite Supervision	4	\$60.00		\$60.00	\$60.00
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
Comments:		Subtotal				\$2,435.00
		Sales Tax (0.0%)				\$0.00
		Total				\$2,435.00

RECEIVED
 AUG 01 2023
 BY: _____



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

INVOICE

Total Due: \$1,855.00

Invoice Number: 32013016014
Invoice Date: 8/1/2023
Due Date: 8/31/2023

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

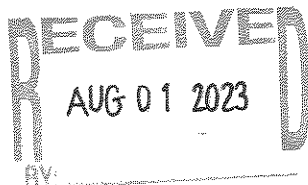
To: Beacon Lakes / Meadow Views at Twin Creeks
850 Beacon Lake Drive
St. Augustine, FL 32259
USA

PO #	Customer ID	FSM	Payment Terms		Service Dates	
	01013101582	Joseph Grima	Net 30 days		08/01/23 to 08/31/23	
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 8.1.2023

Total Due: \$1,855.00





ENGLAND-THIMS & MILLER

14775 Old St. Augustine Road, Jacksonville, FL 32258

etminc.com | 904.642.8990

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

August 03, 2023

Invoice No: 209408

Total This Invoice \$1,611.25

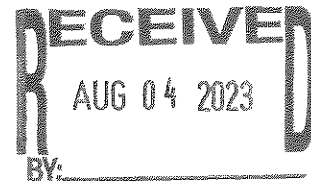
Project 17348.00000 2022/2023 General Consulting Services (WA#27)

EMAIL COPY TO: BKOVAIC@BBXCAPITAL.COM

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

Work Description:

Prepare Requisitions and submit to Gms
Update requisitions
Maps for Pavement Lifts Th 2A / 2B / 2C
Drainage Easement Issues
CDD Meeting Beacon Amenity

**Professional Services rendered through July 29, 2023****Labor**

		Hours	Rate	Amount
Senior Engineer/Senior Project Manager				
Lockwood, Scott	7/15/2023	1.50	215.00	322.50
Lockwood, Scott	7/22/2023	2.50	215.00	537.50
Lockwood, Scott	7/29/2023	2.50	215.00	537.50
Administrative Support				
Blair, Shelley	7/15/2023	1.50	95.00	142.50
Blair, Shelley	7/22/2023	.75	95.00	71.25
Totals		8.75		1,611.25
Total Labor				1,611.25
Total This Invoice				\$1,611.25

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: 79582
Invoice Date: Jul 31, 2023
Page: 1

Bill To:

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

Ship to:

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

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

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in July 2023 Approved 08/01/2023. Lake Maintenance 001.320.53800.45005 Rich Gray RECEIVED AUG 01 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 #:** 102**Invoice Date:** 8/1/23**Due Date:** 8/1/23**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 - August 2023		4,341.17	4,341.17
Website Administration - August 2023		91.67	91.67
Information Technology - August 2023		129.17	129.17
Dissemination Agent Services - August 2023		1,041.67	1,041.67
Office Supplies		0.81	0.81
Postage		25.59	25.59
Copies		72.45	72.45
Telephone		54.47	54.47
<div data-bbox="402 1163 711 1352">RECEIVED AUG 02 2023 BY: _____</div>			

Total \$5,757.00**Payments/Credits** \$0.00**Balance Due** \$5,757.00

Grau and Associates

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

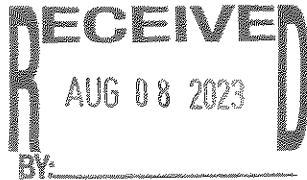
Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 24628
Date 08/07/2023

SERVICE	AMOUNT
Project: Arbitrage - Series 2020A FYE 5/31/23	
Arbitrage Services	\$ <u>600.00</u>
Subtotal:	<u>600.00</u>
Total	600.00
Current Amount Due	\$ <u>600.00</u>



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

Payment due upon receipt.

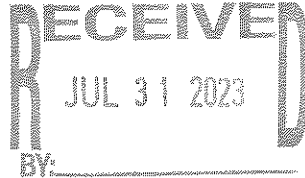
KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

July 31, 2023

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Reference: Invoice No. 3254292

Client Matter No. 35723-1

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3254292
35723-1

Re: General Counsel

For Professional Legal Services Rendered

06/01/23	K. Buchanan	0.50	165.00	Perform meeting follow up
06/01/23	J. Gillis	0.30	57.00	Draft termination letter for landscape and irrigation maintenance services with The Greenery
06/08/23	K. Buchanan	0.50	165.00	Prepare landscape maintenance agreement; perform meeting follow up
06/15/23	K. Buchanan	2.20	726.00	Prepare for and attend board meeting
06/16/23	K. Buchanan	0.30	99.00	Perform meeting follow up
06/26/23	K. Buchanan	0.50	165.00	Review correspondence relating to use of stormwater ponds; review related policies

TOTAL HOURS 4.30

TOTAL FOR SERVICES RENDERED \$1,377.00

TOTAL CURRENT AMOUNT DUE \$1,377.00


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

Invoice

Invoice #: 245
Invoice Date: 7/31/2023
Due Date: 7/31/2023
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Assistant Manager through July 2023 1.320.57200.45500	168.19	25.00	4,204.75
<div data-bbox="406 1081 714 1270">RECEIVED AUG 07 2023 BY: _____</div> <div data-bbox="406 1522 820 1669"> 8-7-23</div>			

Total	\$4,204.75
Payments/Credits	\$0.00
Balance Due	\$4,204.75

MVTC CDD

ASSISTANT MANAGER INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
168.19	Assistant Manager Covers July 2023	\$ 25.00	\$ 4,204.75
	TOTAL DUE:		<u>\$ 4,204.75</u>

Facility Management 001.320.57200.45500

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/1/23	4.23	E.W.	Facility Assistant
7/1/23	3.08	F.D.	Facility Assistant
7/2/23	4.35	E.W.	Facility Assistant
7/2/23	6.03	F.D.	Facility Assistant
7/3/23	7.48	F.D.	Facility Assistant
7/3/23	2.33	E.W.	Facility Assistant
7/4/23	6.18	E.W.	Facility Assistant
7/5/23	2.18	E.W.	Facility Assistant
7/6/23	2.25	E.W.	Facility Assistant
7/8/23	10.23	E.W.	Facility Assistant
7/9/23	10.07	E.W.	Facility Assistant
7/10/23	2.6	E.W.	Facility Assistant
7/11/23	4.63	E.W.	Facility Assistant and Bunco
7/12/23	4.62	E.W.	Facility Assistant and Book Club
7/13/23	8.17	M.B.	Facility Assistant
7/13/23	2.22	E.W.	Facility Assistant
7/15/23	1.5	E.W.	Facility Assistant
7/16/23	4.33	E.W.	Facility Assistant
7/16/23	6.1	F.D.	Facility Assistant
7/17/23	7.95	M.B.	Facility Assistant
7/17/23	2.05	E.W.	Facility Assistant
7/18/23	3.85	E.W.	Facility Assistant and Bingo
7/19/23	2.1	E.W.	Facility Assistant
7/20/23	6.38	E.W.	Facility Assistant and Wine Club
7/23/23	7.07	F.D.	Facility Assistant
7/24/23	8.5	M.B.	Facility Assistant
7/24/23	2.33	E.W.	Facility Assistant
7/25/23	2.42	E.W.	Facility Assistant
7/26/23	3.68	E.W.	Facility Assistant and Dominos
7/27/23	2.62	E.W.	Facility Assistant and Kids Bingo
7/28/23	6	E.W.	Facility Assistant and Whisky Club
7/30/23	4.23	E.W.	Facility Assistant
7/30/23	5.95	F.D.	Facility Assistant
7/31/23	8.35	M.B.	Facility Assistant
7/31/23	2.13	E.W.	Facility Assistant
TOTAL	<u>168.19</u>		


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

Invoice

Invoice #: 246
Invoice Date: 7/31/2023
Due Date: 7/31/2023
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Special Event Assistant through July 2023 1.320.57200.49400	33.7	25.00	842.50
<div>RECEIVED AUG 07 2023 BY: _____</div> <div> 8-7-23</div>			

Total \$842.50

Payments/Credits \$0.00

Balance Due \$842.50

MVTC CDD

SPECIAL EVENT ASSISTANT INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
33.7	Special Event Assistant	\$ 25.00	\$ 842.50
	Covers July 2023		
	TOTAL DUE:		<u>\$ 842.50</u>

Special Event Assistant 1.320.57200.49400

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/1/23	3	E.W.	Special Event - Kids Painting
7/7/23	3.72	E.W.	Special Event - Food Truck Friday
7/14/23	4.13	E.W.	Special Event - Food Truck Friday
7/16/23	4.55	N.C.	Special Event - Paint Night
7/15/23	4.3	E.W.	Special Event - Paint Night
7/15/23	2.01	J.W.	Special Event - Paint Night
7/21/23	4.67	E.W.	Special Event - Food Truck Friday
7/29/23	4.8	J.W.	Special Event - Silent Disco
7/29/23	2.72	E.W.	Special Event - Silent Disco
TOTAL	<u><u>33.7</u></u>		

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

Invoice

Invoice #: 247
Invoice Date: 7/31/2023
Due Date: 7/31/2023
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Private Event Attendant through July 2023 1,330.57000,45509	29.5	25.00	737.50
<div data-bbox="436 999 743 1178">RECEIVED AUG 07 2023 BY: _____</div> <div data-bbox="331 1444 743 1593"><i>Jerry Lambert</i> 8-7-23</div>			

Total	\$737.50
Payments/Credits	\$0.00
Balance Due	\$737.50

MVTC CDD

PRIVATE EVENT ATTENDANT INVOICE DETAIL

Quantity	Description	Rate	Amount
29.5	Private Event Attendant	\$ 25.00	\$ 737.50
	Covers July 2023		
	TOTAL DUE:		<u>\$ 737.50</u>

Private Event Attendant 1.320.57200.45509

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/1/23	5	J.W.	Private Event Attendant
7/8/23	4	J.W.	Private Event Attendant
7/15/23	4.17	E.W.	Private Event Attendant
7/15/23	4.17	J.W.	Private Event Attendant
7/29/23	4.18	E.W.	Private Event Attendant
7/29/23	3.98	J.W.	Private Event Attendant
7/30/23	4	J.W.	Private Event Attendant
TOTAL	<u>29.5</u>		

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

Invoice

Invoice #: 248
Invoice Date: 7/31/2023
Due Date: 7/31/2023
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Lifeguard Services through July 2023 1.330.57200.45501	659.59	18.50	12,202.42
<div data-bbox="506 1020 815 1213">RECEIVED AUG 07 2023 BY: _____</div> <div data-bbox="370 1457 782 1617"><i>Jerry Lambert</i> 8-7-23</div>			

Total	\$12,202.42
Payments/Credits	\$0.00
Balance Due	\$12,202.42

MVTC CDD

LIFEGUARD INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
659.59	Lifeguard Services	\$ 18.50	\$ 12,202.42
	Covers July 2023		
	TOTAL DUE:		<u>\$ 12,202.42</u>

LIFEGUARDS #1.320.57200.45501

MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
LIFE GUARD BILLABLE HOURS FISCAL 2023

Date	Hours	Employee	Description
7/1/23	7.18	H.V.	lifeguarding
7/2/23	6.97	K.G.	lifeguarding
7/3/23	4.3	E.C.	lifeguarding
7/4/23	1.11	C.B.	lifeguarding
7/5/23	6.85	H.K.	lifeguarding
7/6/23	6.57	A.L.	lifeguarding
7/7/23	7	V.G.	lifeguarding
7/8/23	4.35	C.B.	lifeguarding
7/9/23	4.05	B.S.	lifeguarding
7/10/23	6.9	H.A.	lifeguarding
7/11/23	4.25	H.H.	lifeguarding
7/12/23	4.4	H.K.	lifeguarding
7/13/23	4.05	C.B.	lifeguarding
7/14/23	4.3	V.G.	lifeguarding
7/15/23	5.93	H.A.	lifeguarding
7/16/23	6.01	E.C.	lifeguarding
7/17/23	4.55	E.G.	lifeguarding
7/18/23	4.38	C.B.	lifeguarding
7/19/23	3.1	B.S.	lifeguarding
7/20/23	2.97	J.H.	lifeguarding
7/21/23	6.78	H.A.	lifeguarding
7/22/23	1	A.L.	lifeguarding
7/23/23	4.2	P.H.	lifeguarding
7/24/23	2.94	E.G.	lifeguarding
7/25/23	2.97	A.A.	lifeguarding
7/26/23	4.45	H.A.	lifeguarding
7/27/23	6.02	P.H.	lifeguarding
7/28/23	4.37	E.G.	lifeguarding
7/29/23	4.37	A.L.	lifeguarding
7/30/23	3.32	J.H.	lifeguarding
7/31/23	4.13	H.A.	lifeguarding
7/32/23	4.25	P.H.	lifeguarding
7/33/23	4.37	H.K.	lifeguarding
7/34/23	1.8	A.A.	lifeguarding
7/35/23	2.07	E.C.	lifeguarding
7/36/23	6.3	E.C.	lifeguarding
7/37/23	4.42	E.G.	lifeguarding
7/38/23	5.08	H.K.	lifeguarding
7/39/23	2.87	K.J.G.	lifeguarding
7/40/23	4.07	A.A.	lifeguarding
7/41/23	6.95	H.K.	lifeguarding
7/42/23	3.37	E.C.	lifeguarding
7/43/23	2.33	E.G.	lifeguarding
7/44/23	4.13	K.J.G.	lifeguarding
7/45/23	4.13	A.A.	lifeguarding
7/46/23	2.25	H.A.	lifeguarding
7/47/23	2.27	P.H.	lifeguarding
7/48/23	2.37	H.K.	lifeguarding
7/49/23	6	H.A.	lifeguarding
7/50/23	4.35	V.G.	lifeguarding
7/51/23	3.42	A.L.	lifeguarding
7/52/23	3.32	B.S.	lifeguarding
7/53/23	6.77	H.A.	lifeguarding
7/54/23	4.38	E.C.	lifeguarding
7/55/23	4.37	H.K.	lifeguarding
7/56/23	4.25	E.G.	lifeguarding
7/57/23	2.85	C.B.	lifeguarding
7/58/23	4.57	H.A.	lifeguarding
7/59/23	4.3	H.K.	lifeguarding
7/60/23	2.73	C.V.	lifeguarding
7/61/23	2.11	A.L.	lifeguarding
7/62/23	2.1	K.J.G.	lifeguarding
7/63/23	4.35	H.A.	lifeguarding
7/64/23	3.45	E.C.	lifeguarding
7/65/23	4.23	C.V.	lifeguarding
7/66/23	2.57	K.J.G.	lifeguarding
7/67/23	2.85	J.H.	lifeguarding
7/68/23	2.47	P.H.	lifeguarding
7/69/23	4.33	E.G.	lifeguarding
7/70/23	4.37	H.K.	lifeguarding
7/71/23	4.00	K.J.G.	lifeguarding
7/72/23	4.13	A.A.	lifeguarding
7/73/23	4.18	H.K.	lifeguarding
7/74/23	4.45	E.C.	lifeguarding
7/75/23	4.5	E.D.	lifeguarding
7/76/23	2.17	A.A.	lifeguarding
7/77/23	1.88	B.S.	lifeguarding
7/78/23	6.55	H.A.	lifeguarding
7/79/23	2.7	C.V.	lifeguarding
7/80/23	3.78	H.K.	lifeguarding
7/81/23	4.1	A.A.	lifeguarding
7/82/23	4.15	C.B.	lifeguarding
7/83/23	6.82	H.A.	lifeguarding
7/84/23	4.23	C.V.	lifeguarding
7/85/23	4.31	E.C.	lifeguarding
7/86/23	4.03	A.L.	lifeguarding
7/87/23	3.91	J.H.	lifeguarding
7/88/23	4.37	H.A.	lifeguarding
7/89/23	4.35	E.C.	lifeguarding
7/90/23	4.38	H.K.	lifeguarding
7/91/23	6.03	P.H.	lifeguarding
7/92/23	4	J.H.	lifeguarding
7/93/23	6.1	H.A.	lifeguarding
7/94/23	4.35	H.K.	lifeguarding
7/95/23	6.75	C.V.	lifeguarding
7/96/23	6.92	H.A.	lifeguarding
7/97/23	6.75	P.H.	lifeguarding
7/98/23	4.25	C.V.	lifeguarding
7/99/23	6.08	K.G.	lifeguarding
7/100/23	6.78	E.C.	lifeguarding
7/101/23	4.3	P.H.	lifeguarding
7/102/23	4.40	H.K.	lifeguarding
7/103/23	4.1	K.G.	lifeguarding
7/104/23	4.01	K.J.G.	lifeguarding
7/105/23	5.5	H.K.	lifeguarding
7/106/23	4.33	E.C.	lifeguarding
7/107/23	4.32	P.H.	lifeguarding
7/108/23	2.81	A.A.	lifeguarding
7/109/23	2.78	B.S.	lifeguarding
7/110/23	6.77	C.V.	lifeguarding
7/111/23	4.25	V.G.	lifeguarding
7/112/23	4.07	B.S.	lifeguarding
7/113/23	4.24	K.J.G.	lifeguarding
7/114/23	4.01	C.B.	lifeguarding
7/115/23	6.75	C.V.	lifeguarding
7/116/23	4.23	V.G.	lifeguarding
7/117/23	4.25	V.G.	lifeguarding
7/118/23	4.25	K.J.G.	lifeguarding
7/119/23	4	A.L.	lifeguarding
7/120/23	4	J.H.	lifeguarding
7/121/23	6.97	E.C.	lifeguarding
7/122/23	4.47	V.O.	lifeguarding
7/123/23	5.72	K.J.G.	lifeguarding
7/124/23	4.1	C.B.	lifeguarding
7/125/23	4.85	E.C.	lifeguarding
7/126/23	4.33	E.G.	lifeguarding
7/127/23	4.33	C.V.	lifeguarding
7/128/23	4.1	J.H.	lifeguarding
7/129/23	6.04	E.C.	lifeguarding
7/130/23	4.47	P.H.	lifeguarding
7/131/23	4.3	C.V.	lifeguarding
7/132/23	3.25	K.J.G.	lifeguarding
7/133/23	3.43	E.C.	lifeguarding
7/134/23	4.52	E.D.	lifeguarding
7/135/23	2.97	K.J.G.	lifeguarding
7/136/23	3.97	A.A.	lifeguarding
7/137/23	4.1	E.G.	lifeguarding
7/138/23	4.55	K.G.	lifeguarding
7/139/23	4.47	A.A.	lifeguarding
7/140/23	4.52	J.H.	lifeguarding
7/141/23	4.37	B.S.	lifeguarding
7/142/23	6.18	H.K.	lifeguarding
7/143/23	4.43	E.D.	lifeguarding
7/144/23	4.83	K.J.G.	lifeguarding
7/145/23	4.85	A.A.	lifeguarding
7/146/23	4.08	C.B.	lifeguarding

TOTAL 652.52

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

Invoice

Invoice #: 244
Invoice Date: 8/1/2023
Due Date: 8/1/2023
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 - August 2023		3,600.00	3,600.00
1.320.57200.45500 - Facility Management - Meadow View - August 2023		6,503.83	6,503.83
<div data-bbox="345 1060 649 1243"><p>RECEIVED AUG 03 2023 BY: _____</p></div> <div data-bbox="407 1514 816 1652"><p><i>Jerry Lambert</i> 8-3-23</p></div>			

Total \$10,103.83

Payments/Credits \$0.00

Balance Due \$10,103.83



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 569109	8/2/2023
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:

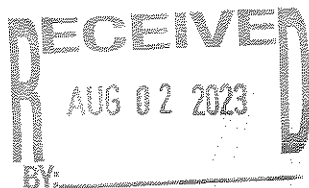
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks
CDD

Invoice Due Date: September 1, 2023

Invoice Amount: \$407.00

Description	Current Amount
Mainline repair at pump #2	
Irrigation Repairs	\$407.00



Invoice Total \$407.00

Approved
Irrigation Repair
001.320.53800.45009
Rich Gray

IN COMMERCIAL LANDSCAPING

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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 572497	8/1/2023
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

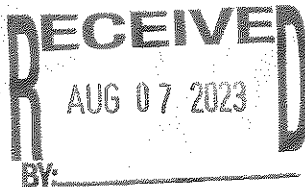
Property Name: Meadow View at Twin Creeks
CDD

Invoice Due Date: August 31, 2023

Invoice Amount: \$42,375.00

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

Approved
Landscape Maintenance
001.320.53800.45003
Rich Gray



Invoice Total **\$42,375.00**

IN COMMERCIAL LANDSCAPING

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



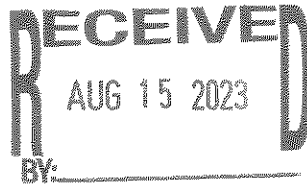
AEI ProGas
PROPANE + NATURAL GAS

AeiProgas

INVOICE	#270701310
SERVICE DATE	Aug 15, 2023
DUE	Upon receipt
AMOUNT DUE	\$199.00

MEADOWVIEW AT TWIN CREEKS CDD
850 Beacon Lake Parkway
St. Augustine, FL 32095

(904) 759-8890
rgray@rmsnf.com



CONTACT US

1750 Emerson Street
Jacksonville, FL 32207

(904) 721-5431
info@aeiprogas.com

INVOICE

Services	amount
SERVICE ADDRESS : 850 BEACON PARKWAY -service fireplace and firepit	\$199.00

Total


\$199.00

Approved
001.320.57200.44200
Repair & Replacements
Rich Gray

LOCALiQ

FLORIDA

ACCOUNT NAME		ACCOUNT #	PAGE #
Meadow View At Twin Creeks Cdd		764130	1 of 1
INVOICE #	BILLING PERIOD	PAYMENT DUE DATE	
0005749218	Jul 1- Jul 31, 2023	August 20, 2023	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$1,028.24	

BILLING ACCOUNT NAME AND ADDRESS	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.
Meadow View At Twin Creeks Cdd 475 W. Town Pl. Ste. 114 Saint Augustine, FL 32092-3649 	

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

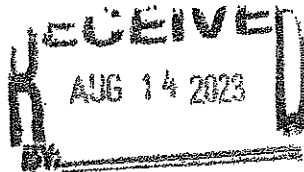
Date	Description	Amount
7/1/23	Balance Forward	\$112.88

Legal Advertising:

Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
7/21/23-7/28/23	SAG St Augustine Record	9069628	Budget Hearing	Budget Hearing	2	2,000 x 13 in	\$622.96

Package Advertising:

Start-End Date	Order Number	Description	PO Number	Package Cost
7/10/23	8987878	Notice of Board	Meadow View	\$111.52
7/12/23	9026443	Rule Development		\$72.08
7/13/23	9026476	Rulemaking		\$108.80



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	\$1,028.24
Service Fee 3.99%	\$41.03
*Cash/Check/ACH Discount	-\$41.03
*Payment Amount by Cash/Check/ACH	\$1,028.24
Payment Amount by Credit Card	\$1,069.27

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Meadow View At Twin Creeks Cdd		764130		0005749218		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$915.36	\$112.88	\$0.00	\$0.00	\$0.00	\$0.00	\$1,028.24
REMITTANCE ADDRESS (Include Account # & Invoice # on check)				TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:		TOTAL CREDIT CARD AMT DUE
CA Florida Holdings, LLC PO Box 631244 Cincinnati, OH 45263-1244				<input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX		\$1,069.27
				Card Number _____		
				Exp Date ____/____/____ CVV Code _____		
				Signature _____ Date _____		

00007641300000000000000057492180010282467178

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Courtney Hogge
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 Main Legal CLEGL, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

07/21/2023, 07/28/2023

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 07/28/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$622.96

Order No: 9069628

of Copies:

Customer No: 764130

1

PO #: Budget Hearing

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 PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings and Regular Meeting

The Board of Supervisors ("Board") for the Meadow View at Twin Creeks Community Development District ("District") will hold the following two public hearings and a regular meeting on August 17, 2023, at 10:00 a.m., and at the World Golf Village Renaissance Resort, 500 South Legacy Trail, St. Augustine, Florida 32092.

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2023/2024; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments are set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Gross Annual O&M Assessment(1)
Townhomes	186	0.80	\$1,141.92
43' Lots	472	0.90	\$1,284.66
53' Lots	330	1.00	\$1,427.40
63' Lots	309	1.10	\$1,570.14
73' Lots	66	1.15	\$1,641.61
73' Premium Lots	103	1.39	\$1,908.88

(1) Annual O&M Assessment includes County collection costs and/or early payment discounts.

The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2022/2023. IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Governmental Management Services, LLC, Ph: 904-940-5850 ("District Manager's Office"). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations 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.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or 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. If you have any questions, please do not hesitate to contact the District Manager's Office.

Jim Oliver
District Manager



LOCALIQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

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 Govt 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:

07/10/2023

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 07/10/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$111.52

Order No: 8987878

of Copies:

Customer No: 764130

-1

PO #: Meadow View

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, July 20, 2023 at 10:00 a.m. at the Lake House Amenify 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@amsnf.com ("District Manager's Office") and is also expected to be available on the District's website, www.meadowviewtwincreekscdd.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 desires 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 of 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@amsnf.com for further accommodations.
James Oliver
District Manager

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:

07/12/2023

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 07/12/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$72.08

Order No: 9026443

Customer No: 764130

PO #:

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF RULE DEVELOPMENT BY THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 190 and 120, *Florida Statutes*, the Meadow View at Twin Creeks Community Development District (the "District") hereby gives notice of its intention to develop revised Suspension and Termination of Access Rule (the "Suspension and Termination Rules") related to the use of the District's recreational facilities. The purpose and effect of the Suspension and Termination Rules is to provide for efficient and effective District operations of the District's amenity facilities and other properties by setting policies and regulations to implement the provisions of Section 190.035, *Florida Statutes*. Specific legal authority for the District to adopt the proposed Suspension and Termination Rules includes Sections 190.035(2), 190.011(5), 120.54 and 120.81, *Florida Statutes*. A public hearing will be conducted by the District on August 17, 2023, at 10:00 a.m., at the World Golf Village Renaissance Resort, 500 South Legacy Trail, St. Augustine, Florida 32092.

Additional information regarding this public hearing may be obtained from the District's website www.meadowviewattwincreeksdcd.com or by contacting the District Manager, James Oliver, at joliver@amsnf.com or by calling (904) 940-5850.

A copy of the Suspension and Termination Rules may be obtained by contacting the District Manager, c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

James Oliver, District Manager
Meadow View at Twin Creeks
Community Development District
Pub: July 12, 2023; #9026443

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:

07/13/2023

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 07/13/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$108.80

Order No: 9026476

Customer No: 764130

PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NOTICE OF RULEMAKING BY MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors of the Meadow View at Twin Creeks Community Development District (the "District") on August 17, 2023, at 10:00 a.m., at the World Golf Village Renaissance Resort, 500 South Legacy Trail, St. Augustine, Florida 32092.

In accordance with Chapters 190 and 120, Florida Statutes, the District hereby gives the public notice of its intent to adopt Revised Suspension and Termination of Access Rule ("Suspension and Termination Rules") for District publications.

The proposed Suspension and Termination Rules may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. The purpose and effect of the Suspension and Termination Rules is to provide for efficient and effective District operations of the District amenities and other properties by setting policies and regulations to implement the provisions of Section 190.035, Florida Statutes. Specific legal authority for the rule includes Sections 190.035(2), 190.011(5) and 120.54, Florida Statutes. Prior Notice of Rule Development was published on July 12, 2023.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice.

The public hearing may be continued to a date, time, and place to be specified on the record of the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based.

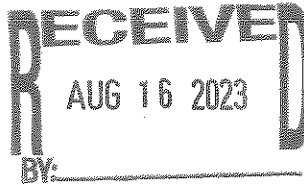
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Manager, c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, or by calling (904) 940-5850 (hereinafter, the "District Office") at least forty-eight (48) hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

James Oliver, District Manager
Meadow View at Twin Creeks
Community Development District
Pub: July 13, 2023; #9026476

RYAN SPELLER
Notary Public
State of Wisconsin



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



INVOICE

Total Due: \$1,250.00

Invoice Number: 42013012200

Invoice Date: 7/26/2023

Due Date: 8/25/2023

Phone: (904) 737-4969

Email: jaxinvoices@gocitywide.com

Bill

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

Ship

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

PO #	Customer ID	FSM	Payment Terms	Service Dates		
	01013101582	Joseph Grima	Net 30 days	07/25/23		
Item #	Description		Contract / Order #	Qty	Unit Price	Ext. Price
	Deep clean			1	1,250.00	1,250.00

1 320 57200 45507 Janitorial
Approved Jennifer Erickson 8.16.2023

Subtotal: 1250.00

Sales Tax: 0.00

Total Due: \$1,250.00

DOG WASTE DEPOT

12316 World Trade Dr. #102

San Diego, CA 92128

TEL: 800-678-1612

www.DogWasteDepot.com

Invoice

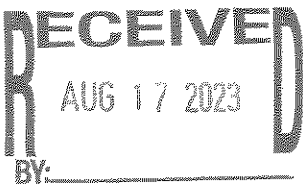
Date	Invoice #
8/17/2023	565228

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

Ship To
Meadow View at Twin Creeks Office: Jennifer Clark-Erickson 850 Beacon Lake Pkwy St Augustine, FL 32095

PLEASE MAKE ALL CHECKS PAYABLE TO: "Dog Waste Depot"

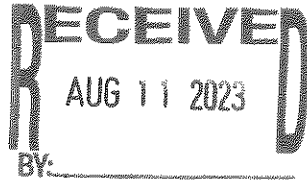
ORDER#:	Rep	Ship Date	Via	Terms	PO#:	3RD Party Payment C...
B DWD-193287	DWD	8/17/2023	FEDEX	INTERNET		

Quantity	Item Code	Description	Price Each	Amount
2	DEPOT-006-B-GRN	Dog Waste Station - Couple with Leash Sign, The Roll Bag System,Round Can, Color Green FedEx Package 1 Tracking #: 782633016496 FedEx Package 2 Tracking #: 782633017390 1 320 57200 44200 Repairs Approved 8.16.2023 Jennifer Erickson 1 320 53800 45006 Grounds maint. approved 8.17.2023 Jen Clark-Erickson 	279.99	559.98T

REMIT PAYMENT TO: Dog Waste Depot 12316 World Trade Drive #102 San Diego, CA 92128 FED ID# 27-4523962	Subtotal	\$559.98
	Sales Tax (0.0%)	\$0.00
	Total	\$559.98
	Payments	\$0.00
	Balance Due	\$559.98

LifeSafe Services LLC

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



INVOICE

BILL TO

025-27133
Meadowview at Twin Creeks
850 Beacon Lake Parkway
St Augustine, FL 32095

SHIP TO

025-27133
Meadowview at Twin Creeks
850 Beacon Lake Parkway
St Augustine, FL 32095

INVOICE # 111102550

DATE 08/11/2023

DUE DATE 09/10/2023

TERMS Net 30

1 320 57200 45920 Furniture, fixture, msc
Approved Jen Erickson 8.11.2023

EQUIPMENT & SERVICES - EMERGENCY USE ONLY

YC - Carrying Case - Plastic Waterproof Shell

QTY	RATE	AMOUNT
1	195.00	195.00T

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

SUBTOTAL	195.00
TAX	0.00
TOTAL	195.00
BALANCE DUE	\$195.00

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

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

Please disregard this invoice if you have already
submitted payment.



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

Invoice #102357
Invoice Date: 8/3/2023

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

Invoice 1 320 57200 44207 Fitness Center repairs/supply
Approved 8.10.2023 Jennifer Erickson

Billing Location Information

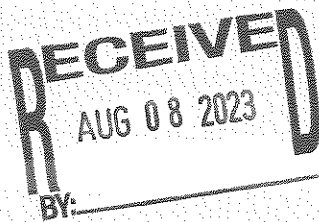
Billing Address 850 Beacon Lake Pkwy
St Augustine, FL 32095

Billing Contact Marc or Denise

Main Number (904) 217-3052

Mobile Number (904) 316-9279

Email Beaconmanager@Rmsnf.Com



Service Information

Services	Qty	Rate	Price
850 Beacon Lake Pkwy, St Augustine, FL 32095			
8/3/2023 PM: Semi-Annually	1 visit	\$0.00 / visit	\$0.00
Semi-annually scheduled preventative maintenance			
— Product: PM: Treadmill	3.00 Ea	\$30.00 / Ea	\$90.00
— Product: PM: Elliptical, Cross-trainer, ARC, AMT	3.00 Ea	\$30.00 / Ea	\$90.00
— Product: PM: Spin Bike, Rowing Machine	5.00 Ea	\$20.00 / Ea	\$100.00
— Product: PM: Recumbent, Upright Bicycle	1.00 Ea	\$20.00 / Ea	\$20.00
— Product: PM: Stepper, Stepmill, Jacobs Ladder, Wave	2.00 Ea	\$30.00 / Ea	\$60.00
— Product: PM: Single-Station	8.00 Ea	\$10.00 / Ea	\$80.00
— Product: PM: Dumbbell Set, Weight Set	4.00 Ea	\$20.00 / Ea	\$80.00
— Product: PM: Bench, AB Crunch, Smith Machine	5.00 Ea	\$5.00 / Ea	\$25.00
— Product: Travel <60 miles	1.00 Ea	\$90.00 / Ea	\$90.00
Subtotal:			\$635.00
Tax:			\$0.00
Total:			\$635.00
Amount Paid:			\$0.00
Balance Due:			\$635.00

Pay Now

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

Billing Receipt - Please Return With Payment Remittance

Bill To:	Marc or Denise 850 Beacon Lake Pkwy St Augustine, FL 32095	Account	[101093] Meadow View At Twin Creeks A.K.A Beacon Lake
		Invoice #	102357
		Date	Thursday, August 3, 2023
Remit To:	Southeast Fitness Repair 14476 Duval Place West #208 Jacksonville, FL 32218	Amount Paid	_____
		Check Number	_____

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



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

Invoice #102379
Invoice Date: 8/3/2023

Account #101093

Meadow View At Twin Creeks A.K.A Beacon Lake
1 320 57200 44207 Fitness Center repairs/supply
Approved 8.10.2023 Jennifer Erickson

Invoice

Billing Location Information

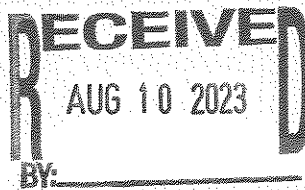
Billing Address 850 Beacon Lake Pkwy
St Augustine, FL 32095

Billing Contact Marc or Denise

Main Number (904) 217-3052

Mobile Number (904) 316-9279

Email Beaconmanager@Rmsnf.Com



Service Information

Services	Qty	Rate	Price
850 Beacon Lake Pkwy, St Augustine, FL 32095			
8/3/2023 Repair - Parts at Shop LF Bicep/Tricep Model: OSTWR8-BT SN: 101838808384 Replace: Cable and Hardware	1.00 hour	\$70.00 / hour	\$70.00
— Product: LF - TRICEP CURL - CABLE - 8978401	1.00 Ea	\$0.00 / Ea	\$0.00
— Product: LF - CMDAP - INSERT, CM/MJ, CABLE END - 8943801	1.00 Ea	\$0.00 / Ea	\$0.00
— Product: LF - CMDAP - CABLE END HOUSING - 8943701	1.00 Ea	\$0.00 / Ea	\$0.00
— Product: LF - CMDAP - CABLE END LINK - 8943601	1.00 Ea	\$0.00 / Ea	\$0.00
— Product: LF - CMDAP - CABLE END HOUSING SCREWS - 3250002	1.00 Ea	\$0.00 / Ea	\$0.00
Subtotal:			\$70.00
Tax:			\$0.00
Total:			\$70.00
Amount Paid:			\$0.00
Balance Due:			\$70.00

Pay Now

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

Billing Receipt - Please Return With Payment Remittance

Bill To: Marc or Denise
850 Beacon Lake Pkwy
St Augustine, FL 32095

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

Invoice # 102379

Date Thursday, August 3, 2023

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

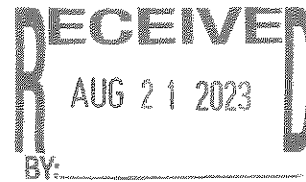
Amount Paid _____

Check Number _____

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



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



Created on: 8/21/2023
Invoice # 104066

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		

Service Information

Services	Qty	Rate	Price
Repair - Parts at Shop	1.00 hour	\$70.00 / hour	\$0.00
~Manufacturer: Life Fitness			
~Model Num: GER-ALLLX-102			
~S/N: RGX180901396			
Replace: Rower tank			
— Product: Travel 60-160 miles w/t	1.00 Other	\$110.00 / Ea	\$0.00
— Product: LF - Rower - TANK: BACK AND SHELL, COMPLETE ASSY, BLACK, A401 - OK106-0A401-0000	1.00 Ea	\$1,157.14 / Ea	\$1,157.14
— Product: Shipping	1.00 Ea	\$60.00 / Ea	\$0.00
Approved 001.320.57200.44207 Fitness Repairs Rich Gray			Subtotal: \$1,157.14
			Tax: \$0.00
			Total: \$1,157.14

*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!



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 573602	8/8/2023
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: September 7, 2023

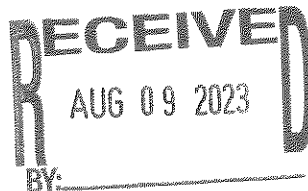
Invoice Amount: \$4,470.00

Description	Current Amount
Soccer Field - Bahia Spotted Field Area	
Sod Installation	\$3,770.00
Misc Service	\$700.00

Approved
Landscape Contingency
001.320.53800.45004
Rich Gray

Invoice Total **\$4,470.00**

IN COMMERCIAL LANDSCAPING



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

D.

Meadow View at Twin Creeks

Community Development District
Construction Phase 4 - HEARTWOOD

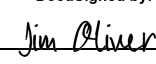
Construction Funding Request #1
August 21, 2023

Req.	PAYEE		
	W. GARDNER LLC BALANCE DUE FOR REQ #74 - #76	\$	176,642.78
Total Funding Request		\$	176,642.78

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:  _____
Secretary/Asst. Secretary
D1BA5E5E7410418...

E.

Meadow View at Twin Creeks

Community Development District
Construction Phase 3B - BBX

Construction Funding Request #52
September 14, 2023

Req.	PAYEE		
133	J2W Services, LLC Beacon Lake Town Homes - Pavement Repairs prior to 2nd Lift of Asphalt -Invoice 1047	\$	30,182.50
134	J2W Services, LLC Beacon Lake Phase 2A - Pavement Repairs prior to 2nd Lift of Asphalt - Invoice 1045	\$	42,776.25
135	J2W Services, LLC Beacon Lakes Phase 2C Partial - Pavement Repairs prior to 2nd Lift of Asphalt - Invoice 1046	\$	14,305.00
136	J2W Services, LLC Beacon Lakes 2B - Pavement Repairs prior to 2nd Lift of Asphalt - Invoice 1044	\$	35,565.00
137	ETM Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 209916 (August 2023)	\$	1,363.25
Total Funding Request		\$	124,192.00

Please make check payable to:

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

Signature: _____
Chairman/Vice Chairman

Signature: _____
Secretary/Asst. Secretary

F.

Meadow View at Twin Creeks

Community Development District
Construction Phase 4 - Dreamfinders

Construction Funding Request #13
September 14, 2023

Req. PAYEE

77	W. Gardner, LLC Beacon Lake Phase 4 (Paving/Drainage) Application for Payment No. 17 (August 2023)	\$	244,921.62
78	W. Gardner, LLC Beacon Lake Phase 4 (Utilities) Application for Payment No. 17 (August 2023)	\$	28,579.46
79	W. Gardner, LLC Beacon Lake Phase 4 (Clearing/Earthwork) Application for Payment No. 19 (August 2023)	\$	14,326.00

Total Funding Request	\$	287,827.08
------------------------------	-----------	-------------------

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