MEADOW VIEW AT TWIN CREEKS

Community Development District

September 21, 2023



Meadow View at Twin Creeks Community Development District

475 West Town Place, Suite 114 St. Augustine, Florida 32092 www.meadowviewattwincreekscdd.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 (to be provided under separate cover)
 - 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 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 OliverDistrict ManagerKatie BuchananDistrict CounselScott Lockwood by phoneDistrict EngineerJennifer EricksonAmenity ManagerRich GrayOperations 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.

August 17, 2023

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Chairman / Via Chairman	Secretary/Assistant Secretary	Chairman/Vice Chairman



RAFT 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 475 W. Town Place, Suite 114 St. Augustine, Florida 32092	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, Floida 34787
THE CONTRACT IS CHANGED AS FOLLO	nge and, if applicable, attach or reference sp	ecific exhibits. Also include agreed upon
The original Contract Sum was The net change by previously authorized The Contract Sum prior to this Change C The Contract Sum will be increased by t The new Contract Sum including this Ch	Order was his Change Order in the amount of nange Order will be	\$\\ \begin{array}{c} \\$1,498,878.49 \\ \\$ \\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
The Contract Time will be increased by The new date of Substantial Completion		stead Maximum Price on the Contract Time
that have been authorized by Construction	n Change Directive until the cost and time have r is executed to supersede the Construction Cl	ve been agreed upon by both the Owner and
NOT VALID UNTIL SIGNED BY THE A	RCHITECT, 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	Thryallis - 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	Thryalis 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
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Accepted By Accepted Date



A.



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,

Nichola Place

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





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 $\underline{100\%}$ 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

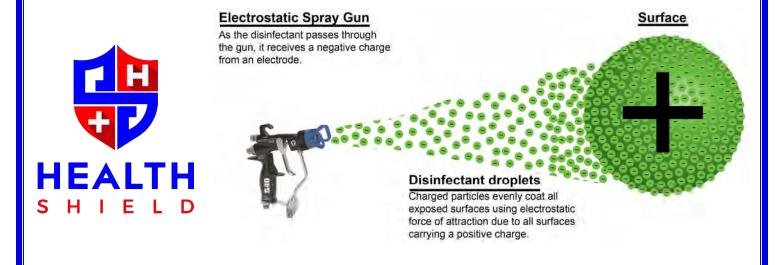
- Our core cleaning agents have passed the GS-34 standard for being officially Green Seal Certified. Odorless cleaning products are available upon request.

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!



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 <u>liability and worker's compensation insurance</u>
- 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.
- <u>Disinfect the drinking fountain(s) and remove any haze or streaks. (located in Gym Hall and Pool Restrooms)</u>

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. <u>Vacuum under Media Room</u> <u>chairs (they are on rollers)</u>
- 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.
- <u>Disinfect all light switches, door handles, handrails, dispensers, counters, and fixtures to reduce the spread of bacteria, viruses, and other harmful organisms.</u>
- 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 or Jacksonville, Inc., DBA High Tech Commercial CDD "Client". In consideration of the mutual cov	between NewVenture of Cleaning "HTCC" and Meadow View at Twin Creeks renants and obligations set forth in this entire Agreement,
	HTCC and Client agree to start services on conditions:	and agree to the following terms and
1.		ecific authorized HTCC Franchisee to perform its obligations ervice this Agreement will be announced prior to the start
2.	Client agrees to verbally inform HTCC of any nor notification. A timely manner is defined as less than 2	n-performance in a timely manner, prior to any written 24 hours from the last clean date.
3.	and shall be automatically renewed on each annivers party shall give written notice of termination at least means for early termination is for non-performance refusal to perform any act outlined in the attacked performance is effective, Client must give HTCC writerially failure in performance. HTCC, at its election, shall he performance to the reasonable satisfaction of Client agrees to sign a check off list created by HTCC as deperformance is not satisfactorily resolved by the entrovide timely written notification to HTCC of the Agreement will terminate fifteen (15) days from the	one (1) year from the date services are scheduled to start ary date with the same terms and conditions, unless either it thirty (30) days prior to the anniversary date. The only is. Non-performance is defined as the failure, neglect or ed Cleaning Schedule. Before any termination for non-ten notice specifying in detail the nature of any defect or ave fifteen days (15) days in which to cure the defect(s) in it. If defect(s) are deemed satisfactorily resolved, Client ocumented proof of resolve. In the event the defect(s) in it of the fifteenth (15th) day, the Client terminating must be failure to satisfactorily resolve the defect(s) and this is date of the second notice. All notices shall be in writing a email, Client must obtain a confirmation of receipt of said
4.	month, delinquent by the last day of that month. A using a credit card. Visa or MasterCard only. A f assessed on all delinquent accounts. HTCC reserv Credit(s) will not be issued for any missed services the of alarm and/or facility access changes. Terminal rendered through the last service date. In the enonpayment, Client shall be responsible for payment.	nonth with payment due to HTCC by the tenth (10 th) of that 4% convenience fee will be added for any payments made inance charge of 1.5% per month (min. \$15.00) will be res the right to suspend all services due to delinquency, nat are a result of Client's failure to notify HTCC in advance tion shall not relieve Client of payment for all services event of termination of this Agreement by HTCC due to to fall costs, legal and otherwise incurred by HTCC during for all services that would have been rendered from the last pove.
5.		within one (1) year after termination that it will not employ staff, employees of HTCC, or former employees of HTCC
С	CLIENT REPRESENTATIVE	HTCC REPRESENTATIVE
Sig	Signature	Signature
 Pri	Print Name & Title	Print Name & Title
Hi	High Tech Commercial Cleaning	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: As outlined in the attached Cleaning Schedule	\$1,301.00 per month	(Start Date)
FREQUENCY: NIGHTS PER WEEK: TIME OF CLEAN:	3 times per week Monday – Wednesday - Friday After 9:00pm	
INITIAL DEEP CLEAN:	\$273.00	



HEALTHSHIELD COMPLIMENTARY SERVICE

Optional service that includes all duties in the Cleaning Schedule.

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

(Clean Date)

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	HTCC R	EPRESENTATIVE
Signature:	Signatu	re:
Date:	Date:	
High Tech Commercial Cleaning	Page 15 of 15	Meadow View at Twin Creeks CDD

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



When you want it done right, hire a professional!



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 by 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	Beacon Lake 850 Beacon Lake Parkway Saint Augustine FL 32095
52 Tuscan Way Ste 202-160 Saint Augustine FL, 32092	
Phone: (904) 315-4866	
Michael Gennett Signature	Signature (Seal)
	Print Name
Account Executive – Michael Gennett	Title
Signature	E-Mail Address
Print Name	Client's Contact Name (If different from signer)
Title	Contacts E-Mail Address



When you want it done right hire a professional!

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

TO Beacon Lake 850 Beacon Lake Parkway Saint Augustine FL 32095 DATE: AUGUST 12, 2023

EXPIRATION DATE SEPTEMBER 12, 2023

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
- I) 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
- I) 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
- i) Clean TV
- k) Remove cob webs

- I) 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
- I) 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
- I) 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 & amp; 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
- I) 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
- 0)
- Exterior windows to be cleaned once per quarter



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
line 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.







MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

REQUISITION SUMMARY

2021 Phase 3

2020 Phase 4

Thursday, September 21, 2023

		Thursday, September 21, 2023	
2021 Phase 3	TO BE RATIFIED		
8/22/2023	133 J2W Services, LLC	Beacon Lake Town Homes - Pavement Repairs prior to 2nd Lift of Asphalt -Invoice 1047	\$ 30,182.
8/22/2023	134 J2W Services, LLC	Beacon Lake Phase 2A - Pavement Repairs prior to 2nd Lift of Asphalt - Invoice 1045	\$ 42,776.2
8/22/2023	135 J2W Services, LLC	Beacon Lakes Phase 2C Partial - Pavement Repairs prior to 2nd Lift of Asphalt - Invoice 1046	\$ 14,305.
8/22/2023	136 J2W Services, LLC	Beacon Lakes 2B - Pavement Repairs prior to 2nd Lift of Asphalt - Invoice 1044	\$ 35,565.
		2021 Phase 3 REQUISITIONS TO BE APPROVED	\$122,828
2021 Phase 3	TO BE APPROVED		
9/21/2023	137 ETM	Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 209916 (August 2023)	\$ 1,363.
		2021 Phase 3 REQUISITIONS TO BE APPROVED	\$1,363
2021 Phase 4	TO BE APPROVED		
9/21/2023	77 W. Gardner, LLC	Beacon Lake Phase 4 (Paving/Drainage) Application for Payment No. 17 (August 2023)	\$ 244,921.
9/21/2023	78 W. Gardner, LLC	Beacon Lake Phase 4 (Utilities) Application for Payment No. 17 (August 2023)	\$ 28,579.
9/21/2023	79 W. Gardner, LLC	Beacon Lake Phase 4 (Clearing/Earthwork) Application for Payment No. 19 (August 2023)	\$ 14,326.
		2021 Phase 4 REQUISITIONS TO BE APPROVED	\$287,827
		TOTAL REQUISITIONS TO BE APPROVED SEPTEMBER 21, 2023	\$412,019

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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**
- Preparation of Engineering Reports and Studies 2.
- Preparation of Cost Estimates and Budgets 3.
- 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.

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%.

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Services rendered will commence u	pon District approval and will be comp	pleted on or before September 30, 2024.

Approval Submitted by:	ach A Hos	Date: <u>9/13/2023</u>	
	England, Thims & Miller, Inc.		
Approved by:		Date:	
	Meadow View at Twin Creeks Community Development District		_



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





A.

Meadow View at Twin Creeks Community Development District

Unaudited Financial Statements as of August 31, 2023



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Community Development District

Combined Balance Sheet

August 31, 2023

	General	Debt Service	Capital Project	Governmental Fund Total
Assets:				
Cash	\$232,096			\$232,095.94
Investments:				
Custody - US Bank Series 2016 A1	\$539,558			\$539,558.38
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		\$70.630		#70.C20.40
Reserve Revenue		\$79,629 \$113,730		\$79,629.40 \$113,729.63
Series 2020 A1		\$115,750		\$113,729.63
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 Interest		\$17,766 \$0		\$17,765.83 \$0.00
Prepayment		\$2,790		\$2,790.34
Construction		\$2,7 50	\$4,022	\$4,021.76
Series 2021-PH4			7-,	71,022
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
Fotal 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 Due to Debt Service 2016-A1				\$0
Due to Debt Service 2016-A1 Due to Debt Service 2018-A1				
Due to Debt Service 2018-A1 Due to Debt Service 2019-A1				\$0 \$0
Due to Debt Service 2019-A1	 			\$(
Due to Debt Service 2021-3B				\$(
Due to Debt Service 2021-4				\$(
Deferred Revenue				\$0
Fotal Liabilities	\$28,265	\$0	\$250,728	\$278,993
Fund Balances: Nonspendable	\$8,578	\$0		\$8,578
Nonspendable Restricted for Capital Projects	\$8,578	\$U 	\$9,360	\$8,378
Restricted for Debt Service		\$1,594,121	\$9,300	\$1,594,121
Restricted for Fence Agreement	\$16,350			\$16,350
Unassigned	\$729,637			\$729,637
	\$554.5C5	\$1,594,121	\$9,360	\$2,358,045
Total Fund Balances	\$754,565	Q1)071)121	47,000	\$4,330,043
Total Fund Balances Total Liabilities & Fund Equity	\$754,565 \$782,830	\$1,594,121	\$260,087	\$2,637,038

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/Miscelleaneous 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
Artbitrage	\$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)
. 501 diferincais	Ψ13,000	Ψ13,730	Ψ13,034	(42,102)

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
CROUND MAINTENANCE EVDENDITUDES				
GROUND MAINTENANCE EXPENDITURES Underground its / Mitigation	\$6,400	\$5,867	\$0	¢E 067
Hydrology Quality/Mitigation Electric	\$30,000	\$3,867 \$27,500	\$27,176	\$5,867 \$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)
ONCONDO MAINTENAGE EXILENDITOREO	ψ323,403	Ψ0-10,010	ψον 1,00ν	(Ф22,710)
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	
A T 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				

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

Community Development District General Fund

Month By Month Income Statement Fiscal Year 2023

	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/Miscellaneious 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
	\$30,017	ψ 100,23 <i>)</i>	\$230,03 I	ψ730,370	\$200,500	ψ55,171	\$12,101	\$22,102	\$11,001	ψ30,103	Ψ11,230	Ψ0	\$1,071,701
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
Artbitrage	\$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		+000	\$111	\$111	\$111	\$111	\$111	\$111	\$111	\$111	\$111	\$0	\$1,331
security Monitoring	\$111	\$222	фііі				40.400	\$1,817	\$0	\$0	\$0	\$0	\$14,973
Gate Monitoring	\$111 \$1,593	\$222 \$1,465	\$1,513	\$1,625	\$1,705	\$1,769	\$3,489	ΨΙ,ΟΙΙ					
					\$1,705 \$488	\$1,769 \$790	\$3,489 \$225	\$0	\$0	\$0	\$0	\$0	\$1,818
Gate Monitoring	\$1,593	\$1,465	\$1,513	\$1,625					\$0 \$620		\$0 \$0	\$0 \$0	\$1,818 \$2,503
Gate Monitoring Gate Repairs Access Cards	\$1,593 \$0 \$0	\$1,465 \$0 \$0	\$1,513 \$0 \$683	\$1,625 \$315 \$0	\$488 \$0	\$790 \$0	\$225 \$0	\$0 \$1,200	\$620	\$0 \$0	\$0	\$0	\$2,503
Gate Monitoring Gate Repairs Access Cards Contracted Security	\$1,593 \$0 \$0 \$0	\$1,465 \$0 \$0 \$0	\$1,513 \$0 \$683 \$0	\$1,625 \$315 \$0 \$0	\$488 \$0 \$0	\$790 \$0 \$0	\$225 \$0 \$0	\$0 \$1,200 \$0	\$620 \$0	\$0 \$0 \$1,152	\$0 \$1,198	\$0 \$0	\$2,503 \$2,350
Gate Monitoring Gate Repairs Access Cards Contracted Security Facility Management	\$1,593 \$0 \$0 \$0 \$0 \$6,504	\$1,465 \$0 \$0 \$0 \$0 \$6,779	\$1,513 \$0 \$683 \$0 \$7,534	\$1,625 \$315 \$0 \$0 \$10,424	\$488 \$0 \$0 \$6,891	\$790 \$0 \$0 \$7,102	\$225 \$0 \$0 \$7,209	\$0 \$1,200 \$0 \$7,936	\$620 \$0 \$9,434	\$0 \$0 \$1,152 \$10,709	\$0 \$1,198 \$6,504	\$0 \$0 \$0	\$2,503 \$2,350 \$87,024
Gate Monitoring Gate Repairs Access Cards Contracted Security Facility Management Pool Attendants	\$1,593 \$0 \$0 \$0 \$6,504 \$0	\$1,465 \$0 \$0 \$0 \$6,779 \$0	\$1,513 \$0 \$683 \$0 \$7,534	\$1,625 \$315 \$0 \$0 \$10,424 \$0	\$488 \$0 \$0 \$6,891 \$0	\$790 \$0 \$0 \$7,102 \$2,451	\$225 \$0 \$0 \$7,209 \$4,470	\$0 \$1,200 \$0 \$7,936 \$4,218	\$620 \$0 \$9,434 \$12,762	\$0 \$0 \$1,152 \$10,709 \$12,202	\$0 \$1,198 \$6,504 \$0	\$0 \$0 \$0 \$0	\$2,503 \$2,350 \$87,024 \$36,104
Gate Monitoring Gate Repairs Access Cards Contracted Security Facility Management Pool Attendants Canoe Launch Attendant	\$1,593 \$0 \$0 \$0 \$6,504 \$0	\$1,465 \$0 \$0 \$0 \$0 \$6,779 \$0 \$0	\$1,513 \$0 \$683 \$0 \$7,534 \$0 \$0	\$1,625 \$315 \$0 \$0 \$10,424 \$0 \$0	\$488 \$0 \$0 \$6,891 \$0 \$0	\$790 \$0 \$0 \$7,102 \$2,451 \$0	\$225 \$0 \$0 \$7,209 \$4,470 \$0	\$0 \$1,200 \$0 \$7,936 \$4,218 \$0	\$620 \$0 \$9,434 \$12,762 \$0	\$0 \$0 \$1,152 \$10,709 \$12,202 \$0	\$0 \$1,198 \$6,504 \$0 \$0	\$0 \$0 \$0 \$0 \$0	\$2,503 \$2,350 \$87,024 \$36,104 \$0
Gate Monitoring Gate Repairs Access Cards Contracted Security Facility Management Pool Attendants Canoe Launch Attendant Snack Bar Attendant	\$1,593 \$0 \$0 \$0 \$0 \$6,504 \$0 \$0	\$1,465 \$0 \$0 \$0 \$6,779 \$0 \$0	\$1,513 \$0 \$683 \$0 \$7,534 \$0 \$0	\$1,625 \$315 \$0 \$0 \$10,424 \$0 \$0 \$0	\$488 \$0 \$0 \$6,891 \$0 \$0 \$0	\$790 \$0 \$0 \$7,102 \$2,451 \$0 \$0	\$225 \$0 \$0 \$7,209 \$4,470 \$0	\$0 \$1,200 \$0 \$7,936 \$4,218 \$0 \$0	\$620 \$0 \$9,434 \$12,762 \$0 \$0	\$0 \$0 \$1,152 \$10,709 \$12,202 \$0 \$0	\$0 \$1,198 \$6,504 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0	\$2,503 \$2,350 \$87,024 \$36,104 \$0 \$0
Gate Monitoring Gate Repairs Access Cards Contracted Security Facility Management Pool Attendants Canoe Launch Attendant Snack Bar Attendant Field Mgmt / Admin	\$1,593 \$0 \$0 \$0 \$6,504 \$0 \$0 \$0 \$3,600	\$1,465 \$0 \$0 \$0 \$6,779 \$0 \$0 \$0 \$3,600	\$1,513 \$0 \$683 \$0 \$7,534 \$0 \$0 \$0 \$3,600	\$1,625 \$315 \$0 \$0 \$10,424 \$0 \$0 \$0 \$3,600	\$488 \$0 \$0 \$6,891 \$0 \$0 \$0 \$3,600	\$790 \$0 \$0 \$7,102 \$2,451 \$0 \$0 \$3,600	\$225 \$0 \$0 \$7,209 \$4,470 \$0 \$0 \$3,600	\$0 \$1,200 \$0 \$7,936 \$4,218 \$0 \$0 \$3,600	\$620 \$0 \$9,434 \$12,762 \$0 \$0 \$3,600	\$0 \$0 \$1,152 \$10,709 \$12,202 \$0 \$0 \$3,600	\$0 \$1,198 \$6,504 \$0 \$0 \$0 \$0 \$3,600	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$2,503 \$2,350 \$87,024 \$36,104 \$0 \$0 \$39,600
Gate Monitoring Gate Repairs Access Cards Contracted Security Facility Management Pool Attendants Canoe Launch Attendant Snack Bar Attendant Field Mgmt / Admin Pool Maintenance	\$1,593 \$0 \$0 \$0 \$6,504 \$0 \$0 \$0 \$3,600 \$1,298	\$1,465 \$0 \$0 \$0 \$6,779 \$0 \$0 \$0 \$1,298	\$1,513 \$0 \$683 \$0 \$7,534 \$0 \$0 \$0 \$3,600 \$1,298	\$1,625 \$315 \$0 \$0 \$10,424 \$0 \$0 \$0 \$3,600	\$488 \$0 \$0 \$6,891 \$0 \$0 \$0 \$3,600	\$790 \$0 \$0 \$7,102 \$2,451 \$0 \$0 \$3,600 \$1,298	\$225 \$0 \$0 \$7,209 \$4,470 \$0 \$0 \$3,600 \$5,811	\$0 \$1,200 \$0 \$7,936 \$4,218 \$0 \$0 \$3,600 \$1,298	\$620 \$0 \$9,434 \$12,762 \$0 \$0 \$3,600	\$0 \$0 \$1,152 \$10,709 \$12,202 \$0 \$0 \$3,600 \$2,125	\$0 \$1,198 \$6,504 \$0 \$0 \$0 \$3,600 \$1,298	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$2,503 \$2,350 \$87,024 \$36,104 \$0 \$0 \$39,600 \$18,388
Gate Monitoring Gate Repairs Access Cards Contracted Security Facility Management Pool Attendants Canoe Launch Attendant Snack Bar Attendant Field Mgmt / Admin Pool Maintenance Pool Chemicals	\$1,593 \$0 \$0 \$0 \$6,504 \$0 \$0 \$0 \$3,600 \$1,298	\$1,465 \$0 \$0 \$0 \$6,779 \$0 \$0 \$3,600 \$1,298 \$1,487	\$1,513 \$0 \$683 \$0 \$7,534 \$0 \$0 \$3,600 \$1,298 \$721	\$1,625 \$315 \$0 \$0 \$10,424 \$0 \$0 \$0 \$3,600 \$1,298 \$628	\$488 \$0 \$0 \$6,891 \$0 \$0 \$0 \$3,600 \$1,366 \$1,016	\$790 \$0 \$0 \$7,102 \$2,451 \$0 \$0 \$3,600 \$1,298 \$1,794	\$225 \$0 \$0 \$7,209 \$4,470 \$0 \$0 \$3,600 \$5,811 \$1,962	\$0 \$1,200 \$0 \$7,936 \$4,218 \$0 \$0 \$3,600 \$1,298 \$1,946	\$620 \$0 \$9,434 \$12,762 \$0 \$3,600 \$0 \$1,946	\$0 \$1,152 \$10,709 \$12,202 \$0 \$0 \$3,600 \$2,125 \$1,946	\$0 \$1,198 \$6,504 \$0 \$0 \$0 \$3,600 \$1,298 \$1,946	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$2,503 \$2,350 \$87,024 \$36,104 \$0 \$0 \$39,600 \$18,388 \$15,852
Gate Monitoring Gate Repairs Access Cards Contracted Security Facility Management Pool Attendants Canoe Launch Attendant Snack Bar Attendant Field Mgmt / Admin Pool Maintenance	\$1,593 \$0 \$0 \$0 \$6,504 \$0 \$0 \$0 \$3,600 \$1,298	\$1,465 \$0 \$0 \$0 \$6,779 \$0 \$0 \$0 \$1,298	\$1,513 \$0 \$683 \$0 \$7,534 \$0 \$0 \$0 \$3,600 \$1,298	\$1,625 \$315 \$0 \$0 \$10,424 \$0 \$0 \$0 \$3,600	\$488 \$0 \$0 \$6,891 \$0 \$0 \$0 \$3,600	\$790 \$0 \$0 \$7,102 \$2,451 \$0 \$0 \$3,600 \$1,298	\$225 \$0 \$0 \$7,209 \$4,470 \$0 \$0 \$3,600 \$5,811	\$0 \$1,200 \$0 \$7,936 \$4,218 \$0 \$0 \$3,600 \$1,298	\$620 \$0 \$9,434 \$12,762 \$0 \$0 \$3,600	\$0 \$0 \$1,152 \$10,709 \$12,202 \$0 \$0 \$3,600 \$2,125	\$0 \$1,198 \$6,504 \$0 \$0 \$0 \$3,600 \$1,298	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$2,503 \$2,350 \$87,024 \$36,104 \$0 \$0 \$39,600 \$18,388

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	\$33,80
New Capital Projects	\$0	\$0	\$3,640	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,64
Snack Bar Inventory- CGS	\$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	\$2,96
Pest Control	\$200	\$200	\$200	\$219	\$219	\$219	\$219	\$219	\$219	\$219	\$219	\$0	\$2,35
Supplies	\$20	\$81	\$163	\$0	\$0	\$0	\$106	\$0	\$0	\$46	\$360	\$0	\$77
Towel/Linen Service	\$245	\$680	\$309	\$155	\$189	\$0	\$127	\$0	\$0	\$0	\$0	\$0	\$1,70
Fruniture, 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	\$57
			•		•			•	•				
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	\$554,25
Hydrology Quality/Mitigation Electric Landscape Maintenance	\$0 \$2,095 \$44,343	\$0 \$1,820 \$44,343	\$0 \$2,477 \$44,343	\$0 \$2,541 \$44,343	\$0 \$2,556 \$44,343	\$0 \$2,118 \$44,343	\$0 \$2,269 \$44,343	\$0 \$2,500 \$44,344	\$0 \$3,053 \$44,344	\$0 \$3,076 \$60,187	\$0 \$2,672 \$42,375	\$0 \$0 \$0	\$27,17 \$501,65
Landscape Contingency	\$0	\$6,191	\$6,469	\$14,867	\$20,850	\$35,388	\$19,793	\$6,580	\$1,050	\$69,148	\$9,172	\$0	\$189,50
Lake Maintenance	\$1,769	\$1,769	\$1,919	\$1,889	\$1,769	\$1,769	\$2,069	\$1,769	\$1,769	\$1,769	\$0	\$0	\$18,26
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	\$15,95
Streetlights	\$3,922	\$3,922	\$3,922	\$4,744	\$4,745	\$4,745	\$4,818	\$4,796	\$4,796	\$4,777	\$4,777	\$0	\$49,96
Streetlight Repairs	\$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	\$13,98
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	\$871,03
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	\$1,578,06
Other Common and (U)			_		_				_				
Other Sources and (Uses) Transfer In and (Out)	\$0	\$0	\$0	\$29,390	\$20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,41
Total Other Sources and (Uses)	\$0	\$0	\$0	\$29,390	\$20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,41
Excess Revenues (Expenditures)	(\$136,298)	\$346,183	\$112.997	\$641,307	\$78,643	(\$121,793)	(\$130,554)	(\$104,789)	(\$114,916)	(\$151,925)	(\$92,551)	\$0	\$326.30

Community Development District

Debt Service Fund Series 2016 A1

	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:				
<u>Series 2016 A1</u>				
Interest Expense - 11/1	\$159,000	\$159,000	\$159,000	\$0
Interest Expense - 5/1	\$159,000	\$159,000	\$159,000	\$0
Principal Expense - 5/1	\$125,000	\$125,000	\$125,000	\$0
TOTAL EXPENDITURES	\$443,000	\$443,000	\$443,000	\$0
OTHER SOURCES/(USES)				
Interfund Transfer In/(Out)	\$0	\$0	(\$29,390)	(\$29,390)
TOTAL OTHER SOURCES AND USES	\$0	\$0	(\$29,390)	(\$29,390)
EXCESS REVENUES (EXPENDITURES)	\$384		(\$17,046)	
FUND BALANCE - Beginning	\$213,453		\$351,862	
FUND BALANCE - Ending	\$213,837		\$334,816	

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	

Community Development District

Debt Service Fund Series 2019 A1/A2

	Adopted	Prorated	Actual	
	Budget	Thru 08/31/23	Thru 08/31/23	Variance
REVENUES:				
Assessments - A1	\$257,353	\$257,353	\$258,525	\$1,172
Interest Income	\$257,555	\$237,333 \$18	\$236,323 \$5,588	\$1,172 \$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	

Community Development District

Debt Service Fund Series 2020 A1/A2/A3

	Adopted	Prorated	Actual	
	Budget	Thru 08/31/23	Thru 08/31/23	Variance
REVENUES:				
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
EXPENDITURES:				
2020 A1				
Interest Expense - 11/1	\$43,566	\$43,566	\$42,609	\$956
Principal Expense - 11/01 (Prepayment)	\$20,000	\$20,000	\$0	\$20,000
Interest Expense - 5/1	\$43,141	\$43,141	\$42,609	\$531
Principal Expense - 5/1	\$25,000	\$25,000	\$25,000	\$0
TOTAL EXPENDITURES	\$131,706	\$131,706	\$110,219	\$21,487
OTHER SOURCES/(USES)				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	(\$18,615)		\$6,348	
FUND BALANCE - Beginning	\$62,751		\$102,414	
FUND BALANCE - Ending	\$44,136		\$108,762	

Community Development District

Debt Service Fund Series 2021 PH 3B

	Adopted	Prorated	Actual	
	Budget	Thru 08/31/23	Thru 08/31/23	Variance
REVENUES:				
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)
EXPENDITURES:				
Interest Expense - 11/1	\$87,161	\$87,161	\$87,161	\$0
Interest Expense - 5/1	\$87,161	\$87,161	\$87,161	\$0
Principal Expense - 5/1	\$105,000	\$105,000	\$105,000	\$0
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)
OTHER SOURCES/(USES)				
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	

Community Development District

Debt Service Fund Series 2021 PH 4

	Adopted	Prorated	Actual	
	Budget	Thru 08/31/23	Thru 08/31/23	Variance
REVENUES:				
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
EXPENDITURES:				
Interest Expense - 11/1	\$133,909	\$133,909	\$133,909	\$0
Interest Expense - 5/1	\$133,909	\$133,909	\$133,909	\$0
Principal Expense - 5/1	\$155,000	\$155,000	\$155,000	\$0
TOTAL EXPENDITURES	\$422,818	\$422,818	\$422,818	\$0
OTHER SOURCES/(USES)				
Interfund Transfer In/(Out)	\$0	\$0	(\$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	

Community Development District

Capital Projects Funds

	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

Community Development District

Long Term Debt Report

Series 2016 A1 Special Assessment Bonds	
Interest Rate:	450/ 550/
	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

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



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.

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 Breverage	\$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

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 9/14/23 PAGE 1 MEADOW VIEW @ TWIN CREEKS GF BANK A MEADOW VIEW-GENERAL

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

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 9/14/23 PAGE 2 MEADOW VIEW @ TWIN CREEKS GF BANK A MEADOW VIEW-GENERAL

CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME UB SUBCLASS	STATUS	AMOUNT	CHECK
8/11/23 00036	2/02/23 08092019 202308 320-57200-4	9400	*	1,717.00	
	BACK 2 SCHOOL 8/4/23 8/01/23 09022023 202308 320-57200-4		*	2,435.00	
	LABOR DAY	BOUNCERS, SLIDES, AND MORE INC			4,152.00 002194
8/11/23 00179	8/01/23 32013016 202308 320-57200-4	5507	*	1,855.00	
	MANAGED JANITORIAL SRVCS	NORTH FL BLDG MAINT LLC DBA CITY			1,855.00 002195
	8/03/23 209408 202307 310-51300-3		*	1,611.25	
	JUL ENGINEER SERVICES	ENGLAND THIMS & MILLER, INC			1,611.25 002196
	7/31/23 79582 202307 320-53800-4		*	1,769.14	
	JUL LAKE MAINTENANCE	FUTURE HORIZONS, INC.			1,769.14 002197
8/11/23 00001	8/01/23 102 202308 310-51300-3	4000	*	4,341.17	
	AUG MANAGEMENT FEES 8/01/23 102 202308 310-51300-3		*	91.67	
	AUG WEBSITE ADMIN 8/01/23 102 202308 310-51300-3		*	129.17	
	AUG INFO TECH 8/01/23 102 202308 310-51300-3	1600	*	1,041.67	
	AUG DISSEM AGENT SERVICES 8/01/23 102 202308 310-51300-5	1000	*	.81	
	OFFICE SUPPLIES 8/01/23 102 202308 310-51300-4	2000	*	25.59	
	POSTAGE 8/01/23 102 202308 310-51300-4 COPIES	2500	*	72.45	
	8/01/23 102 202308 310-51300-4	1000	*	54.47	
	TELEPHONE	GOVERNMENTAL MANAGEMENT SERVICES			5,757.00 002198
	8/07/23 24628 202308 310-51300-3	1200	*	600.00	
	ARB SE 2020A FYE 5/31/23	GRAU AND ASSOCIATES			600.00 002199
8/11/23 00178	7/21/22 2054202 202206 210 51202 2	1500	4	1 277 00	
	7/31/23 3254292 202306 310-51300-3 JUN GENERAL COUNSEL 7/31/23 245 202307 320-57200-4	KUTAK ROCK LLP			1,377.00 002200
8/11/23 00020	7/31/23 245 202307 320-57200-4 JUL ASSISTANT MANAGER	5500	*	4,204.75	

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 9/14/23 PAGE 3 MEADOW VIEW @ TWIN CREEKS GF

BANK A MEADOW VIEW-GENERAL

CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	. VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK
	7/31/23 246 202307 320-57200- JUL SPEC EVENT ASSISTANT	-49400	*	842.50	
	7/31/23 247 202307 320-57200-		*	737.50	
	JUL PVT EVENT ATTENDANT 7/31/23 248 202307 320-57200-	-45501	*	12,202.42	
	JUL LIFEGUARD SERVICES 8/01/23 244 202308 320-57200- AUG CONTRACT ADMIN	-45504	*	3,600.00	
	8/01/23 244 202308 320-57200- AUG FACILITY MANAGEMENT	-45500	*	6,503.83	
		RIVERSIDE MANAGEMENT SERVICES	5		28,091.00 002201
8/11/23 00040	8/01/23 JAX57249 202308 320-53800- AUG LANDSCAPE MAINTENANCE	-45003	*	42,375.00	
	8/02/23 JAX56910 202308 320-53800- IRRIG RPR MAINLINE PUMP#2	-45009	*	407.00	
	IRRIG RPR MAINLINE PUMP#2	YELLOWSTONE LANDSCAPE-SOUTHER	AST,LLC		42,782.00 002202
8/24/23 00182	8/15/23 27070131 202308 320-57200- SRVC FIREPLACE & FIREPIT	-44200	*	199.00	
		AEI PROGAS			199.00 002203
8/24/23 00153	7/01/23 5749218 202307 310-51300- NTC BUDGET HEAR #906928		*	622.96	
	7/01/23 5749218 202307 310-51300-	-48000	*	111.52	
	7/01/23 5749218 202307 310-51300- NTC RULE DEVELOP #9026443	-48000	*	72.08	
	7/01/23 5749218 202307 310-51300- NTC RULEMAKING #9026476		*	108.80	
	NIC ROLEMAKING #5020470	CA FLORIDA HOLDINGS,LLC			915.36 002204
8/24/23 00179	7/26/23 42013012 202307 320-57200- DEEP CLEAN	-45507	*	1,250.00	
		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- PLASTIC WATERPROOF SHELL	-45918	*	195.00	
		LIFESAFE SERVICES LLC			195.00 002207
8/24/23 00068	7/15/22 BENSERV- 202308 320-53800- MOVE SRVC LANDSCAPING BEI	-45007	*	3,250.00	

AP300R *** CHECK NOS. 002183-002210

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 9/14/23 PAGE 4 MEADOW VIEW @ TWIN CREEKS GF BANK A MEADOW VIEW-GENERAL

CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#		NAME ST	TATUS	AMOUNT	CHECK
	3/17/23 BCNLKSPM 202303 320-53800- CUTGRASS LANE PMP/WIRE RP			*	8,765.35	
	7/15/22 BENSERV- 202308 320-53800- MOVE SRVC LANDSCAPING BED	45007		V	3,250.00-	
	3/17/23 BCNLKSPM 202303 320-53800- CUTGRASS LANE PMP/WIRE RP	45007		V	8,765.35-	
	COIGRASS LANE PMP/WIRE RP	QUANTUM ELECTRICAL	CONTRACTORS, INC			.00 002208
8/24/23 00048	8/03/23 102357 202308 320-57200-	44207		*	635.00	
	PM SEMI-ANNUALLY 8/03/23 102379 202308 320-57200-	44207		*	70.00	
	REPAIR - PARTS AT SHOP 8/21/23 104066 202308 320-57200-	44207		*	1,157.14	
	GYM EQUIP PARTS DEPOSIT	SOUTHEAST FITNESS F	REPAIR			1,862.14 002209
8/24/23 00040	8/08/23 JAX57360 202308 320-53800- BAHIA SPOTTED FIELD AREA	45004		*	4,470.00	
	DANIA DEGITED FIELD AKEA	YELLOWSTONE LANDSCA	APE-SOUTHEAST,LLC			4,470.00 002210
			TOTAL TOD DANK A		106 550 75	
			TOTAL FOR BANK A	4	106,552.75	
			TOTAL FOR REGISTER	4	106,552.75	

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 476 West Town Place Suite 114 St. Augustine FL 32092

Signature:

im Oliver -D1BA5E5E7410ATH

Community Development District	Construction Funding Request #50
Construction Phase 3B - BBX	July 14, 2023

Req.	PAYEE		
124	Yellowstone Landscape Irrigation Remedation due to court construction ~ Invoice JAX 518776	\$	7,087.00
125	West Orange Nurseries, Inc. Complete inigation 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 - Involce 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

Chairman/Vice Chairman

D38853 51 74 (04 D)

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

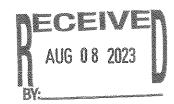
To: Todd Polvere tpolvere@gmsnf.com



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 12June 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

Honda of the Avenues 11333 Phillips Righway Jacksonville, FL 32256 (904)370-1300 07/09/2023 17:47

17:47

Sale

Trans #: 10 Batch #: 4

ANOUNT:

\$983.93

Resp: Tode: Ref #:

AUTH/TKT 085120 085120 303186825768332

CHASE VISA A0000000031010 000000000

App Name: Ald: Tyr:



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 Advi	sor / Tag #
BRIAN BOUCH	ARD/5427

MV#58809

***	***************************************			
MARIN	O, SHAE		Work Phone	Vehicle Identification Number
, FL				19XFC1F32LE025129
			Home Phone	Delivery Date In-Service Date
			925-413-7023	
Year	Maké	Model	Body	Color License Number
2020	HONDA	CIVIC SEDAN	EX CVT	

#8 * Customer Reports: RE-AIM RADAR SENSOR Tech: ROBERT CHURCH (202) RE AIMED RADAR Sub Total: 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 Total Fees Amount	354.28
RE-AIM RADAR SENSOR Tech: ROBERT CHURCH (202) RE AIMED RADAR Sub Total: 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 Total Fees Amount	354.28
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 Total Fees Amount	
Total Fees Amount	
	-35.43
TED HO, CYDICAL V CACH (IN) FOR ADDIANCE MADE AND MADE ALLOW A TOTAL AND	.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	736.23
responsible for loss or demage to vehicle or articles left in the vehicle in case of fire, theft, or any	168.85
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	.00
operate the vehicle herein described on streets, highways, or elsewhere for the purpose of testing and/or inspection. An express mechanic's tien is hereby acknowledged on above vehicle to secure	.00
the amount of repairs thereto." SHOP SUPPLIES	1.00
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. SALES TAX OR TAX I.D.	68.65
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	.00
sele of said products. Any limitation contained herein does not apply where prohibited by law. DISCOUNTS	-35.43
TOTAL DUE	983.93
NO RETURN ON ELECTRICAL OR SAFETY ITEMS OR SPECIAL ORDERS.	



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

NO RETURN ON ELECTRICAL OR SAFETY ITEMS OR SPECIAL ORDERS.

C) 2010 DEALERTRACK SYSTEMS Inc. - Dealerchip Archestion Groun

CIVIC SEDAN

2020

HONDA

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

EX CVT

Cell:	ESCRIPTION OF SERVICE AND PARTS: 925-413-7023 Email: dng@dng.com		AMOUNT
#1 -	101001: PERFORM HONDA MULTI-POINT Tech: ROBERT CHURCH (202) DIGITAL RECORD RETENTION FEE Sub Total: .99	INSPECT	. 99
#2 -	001LOF: PERFORM OIL & FILTER CHAN Tech: ROBERT CHURCH (202) Kit: LOF: OIL CHANGE Installed 0W200IL: HONDA FULL SYN Installed 15400-PLM-A02: FILTER, Installed 94109-14000: WASHER, DR Hazardous Materials Charge Sub Total: 70.95	THETIC 0W20 OIL OIL	26.00 43.95 Included Included Included
#3 ~	30WYCVT; PERFORM AUTOMATIC TRANSM Tech: ROBERT CHURCH (202) Kit: TRANSHCF: TRANS SERVICE Installed 08200-HCF2 :FLUID (HCF- Installed 90471-PX4-000 :WASHER, Sub Total: 168.90	-2)	89.95 78.95 Included Included
#4 -	01WYBF: PERFORM BRAKE FLUID EXCHATECH: ROBERT CHURCH (202) Kit: BFX: BRAKE FLUID EXCHANGE Installed 08798-9108 :FLUID, DOT		106.00 45.95 Included
PMS: STE	RICTLY CASH UNLESS ARRANGEMENTS ARE MADE. "I hereby authorize the repair	LABOR	
ork hereina	after to be done along with the necessary material and agree that you are not for loss or damage to vehicle or articles left in the vehicle in case of fire, theft, or any	PARTS	
ner cause	beyond your control or for any delays caused by unavailability of parts or delays in	DEDUCTIBLE	
acata iba y	ents by the supplier or transporter. I hereby grant you or your employees permission to vehicle herein described on streets, highways, or elsewhere for the purpose of testing	SUBLET	
d/or inspec	ction. An express mechanic's lien is hereby acknowledged on above vehicle to secure of repairs thereto."	SHOP SUPPLIES	
*	R OF WARRANTIES. Any warranties on the products sold hereby are those made by	HAZARDOUS MATERIALS	
: manufac	turer. The seller hereby expressly disclaims all warranties either express or implied,	SALES TAX OR TAX I.D.	<u> </u>
ther assur	y implied warranty of merchantability or fitness for a particular purpose, and the seller mes nor authorizes any other person to assume for it any liability in connection with the	SPECIAL ORDER DEPOSIT	
e of said p	products. Any limitation contained herein does not apply where prohibited by law.	DISCOUNTS	
		TOTAL DUE	



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 Advi	sor / Tag #
DDTAN DOMOTI	7D7 / E 4 O E

(C) 2010 DEALERTRACK SYSTEMS, Inc. - Contents o Application Group

	BRIAN BOUCHARD)/5427
Work Phone	Vehicle Identification	Number
	19XFC1F32LE0	25129
Home Phone	Delivery Date Ir	n-Service Date
925-413-7023	a a commission of the commissi	
Body	Color Li	cense Number
EX CVT		
	Home Phone 925-413-7023 Body	Home Phone Delivery Date In

DESCRIPTION OF SERVICE AND PARTS PERFORMED BRAKE FLUID EXCHANGE Sub Total: 151.95		AMOUNT
#5 - 99DIAG: PERFORM DIAGNOSTIC FOR CURITY A POT HOLE IN COMMUNITY WHERE NOW ALL WARNING LIGHTS ARE ON DAS Caused by TECH RAN CODES IN SYSTEM FOUND FACING RADAR MALFUNCTION, TECH I AND OUT OF LINE FROM HITTING POT COMMUNITY ON THE ROAD. TECH RESEAND CAR NEEDS RADAR RE-AIMED Tech: ROBERT CHURCH (202) RE-AIM RADAR SENSOR Sub Total: 160.00	THEY LIVE AND SH, CK & ADVISE CODE FOR FORWARD FOUND RADAR LOOSE OT HOLE IN	160.00
#6 - Customer Reports: TIRE LIGHT ON CK & ADVISE Caused by TECH FOUND NOTHING IN TIRES NO TIRE LIGHT ON BECAUSE OF OTHER Tech: ROBERT CHURCH (202) Sub Total: .00		
#7 - XROT: CUSTOMER DECLINED TIRE ROTE Tech: ROBERT CHURCH (202) Sub Total: .00	ATION AT THIS TIME	
TERMS: STRICTLY CASH UNLESS ARRANGEMENTS ARE MADE. "I hereby authorize the repair	LABOR	
work hereinafter to be done along with the necessary malerial 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	PARTS	
other cause beyond your control or for any delays caused by unavailability of parts or delays in	DEDUCTIBLE	
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	SUBLET	
and/or inspection. An express mechanic's lien is hereby acknowledged on above vehicle to secure the amount of repairs thereto."	SHOP SUPPLIES	
DISCLAIMER OF WARRANTIES. Any warranties on the products sold hereby are those made by	HAZARDOUS MATERIALS	
the manufacturer. The seller hereby expressly disclaims all warranties either express or implied,	SALES TAX OR TAX I.D.	
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 flability in connection with the	SPECIAL ORDER DEPOSIT	
sale of said products. Any limitation contained herein does not apply where prohibited by law.	DISCOUNTS	
	TOTAL DUE	
NO RETURN ON ELECTRICAL OR SAFETY ITEMS OR SPECIAL ORDERS.		The second secon

Honda Multi-Point Vehicle Inspection Checklist





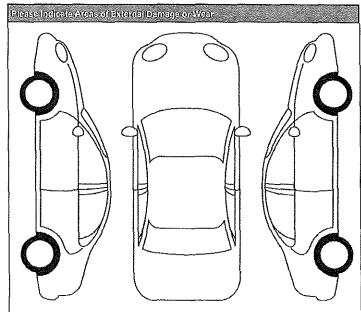
R/O TAG NUMBER 6117770	NEXT SERVICE DUE
VIN	MILEAGE
19XFC1F32LE025129	38117
SERVICE ADVISOR	TECHNICIAN
Brian BOUCHARD	ROBERT CHURCH

Requires Immediate attention

Satisfactory	May Re	equire Futu
ilanoventaro		
leadlights (check high and low beams)/Taillights/brake lights/haza rarning lights/Turn signals/exterior lamps	ard X	
nterior light	X	
Vindshield washer spray/Wiper operation/Wiper blades/Windshie ondilfon	ld X	
arking brake	Х	
forn operation	Х	
Clutch operation (if applicable)		
abin air filter replaced at owner's manual service interval	O Yes	O No
Sattery/Ferformance (See Athached/Ed-18/Frimfoul)	Ho	List Dectary
Replace		
Inder Hood		
Check fluid levels: Oil/coolant/Power steering fluid/brake luid*/Windshield washer fluid/automatic transmission fluid	X	
External drive belts and radiator hoses	Х	
dydraulic clutch reservoir fluid (M/T vehicles)		
Engine air filter replaced at owner's manual service interval	O Ye	s () No
Under Vehjale		
Brake lines/hoses/Parking brake cable	X	
Shock absorbers/Struts/Suspension/Tie rod ends and boots/Stee gear and dust seals	ring X	
Exhaust system	X	
Engine oil and/or fluid leaks	X	
Orive shaft boots/constant velocity boots and bands	X	
Somments		
		•

	4 1 (7)-(8)	ગાલોપી લ ા	
Left Front			Right Front
	Wear Pattern	Wear Pattern	
X	Tire Tread 7 32nds	Tire Tread 7 32nds	Х
Left Rear			Right Rear
	Wear Pattern	Wear Pattern	
X	Tire Tread 4 32nds	Tire Tread 4 32nds	X
Spare			
	Wear Pattern	Front tire inflation set in Rear tire inflation set in	
	Tire Tread32nds		

Left Front			Right Front
X	10 mms	<u>10</u> mms	X
Left Rear			Right Rear
x I	<u>9</u> mms	<u>9</u> mms	X



*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

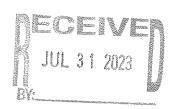
BILL TO
Meadow View At Twin Creeks
CDD (Beacon Lake)
850 Beacon Lake Parkway
St Augustine, FL 32095

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 Monthly Chemicals with 2- Controller Leases Chemicals Included: Chlorine Acid Bi-Carb Stabilizer	1,945.56	1,945.56
Thank you for your business!		
For work outside of monthly cleaning services, accepted forms	TOTAL DUE	\$1,945.56
of payment are check, cash or a credit card however the credit card is subject to a 3.5% processing fee.		THANK YOU.

Approved Pool 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

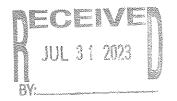
BILL TO
Meadow View At Twin Creeks
CDD (Beacon Lake)
850 Beacon Lake Parkway
St Augustine, FL 32095

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



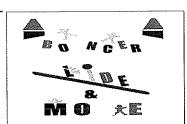
PRODUCT/SERVICE QTY	RATE	AMOUNT
Services:Monthly Service 2 Pools on Site: Lap and Family Pool Service Visits Schedule: October-March 2 visits per week: Mon/Fri April-September 3 visits per week: Mon/Wed/Fri NOTE; with 52 weeks per year, we base our rate on 12 visits per month during the spring/summer 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. Cleaning Services Include the Following: -Skimming of the pool surface, keeping the gutters free from debrisVacuum -Brushing of the walls/stairs -Waterline Tile Cleaning -Backwashing of the filters -Filtration Maintenance i.e., pump baskets, Orings -Water Chemistry, to check and balance chemicals -DOH Documentation Logging Note: we will keep the feature pump trap free of debris.	1,298.00	1,298.00
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!		THE RESERVE OF THE PROPERTY OF
•	ate II 154 propriessor	Φ1 000 00
For work outside of monthly cleaning services, accepted forms	TOTAL DUE	\$1,298.00
of payment are check, cash or a credit card however the credit card is subject to a 3.5% processing fee.		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

Name / Address Additional Details:

Attn:

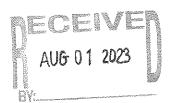
Beacon Lakes

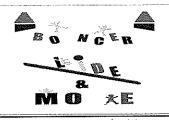
850 Beacon Parkway

St. John's, FL 32092

1 320 57200 49400 Special Events Approved 2.2.2023 Jennifer Erickson

		<u></u>		 	
	<u>Description</u>	Quantity	<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					<u> </u>
	<u>Subtotal</u>			(\$1,717.00
	Deposit				\$800.00
Com	Comments:				\$917.00
			(0.0%)		N/A
		Total			\$917.00





Bouncers, Slides, and More Inc. Date: Sept. 2nd, 2023 1915 Bluebonnet Way Fleming Island, FL 32003

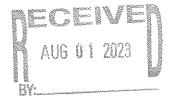
Invoice

Invoice No.: 09022023.09

<u>Name / Address</u>
Attn: Jennifer Clark-Ericson
Meadow View at Twin Creeks
Riverside Management Service Inc.
Covernmental Management Services Inc

Additional Details: Hours will be 11a-2p 1 320 57200 49400 Special Events Approved 2.2.2023 Jennifer Erickson

		l				
	<u>Description</u>	Quantity	<u>Rate</u>	Discount	<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		<u> </u>		ļ		
20						
Com	ments:	Subtotal				\$2,435.00
		Sales Tax	(0.0%)			\$0.00
		Total				\$2,435.00





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

Total Due:

\$1,855.00

Invoice Number: Invoice Date: 32013016014

8/1/2023

Due Date:

8/31/2023

Phone: (904) 737-4969

Email: jaxinvoices@gocitywide.com

Bill

Beacon Lakes / Meadow Views at Twin Creeks To:

850 Beacon Lake Drive St. Augustine, FL 32259

USA

Ship

To: Beacon Lakes / Meadow Views at Twin Creeks

850 Beacon Lake Drive St. Augustine, FL 32259

USA

PO#	Customer ID FSM		Payment Terms	Service Dates	
	01013101582	Joseph Grima	Net 30 days	08/01/23 to 08/31/23	
Item#	Des	scription	Contract / Order # Qty	Unit Price Ext. Price	

Managed Janitorial Services

31013100872

1,855.00

1,855.00

Subtotal:

1855.00

Sales Tax:

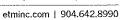
0.00

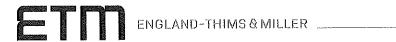
Total Due:

\$1,855.00

1 320 57200 45507 Janitorial Approved Jennifer Erickson 8.1.2023







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: BKOVACIC@BBXCAPITAL.COM

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

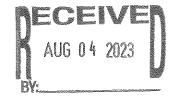
Work Description:

Prepare Requistions and submit to Gms Update requistions 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	
Adminstrative 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	r				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 Number: 79582 Invoice Date: Jul 31, 2023

Page: 1

	111	
	411	

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

100/4	Customer ID	Customer PO	Paymen	t Terms
	Beacon02	Per Contract	Net 30	Days
	Sales Rep ID	Shipping Method	Ship Date	Due Date
-	<u> </u>	Hand Deliver	ay yagan ta' pasan at a a ta'a y	8/30/23

Quantity	Item	Description	Unit Price	Amount
	Aquatic Weed Control	Aquatic Weed Control services performed in July 2023	1,769.14	1,769.14
		Approved 08/01/2023. Lake Maintenance 001.320.53800.45005 Rich Gray		
		AUG (1 2023		
		Subtotal	and the state of t	1,769.14
		Sales Tax		# 2 Propriet # \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$
		Freight	and the second s	a paga ga a a a ga a a a ga a a a ga a a a a ga a a a ga a a a ga a a
		Total Invoice Amount	and the second s	1,769.14
Check/Credit Me	emo No:	Payment/Credit Applied		
		TOTAL		1,769.14

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 Website Administration - August 2023 Information Technology - August 2023 Dissemination Agent Services - August 2023 Office Supplies	i	129.17 1,041.67 0.81	4,341.17 91.67 129.17 1,041.67 0.81
Postage Copies Telephone		25.59 72.45 54.47	25.59 72.45 54.47
AUG 02 2023			

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 33431www.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

Project: Arbitrage - Series 2020A FYE 5/31/23

Arbitrage Services

\$____600.00

Subtotal:

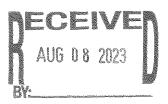
600.00

Total

600.00

Current Amount Due

\$ 600.00



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

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. Augustie, FL 32092

Invoice No. 3254292

35723-1

Re: Gene	eral Counsel			
For Professi	onal Legal Services	Rendered		
06/01/23 06/01/23	K. Buchanan J. Gillis	0.50 0.30	165.00 57.00	Perform meeting follow up 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 HO	OURS	4.30		
TOTAL FOR SERVICES RENDERED \$1,377.00				
TOTAL CURRENT AMOUNT DUE \$1,37				<u>\$1,377.00</u>

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	168.19	25.00	4,204.75
AUG U 7 2023 SY			
Juny Landert 8-7-23			

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

MVTC CDD

ASSISTANT MANAGER INVOICE DETAIL

Quantity		Description	E	<u>late</u>	A	mount
168.19	Assistant Manager		\$	25.00	\$	4,204.75
	Covers July 2023					
		TOTAL DUE:		•	\$	4,204.75

Facility Management 001.320.57200.45500

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

<u>Date</u>	Hours	Employee	Description
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	168.19		

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. S 7 300. 4 9 4 0 0	33.7	25.00	842.50
AUG 07 2023 By:			
Juny Landut 8-7-23			

Total	\$842.50
Payments/Credits	\$0.00
Balance Due	\$842.50

MVTC CDD

SPECIAL EVENT ASSISTANT INVOICE DETAIL

Quantity	<u>Description</u>	Rate	Amount
33.7	Special Event Assistant	\$ 25.00	\$842,50
	Covers July 2023		
	TOTAL DUE:		\$842,50

Special Event Assistant 1.320.57200.49400

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

Date	<u>Hours</u>	Employee	Description
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
7/15/23	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	4.6	J.W.	Special Event - Silent Disco
7/29/23	2.72	E,W.	Special Event - Silent Disco
TOTAL	33.7		

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 Greeks CDD 475 West Town Place Suite 114 St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Private Event Attendant through July 2023 し、ろうの、ちつうの、45509	29.5	25.00	737.50
AUG 07 2023			
Juny Lander 7-8-7-23			
	l Total		\$737.50

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:		\$ 737.50

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>	Hours	Employee	Description
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	29.5		

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

Description	Hours/Qty	Rate	Amount
Lifeguard Services through July 2023 いろうの、ちつうののようちのし	659.59	18.50	12,202.42
AUG 0 7 2023			
Juny Landut 8-7-23			

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

MVTC CDD

LIFEGUARD INVOICE DETAIL

Quantity	Description	F	late	Amount
659.59	Lifeguard Services	\$	18.50	\$ 12,202.42
	Covers July 2023			
	TOTAL DUE:			\$ 12,202.42

LIFEGUARDS #1,320.57200.45501

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Riverside Management Services, Inc 9655 Florida Mining Blvd. W.

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 1.320.57200.45500 - Facility Management - Meadow View - August 2023		3,600.00 6;503.83	3,600.00 6,503.83
AUG 03 2023 BY			
Juny Landert 8-3-23			

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



Bill To:

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

Property Name:

Meadow View at Twin Creeks

CDD

INVOICE

INVOICE#	INVOICE DATE
JAX 569109	8/2/2023
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

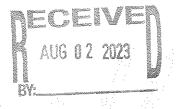
Invoice Due Date: September 1, 2023

Invoice Amount: \$407.00

Description Current Amount	

Mainline repair at pump #2

Irrigation Repairs



Invoice Total

\$407.00

\$407.00

Approved Irrigation Repair 001.320.53800.45009 Rich Gray

IN COMMERCIAL LANDSCAPING



Bill To:

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

Property Name:

Meadow View at Twin Creeks

CDD

INVOICE

INVOICE#	INVOICE DATE
JAX 572497	8/1/2023
TERMS	PO NUMBER
Net 30	

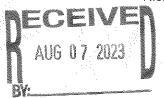
Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

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



INVOICE SERVICE DATE DUE #270701310 Aug 15, 2023 Upon receipt

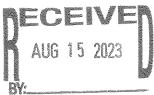
AMOUNT DUE

\$199.00

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

(904) 759-8890

gray@rmsnf.com



CONTACT US

1750 Emerson Street Jacksonville, FL 32207

(904) 721-5431

info@aeiprogas.com

INVOICE

Statisticisks

aqan(e109a)

SERVICE ADDRESS: 850 BEACON PARKWAY -service fireplace and firepit

\$199.00

Total

\$199.00

Approved 001.320.57200.44200 Repair & Replacements Rich Gray



FLORIDA

ACCOUN Meadow View At	tenta e te l'annaigne de l'annaigne de l'annaigne de l'annaigne de la comme de la comme de l'annaigne de l'annaign	ACCOUNT# PAGE 764130 1 of 1	
INVOICE# 0005749218	BILLING PERIOD Jul 1- Jul 31, 2023	PAYMENT DUI August 20, 2	girthe felland e enternaeur
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL CASH A \$1,028,2	

BILLING ACCOUNT NAME AND ADDRESS

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

Legal Entity: Gannett Media Corp.

Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly involced or pald must be submitted in writing to Publisher within 30 days of the involce date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.

All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com

FEDERAL ID 47-2390983

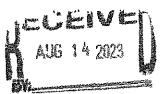
\$72.08

\$108.80

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

Date Des	scription						Amount
committee and a second second	ance Forward					ok ki mali ta bili sa ki mana mana mana mana mana mana mana man	\$112.88
Legal Advertisin	ıg:						
Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
7/21/23-7/28/23	SAG St Augustlne Record	9069628	Budget Hearing	Budget Hearing	2	2,0000 x 13 ln	\$622.96
Package Advert	ising:						
Start-End Date	Order Number	Description		PO Number			Package Cost
7/10/23	8987878	Notice of Board	<u>,,, , , , , , , , , , , , , , , , , , </u>	Meadow View			\$111.52

7/12/23 9026443 Rule Development
7/13/23 9026476 Rulemaking



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 Savel

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 R	ETURN THIS PO	RTION WITH YOU	JR PAYMENT	
ACCOUN Meadow View At	ekingka paga yanganga paga panganan a sa sa sa sa sa	ACCOUNT			NUMBER 49218	AMOUNT PAID
CURRENT DUE \$915,36	30 DAYS PAST DUE \$112.88	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0,00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE! \$1,028.24
REMITTANCE ADD	RESS (Include Account	#& Invoice# on check)		EDIT CARD PLEASE	interest et alle fast fan	TOTAL CREDIT CARD AMT DUE \$1,069.27
	Florida Holdings, PO Box 631244 innati, OH 45263-		Card Number Exp Date Signature	111	CVV Code Date	

LOCALIO

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 Morn to before me, b the legal clerk, who is personally known to me, on 01/28

Legal Clerk

My commision expires

Publication Cost: \$622.96

Notary, State of WI, County of Brown

Order No: 9069628

of Copies:

Customer No:

764130

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 Trall, 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" ("OSM Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2022/2024 to possible the adoption of an exception of the end to except the depoting of an exception of the end to except the depoting of an exception of the end to except the end to the end of the end o 2023/2024; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessment at the conclusion of the hearings, the Board will, by resolution, adopt a fouget and levy 0.8M 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.

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

Land Use	Total # of Units	Equivalent#	Gross Annual
	/ Acres	l'Assessment	08M Assessment(1)
Townhomes	196	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.

early payment discounts.

The Q&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Note that the Q&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

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, LtC Phy 904-940-5560 ("Bistrict 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 Managor'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 disling 7-1-1, or 1-800-955-8771 (TY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

contacting the District Manager's Urtice.

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 testiate to contact the District Manager's Office.



LOCALIG

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 commision expires

Publication Cost:

\$111.52

Order No:

8987878

of Copies:

Customer No:

764130

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 DEVEL-OPMENT DISTRICT VISORS MEETING VISORS MEDICAL VITAL VIDEN VISORS VIDEN VISORS VIDEN er, c/o Governmemeni Services, LLC, ai

in accordance with Sections in accordance with Sections in sections in accordance with Sections in accordance with Sections in accordance with Sections in accordance with a security system plan. The closed session may occur of any time during the meeting and is expected to lost approximately thirty (20) minutes but may and corifer or extend langur.

minutes but may and earlier extend longer.
The meeting, including the close executive session described obov will be conducted in accordon with the provisions of Florida to for community development of the continuous of the cont

session described above, will be upen to the public. The meeting may be confinued in progress without additional natice to a date, time, and place to be spectified an the record if the meeting. Each person who decides to appeal only 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 verbalism ercord at the proceedings is made, including the serion and evidence upon which such appeal is to be based. Any person resulting special accompany and evidence upon which such appeals to be based. Any person resulting special accompany and evidence upon which such appeals to be based. Any person resulting special accompany and evidence upon which such appeals to the Meeting because contact in the Meeting. If you are hearing or speech impating please contact the Florida Relay service by digiting 7-1-1, or 1-800-955-8771 (TTY) 7 1-800-955-8770 (Volce), for ald in contacting the District Manager's Office, it you are wholle

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 commision expires

Publication Cost:

\$72.08

Order No:

9026443

of Copies:

Customer No:

764130

01

PO#:

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 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 Sections 190,035(2) includes 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.meadowviewattwincreekscdd. com or by contacting the District Manager, James Oliver, at loliver@smsnf.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

My commision expires

Publication Cost:

\$108,80

9026476

Customer No:

764130

of Copies:

PO#:

Order No:

THIS IS NOT AN INVOICE!

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NOTICE OF RULEMAKING BY
MEADOW VIEW AT TWIN
CREEKS COMMUNITY
DEWELOPMENT DISTRICT
A public hearing will be conducted
by the Board of Supervisors of The
Meadow View of Twin Creeks
Community Development District
(the "District") on August 17, 2023,
of 10:00 a.m., of the World Goil
Village Reneissance Resort, 500
South Leagocy Troil, St. Augustine,
Florido 32092.

south Legacy Troll, St. Augustine, Florida 2002.
In accardence with Chaplers 190 and 120, Florida Statutes, the District hereby gives the public notice of list intent in adont Revised Suspension and Terminolion of Access Rule ("Suspension and Terminolion of Access Rule ("Suspension and Terminolion Rules") for District publications. The proposed Suspension and Terminolion Rules may be adjusted at the public hearing pursuant to discussion by the Board of Suspension and Terminolion Rules may be adjusted at the public hearing pursuant to discussion by the Board of Suspension on Terminolion Rules is to provide far officient and effective District operations of the District' emenities and other properlies by setting policies and regulations of Implement the provides and statutes. Plot on 128.3.8, Florida Statutes, Plot Onto 128.3.8, Florida Statutes, Plot Onto 128.3.8, Florida Statutes, Plot Onto 128.3.8, Florida Statutes, Plot Notice of Rule Development was published on July 12.2023.

Any person who wishes to provide the District with a proposal for a flower cost regulatory alternative as provided by Section 120.541(1). Florida Statues, must do so in writing within twenty-one (21) days after publication of this notice. The public hearing may be continued to a dote, time, and place to be specified on the record of the hearing, if enyone chooses to appeal ony decision of the Beard with respect to noy matter considered at the public hearing, such person will need a record of the proceedings and should occordingly ensure that a verbaling record of the proceedings is made which includes the testimony and evidance upon which such appeal is to be based.

Pursuant to provisions of the Ameri-

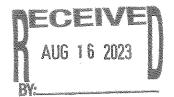
evidance upon which such appeal is to be based.
Pursuant to provisions of the Americans with Disabilities Act, ony eerson requiring special accommodities to participate in this heoring is asked to advise the District Manager, clo Government Management Services, LLC, 475 West Town Pioce, Suite 114, 275 Augustine, Florida 22092, or by calling (94) 406-850 (harelantier, Ling (94) hours before the hearling, if you are hearling or speech impatred, 28) hours before the Florida Relay Service by dialing 7-1-1, or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

James Oliver, District Manager Meadow View of Twin Creeks Community Development District Pub: July 13, 2023; \$702-476

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: Due Date: 7/26/2023

8/25/2023

Phone: (904) 737-4969

Email: jaxinvoices@gocltywide.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#	Des	scription	Contract / Order # Qty	Unit Price Ext. Price

Deep clean

1,250.00 1

1,250.00

1 320 57200 45507 Janitorial Approved Jennifer Erickson 8.16.2023

Subtotal: Sales Tax: 1250.00 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	

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"

B DWD-193287 DWD 8/17/2023 FEDEX INTERNET Quantity Item Code Description Price Each 2 DEPOT-006-B-GRN Dog Waste Station - Couple with Leash Sign, The Roll Bag System, Round Can, Color Green 279.99	Amount
2 DEPOT-006-B-GRN Dog Waste Station - Couple with Leash Sign, The Roll Bag System, Round Can, Color Green	Amount
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 ECEIVE AUG 17 2023 BY:	559.98T

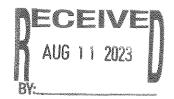
REMIT PAYMENT TO: Dog Waste Depot 12316 World Trade Drive #102 San Diego, CA 92128

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 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

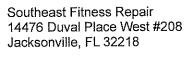
195.00T

Remit to: LifeSafe Services LLC 5971 Powers Avenue, #108 Jacksonville, FL 32217 SUBTOTAL TAX TOTAL BALANCE DUE 195.00 0.00 195.00 **\$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.



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 Semi-annually scheduled preventative maintenance	1 visit	\$0.00 / visit	\$0.00
— 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
	Pary Mosw	Balance Due:	\$635.00

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

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
	Or Augustine, T. L. 02000	Invoice #	102357
		Date	Thursday, August 3, 2023
Remit To:	Southeast Fitness Repair	Amount Paid	
	14476 Duval Place West #208 Jacksonville, FL 32218	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
	Fraty Now	Balance Due:	\$70.00

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

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
	St Augustine, 1 L 02000	Invoice #	102379
		Date	Thursday, August 3, 2023
Remit To:	Southeast Fitness Repair	Amount Paid	
	14476 Duval Place West #208 Jacksonville, FL 32218	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 ~Manufacturer: Life Fitness ~Model Num: GER-ALLLX-102 ~S/N: RGX180901396 Replace: Rower tank	1.00 hour	\$70.00 / hour	\$0.00	
— 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 - 0K106-0A401-0000	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		Subtotal:		\$1,157.14
601.320.37260.44207 Fitness Repairs		Tax:		\$0.00
Rich Gray		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!



Bill To:

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

Property Name:

Meadow View at Twin Creeks

CDD

INVOICE

INVOICE#	INVOICE DATE
JAX 573602	8/8/2023
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: September 7, 2023

Invoice Amount: \$4,470.00

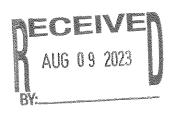
Description	Current Amount
Soccer Field - Bahia Spotted Field Area	
Sod Installation	\$3,770.00
Misc Service	\$700.00

Approved Landscape Contingency 001.320.53800.45004 Rich Gray

Invoice Total

\$4,470.00

IN COMMERCIAL LANDSCAPING





Meadow View at Twin Creeks

Community Development District Construction Phase 4 - HEARTWOOD Construction Funding Request #1

August 21, 2023

Req. PAYEE

W. GARDNER LLCBALANCE 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: D1BA5E5E7410418... Secretary/Asst. Secretary



Meadow View at Twin Creeks

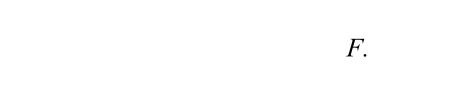
Total Funding Request

	unity Development District uction Phase 3B - BBX	Construction Fund S	ing Request #52 eptember 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

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 \$ 124,192.00

Signature:		
· ·	Chairman/Vice Chairman	
Signature:		
	Secretary/Asst. Secretary	



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