MEADOW VIEW AT TWIN CREEKS

Community Development District

October 19, 2023

AGENDA

October 12, 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, October 19, 2023 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095. Following is the revised agenda for the meeting:

- I. Roll Call
- II. Public Comment
- III. Approval of Minutes of the September 21, 2023 Meeting
- IV. Consideration of Agreement with West Orange Nurseries for Landscaping of Beacon Lake Parkway Extension
- V. Acceptance of the Draft Audit Report for Fiscal Year 2022
- VI. Appointment of Audit Committee
- VII. Update on Pickleball Courts A. Hours of Operations
 - B. Sound Abatement Options and Costs
 - C. Court Lighting Adjustments
- VIII. Update on Request for Crosswalk and Pedestrian Flashing Light Installation
- IX. Update on FPL Matters
- X. Update on Development Status
- XI. Staff Reports

- A. District Counsel
- B. District Engineer
 - 1. Approval of Requisition Summary
 - 2. Ratification of Work Authorization No. 28 for Fiscal Year 2024 General Consulting Engineering Services
- C. District Manager
- D. Amenity Manager
- E. Operations Manager Report
- XII. Financial Reports A. Balance Sheet and Income Statement
 - B. Assessment Receipts Schedule
 - C. Check Register
 - D. Consideration of Construction Funding Request No. 3 (Phase 4 Heartwood)
- XIII. Other Business
- XIV. Supervisors' Requests and Audience Comments
- XV. Next Scheduled Meeting November 16, 2023 at 10:00 a.m. at the Lake House and Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095
- XVI. Adjournment

MINUTES

MINUTES OF MEETING MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Meadow View at Twin Creeks Community Development District was held on Thursday, September 21, 2023 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095.

Present and constituting a quorum were:

Chairman
Vice Chairman
Supervisor
Supervisor
Supervisor
District Manager
District Counsel
District Engineer
Amenity Manager
Operations Manager
GMS

The following is a summary of the discussions and actions taken at the September 21, 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

David Luebbe stated that he had two issues with the pickleball courts: the sound and the lights. He noted he sent a picture showing the lights shining into his family room as early as 5:30 a.m. Additionally, he believes they're supposed to go off at 10:00 p.m., however there are occasions they do not go off until 11:00 p.m. He suggested changing the hours during the week. Lastly, he commented on the sound coming off the pickleball courts and recommended sound barriers.

A resident added that the lights on the pickleball courts are point up toward homes rather than down like the tennis court lights.

Fred commented that there is a quality-of-life issue with the pickleball courts and stated that he'd like to find a reasonable solution. He also commented on safety concerns with drivers speeding and running stop signs.

Mark Pond asked why the pickleball court lights were not set up as the tennis court lights were and why a user can turn the tennis court lights on and off versus being controlled by timers like the tennis courts.

A resident stated that the Horsetail sign has not been lit up for a year and a half despite complaints.

Steve stated that he purchased his home which came slated with a dock available between the homes and once he moved in was notified by the property management architectural review board that it has been changed to be in the middle of individual properties, eliminating the ability for him to have a dock. He requested his home be allowed a dock as an exception.

A resident commented on safety issues with the crosswalks and suggested a light up crosswalk sign.

Heather Hamilton requested a bike rack be installed at the bus stop at Trophy Lake and Twin Creeks as the kids are crossing the main road diagonally to park their bikes, which is a safety concern.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the August 17, 2023 Meeting

There were no comments on the minutes.

On MOTION by Mr. Lyman seconded by Mr. Kovacic with all in favor the minutes of the August 17, 2023 meeting were approved.

FOURTH ORDER OF BUSINESS

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

Mr. Oliver noted that this amendment is for installation of landscaping and piggybacks on the original construction agreement in place with West Orange Nurseries.

On MOTION by Mr. Lyman seconded by Ms. Simpson with all in favor the amendment to the agreement with West Orange Nurseries for Phase 4 was approved.

FIFTH ORDER OF BUSINESSConsideration of Amenity Policy UpdatesA.Access for Residents Aged 15 and Older Without Accompanying Adult

Mr. Oliver stated that there are different age limits set for different accesses. For the dog park you must be at least 16, for the fire pit you must be at least 18 and for the fitness room you have to be at least 15 and older, but for the Lake Hours, the minimum age is 14. It has been suggested in previous meetings to raise the minimum age to 15 to use the Lake House.

On MOTION by Mr. Kovacic seconded by Mr. Arias with all in favor raising the minimum age for the Lake House facility to 15 and older was approved.

B. Fishing Policies

Mr. Oliver stated that the biggest issue with fishing is people fishing within backyards as residents do have a reasonable right to expectation of privacy. He noted the backyards run down to the water's edge and even when it doesn't there is CDD owned property so the CDD would control that property. The easements at the end of each lot were put in place for maintenance and drainage purposes and they are not to be used recreationally. A document was created to set guidelines for fishing and a map is attached that clarifies the areas in which fishing is permitted.

Jimmy stated his opposition to the designation of ponds.

Multiple residents commented on the confusion between whether a resident owns up to the water's edge, or whether the CDD owns the property at the water's edge.

On MOTION by Mr. Lyman seconded by Mr. Kovacic with all in favor adding clarifying guidelines to the fishing policies was approved.

C. Use of Lake House for Commercial Business Purposes

Mr. Oliver stated that occasionally organizations ask to rent the facility for commercial purposes and typically the District tries to protect its tax exemption status with St. Johns County and the Federal government by not allowing for-profit business to operate for a fee and sell goods and services from a District owned facility. Recently there have been a lot of business meetings being held in the Lake House, so staff is looking for guidance from the Board regarding rentals by for-profit organizations and use of the facility without renting it for casual use by business organizations.

Ms. Buchanan stated in other districts there is a reservation system that could potentially be put into place to ensure access is available equitably to all members of the community, but most importantly the District's facilities cannot be the hub for private practice.

Mr. Kovacic stated that he agrees with District Counsel.

On MOTION by Mr. Kovacic seconded by Mr. Arias with all in favor the policy regarding use of the Lake House for commercial business purposes was approved in substantial form with Mr. Arias authorized to work with staff on finalizing the policy.

Mr. Oliver stated that there are several things to consider regarding the pickleball courts including the timing of the lights, how to best address the brightness of the lights, and the noise from the courts. A funding source will need to be identified for any changes made as it was not budgeted for.

Mr. Kovacic asked if resident David Luebbe would bring back possible solutions to the Board that the pickleball group and he can agree on.

Mr. Arias added that the lighting issue needs to be addressed ASAP but noted the sound proofing may take a while as there is a process.

Mr. Oliver reminded the Board of the dock request made earlier in the meeting for the property behind 81 Lamar and the master dock easement agreement that is in place, which designated certain lots for which docks could be constructed.

Mr. Kovacic stated that a consensus was reached between the three builders, the developer and the CDD to designate only certain lots to have docks and the intent is not to deviate from the agreement. He added that he would not agree to an exception.

A resident asked if the master dock easement agreement could be amended.

Mr. Oliver stated that District Counsel would be consulted on the options.

SIXTH ORDER OF BUSINESS Consideration of Proposals

A. Janitorial Services

Mr. Gray stated that the level of services expected from the current janitorial company is not being met and presented two proposals for janitorial services. High Tech proposed cleaning three times per week at a rate of \$1,301 per month. KBT Professional Cleaning also proposed cleaning three times per week, but at a rate of \$1,820. Mr. Gray noted KBT will increase prices by 4% each year until 2026, which would put the District above the current budgeted amount.

On MOTION by Mr. Arias seconded by Mr. Lyman with all in favor the proposal from High Tech was approved.

B. Holiday Lighting

Mr. Gray presented a proposal totaling \$32,320 from the same vendor used for last year's holiday lighting.

Ms. Simpson stated that last year the HOA contributed to the cost of the holiday lighting.

Mr. Arias stated his preference for keeping the cost closer to \$20,000 as that is what is budgeted. Staff will work with Mr. Arias on finalizing the holiday lighting plan.

SEVENTH ORDER OF BUSINESS Update on FPL Matters

There being no significant updates, the next item followed.

EIGHTH ORDER OF BUSINESS Update on Development Status

Mr. Lyman stated that Phase 4 is being wrapped up and the FPL facilities are going in the ground. Trees are being installed on the connector road.

A resident asked if the lines on the road and speed limit signage will be done soon.

Mr. Lyman stated that the county is working with the district engineer to get signs put up. Temporary striping will go in within the next 30 days.

A resident commented that people are speeding down the connector road.

NINTH ORDER OF BUSINESS Staff Reports

A. District Counsel

There being nothing to report, the next item followed.

B. District Engineer

1. Approval of Requisition Summary

A copy of the requisition summary was included in the agenda package for the Board's review.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor the requisition summary listing numbers 133-137 for Phase 3B and numbers 77-79 for Phase 4 was approved.

2. Consideration of Work Authorization No. 28 for Fiscal Year 2024 General Consulting Engineering Services

No action was taken on this item.

C. District Manager

Mr. Oliver stated that the Fiscal Year ends September 30, 2023 and the audit process would begin immediately after that.

D. Amenity Manager

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

E. Operations Manager

Mr. Gray went over the maintenance items completed between meetings and upcoming projects. A copy of the operations report was included in the agenda package for the Board's review.

TENTH ORDER OF BUSINESS Financial Reports A. Balance Sheet & Income Statement

Copies of the financial statements as of August 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 100.5% collected was included in the agenda package.

C. Check Register

A copy of the check register totaling \$426,218.46 was included in the agenda package for the Board's review.

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

D. Ratification of Construction Funding Request No. 1 (Phase 4 – Heartwood)

A copy of construction funding request number one totaling \$176,642.78 was included

in the agenda package for the Board's review.

E. Consideration of Construction Funding Request No. 52 (Phase 3B)

A copy of construction funding request number 52 totaling \$124,192 was included in the agenda package for the Board's review.

F. Consideration of Construction Funding Request No. 13 (Phase 4 – Dream Finders)

A copy of construction funding request number 13 totaling \$287,827.08 was included in the agenda package.

On MOTION by Mr. Lyman seconded by Ms. Simpson with all in favor construction funding request numbers 1 was ratified and numbers 52 and 13 were approved.

TWELFTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

There were no supervisor requests.

Audience Comments

A resident asked if changing the annual flowers every four months instead of three has been considered.

Mr. Lyman stated that there would be some savings, but the thought has always been to change them out before the flowers die for aesthetic reasons.

A resident asked how often the ponds are treated.

Mr. Gray responded once per month.

A resident asked whose responsibility it would be to hire crossing guards.

Mr. Oliver responded the school district.

A resident asked if there are concerns with the crossing areas, is it on the residents to volunteer, or if a company could be hired.

Mr. Oliver recommended consulting the school board.

A resident stated that it is critical that the crosswalks be painted or brightened.

Mr. Oliver stated that he will be discussing the crosswalks with the District Engineer and also noted many of the things discussed need to be done in conjunction with the county. He also encouraged the residents to call the Sheriff's Office to report the issues occurring in the community.

A resident stated that the water fountain at the basketball courts is not functioning. He also commented on the red ants in the pool area.

Mr. Lyman stated that a contractor installed the water line at the wrong location so the developer is working with the county to get it resolved.

Mr. Gray stated that he would take care of the ant problem.

A resident stated that the sign on Twin Creeks and Trophy was damaged in a car accident and also commented on it being the only bus stop that does not have a bike rack.

TWELFTH ORDER OF BUSINESS

Next Scheduled Meeting – October 19, 2023 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095

THIRTEENTH ORDER OF BUSINESS Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

AGREEMENT FOR LANDSCAPE INSTALLATION AND MATERIALS BY AND BETWEEN WEST ORANGE NURSERIES, INC. AND MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

[BEACON LAKE PARKWAY EXTENSION]

THIS AGREEMENT is made and entered into this _____ day of ______, 2023, by and between:

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in St. Johns County, Florida, with an address of 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("District"), and

WEST ORANGE NURSERIES, INC., a Florida corporation, with a mailing address of 4001 Avalon Road, Winter Garden, Florida 34787 ("Contractor").

RECITALS

WHEREAS, the District was established pursuant to Chapter 190, Florida Statutes, for the purpose of planning, financing, constructing, installing, operating, and/or maintaining certain infrastructure, including landscape improvements; and

WHEREAS, the District desires to retain an independent contractor to perform landscape installation services and provide materials associated therewith, as more particularly described in this Agreement and on the attached **Exhibit A**, and Contractor represents that it is capable of providing such materials and services and desires to contract with the District to do so in accordance with the terms of this Agreement; and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. DESCRIPTION OF WORK AND SERVICES. The duties, obligations, and responsibilities of the Contractor are to provide the services, labor, materials and warranties described herein and set forth in the proposal attached hereto and incorporated by reference herein as **Exhibit A** ("Services"). The Services shall include, but are not limited, to the installation of the plant material improvements in accordance with the plans more particularly identified as Engineering Plans for Beacon Lake Parkway Extension Prepared by England Thims & Miller, Inc., Approved Dated: 9-10-2021 attached hereto at **Exhibit A** (the "Plans").

Contractor shall locate all utilities prior to performing the Work and shall maintain necessary erosion control measures during the term of its Work. Additionally:

- **A.** The Contractor shall report directly to the District's Designee who shall be Aaron Lyman. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage and shall follow and be responsible for the Services set forth herein and in **Exhibit A**. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.
- **B.** This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, ordinances and regulations affecting the provision of the Services.
- **C.** The District is relying on the Contractor as the expert in this field. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District and in accordance with this Agreement. Contractor shall use industry best practices and procedures when carrying out the Services. Any additional compensation for additional duties shall be paid only as negotiated between the parties and upon the written authorization of the District.

SECTION 3. OMITTED.

SECTION 4. PAYMENT FOR SERVICES. Total compensation for supplying all of the Services described herein and in attached **Composite Exhibit A** shall not exceed **\$221,480.00**. The Contractor shall maintain records conforming to usual accounting practices. Contractor shall submit a written invoice to the District when the Services are fully complete, which invoice shall be and payable as provided for under the Local Government Prompt Payment Act, Sections 218.70 et seq., Fla. Stat. The invoice will include such supporting information as the District may reasonably require the Contractor to provide.

The District may require, as a condition precedent to making any payment to the Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

SECTION 5. OMITTED.

SECTION 6. WARRANTY AND COVENANT. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all workmanship and materials shall be of good quality, and free from faults and defects. Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the Project, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or services. If any of the services or materials provided under this Agreement are found to be defective, deficient or not in accordance with the Agreement, and without intending to limit any other remedies, Contractor shall correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District. Further, the Contractor hereby assigns all manufacturers' warranties to the District, and shall provide evidence of the same with the Contractor's submittal of the Final Payment Application.

Contractor hereby covenants to the District that it shall perform the services necessary to complete the Project: (i) using its best skill and judgment and in accordance with generally accepted professional standards and practices for projects of similar design and complexity as the development occurring within the District; (ii) in compliance with all applicable federal, state, county municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform; and (iii) in an expeditious and economical manner consistent with the best interests of the District. Contractor hereby covenants to the District that any work product of the Contractor shall not call for the use of, nor infringe, any patent, trademark, services mark, copyright or other proprietary interest claimed or held by any person or business entity absent prior written consent from the District.

SECTION 7. INSURANCE. Contractor shall, at its own expense, maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

- (1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.
- (2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - (i) Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.
- (3) Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.
- (4) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage,

providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

The District and its officers, supervisors, agents, staff, and representatives of the foregoing shall be named as additional insured parties. Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the state of Florida. At no time shall Contractor be without insurance in the above amounts. Contractor shall, without interruption, maintain insurance for professional liability for errors and omissions for at least five (5) years after the completion or termination of this Agreement.

If Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 8. INDEPENDENT CONTRACTOR. It is understood and agreed that at all times the relationship of Contractor and its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor to the District is the relationship of an independent contractor and not that of an employee, agent, joint venturer or partner of the District. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employee between the District and Contractor or any of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor. The parties acknowledge that Contractor is not an employee for state or federal tax purposes. Contractor shall hire and pay all of Contractor, all of whom shall be employees of Contractor and not employees of District and at all times entirely under Contractor's supervision, direction and control.

In particular, District will not: i) withhold FICA (Social Security) from Contractor's payments; ii) make state or federal unemployment insurance contributions on Contractor's behalf; iii) withhold state or federal income tax from payment to Contractor; iv) make disability insurance contributions on behalf of Contractor; or v) obtain workers' compensation insurance on behalf of Contractor.

SECTION 9. COMPLIANCE WITH LAWS, ORDINANCES AND REGULATIONS. In performing its obligations under this Agreement, Contractor and each of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction, including all laws, regulations and rules relating to immigration and/or the status of foreign workers. Contractor shall initiate, maintain, and

supervise all safety precautions and programs in connection with its obligations herein. Contractor shall ensure that all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor observe Contractor's rules and regulations of safety and conduct. Contractor shall take all reasonable precautions for the safety of and shall provide all reasonable protection to prevent damage, injury or loss to all of its employees, agents and subcontractors performing its obligations herein and other persons who may be affected, and any material, equipment and other property. Contractor shall remedy all damage or loss to any property caused in whole or in part by Contractor, its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, or by anyone for whose acts Contractor may be liable. Contractor shall indemnify District for all damage or losses it may incur or be exposed to because of Contractor or any of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor's failure to comply with the provisions contained herein.

SECTION 10. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 11. ENFORCEMENT OF AGREEMENT. In the event that either Party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 12. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.

SECTION 13. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

SECTION 14. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A.	If to Contractor:	West Orange Nurseries, Inc. – Landscape Division
		4001 Avalon Road
		Winter Garden, FL 34787

В.	If to District:	Meadow View at Twin Creeks Community Development District 475 West Town Place, Suite 114 St. Augustine, Florida 32092 Attn: District Manager
	With a copy to:	Kutak Rock LLP 107 West College Avenue Tallahassee, Florida 32301 Attn: District Counsel

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

SECTION 15. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. Both parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, both parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either the District or the Contractor.

SECTION 16. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

SECTION 17. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement or any monies to become due hereunder without the prior written approval of the other.

SECTION 18. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in St. Johns County, Florida.

SECTION 19. INDEMNIFICATION.

- A. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
- B. Contractor, its employees, agents and subcontractors shall defend, hold harmless and indemnify the District and its directors, officers, supervisors, staff, employees, representatives and agents against any and all claims, damages, liabilities, losses, costs, or harm of any kind including, but not limited to, reasonable attorneys' fees, to the extent caused by the acts or omissions of Contractor, or other persons employed or utilized by Contractor in the performance of this Agreement up to the amount of one million dollars. By executing this Agreement, Contractor agrees such indemnification amount bears a reasonable commercial relationship to the Agreement.
- C. Contractor hereby acknowledges, agrees and covenants that nothing in this Agreement shall constitute or be construed as a waiver of the District's sovereign immunity pursuant to Section 768.28, Florida Statutes or other statute or law. This Article shall survive any termination of this Agreement.

SECTION 20. TERM. This Agreement shall become effective as of the date first above written, and shall terminate upon completion of the Services set forth herein and in any amendment hereto, unless cancelled earlier, pursuant to Section 21 below.

SECTION 21. CANCELLATION. The District shall have the right to cancel this Agreement at any time due to Contractor's failure to perform in accordance with the terms of this Agreement or for any reason. Contractor shall have the right to cancel this Agreement upon thirty (30) days written notice mailed to the District at the address written above stating a failure of the District to perform in accordance with the terms of this Agreement. The District's liability upon cancellation or termination of this Agreement shall be limited to paying for the reasonable value of labor and materials physically incorporated into the Services up to the effective date of cancellation, along with the value of materials specifically fabricated by Contractor for the Services up to the date the notice of cancellation or termination was given, though not incorporated in the Services, but not reasonably usable elsewhere, less payments already made to Contractor, as Contractor's sole means of recovery for cancellation.

SECTION 22. OWNERSHIP OF DOCUMENTS. All rights in and title to all plans, drawings, specifications, ideas, concepts, designs, sketches, models, programs, software, creation,

inventions, reports, or other tangible work product originally developed by Contractor pursuant to this Agreement shall be and remain the sole and exclusive property of the District when developed and shall be considered work for hire.

SECTION 23. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Contractor acknowledges that the designated public records custodian for the District is James Oliver ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of this Agreement, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, AS TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 940-5850, <u>JOLIVER@GMSNF.COM</u>, OR AT 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092.

SECTION 24. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 25. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 26. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

SECTION 27. SCRUTINIZED COMPANIES STATEMENT. Contractor certifies that it is not in violation of Section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

SECTION 28. E-VERIFY. The Contractor shall comply with and perform all provisions of Section 448.095, Florida Statutes. Accordingly, as a condition precedent to entering into this Agreement, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, Florida Statutes, and stating that the subcontractor has registered with and uses the E-Verify system and does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. Any party may terminate this Agreement or any subcontract hereunder if there is a good faith belief on the part of the terminating party that a contracting party has knowingly violated Section 448.09(1), Florida Statutes. Upon such termination, Contractor shall be liable for any additional costs incurred by the District because of the termination. If the District has a good faith belief that a subcontractor has violated Section 448.095, Florida Statutes, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District.

SECTION 29. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES. The Contractor agrees to comply with Section 20.055(5), Florida Statutes, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), Florida Statutes.

(SIGNATURES ON FOLLOWING PAGE)

IN WITNESS WHEREOF, the parties hereto have signed this Landscape Installation and Materials Agreement on the day and year first written above.

Attest:	Meadow View at Twin Creeks Community Development District
Secretary/Assistant Secretary	Chair/Vice Chair, Board of Supervisors
Witness	West Orange Nurseries, Inc.
Signature of Witness	By:
Signature of Williess	Print Name:
Print Name	Title:

Composite Exhibit A: Documents detailing Services

COMPOSITE EXHIBIT A (Proposals and Plans)



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

SHIP TO Meadow View @ Twin Creeks C/O GMS St. Augustine, FL 32092

Estimate 4160

DATE 09/12/2023

P.O. NUMBER

BeaconLakePkwyExtension

ACTIVITY	DESCRIPTION	QTY	INSTALLED	AMOUNT
	Beacon Lake Parkway Extension- Jacksonville, FL			
MISC	River Birch- 30 Gal; 10'- 12' Ht; 6" Cal; Multi- Trunk	35	375.00	13,125.00
MISC	Tulip Tree- 30 Gal; 12'-14' Ht; 2" Cal	42	375.00	15,750.00
MISC	Southern Live Oak- 14' Ht; 4* Cal	66	1,100.00	72,600.00
Mulch Pine Straw	Mulch Pine Straw - Price is per bale (30 SF)	100	15.00	1,500.00
Sodbid	Floratam Sod @ .70 cents Per Foot Installed Bahia Sod @.60 cents Per Foot Installed Bermuda @ .70 cents Per Foot Installed			0.00
	Sod not clearly De-noted on plan			
MISC	Tree Staking Kits	143	35.00	5,005.00
IRRIGATION	Irrigation Installation Per Plan / Water Meter Or Water Source Supplied By Other	1	75,000.00	75,000.00
MISC	Pump Station-	1	38,500.00	38,500.00
	3HP Centrifugal 230V / 1Phase Includes: Installation; Suction Assembly; Filter; Concrete Pad			

	TOTAL	\$221,480.00
cepted By	Accepted Date	

FIFTH ORDER OF BUSINESS

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Meadow View at Twin Creeks Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2022

Meadow View at Twin Creeks Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2022

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REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors Meadow View at Twin Creeks Community Development District St. Johns County, Florida

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of Meadow View at Twin Creeks Community Development District (the "District"), as of and for the year ended September 30, 2022, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Meadow View at Twin Creeks Community Development District as of September 30, 2022, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error. To the Board of Supervisors Meadow View at Twin Creeks Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users made on the basis of these financial statements.

In performing an audit in accordance with GAAS and Government Auditing Standards, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the
 aggregate, that raise substantial doubt about the District's ability to continue as a going
 concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

To the Board of Supervisors Meadow View at Twin Creeks Community Development District

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated October XX, 2023 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Meadow View at Twin Creeks Community Development District's internal control over financial reporting and compliance.

Berger, Toombs, Elam, Gaines & Frank Certified Public Accountants PL Fort Pierce, Florida

October XX, 2023

Meadow View at Twin Creeks Community Development District MANAGEMENT'S DISCUSSION AND ANALYSIS For the Year Ended September 30, 2022

Management's discussion and analysis of Meadow View at Twin Creeks Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) Government-wide financial statements, 2) Fund financial statements, and 3) Notes to financial statements. The Government-wide financial statements present an overall picture of the District's financial position and results of operations. The Fund financial statements present financial information for the District's major funds. The Notes to financial statements provide additional information concerning the District's finances.

The Government-wide financial statements are the statement of net position and the statement of activities. These statements use accounting methods similar to those used by the private-sector. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments and developer contributions.

The statement of net position presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position are reported in three categories; 1) net investment in capital assets, 2) restricted and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities funded by the District include general government, physical environment, culture and recreation, and interest on long-term debt.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

Meadow View at Twin Creeks Community Development District MANAGEMENT'S DISCUSSION AND ANALYSIS For the Year Ended September 30, 2022

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a balance sheet and a statement of revenues, expenditures and changes in fund balances for all governmental funds. A statement of revenues, expenditures, and changes in fund balances – budget and actual, is provided for the District's General Fund. Fund financial statements provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as balances of spendable resources available at the end of the year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the statement of revenues, expenditures, and changes in fund balances provide reconciliations to facilitate this comparison between governmental funds and governmental activities.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets, and long-term debt are some of the items included in the notes to financial statements.

Financial Highlights:

The following are the highlights of financial activity for the year ended September 30, 2022.

- The District's total assets exceeded total liabilities by \$28,884,701 (net position). Unrestricted net position was \$425,745. Restricted net position-debt service was \$241,946. Net investment in capital assets was \$28,217,010.
- Governmental activities revenues totaled \$10,852,546 while governmental activities expenses and conveyances totaled \$7,310,242.

Meadow View at Twin Creeks Community Development District MANAGEMENT'S DISCUSSION AND ANALYSIS For the Year Ended September 30, 2022

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District.

Net Position

a construction of the state

	Governmental Activities		
	2022	2021	
Current assets	\$ 648,007	\$ 957,873	
Restricted assets	3,409,936	6,035,089	
Capital assets, net of depreciation	59,670,565	55,735,549	
Total Assets	63,728,508	62,728,511	
Current liabilities	2,857,984	1,444,603	
Non-current liabilities	31,985,823	35,941,511	
Total Liabilities	34,843,807	37,386,114	
Net investment in capital assets	28,217,010	19,319,281	
Net position-restricted	241,946	5,599,249	
Net position-unrestricted	425,745	423,867	
Total Net Position	\$ 28,884,701	\$ 25,342,397	

The decrease in current assets is related to the decreases in special assessments receivable and due from developer in the current year.

The decrease in restricted assets is related to the increase in capital assets in the current year.

The increase in current liabilities is related to the increase in contracts/retainage payable in the current year.

The decrease in non-current liabilities is related to the debt service payments that were made in the current year.

Meadow View at Twin Creeks Community Development District MANAGEMENT'S DISCUSSION AND ANALYSIS For the Year Ended September 30, 2022

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District.

Change in Net Position

	Governmen	tal Activities
	2022	2021
Program Revenues	100 Jan 199	1. 16 2. 3
Charges for services	\$ 9,082,611	\$ 14,539,820
Operating grants and contributions	748,777	721,927
Capital grants and contributions	979,704	2,435,777
General Revenues		
Investments earnings	3,183	213
Other revenues	38,271	30,167
Total Revenues	10,852,546	17,727,904
Expenses		
General government	183,097	161,805
Physical environment	841,052	678,314
Culture/recreation	515,274	479,459
Interest and other charges	2,108,841	2,021,456
Total Expenses	3,648,264	3,341,034
Conveyances to other governments	3,661,978	
Change in Net Position	3,542,304	14,386,870
Net Position - Beginning of Year	25,342,397	10,955,527
Net Position - End of year	\$ 28,884,701	\$ 25,342,397

The decrease in charges for services is related to prepayments in the prior year.

The decrease in capital contributions is related to the issuance of long-term debt in the current year.

The increase in physical environment is related to the increase in landscape maintenance and irrigation repairs in the current year.

The increase in interest and other charges is related to issuance costs in the current year.

Meadow View at Twin Creeks Community Development District MANAGEMENT'S DISCUSSION AND ANALYSIS For the Year Ended September 30, 2022

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2022 and 2021.

	Governmental Activities				
Description		2022	2021		
Construction in progress	\$	59,575,034	\$	55,626,370	
Equipment		136,475		136,475	
Accumulated depreciation	-	(40,944)	_	(27,296)	
Total Capital Assets (Net)	\$	59,670,565	\$	55,735,549	

During the year, depreciation was \$13,648, additions of \$7,610,642 were added to construction in progress and \$3,661,978 was conveyed to other governments.

General Fund Budgetary Highlights

The budget exceeded actual expenditures primarily because contracted security and performance bond cost expenditures were less than anticipated.

The September 30, 2022 budget was amended for engineering, facility maintenance, landscape and irrigation repair expenditures that were more than originally anticipated.

Debt Management

Governmental Activities debt includes the following:

- In October 2016, the District issued \$12,030,000 Series 2016 Special Assessment Bonds (A-1, A-2, and B). The bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. In a prior year, the Series 2016A-2 Bonds were paid off. During the current year, the Series 2016B Bonds were paid off. The balance outstanding for the Series 2016A-1 Bonds at September 30, 2022 was \$6,090,000.
- In October 2018, the District issued \$16,490,000 Series 2018A Special Assessment Bonds (A-1 and A-2). The bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. During the current year, the Series 2018A-2 Bonds were paid off. The balance outstanding for the Series 2018A-1 Bonds at September 30, 2022 was \$8,550,000.

Meadow View at Twin Creeks Community Development District MANAGEMENT'S DISCUSSION AND ANALYSIS For the Year Ended September 30, 2022

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Debt Management (Continued)

- In February 2019, the District issued \$8,110,000 Series 2019A Special Assessment Bonds (A-1 and A-2). The bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. During the current year, the Series 2019A-2 Bonds were paid off. The balance outstanding for the Series 2019A-1 Bonds September 30, 2022 was \$3,505,000.
- In May 2020, the District issued \$8,5775,000 Series 2020A Special Assessment Bonds (A-1, A-2, and A-3). The bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. During the current year the Series 2020A-2 and A-3 Bonds were paid off. The balance outstanding for the Series 2020A-1 Bonds September 30, 2022 was \$1,640,000.
- In November 2021, the District issued \$12,755,000 Series 2021 Special Assessment Bonds (Phase 3B and Phase 4). The bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. The balance outstanding at September 30, 2022 was \$12,755,000.

Economic Factors and Next Year's Budget

Meadow View at Twin Creeks Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2023.

Request for Information

The financial report is designed to provide a general overview of Meadow View at Twin Creeks Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Meadow View at Twin Creeks Community Development District, Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

Meadow View at Twin Creeks Community Development District STATEMENT OF NET POSITION September 30, 2022

	Governmental Activities
ASSETS	
Current Assets	
Cash and cash equivalents	\$ 232,405
Investments	82,944
Assessments receivable	48,122
Due from other	399
Due from developer	227,852
Deposits	3,360
Prepaid expenses	52,925
Total Current Assets	648,007
Non-Current Assets	
Restricted assets	
Investments	3,409,936
Capital assets, not being depreciated	
Construction in progress	59,575,034
Capital assets, being depreciated	
Equipment	136,475
Less: accumulated depreciation	(40,944)
Total Non-Current Assets	63,080,501
Total Assets	63,728,508
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	98,433
Contracts/retainage payable	1,452,234
Due to developer	3,502
Unearned revenues	45,615
Accrued interest	629,132
Financed purchase payable	9,068
Bonds payable	620,000
Total Current Liabilities	2,857,984
Non-Current Liabilities	
Bonds payable, net	31,985,823
Total Liabilities	34,843,807
NET POSITION	
Net investment in capital assets	28,217,010
Restricted for debt service	241,946
Unrestricted	425,745
Total Net Position	\$ 28,884,701

See accompanying notes.

Meadow View at Twin Creeks Community Development District STATEMENT OF ACTIVITIES For the Year Ended September 30, 2022

	Program Revenues	Net (Expense) Revenues and Changes in Net Position
Functions/Programs	Operating Capital Charges for Grants and Grants and Expenses Services Contributions Contributions	Governmental Activities
Primary government Governmental Activities General government Physical environment Culture/recreation Interest and other charges Total Governmental Activities	\$ (183,097) \$ 92,135 \$ 89,855 \$ - (841,052) 416,350 406,050 979,704 (515,274) 259,287 252,872 - (2,108,841) 8,314,839 - - \$ (3,648,264) \$ 9,082,611 \$ 748,777 \$ 979,704	\$ (1,107) 961,052 (3,115) <u>6,205,998</u> 7,162,828
	General Revenues Investment earnings Miscellaneous revenues Total General Revenues	3,183 38,271 41,454
	Conveyances to other governments Change in Net Position	(3,661,978) 3,542,304
	Net Position - October 1, 2021 Net Position - September 30, 2022	25,342,397 \$ 28,884,701

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Meadow View at Twin Creeks Community Development District BALANCE SHEET -GOVERNMENTAL FUNDS September 30, 2022

ASSETS	_	General		ebt rvice		pital jects		Total rernmental Funds
Cash and cash equivalents	5	232,405	\$		\$	1.2	s	232,405
nvestments		82,944	÷				Ť	82,944
Assessments receivable		33,893		14,229				48,122
Due from other funds		55,555		14,220		60,483		60,483
Due from other		399						399
Due from developer		227,852						227,852
Deposits		3,360						3,360
Prepaid expenses		52,925		1		2		52,925
Restricted assets								02,020
Investments, at fair value		-	1.6	36,970	1.7	72,966	-	3,409,936
Total Assets	\$	633,778		51,199	-	33,449		4,118,426
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES								
Liabilities: Accounts payable and accrued expenses	\$	98,433	\$		\$		s	98,433
Contracts/retainage payable	-2	90,455	Φ			52,234		1,452,234
Due to other funds		60,483		1.2	1,9	52,234		60,483
Due to developer		3,502						3,502
Unearned revenues		45,615						45,615
Total Liabilities	-	208,033	\equiv	-	1,4	52,234	_	1,660,267
DEFERRRED INFLOWS OF RESOURCES								
Unavailable revenues		55,283		<u> </u>		- 4	-	55,283
Fund Balances:								
Nonspendable Deposits and prepaid expenses		56,285		4				56,285
Restricted Debt service								1 001 100
and the second se			1,6	651,199		-		1,651,199
Capital projects Unassigned		314,177		7		381,215		381,215
Total Fund Balances	-	370,462	1.6	551,199	-	381,215	00	314,177 2,402,876
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$	633,778		551,199	100	333,449	12	4,118,426

See accompanying notes.

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Meadow View at Twin Creeks Community Development District RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES TO NET POSITION OF GOVERNMENTAL ACTIVITIES September 30, 2022

Total Governmental Fund Balances	\$	2,402,876
Amounts reported for governmental activities in the Statement of Net Position are different because:		
Capital assets, construction in progress, \$59,575,034, and equipment, \$136,475, net of accumulated depreciation, \$(40,944), used in governmental activities are not current financial resources and, therefore, are not reported at the fund level.	5	9,670,565
Long-term liabilities, including bonds payable, \$(32,540,000), net of bond premium, net, \$(107,460), and bond discount, net, \$41,637, and financed purchase payable, \$(9,068), are not due and payable in the current period and; therefore, are not reported at the fund level.	(3	2,614,891)
Accrued interest expense for long-term debt is not a current financial use and; therefore, is not reported at the fund level.		(629,132)
Unavailable revenues are recognized as deferred inflows of resources at the fund level, however revenue is recognized when earned at the government-wide level.	_	55,283
Net Position of Governmental Activities	\$ 2	8,884,701

Meadow View at Twin Creeks Community Development District STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS For the Year Ended September 30, 2022

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	\$ 712,489	\$ 8,314,839	\$	\$ 9,027,328
Developer contributions	748,777	1 070	979,704	1,728,481
Investment earnings	30	1,276	1,877	3,183
Miscellaneous revenues	38,271			38,271
Total Revenues	1,499,567	8,316,115	981,581	10,797,263
Expenditures				
Current				
General government	183,097	1.4		183,097
Physical environment	827,404			827,404
Culture/recreation	515,274		Sec. 1	515,274
Capital outlay		-	7,610,642	7,610,642
Debt service				
Principal	25,709	12,040,000	4,580,339	16,646,048
Interest	1,982	1,745,901		1,747,883
Other	and the second second		467,123	467,123
Total Expenditures	1,553,466	13,785,901	12,658,104	27,997,471
Excess of revenues over expenditures	(53,899)	(5,469,786)	(11,676,523)	(17,200,208)
Other financing sources/(uses)				
Transfers in	494	2,826		3,320
Transfers out			(3,320)	(3,320)
Issuance of long-term debt	÷	674,863	12,080,137	12,755,000
Bond discount			(42,927)	(42,927)
Bond premium		110,790		110,790
Total Other Financing Sources/(Uses)	494	788,479	12,033,890	12,822,863
Net change in fund balances	(53,405)	(4,681,307)	357,367	(4,377,345)
Fund Balances - October 1, 2021	423,867	6,332,506	23,848	6,780,221
Fund Balances - September 30, 2022	\$ 370,462	\$ 1,651,199	\$ 381,215	\$ 2,402,876

See accompanying notes.

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Meadow View at Twin Creeks Community Development District RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES For the Year Ended September 30, 2022

Net Change in Fund Balances - Total Governmental Funds	\$ (4	,377,345)
Amounts reported for governmental activities in the Statement of Activities are different because:		
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets are allocated over their estimated useful lives as depreciation. This is the amount that capital outlay, \$7,610,642, exceeded by depreciation, \$(13,648), and conveyances, \$(3,661,978), in the current period.	3	,935,016
The isssuance of debt, bonds payable,\$(12,755,000), net of bond premium, \$(110,790), and bond discount, \$42,927, are recognized as other financing sources at the fund level, however, they increase liabilities at the government-wide level.	(12	,822,863)
Repayments of bond principal are expenditures at the fund level, but the repayments reduce long-term liabilities in the Statement of Net Position.	16	646,048
Unavailable revenues are recognized as deferred inflows of resources at the fund level, however, revenues are recognized when earned at the government-wide level. This is the current year change.		55,283
Bond premium and bond discount are amortized over the life of the bonds as interest. This is the current year amortization.		2,040
In the Statement of Activities, interest is accrued on outstanding bonds; whereas in the fund level interest expenditures are reported when due. This is the change in accrued interest in the current period.		104,125
Change in Net Position of Governmental Activites	\$ 3,	542,304

Meadow View at Twin Creeks Community Development District STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND For the Year Ended September 30, 2022

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues		a. Carta	i di di	4
Special assessments	\$ 694,613	\$ 712,490	\$ 712,489	\$ (1)
Developer contributions	857,161	804,060	748,777	(55,283)
Investment earnings		10,290	30	(10,260)
Miscellaneous revenues	10,000	28,012	38,271	10,259
Total Revenues	1,561,774	1,554,852	1,499,567	(55,285)
Expenditures				
Current				
General government	181,084	185,513	183,097	2,416
Physical environment	740,656	830,060	827,404	2,656
Culture/recreation	640,034	559,468	515,274	44,194
Debt Service				
Principal	-	-	25,709	(25,709)
Interest		· · · · · · · · · · · · · · · · · · ·	1,982	(1,982)
Total Expenditures	1,561,774	1,575,041	1,553,466	21,575
Excess of revenues over expenditures	<u> </u>	(20,189)	(53,899)	(33,710)
Other Financing Sources/(Uses)				
Transfer in	;	494	494	(<u> </u>
Net change in fund balances		(19,695)	(53,405)	(33,710)
Fund Balances - October 1, 2021		19,695	423,867	404,172
Fund Balances - September 30, 2022	<u>\$</u> -	\$ -	\$ 370,462	\$ 370,462

See accompanying notes.

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on March 7, 2016, by Ordinance 2016-11 of St. Johns County, Florida, Board of County Commissioners, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing or reconstructing, enlarging or extending, equipping, operating and maintaining water management, bridges or culverts, district roads, landscaping, street lights and other basic infrastructure projects within or without the boundaries of the Meadow View at Twin Creeks Community Development District. The District is governed by a five-member Board of Supervisors who are elected for four year terms. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Meadow View at Twin Creeks Community Development District (the primary government) as a local unit of special-purpose government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters. To be includable within the District's financial statements, the component unit must be financially accountable or the exclusion of the nature and significance of their relationship with the District would cause the financial statements to be misleading or incomplete. Blended component units must be financially accountable to the District; there must be a financial burden/benefit relationship and the entity, although legally separate, must operate like a fund of the District.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards Board, the District has identified no component units.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole and its blended component unit. These statements include all the governmental activities of the primary government and its component unit. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments, developer contributions, and interest. Program revenues are netted with program expenses in the Statement of Activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District implemented the Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent. The classifications include non-spendable, restricted, committed, assigned and unassigned.

The District has various policies governing the fund balance classifications.

Non-spendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Committed Fund Balance – This classification consists of amounts that can only be used for specific purposes pursuant to the constraints imposed by a formal action of the government's highest level of decision making authority.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – When restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of "available spendable resources". Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of "available spendable resources" during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. In addition, the proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation

a. Governmental Major Funds

<u>General Fund</u> – The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

<u>Debt Service Fund</u> – The Debt Service Fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

<u>Capital Projects Fund</u> – Accounts for construction of infrastructure improvements within the District.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as infrastructure and improvements, and non-current governmental liabilities, such as general obligation bonds, be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity (Continued)

a. Cash and Investments (Continued)

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

- 1. Direct obligations of the United States Treasury;
- The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
- Interest bearing time deposits or savings accounts in authorized qualified public depositories;
- Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash equivalents include time deposits and certificates of deposit with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

b. Restricted Assets

Certain assets of the District and a corresponding liability or portion of net position is classified as restricted on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation, or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted assets, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

c. Capital Assets

Capital assets, which include construction in progress and equipment, are reported in the governmental activities column in the government-wide statements.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Equipment

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity (Continued)

d. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds.

e. Bond Premium/Discounts

Bond premium/discounts are amortized over the life of the bonds.

f. Deferred Inflows of Resources

Deferred inflows of resources represent an acquisition of net position that applies to a future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until then. The District only has one time that qualifies for reporting in the category. Unavailable revenues are reported only in the governmental funds balance sheet. This amount is deferred and recognized as an inflow of resources in the period that amounts become available.

NOTE B - RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

"Total fund balances" of the District's governmental funds, \$2,402,876, differs from "net position" of governmental activities, \$28,884,701, reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the Governmental Fund Balance Sheet. The effect of the differences is illustrated below.

Capital related items

When capital assets (infrastructure and recreational facilities that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Construction in progress	\$ 59,575,034
Equipment	136,475
Accumulated depreciation	 (40,944)
Total	\$ 59,670,565

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position (Continued)

Long-term debt transactions

Long-term liabilities applicable to the District's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position.

Balances at September 30, 2022 were:

Bonds payable	\$ (32,540,000)
Bond premium, net	(107,460)
Bond discount, net	41,637
Financed purchase	(9,068)
Total	<u>\$ (32,614,891)</u>

Accrued interest

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to the accrued interest on bonds.

Accrued interest

\$ (629,132)

Deferred Inflows of Resources

Unavailable revenues are recognized as deferred inflows of resources at the fund level, however, revenue is recognized when earned at the government -wide level.

Unavailable revenues

\$ 55,283

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The "net change in fund balances" for government funds, \$(4,377,345), differs from the "change in net position" for governmental activities, \$3,542,304, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets are allocated over their estimated useful lives as depreciation. The following is the amount that capital outlay exceeded depreciation in the current year.

Capital outlay	\$ 7,610,642
Depreciation	(13,648)
Conveyances	(3,661,978)
Total	<u>\$ 3,935,016</u>

Long-term debt transactions

Repayments of bond principal are expenditures at the fund level but reduce liabilities in the Statement of Net Position. The issuance of new debt is an other financing source at the fund level but it increases long-term liabilities in the Statement of Net Position.

Principal payments	<u>\$ 16,646,048</u>
Issuance of long-term debt	<u>\$ (12,822,863)</u>

Some expenses reported in the Statement of Activities do not require the use of current financial resources, therefore, are not reported as expenditures in governmental funds.

Change in accrued interest payable	\$	104,125
Bond premium/discount amortization	<u>\$</u>	2,040

Deferred inflows of resources

Unavailable revenues are recognized as deferred inflows of resources at the fund level. This is the current year change in unavailable revenues.

Unavailable revenues

\$ 55,283

NOTE C - CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet and statement of net position as cash and investments.

Custodial Credit Risk - Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned. The investment policy of the District follows the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2022, the District's bank balance was \$353,083 and the carrying value was \$232,405. The District controls its exposure to custodial credit risk because it maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes.

As of September 30, 2022, the District had the following investments and maturities:

Investment	Maturity	Fair Value		
U.S. Bank Managed Money Market	N/A	\$	3,492,880	

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investment in U.S. Bank Managed Money Market are Level 1 assets.

NOTE C - CASH AND INVESTMENTS (CONTINUED)

Interest Rate Risk

The District monitors investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2022, the District's investment in the U.S. Bank Managed Money Market were not rated.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one issuer. The investment in First Treasury Obligation represents 10% of the District's total investments. The investments in U.S. Bank Managed Money Market Account represents 100% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2022 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary. In addition, the District has the ability to hold investments to maturity that have fair values less than cost. The District's investments are recorded at book value.

NOTE D - INTERFUND ACTIVITY

Interfund balances at September 30, 2022, consisted of the following:

	Re	ceivable			
	Capital Projects				
Payable		Fund			
General Fund	\$	60,483			

The General Fund collected funds on behalf of the Capital Projects Fund and owed an amount to the Capital Projects Fund at year end.

NOTE E - SPECIAL ASSESSMENT REVENUES

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually. Debt Service Assessments are levied when bonds are issued and collected annually. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the bond documents.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

NOTE F - CAPITAL ASSETS

	Balance October 1, 2021	Additions	Deletions	Balance September 30, 2022
Governmental Activities:				
Capital assets, not being depreciated:				
Construction in progress	\$ 55,626,370	\$ 7,610,642	\$ (3,661,978)	\$ 59,575,034
Capital assets, being depreciated:				
Equipment	136,475	6		136,475
Less accumulated depreciation for:				
Equipment	(27,296)	(13,648)		(40,944)
Total Capital Assets, Being Depreciated, net	109,179	(13,648)	· · ·	95,531
Governmental Activities Capital Assets	\$ 55,735,549	\$ 7,596,994	\$ (3,661,978)	\$ 59,670,565

Capital Asset activity for the year ended September 30, 2022 was as follows:

Depreciation of \$13,648 was charged to physical environment.

NOTE G - LONG-TERM DEBT

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2022:

Long-term debt at October 1, 2021	\$ 31,825,000
Issuance of debt	12,755,000
Principal payments	(12,040,000)
Long-term debt at September 30, 2022	<u>\$ 32,540,000</u>
Long-term debt is comprised of the following:	
Special Assessment Bonds	
\$21,435,000 Series 2016 Special Assessment Bonds (A1, and B) due in annual principal installments through May 2047. Interest at rates ranging from 4.5% to 6.0% is due M and November.	y 1.
\$16,490,000 Series 2018 Special Assessment Bonds (A1 a A2) due in annual principal installments beginning May 20 and maturing May 1, 2049. Interest at rates ranging fro 4.25% to 5.60% is due May and November.	020
\$8,110,000 Series 2019 Special Assessment Bonds (A1 a A2) due in annual principal installments beginning May 20 and maturing May 1, 2049. Interest at rates ranging fro 5.2% to 5.8% is due May and November.	020
\$8,575,000 Series 2020 Special Assessment Bonds (A1, A and A3) due in annual principal installments beginning M 2022 and maturing May 1, 2051. Interest at rates rangi from 4.250% to 5.375% is due May and November.	May
\$12,755,000 Series 2021 Special Assessment Bonds (Pha 3B and Phase 4) due in annual principal installme beginning May 2023 and maturing May 1, 2052. Interest rates ranging from 2.4% to 4.0% is due May and November.	ents st at
Total Bonds Payable Bond discount, net Bond premium, net Bonds Payable, Net	\$ 32,540,000 (41,367) <u>107,460</u> <u>\$ 32,606,093</u>

NOTE G - LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of long-term debt outstanding as of September 30, 2022 are as follows:

Year Ending September 30,	_	Principal	1	Interest		Total	
2023	\$	620,000	\$	1,509,916	\$	2,129,916	
2024		640,000		1,487,494	a.	2,127,494	
2025		670,000		1,464,394		2,134,394	
2026		690,000		1,438,839		2,128,839	
2027		715,000		1,412,439		2,127,439	
2028-2032		4,095,000		6,584,819		10,679,819	
2033-2037		5,130,000		5,577,344		10,707,344	
2038-2042		6,460,000		4,263,729		10,723,729	
2043-2047		8,305,000		2,492,498		10,797,498	
2048-2052	_	5,215,000	_	577,643		5,792,643	į,
Totals	\$	32,540,000	\$	26,809,115	\$	59,349,115	

Summary of Significant Bonds Resolution Terms and Covenants

<u>Depository Funds</u> – The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

- <u>Reserve Fund</u> The 2016A-1 Reserve Account is funded from the proceeds of the Bonds in an amount equal to 30% of the maximum annual debt service requirement for the Series 2016A-1 Bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.
- <u>Reserve Fund</u> The 2018A-1 Reserve Account is funded from the proceeds of the Bonds in an amount equal to 30% of the maximum annual debt service requirement for the Series 2018A-1 Bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.
- <u>Reserve Fund</u> The 2019A-1 Reserve Account is funded from the proceeds of the Bonds in an amount equal to 30% of the maximum annual debt service requirement for the Series 2019A-1 Bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.
- <u>Reserve Fund</u> The 2020A-1 Reserve Account is funded from the proceeds of the Bonds in an amount equal to 30% of the maximum annual debt service requirement for the Series 2020A-1 Bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.
- <u>Reserve Fund</u> The Phase 3B Debt Service Reserve Account is funded from the proceeds of the Series 2021 (Phase 3) Bonds in an amount equal to 50% of the maximum annual debt service requirement for the Series 2021 (Phase 3) Bonds until certain release conditions have been met. The reserve requirement reduces in 2 tiers once certain release conditions, as established in the Trust Indenture, have been met down to 25% and 10%, respectively.

NOTE G - LONG-TERM DEBT (CONTINUED)

The following is a schedule for the reserve requirements:

	Special Assessment Bonds			onds
	Reserve F		Reserve	
		Balance	Re	quirement
Series 2016A-1 Special Assessment Bonds	\$	133,847	\$	133,013
Series 2018A-1 Special Assessment Bonds	\$	184,467	\$	183,765
Series 2019A-1 Special Assessment Bonds	\$	77,637	\$	77,208
Series 2020A-1 Special Assessment Bonds	\$	34,374	\$	34,026
Series 2021 (P3B) Special Assessment Bonds	\$	140,339	\$	140,241
Series 2021 (P4) Special Assessment Bonds	\$	211,869	\$	211,869

Developer Advance

In a prior year, the Developer agreed to provide advance funding for the infrastructure project totaling \$4,580,339. During the current year, the District issued Series 2021 Special Assessment Bonds and utilized a portion of the proceeds to reimburse the Developer for all outstanding advanced amounts of \$4,580,339.

NOTE H – FINANCED PURCHASES

Governmental Activities

Municipal Asset Management, Inc. Fitness Equipment Lease

During the year ended September 30, 2019, the District entered into a financed purchase agreement for certain fitness equipment. The agreement has an end of finance title transfer to the District which qualifies it as a financed purchase; therefore, the asset has been recorded at the present value of future minimum payments.

The annual requirements to amortize the principal and interest of the financed purchases as of September 30, 2022 were as follows:

Year Ending		
September 30,	A	mount
2023	\$	9,230
Total minimum lease payments		9,230
Less: amount representing interest		(162)
Present value of minimum lease payments	\$	9,068

NOTE I - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. These risks are covered by commercial insurance from independent third parties. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.

NOTE J - SUBSEQUENT EVENT

Subsequent to year end, the District made prepayments totaling \$20,000 on the Series 2021 (Phase 3B) Special Assessment Bonds.

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors Meadow View at Twin Creeks Community Development District St. Johns County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Meadow View at Twin Creeks Community Development District, as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated October XX, 2023.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered Meadow View at Twin Creeks Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Meadow View at Twin Creeks Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Meadow View at Twin Creeks Community Development District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified. To the Board of Supervisors Meadow View at Twin Creeks Community Development District

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Meadow View at Twin Creeks Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Berger, Toombs, Elam, Gaines & Frank Certified Public Accountants PL Fort Pierce, Florida

October XX, 2023

MANAGEMENT LETTER

To the Board of Supervisors Meadow View at Twin Creeks Community Development District St. Johns County, Florida

Report on the Financial Statements

We have audited the financial statements of the Meadow View at Twin Creeks Community Development District as of and for the year ended September 30, 2022, and have issued our report thereon dated October XX, 2023.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated October XX, 2023, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.

Financial Condition

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Meadow View at Twin Creeks Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the Meadow View at Twin Creeks Community Development District had not met one of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the Meadow View at Twin Creeks Community Development District had not met one of the conditions described in Section 218.503(1), Florida Statutes.

To the Board of Supervisors Meadow View at Twin Creeks Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2022 for the Meadow View at Twin Creeks Community Development District. It is management's responsibility to monitor the Meadow View at Twin Creeks Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Meadow View at Twin Creeks Community Development District reported:

- The total number of district employees compensated in the last pay period of the District's fiscal year: 0
- The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 27
- All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$0
- All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$2,485,658
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2021, together with the total expenditures for such project: The District spent \$7,610,642 on various construction projects.
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was amended, see below.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the Meadow View at Twin Creeks Community Development District reported:

- The rate or rates of non-ad valorem special assessments imposed by the District: General Fund, \$564 - \$846 and Debt Service Fund, \$1,233.86 - \$2,146.75.
- The amount of special assessments collected by or on behalf of the District: Total special assessments collected was \$9,027,328.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds: See Note G.

To the Board of Supervisors

Meadow View at Twin Creeks Community Development District

		Driginal Budget	_	Actual		riance with Original Budget Positive Vegative)
Revenues	4		12			10.000
Special assessments	\$	694,613	\$	712,489	\$	17,876
Developer contributions Investment income		857,161		748,777		(108,384)
Miscellaneous revenues		10 000		30		30
Total Revenues	-	10,000	-	38,271 1,499,567	-	28,271 (62,207)
Total Revenues		1,001,774		1,499,507		(02,207)
Expenditures						
Current						
General government		181,084		183,097		(2,013)
Physical environment		740,656		827,404		(86,748)
Culture and recreation		640,034		515,274		124,760
Debt Service						
Principal		-		25,709		(25,709)
Interest		-		1,982	_	(1,982)
Total Expenditures	_	1,561,774		1,553,466	-	8,308
Revenues over/(under) expenditures	_	<u> </u>	_	(53,899)	-	(53,899)
Other Financing Sources/(Uses)				22.0		
Transfers in			<u> </u>	494	-	494
Net changes in fund balance	-			(53,405)	_	(53,405)
Fund Balances - Beginning of year	_		_	423,867	_	423,867
Fund Balances - End of year	\$		\$	370,462	\$	370,462

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

To the Board of Supervisors Meadow View at Twin Creeks Community Development District

Purpose of this Letter

Our Management Letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Berger, Toombs, Elam, Gaines & Frank Certified Public Accountants PL Fort Pierce, Florida

October XX, 2023

DRAFT

INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES

To the Board of Supervisors Meadow View at Twin Creeks Community Development District St. Johns County, Florida

We have examined Meadow View at Twin Creeks Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2022. Management is responsible for Meadow View at Twin Creeks Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Meadow View at Twin Creeks Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Meadow View at Twin Creeks Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Meadow View at Twin Creeks Community Development District's compliance with the specified requirements.

In our opinion, Meadow View at Twin Creeks Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2022.

Berger, Toombs, Elam, Gaines & Frank Certified Public Accountants PL Fort Pierce, Florida

October XX, 2023

SEVENTH ORDER OF BUSINESS

B.



FenceScreen, LLC 22961 Arroyo Vista Rancho Santa Margarita, CA 92688 www.fencescreen.com (888)313-6313

Quote

#Q-85107

10/6/2023

Bill To Meadowviev 850 Beacon, Jacksonville United State	, Lake Parkway FL 32210	Ship To Meadowview 850 Beacon, Lake Parkway Jacksonville FL 32210 United States	TOTAL	-)4.25 ires: 11/5/2023
Terms	PO #	Sales Rep		Shipping Method	
Prepay		Jose R Garcia		FREE Ground Shipping	
Quantity	Item			Rate	Amount
1	x 10 ft. 0 in., 100% 850 Series, Black, 1 (30) total panels • Panel 1: 16'-0" x 4 • Panel 2: 16'-0" x 4 • Panel 3: 16'-0" x 4 • Panel 4: 16'-0" x 4 • Panel 5: 16'-0" x 4 • Panel 6: 16'-0" x 4 • Panel 7: 16'-0" x 4 • Panel 8: 16'-0" x 4 • Panel 9: 16'-0" x 4 • Panel 10: 16'-0" x 4 • Panel 10: 16'-0" x 4 • Panel 11: 16'-0" x • Panel 12: 16'-0" x • Panel 13: 16'-0" x …and 17 more sec	I47 ft. 0 in. x 10 ft. 0 in., 100% E I'-0"	lockage	\$10,434.18	\$10,434.18
1	Count	0 316 Stainless Steel Cable Ti		\$14.99	\$14.99
	Subtotal	Steel Cable Ties - 14" Length, .3	width - (50) Count		\$10,449.17
	Dealer-Discount-1 10% Discount	10 10% Discount		-10%	\$-1,044.92
				Subtotal Discount	\$9,404.25

Subtotal	\$9,404.25
Discount	
Shipping Cost	\$0.00
Handling Cost	\$0.00
Tax Total (%)	\$0.00
Total	\$9,404.25

Custom sized and/or fabricated panels are non-returnable. Double check all information. Providing payment is considered an approval of this quote & all information provided.



ENHANCE PICKELBALL LLC





OCTOBER 6th, 2023

PAYMENT TO: ENHANCE PICKLEBALL 5505 Paseo De Pablo Torrance, CA 90505 USA

Rich Gray Address: 850 Beacon Lake Parkway Contact: (904)-475-9889

P.O. NUMBER	REQUISITIONER	SHIPPED VIA	F.O.B. POINT	TERMS
				SEE TERMS/ CONDITIONS.

QUANTITY	DESCRIPTION	UNIT PRICE	
	SOUNDPROOFING CURTAINS NOISE BARRIER W/ QUILTED ABSORBER ON ONE SIDE AND ALL EDGES BOUND W/ GORE TENERA THREAD, PVC MESH TARPAULIN, FABRICATED W/ GROMMETS ACROSS THE TOP AND BOTTOM, COLOR FORREST GREEN & BLACK	TOTAL	
49	10'x3' curtains for 10'x146' = 1,460 sq ft	\$13.00	\$18,980
	Installation	\$0.00	\$0.00
	50% Down Payment Required		(\$9,490)
	Shipping is included		\$0.00

2

1,460 sq ft

TOTAL COST OF PROJECT:

Scope of Work:

Enhance Pickleball LLC will deliver forty-nine curtains of the Pickleball Block Sound Proofing Curtains. The color is black & dark green. The delivery will start at the agreed-upon time or no more than 4 to 6 weeks from the contract. Enhance Pickleball LLC follows all OSHA Standards and Regulations.

Warranties:

Five years

Terms:

Upon receiving The Pickle Noise Block Sound Proofing Curtains, the customer will receive a final invoice. A 50% down payment is required before shipping. The balance is due after delivery. I, the customer, understand and agree to all the Terms and Conditions stated in this agreement by signing. I, the Customer, have read and understand the Terms stated and agree to the project's total price and quantity of materials. The price in this proposal/agreement may be subject to change upon additional work, change order, and /or specific material ordered by the customer.

Pricing is good for 90 days from October 6th, 2023.

THANK YOU FOR YOU FOR THE OPPORTUNITY TO SERVE YOU MR. GRAY.

Customer Signature

Connor Hance Enahnce Pickleball LLC

Drew Baird Enhance Picklebal LLC Date

\$18,980

\$18,980

Date

Date

ELEVENTH ORDER OF BUSINESS

B.

1.

r											
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT											
		REQUISITION SUMMARY									
<u>2021 Phase 3</u>											
		<u>2020 Phase 4</u>									
		Thursday, October 19, 2023									
2024 Bhass 2	TO BE APPROVED										
2021 Phase 3	<u>TO BE APPROVED</u>										
		2021 Phase 3 REQUISITIONS TO BE APPROVED		\$0.00							
2021 Phase 4	TO BE APPROVED										
10/19/2023	80 W. Gardner, LLC	Beacon Lake Phase 4 (Paving/Drainage) Application for Payment No. 18 (Sept 2023)	\$	135,844.70							
10/19/2023	81 W. Gardner, LLC	Beacon Lake Phase 4 (Utilities) Application for Payment No. 18 (Sept 2023)	\$	82,513.60							
10/19/2023	82 W. Gardner, LLC	Beacon Lake Phase 4 (Clearing/Earthwork) Application for Payment No. 20 (Sept 2023)	\$	40,250.31							
		2021 Phase 4 REQUISITIONS TO BE APPROVED		\$258,608.61							
		TOTAL REQUISITIONS TO BE APPROVED OCTOBER 19, 2023		\$258,608.61							

2.

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

Scope of Work

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

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

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

ESTIMATED FEE \$15,000.00

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

Hourly Fee Schedule 2023/2024		
CEO/CSO	\$400.00	/Hr.
President	\$350.00	/Hr.
Executive Vice President	\$335.00	/Hr.
Vice President	\$260.00	/Hr.
Senior Engineer/ Senior Project Manager	\$215.00	/Hr.
Project Manager	\$200.00	/Hr.
Director	\$185.00	/Hr.
Engineer	\$175.00	/Hr.
Assistant Project Manager	\$155.00	/Hr.
Senior Planner /Planning Manager	\$200.00	/Hr.
Senior Environmental Scientist	\$215.00	/Hr.
Planner	\$163.00	/Hr.
CEI Senior Project Engineer	\$230.00	/Hr.
CEI Project Manager/Project Administrator	\$184.00	/Hr.
CEI Senior Inspector	\$163.00	/Hr.
CEI Inspector	\$132.00	/Hr.
Senior Landscape Architect	\$184.00	/Hr.
Landscape Architect	\$165.00	/Hr.
Senior Technician/Senior Specialist	\$163.00	/Hr.
GIS Program Manager	\$180.00	/Hr.
GIS Analyst	\$140.00	/Hr.
GIS Consultant	\$150.00	/Hr.
Senior Engineering Designer / Senior LA Designer	\$160.00	/Hr.
Engineering Intern	\$140.00	/Hr.
Engineering/Landscape Designer	\$140.00	/Hr.
CADD/GIS Technician	\$132.00	/Hr.
Project Coordinator / CSS	\$100.00	/Hr.
Administrative Support	\$95.00	/Hr.

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

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

Time of Performance

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

Approval

Submitted by:

Thims & Miller, Inc. England,

Date: <u>9/13/2023</u>

Approved by:

Meadow View at Twin Creeks Community Development District

Date: __9/27/2023

E.

10/19/2023

Community Development District

Field Operations & Amenity Management Report



Rich Gray

MANAGER OF OPERATIONS RIVERSIDE MANAGEMENT SERVICES, INC.

Jennifer Clark-Erickson

AMENITY MANAGER RIVERSIDE MANAGEMENT SERVICES, INC.

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

Field Operations & Amenity Management Report October 19th, 2023

To: Board of Supervisors

From: Rich Gray Manager Of Operations

> Jennifer Clark-Erickson Amenity Manager

RE: Beacon Lake Field Operations & Amenity Management Report – October 19th, 2023

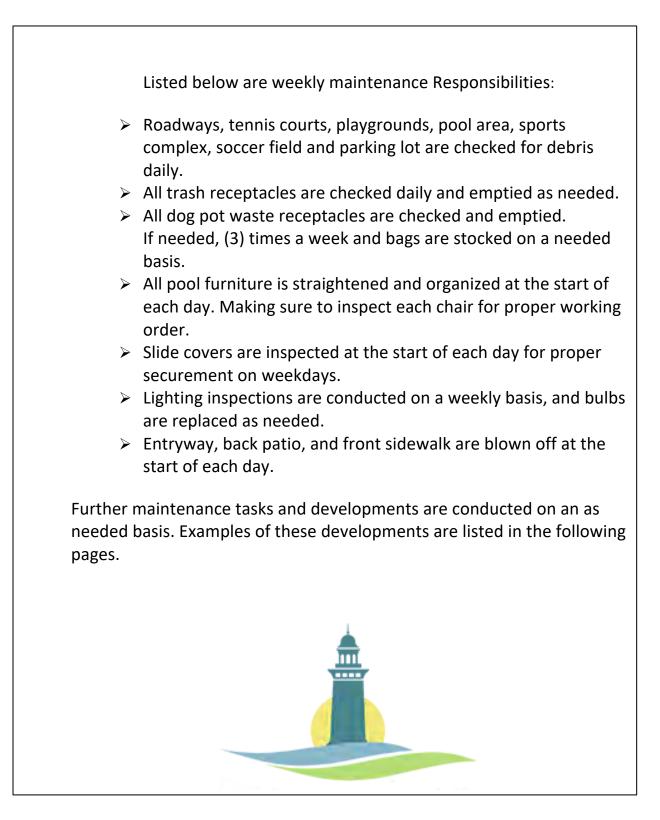
The following is a review of items related to Field operations, Maintenance, and Amenity Management of Beacon Lake.



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
- Murder Mystery sold out in less that 24 hours.
- Wine Tasting tbd
- Trunk or Treat and movie night on 10.27
- Food Demos booked for next 2 quarters
- Kids and Adult Bingo nights planned
- > FY24 events in the budgeting phase, all events are planned out.

Weekly Maintenance Responsibilities



Completed Projects

- Installed kayak sign at Lakeside Park kayak launch.
- Installed new dog pot station in townhome section off Tamar Court.
- > Installed (10) bag hangers on the pickleball court.
- Pressure washed the back patio of Amenity Building and Lakeside Park Building.
- Raked volleyball court and beach at Amenity Center
- Reglued landscape retaining block around fire pit and stair entrance off back patio of Amenity Center.
- Reattached flags at entry of development and around the pool patio.
- Inspected all playgrounds for proper operation, made any repairs needed immediately.
- > Adjusted entry gate at Lakeside Park for better opening/closing operation.
- Reattached security plating to fence on Back gate of pool patio.



Conclusion

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



TWELFTH ORDER OF BUSINESS

A.



Meadow View at Twin Creeks Community Development District

Unaudited Financial Statements as of September 30, 2023



Table of Contents

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

Community Development District

Combined Balance Sheet

September 30, 2023

	General	Debt Service	Capital Project	Governmental Fund Total
Assets:				
Cash	\$258,253			\$258,253.47
Investments: Custody - US Bank	\$292,008			\$292,008.14
Series 2016 A1	\$2,000			\$2,000.14
Reserve		\$137,907		\$137,906.75
Revenue		\$198,429		\$198,429.39
Series 2018 A1				
Reserve		\$190,062		\$190,061.87
Revenue		\$257,193		\$257,192.74
<u>Series 2018 A2</u> Revenue		\$2,822		\$2,821.52
Prepayment		\$2,822		\$2,821.52
Series 2019 A1		ΨI		φ0.7.
Reserve		\$79,991		\$79,991.18
Revenue		\$114,246		\$114,246.02
Series 2020 A1				
Reserve		\$38,895		\$38,895.3
Revenue		\$48,689		\$48,688.9
Prepayment		\$922		\$922.34
Series 2020 A2		ê1 700		#1 700 D
Revenue Interest		\$1,738 \$0		\$1,738.3 \$0.0
Prepayment		\$0		\$0.0
Series 2020 A3		ψŪ		0011
Reserve		\$19,011		\$19,010.5
Revenue		\$0		\$0.0
Interest		\$0		\$0.2
Series 2021-PH3B				
Reserve		\$141,841		\$141,840.8
Revenue		\$79,963		\$79,962.6
Interest Prepayment		\$2,803		\$0.0 \$2,803.0
Construction		\$2,803	\$4,040	\$4,040.0
Series 2021-PH4			\$1,010	\$1,010.0
Reserve		\$211,869		\$211,868.7
Revenue		\$136,132		\$136,131.9
Interest		\$1		\$1.4
Construction			\$6,325	\$6,324.6
Due from Other	\$2,598			\$2,598.2
Due from General Fund				\$0.0
Due From Developer - BBX				\$0.0
Due From Developer - Dreamfinders Electric Deposits	\$3,360			\$0.0
Prepaid Expenses	\$3,360			\$3,360.0 \$90,961.5
	\$70,702			\$50,50115
Total Assets	\$647,181	\$1,662,515	\$10,365	\$2,320,06
Liabilities:				
Accounts Payable	\$36,632			\$36,63
Accrued Expenses	\$1,637			\$1,63
Retainage Payable Due to Developer			\$250,728	\$250,72 \$
Due to Debt Service 2016-A1				3 \$
Due to Debt Service 2018-A1				\$
Due to Debt Service 2019-A1				\$
Due to Debt Service 2020-A1				\$
Due to Debt Service 2021-3B				\$
Due to Debt Service 2021-4				\$
Deferred Revenue				\$
Total Liabilities	\$38,269	\$0	\$250,728	\$288,99
Fund Balances:				
Nonspendable	\$94,322	\$0		\$94,32
Restricted for Capital Projects			(\$240,363)	(\$240,36
Restricted for Debt Service Restricted for Fence Agreement	\$16,350	\$1,662,515		\$1,662,51 \$16,35
Unassigned	\$16,350			\$16,35 \$498,24
Total Fund Balances	\$608,912	\$1,662,515	(\$240,363)	\$2,031,06
Total Liabilities & Fund Equity	\$647,181	\$1,662,515	\$10,365	\$2,320,06

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Community Development District

GENERAL FUND

Statement of Revenues & Expenditures

	Adopted	Prorated	Actual	
	Budget	Thru 09/30/23	Thru 09/30/23	Variance
REVENUES:				
	\$1,000,0 7 .0	\$1,000,0 7 .0	41 01 4 05 0	AE 454
Assessments - Tax Roll (1)	\$1,209,376	\$1,209,376	\$1,214,850	\$5,474
Assessments - Direct	\$603,935	\$603,935	\$601,418	(\$2,517)
Interest/Miscelleaneous Income	\$5,000	\$5,000	\$31,868	\$26,868
Restricted - Easement Fence Fund Facility Revenue	\$0 \$10,000	\$0 \$10,000	\$16,350 \$17,525	\$16,350 \$7,525
TOTAL REVENUES	\$1,828,311	\$1,828,311	\$1,882,011	\$53,700
	\$1,020,011	φ1,020,011	\$1,002,011	<i>4</i> 33,700
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisor Fees	\$0	\$0	\$3,200	(\$3,200)
FICA Expense	\$0	\$0	\$245	(\$245)
Engineering	\$36,000	\$36,000	\$29,725	\$6,275
Attorney Fees	\$30,000	\$30,000	\$20,410	\$9,590
Annual Audit	\$7,500	\$7,500	\$0	\$7,500
Artbitrage	\$3,600	\$3,600	\$3,600	\$0
Assessment Roll	\$10,000	\$10,000	\$10,000	\$0
Dissemination	\$20,000	\$20,000	\$12,600	\$7,400
Trustee Fees	\$21,000	\$21,000	\$15,936	\$5,064
Management Fees	\$52,094	\$52,094	\$52,094	(\$0)
Information Technology	\$1,550	\$1,550	\$1,550	(\$0)
Website Compliance	\$1,550	\$1,100	\$1,550	(\$0)
-	\$700	\$700	\$509	(\$0) \$191
Telephone				
Postage	\$1,000	\$1,000	\$1,593	(\$593)
Insurance	\$8,802	\$8,802	\$7,885	\$917
Printing and Binding	\$2,000	\$2,000	\$1,475	\$525
Legal Advertising	\$1,500	\$1,500	\$1,500	(\$0)
Other Current Charges	\$1,600	\$1,600	\$913	\$687
Office Supplies	\$300	\$300	\$16	\$284
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
ADMINISTRATIVE EXPENDITURES	\$198,921	\$198,921	\$164,528	\$34,393
AMENITY CENTER:				
Utilities				
Telephone/Cable/Internet	\$10,900	\$10,900	\$11,581	(\$681)
Electric	\$45,800	\$45,800	\$46,433	(\$633)
Water/Irrigation	\$20,000	\$20,000	\$30,086	(\$10,086)
Gas	\$2,136	\$2,136	\$1,984	\$152
Trash Removal		+-)		
	\$4,860	\$4,860	\$7,885	[\$3.025]
Security	\$4,860	\$4,860	\$7,885	(\$3,025)
-				
Security Monitoring	\$1,440	\$1,440	\$1,442	(\$2)
Security Monitoring Gate Monitoring	\$1,440 \$16,235	\$1,440 \$16,235	\$1,442 \$16,997	(\$2) (\$762)
Security Monitoring Gate Monitoring Gate Repairs	\$1,440 \$16,235 \$0	\$1,440 \$16,235 \$0	\$1,442 \$16,997 \$2,268	(\$2) (\$762) (\$2,268)
Security Monitoring Gate Monitoring Gate Repairs Access Cards	\$1,440 \$16,235 \$0 \$4,000	\$1,440 \$16,235 \$0 \$4,000	\$1,442 \$16,997 \$2,268 \$2,503	(\$2) (\$762) (\$2,268) \$1,497
Security Monitoring Gate Monitoring Gate Repairs Access Cards Contracted Security	\$1,440 \$16,235 \$0	\$1,440 \$16,235 \$0	\$1,442 \$16,997 \$2,268	(\$2) (\$762) (\$2,268)
Security Monitoring Gate Monitoring Gate Repairs Access Cards Contracted Security Management Contracts	\$1,440 \$16,235 \$0 \$4,000 \$20,000	\$1,440 \$16,235 \$0 \$4,000 \$20,000	\$1,442 \$16,997 \$2,268 \$2,503 \$3,987	(\$2) (\$762) (\$2,268) \$1,497 \$16,013
Security Monitoring Gate Monitoring Gate Repairs Access Cards Contracted Security Management Contracts Facility Management	\$1,440 \$16,235 \$0 \$4,000 \$20,000 \$125,000	\$1,440 \$16,235 \$0 \$4,000 \$20,000 \$125,000	\$1,442 \$16,997 \$2,268 \$2,503 \$3,987 \$97,728	(\$2) (\$762) (\$2,268) \$1,497 \$16,013 \$27,272
Security Monitoring Gate Monitoring Gate Repairs Access Cards Contracted Security Management Contracts Facility Management Pool Attendants	\$1,440 \$16,235 \$0 \$4,000 \$20,000 \$125,000 \$51,750	\$1,440 \$16,235 \$0 \$4,000 \$20,000 \$125,000 \$51,750	\$1,442 \$16,997 \$2,268 \$2,503 \$3,987 \$97,728 \$41,062	(\$2) (\$762) (\$2,268) \$1,497 \$16,013 \$27,272 \$10,688
Security Monitoring Gate Monitoring Gate Repairs Access Cards Contracted Security Management Contracts Facility Management	\$1,440 \$16,235 \$0 \$4,000 \$20,000 \$125,000	\$1,440 \$16,235 \$0 \$4,000 \$20,000 \$125,000	\$1,442 \$16,997 \$2,268 \$2,503 \$3,987 \$97,728	(\$2) (\$762) (\$2,268) \$1,497 \$16,013 \$27,272
Security Monitoring Gate Monitoring Gate Repairs Access Cards Contracted Security Management Contracts Facility Management Pool Attendants	\$1,440 \$16,235 \$0 \$4,000 \$20,000 \$125,000 \$51,750	\$1,440 \$16,235 \$0 \$4,000 \$20,000 \$125,000 \$51,750	\$1,442 \$16,997 \$2,268 \$2,503 \$3,987 \$97,728 \$41,062	(\$2) (\$762) (\$2,268) \$1,497 \$16,013 \$27,272 \$10,688
Security Monitoring Gate Monitoring Gate Repairs Access Cards Contracted Security Management Contracts Facility Management Pool Attendants Canoe Launch Attendant	\$1,440 \$16,235 \$0 \$4,000 \$20,000 \$125,000 \$51,750 \$31,050	\$1,440 \$16,235 \$0 \$4,000 \$20,000 \$125,000 \$51,750 \$31,050	\$1,442 \$16,997 \$2,268 \$2,503 \$3,987 \$97,728 \$41,062 \$175	(\$2) (\$762) (\$2,268) \$1,497 \$16,013 \$27,272 \$10,688 \$30,875
Gate Monitoring Gate Repairs Access Cards Contracted Security Management Contracts Facility Management Pool Attendants Canoe Launch Attendant Snack Bar Attendant	\$1,440 \$16,235 \$0 \$4,000 \$20,000 \$125,000 \$51,750 \$31,050 \$17,940	\$1,440 \$16,235 \$0 \$4,000 \$20,000 \$125,000 \$51,750 \$31,050 \$17,940	\$1,442 \$16,997 \$2,268 \$2,503 \$3,987 \$97,728 \$41,062 \$175 \$0	\$16,013 \$27,272 \$10,688 \$30,875 \$17,940

Community Development District

GENERAL FUND

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

	Adopted	Prorated	Actual	
	Budget	Thru 09/30/23	Thru 09/30/23	Variance
AMENITY CENTER CONTINUED				
Janitorial	\$22,275	\$22,275	\$34,187	(\$11,912)
Facility Maintenance	\$30,000	\$30,000	\$56,912	(\$26,912)
Private event Attendant	\$5,000	\$5,000	\$5,793	(\$793)
Repairs & Maintenance	\$36,000	\$36,000	\$33,809	\$2,191
Capital Projects	\$12,000	\$12,000	\$3,640	\$8,360
Snack Bar Inventory- CGS	\$1,000	\$1,000	\$0	\$1,000
Food Service License	\$650	\$650	\$492	\$158
Rental and Leases	\$27,691	\$27,691	\$6,923	\$20,769
Subscriptions	\$12,000	\$12,000	\$3,213	\$8,787
Pest Control	\$2,600	\$2,600	\$2,354	\$246
Supplies	\$2,500	\$2,500	\$1,026	\$1,474
Towel/Linen Service	\$2,000	\$2,000	\$1,705	\$295
, Furniture, Fixtures & Equipment	\$5,000	\$5,000	\$6,864	(\$1,864)
Special Events	\$35,000	\$35,000	\$32,829	\$2,171
Holiday Decorations	\$20,000	\$20,000	\$15,385	\$4,615
Fitness Center Repairs/Supplies	\$3,100	\$3,100	\$8,265	(\$5,165)
Office Supplies	\$1,500	\$1,500	\$1,779	(\$279)
ASCAP/BMI Licenses	\$800	\$800	\$0	\$800
Property Insurance	\$54,949	\$54,949	\$46,552	\$8,397
Permit and License	\$575	\$575	\$635	(\$60)
	<i>4010</i>	4070	4000	(400)
AMENITY CENTER EXPENDITURES	\$703,951	\$703,951	\$607,528	\$96,423
GROUND MAINTENANCE EXPENDITURES				
	¢c 400	¢c 100	*0	¢C 400
Hydrology Quality/Mitigation	\$6,400 \$30,000	\$6,400 \$30,000	\$0 \$29,816	\$6,400 \$184
Electric	\$30,000 \$646,800	\$30,000 \$646,800		\$184 \$102,771
Landscape Maintenance		\$646,800 \$85,000	\$544,029 \$213,282	
Landscape Contingency	\$85,000 \$27,000	\$85,000 \$27,000	\$213,282	(\$128,282) \$5,200
Lake Maintenance	\$27,000 \$12,000	\$27,000 \$12,000	\$21,800	\$5,200 \$2,650
Grounds Maintenance	\$12,000	\$12,000	\$9,350 \$10.015	\$2,650 (\$14,015)
Pump Repairs	\$5,000	\$5,000	\$19,015 \$54,742	(\$14,015)
Streetlighting	\$49,890	\$49,890	\$54,743	(\$4,853)
Streetlight Repairs	\$5,000	\$5,000	\$0	\$5,000
Storm Cleanup	\$0	\$0	\$1,220	(\$1,220)
Irrigation Repairs	\$22,200	\$22,200	\$51,475	(\$29,275)
Miscellaneous	\$5,000	\$5,000	\$0	\$5,000
Contingency	\$31,149	\$31,149	\$13,985	\$17,164
GROUNDS MAINTENACE EXPENDITURES	\$925,439	\$925,439	\$958,713	(\$33,275)
TOTAL EXPENDITURES	\$1,828,311	\$1,828,311	\$1,730,769	\$97,542
	÷1,520,511	, 1)020,011	÷ 1,700,707	_ 57512
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		\$180,653	
FUND BALANCE - Beginning	\$0		\$428,260	
FUND BALANCE - Ending	\$0		\$608,912	
(1) Includes special assessments for gate monitoring.			7000,9 12	
(1) Includes special assessments for gate monitoring. (2) Transfer in from 2016A-2 closeout				

(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:				,	· · · · · · · · · · · · · · · · · · ·		*	,	,	, ,	8		
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	\$2,450	\$31,868
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	\$4,600	\$17,525
Tacinty Revenue	\$3,730	ψ/ 5	\$000	<i>\$</i> 75	40	\$1,100	\$700	<i><i></i></i>	40	\$3,330	ψ <u>2</u> ,000	\$1,000	ψ17,525
Total Revenues	\$50,019	\$466,239	\$250,054	\$750,376	\$206,580	\$35,494	\$12,101	\$22,102	\$11,601	\$56,165	\$14,230	\$7,050	\$1,882,011
Expenditures:													
Administrative													
Supervisor Fees	\$0	\$0	\$0	\$0	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$3,200
FICA Expense	\$0	\$0	\$0	\$0	\$31	\$31	\$31	\$31	\$31	\$31	\$31	\$31	\$245
Engineering	\$3,565	\$1,811	\$869	\$3,827	\$2,615	\$4,228	\$2,394	\$2,869	\$4,368	\$1,551	\$1,629	\$0	\$29,725
Attorney Fees	\$1,736	\$2,766	\$358	\$1,103	\$1,596	\$1,375	\$1,853	\$4,530	\$1,377	\$1,245	\$2,473	\$0	\$20,410
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$1,035	\$0	\$0	\$0	\$0	\$0	\$0
Artbitrage	\$0	\$0	\$1,200	\$1,800	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$600	\$0 \$0	\$3,600
Assesment Roll	\$10,000	\$0 \$0	\$1,200	\$1,000	\$0 \$0	\$0 \$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	\$1,042	\$12,600
	\$1,042	\$1,042	\$8,351	\$1,042	\$1,042	\$2,357	\$1,042	\$1,042	\$1,042	\$1,142	\$1,042	\$1,042	\$12,000
Trustee Fees		\$0 \$4,341		\$3,418 \$4,341	\$0 \$4,341		\$0 \$4,341	\$0 \$4,341	\$0 \$4,341	\$0 \$4,341	\$0 \$4,341	\$0 \$4,341	
Management Fees	\$4,341		\$4,341			\$4,341							\$52,094
Information Technology	\$129	\$129	\$129	\$129	\$129	\$129	\$129	\$129	\$129	\$129	\$129	\$129	\$1,550
Website Admin	\$92	\$92	\$92	\$92	\$92	\$92	\$92	\$92	\$92	\$92	\$92	\$92	\$1,100
Telephone	\$0	\$58	\$28	\$20	\$41	\$41	\$41	\$50	\$37	\$89	\$54	\$50	\$509
Postage	\$91	\$66	\$302	\$49	\$104	\$101	\$58	\$135	\$62	\$585	\$26	\$14	\$1,593
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	\$270	\$1,475
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	\$30	\$913
Office Supplies	\$0	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$7	\$16
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
	ψ1/5												
Total Administrative Expenditures	\$30,982	\$10,622	\$16,797	\$15,847	\$10,418	\$14,413	\$10,417	\$13,658	\$12,912	\$11,137	\$10,919	\$6,406	\$164,528
Total Administrative Expenditures		\$10,622	\$16,797	\$15,847	\$10,418	\$14,413	\$10,417	\$13,658	\$12,912	\$11,137	\$10,919	\$6,406	\$164,528
Amenity Center			\$16,797 \$869		\$10,418 \$907		\$10,417 \$906				\$10,919 \$987		· · ·
Amenity Center Telephone	\$30,982 \$870	\$869	\$869	\$1,161	\$907	\$1,046	\$906	\$1,062	\$920	\$1,063	\$987	\$921	\$11,581
Amenity Center Telephone Electric	\$30,982 \$870 \$3,746	\$869 \$3,571	\$869 \$3,642	\$1,161 \$3,859	\$907 \$4,255	\$1,046 \$4,037	\$906 \$4,138	\$1,062 \$3,325	\$920 \$3,822	\$1,063 \$4,047	\$987 \$4,221	\$921 \$3,771	\$11,581 \$46,433
Amenity Center Telephone Electric Water/Irrigation	\$30,982 \$870 \$3,746 \$1,151	\$869 \$3,571 \$983	\$869 \$3,642 \$2,473	\$1,161 \$3,859 \$2,357	\$907 \$4,255 \$3,037	\$1,046 \$4,037 \$2,813	\$906 \$4,138 \$2,520	\$1,062 \$3,325 \$3,413	\$920 \$3,822 \$5,333	\$1,063 \$4,047 \$2,404	\$987 \$4,221 \$923	\$921 \$3,771 \$2,679	\$11,581 \$46,433 \$30,086
Amenity Center Telephone Electric Water/Irrigation Gas	\$30,982 \$870 \$3,746 \$1,151 \$156	\$869 \$3,571 \$983 \$134	\$869 \$3,642 \$2,473 \$213	\$1,161 \$3,859 \$2,357 \$143	\$907 \$4,255 \$3,037 \$320	\$1,046 \$4,037 \$2,813 \$196	\$906 \$4,138 \$2,520 \$19	\$1,062 \$3,325 \$3,413 \$202	\$920 \$3,822 \$5,333 \$159	\$1,063 \$4,047 \$2,404 \$66	\$987 \$4,221 \$923 \$300	\$921 \$3,771 \$2,679 \$75	\$11,581 \$46,433 \$30,086 \$1,984
Amenity Center Telephone Electric Water/Irrigation Gas Trash Removal	\$30,982 \$870 \$3,746 \$1,151 \$156 \$405	\$869 \$3,571 \$983 \$134 \$746	\$869 \$3,642 \$2,473 \$213 \$696	\$1,161 \$3,859 \$2,357 \$143 \$692	\$907 \$4,255 \$3,037 \$320 \$528	\$1,046 \$4,037 \$2,813 \$196 \$682	\$906 \$4,138 \$2,520 \$19 \$511	\$1,062 \$3,325 \$3,413 \$202 \$506	\$920 \$3,822 \$5,333 \$159 \$823	\$1,063 \$4,047 \$2,404 \$66 \$813	\$987 \$4,221 \$923 \$300 \$810	\$921 \$3,771 \$2,679 \$75 \$673	\$11,581 \$46,433 \$30,086 \$1,984 \$7,885
Amenity Center Telephone Electric Water/Irrigation Gas Trash Removal Security Monitoring	\$30,982 \$870 \$3,746 \$1,151 \$156 \$405 \$111	\$869 \$3,571 \$983 \$134 \$746 \$222	\$869 \$3,642 \$2,473 \$213 \$696 \$111	\$1,161 \$3,859 \$2,357 \$143 \$692 \$111	\$907 \$4,255 \$3,037 \$320 \$528 \$111	\$1,046 \$4,037 \$2,813 \$196 \$682 \$111	\$906 \$4,138 \$2,520 \$19 \$511 \$111	\$1,062 \$3,325 \$3,413 \$202 \$506 \$111	\$920 \$3,822 \$5,333 \$159 \$823 \$111	\$1,063 \$4,047 \$2,404 \$66 \$813 \$111	\$987 \$4,221 \$923 \$300 \$810 \$111	\$921 \$3,771 \$2,679 \$75 \$673 \$111	\$11,581 \$46,433 \$30,086 \$1,984 \$7,885 \$1,442
Amenity Center Telephone Electric Water/Irrigation Gas Trash Removal Security Monitoring Gate Monitoring	\$30,982 \$870 \$3,746 \$1,151 \$156 \$405 \$111 \$1,593	\$869 \$3,571 \$983 \$134 \$746 \$222 \$1,465	\$869 \$3,642 \$2,473 \$213 \$696 \$111 \$1,513	\$1,161 \$3,859 \$2,357 \$143 \$692 \$111 \$1,625	\$907 \$4,255 \$3,037 \$320 \$528 \$111 \$1,705	\$1,046 \$4,037 \$2,813 \$196 \$682 \$111 \$1,769	\$906 \$4,138 \$2,520 \$19 \$511 \$111 \$3,489	\$1,062 \$3,325 \$3,413 \$202 \$506 \$111 \$1,817	\$920 \$3,822 \$5,333 \$159 \$823 \$111 \$0	\$1,063 \$4,047 \$2,404 \$66 \$813 \$111 \$0	\$987 \$4,221 \$923 \$300 \$810 \$111 \$0	\$921 \$3,771 \$2,679 \$75 \$673 \$111 \$2,025	\$11,581 \$46,433 \$30,086 \$1,984 \$7,885 \$1,442 \$16,997
Amenity Center Telephone Electric Water/Irrigation Gas Trash Removal Security Monitoring Gate Monitoring Gate Repairs	\$30,982 \$870 \$3,746 \$1,151 \$156 \$405 \$111 \$1,593 \$0	\$869 \$3,571 \$983 \$134 \$746 \$222 \$1,465 \$0	\$869 \$3,642 \$2,473 \$213 \$696 \$111 \$1,513 \$0	\$1,161 \$3,859 \$2,357 \$143 \$692 \$111 \$1,625 \$315	\$907 \$4,255 \$3,037 \$320 \$528 \$111 \$1,705 \$488	\$1,046 \$4,037 \$2,813 \$196 \$682 \$111 \$1,769 \$790	\$906 \$4,138 \$2,520 \$19 \$511 \$111 \$3,489 \$225	\$1,062 \$3,325 \$3,413 \$202 \$506 \$111 \$1,817 \$0	\$920 \$3,822 \$5,333 \$159 \$823 \$111 \$0 \$0	\$1,063 \$4,047 \$2,404 \$66 \$813 \$111 \$0 \$0	\$987 \$4,221 \$923 \$300 \$810 \$111 \$0 \$0 \$0	\$921 \$3,771 \$2,679 \$75 \$673 \$111 \$2,025 \$450	\$11,581 \$46,433 \$30,086 \$1,984 \$7,885 \$1,442 \$16,997 \$2,268
Amenity Center Telephone Electric Water/Irrigation Gas Trash Removal Security Monitoring Gate Monitoring Gate Repairs Access Cards	\$30,982 \$3,746 \$1,151 \$156 \$405 \$111 \$1,593 \$0 \$0 \$0	\$869 \$3,571 \$983 \$134 \$746 \$222 \$1,465 \$0 \$0	\$869 \$3,642 \$2,473 \$213 \$696 \$111 \$1,513 \$0 \$683	\$1,161 \$3,859 \$2,357 \$143 \$692 \$111 \$1,625 \$315 \$0	\$907 \$4,255 \$3,037 \$320 \$528 \$111 \$1,705 \$488 \$0	\$1,046 \$4,037 \$2,813 \$196 \$682 \$111 \$1,769 \$790 \$0	\$906 \$4,138 \$2,520 \$19 \$511 \$111 \$3,489 \$225 \$0	\$1,062 \$3,325 \$3,413 \$202 \$506 \$111 \$1,817 \$0 \$1,200	\$920 \$3,822 \$5,333 \$159 \$823 \$111 \$0 \$0 \$0 \$620	\$1,063 \$4,047 \$2,404 \$66 \$813 \$111 \$0 \$0 \$0 \$0	\$987 \$4,221 \$923 \$300 \$810 \$111 \$0 \$0 \$0 \$0 \$0	\$921 \$3,771 \$2,679 \$75 \$673 \$111 \$2,025 \$450 \$0	\$11,581 \$46,433 \$30,086 \$1,984 \$7,885 \$1,442 \$16,997 \$2,268 \$2,503
Amenity Center Telephone Electric Water/Irrigation Gas Trash Removal Security Monitoring Gate Monitoring Gate Repairs Access Cards Contracted Security	\$30,982 \$870 \$3,746 \$1,151 \$156 \$405 \$111 \$1,593 \$0 \$0 \$0 \$0 \$0 \$0	\$869 \$3,571 \$983 \$134 \$746 \$222 \$1,465 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$869 \$3,642 \$2,473 \$213 \$696 \$1111 \$1,513 \$0 \$683 \$0	\$1,161 \$3,859 \$2,357 \$143 \$692 \$111 \$1,625 \$315 \$0 \$0 \$0	\$907 \$4,255 \$3,037 \$320 \$528 \$111 \$1,705 \$488 \$0 \$0 \$0	\$1,046 \$4,037 \$2,813 \$196 \$682 \$111 \$1,769 \$790 \$0 \$0 \$0	\$906 \$4,138 \$2,520 \$19 \$511 \$111 \$3,489 \$225 \$0 \$0	\$1,062 \$3,325 \$3,413 \$202 \$506 \$111 \$1,817 \$0 \$1,200 \$0	\$920 \$3,822 \$5,333 \$159 \$823 \$111 \$0 \$0 \$0 \$0 \$620 \$0	\$1,063 \$4,047 \$2,404 \$66 \$813 \$111 \$0 \$0 \$0 \$0 \$0 \$1,152	\$987 \$4,221 \$923 \$300 \$810 \$111 \$0 \$0 \$0 \$0 \$1,198	\$921 \$3,771 \$2,679 \$75 \$673 \$111 \$2,025 \$450 \$0 \$1,637	\$11,581 \$46,433 \$30,086 \$1,984 \$7,885 \$1,442 \$16,997 \$2,268 \$2,503 \$3,987
Amenity Center Telephone Electric Water/Irrigation Gas Trash Removal Security Monitoring Gate Monitoring Gate Repairs Access Cards Contracted Security Facility Management	\$30,982 \$870 \$3,746 \$1,151 \$156 \$405 \$111 \$1,593 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$869 \$3,571 \$983 \$134 \$746 \$222 \$1,465 \$0 \$0 \$0 \$0 \$0 \$0 \$6,779	\$869 \$3,642 \$2,473 \$213 \$696 \$111 \$1,513 \$0 \$683 \$0 \$7,534	\$1,161 \$3,859 \$2,357 \$143 \$692 \$111 \$1,625 \$315 \$0 \$0 \$10,424	\$907 \$4,255 \$3,037 \$320 \$528 \$111 \$1,705 \$488 \$0 \$6,891	\$1,046 \$4,037 \$2,813 \$196 \$682 \$111 \$1,769 \$790 \$0 \$0 \$0 \$0 \$7,102	\$906 \$4,138 \$2,520 \$19 \$511 \$111 \$3,489 \$225 \$0 \$0 \$0 \$7,209	\$1,062 \$3,325 \$3,413 \$202 \$506 \$111 \$1,817 \$0 \$1,200 \$0 \$7,936	\$920 \$3,822 \$5,333 \$159 \$823 \$111 \$0 \$0 \$620 \$0 \$9,434	\$1,063 \$4,047 \$2,404 \$66 \$813 \$111 \$0 \$0 \$0 \$1,152 \$10,709	\$987 \$4,221 \$923 \$300 \$111 \$0 \$0 \$0 \$1,198 \$10,704	\$921 \$3,771 \$2,679 \$75 \$673 \$111 \$2,025 \$450 \$0 \$1,637 \$6,504	\$11,581 \$46,433 \$30,086 \$1,984 \$7,885 \$1,442 \$16,997 \$2,268 \$2,503 \$3,987 \$97,728
Amenity Center Telephone Electric Water/Irrigation Gas Trash Removal Security Monitoring Gate Monitoring Gate Repairs Access Cards Contracted Security Facility Management Pool Attendants	\$30,982 \$870 \$3,746 \$1,151 \$105 \$405 \$111 \$1,593 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$869 \$3,571 \$983 \$134 \$746 \$222 \$1,465 \$0 \$0 \$0 \$0 \$6,779 \$0	\$869 \$3,642 \$2,473 \$213 \$696 \$111 \$1,513 \$0 \$683 \$0 \$7,534 \$0	\$1,161 \$3,859 \$2,357 \$143 \$692 \$111 \$1,625 \$315 \$0 \$0 \$10,424 \$0	\$907 \$4,255 \$3,037 \$320 \$528 \$111 \$1,705 \$488 \$0 \$0 \$6,891 \$0	\$1,046 \$4,037 \$2,813 \$196 \$682 \$111 \$1,769 \$790 \$0 \$0 \$7,102 \$2,451	\$906 \$4,138 \$2,520 \$19 \$511 \$111 \$3,489 \$225 \$0 \$0 \$7,209 \$4,470	\$1,062 \$3,325 \$3,413 \$202 \$506 \$111 \$1,817 \$0 \$1,200 \$0 \$7,936 \$4,218	\$920 \$3,822 \$5,333 \$159 \$823 \$111 \$0 \$0 \$620 \$0 \$620 \$0 \$9,434 \$12,762	\$1,063 \$4,047 \$2,404 \$66 \$813 \$111 \$0 \$0 \$0 \$1,152 \$10,709 \$12,202	\$987 \$4,221 \$923 \$300 \$810 \$111 \$0 \$0 \$0 \$0 \$1,198 \$10,704 \$4,958	\$921 \$3,771 \$2,679 \$75 \$673 \$111 \$2,025 \$450 \$0 \$1,637 \$6,504 \$0	\$11,581 \$46,433 \$30,086 \$1,984 \$7,885 \$1,442 \$16,997 \$2,268 \$2,503 \$3,987 \$97,728 \$41,062
Amenity Center Telephone Electric Water/Irrigation Gas Trash Removal Security Monitoring Gate Monitoring Gate Repairs Access Cards Contracted Security Facility Management Pool Attendants Canoe Launch Attendant	\$30,982 \$870 \$3,746 \$11,51 \$156 \$405 \$111 \$1,593 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$869 \$3,571 \$983 \$134 \$746 \$222 \$1,465 \$0 \$0 \$0 \$0 \$6,779 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$6,779 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$869 \$3,642 \$2,473 \$213 \$696 \$111 \$1,513 \$0 \$683 \$0 \$7,534 \$0 \$0 \$0	\$1,161 \$3,859 \$2,357 \$143 \$692 \$111 \$1,625 \$315 \$0 \$0 \$10,424 \$0 \$0 \$0	\$907 \$4,255 \$3,037 \$320 \$528 \$111 \$1,705 \$488 \$0 \$0 \$6,891 \$0 \$0 \$0	\$1,046 \$4,037 \$2,813 \$196 \$682 \$1,769 \$790 \$0 \$0 \$7,102 \$2,451 \$0	\$906 \$4,138 \$2,520 \$19 \$511 \$1,489 \$225 \$0 \$0 \$7,209 \$4,470 \$0	\$1,062 \$3,325 \$3,413 \$202 \$506 \$1,817 \$0 \$1,200 \$0 \$1,200 \$0 \$7,936 \$4,218 \$0	\$920 \$3,822 \$5,333 \$159 \$823 \$111 \$0 \$0 \$620 \$0 \$9,434 \$12,762 \$0	\$1,063 \$4,047 \$2,404 \$66 \$813 \$111 \$0 \$0 \$0 \$0 \$1,152 \$10,709 \$12,202 \$0	\$987 \$4,221 \$923 \$300 \$810 \$111 \$0 \$0 \$0 \$1,198 \$10,704 \$4,958 \$0	\$921 \$3,771 \$2,679 \$75 \$673 \$111 \$2,025 \$450 \$0 \$1,637 \$6,504 \$0 \$175	\$11,581 \$46,433 \$30,086 \$1,984 \$7,885 \$1,442 \$16,997 \$2,268 \$2,503 \$3,987 \$97,728 \$41,062 \$175
Amenity Center Telephone Electric Water/Irrigation Gas Trash Removal Security Monitoring Gate Monitoring Gate Repairs Access Cards Contracted Security Facility Management Pool Attendants Canoe Launch Attendant Snack Bar Attendant	\$30,982 \$870 \$3,746 \$1,151 \$156 \$405 \$111 \$1,593 \$0 \$0 \$0 \$0 \$0 \$6,504 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$869 \$3,571 \$983 \$134 \$746 \$222 \$1,465 \$0 \$0 \$0 \$0 \$6,779 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$869 \$3,642 \$2,473 \$213 \$696 \$111 \$1,513 \$0 \$683 \$0 \$7,534 \$0 \$7,534 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$1,161 \$3,859 \$2,357 \$143 \$692 \$111 \$1,625 \$315 \$0 \$0 \$10,424 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$907 \$4,255 \$3,037 \$320 \$528 \$111 \$1,705 \$488 \$0 \$0 \$0 \$6,891 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$1,046 \$4,037 \$2,813 \$196 \$682 \$111 \$1,769 \$790 \$0 \$0 \$0 \$7,102 \$2,451 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$2,451 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$2,451	\$906 \$4,138 \$2,520 \$19 \$511 \$111 \$3,489 \$225 \$0 \$0 \$7,209 \$4,470 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$1,062 \$3,325 \$3,413 \$202 \$506 \$111 \$1,817 \$0 \$1,200 \$0 \$7,936 \$4,218 \$0 \$0	\$920 \$3,822 \$5,333 \$159 \$823 \$111 \$0 \$0 \$0 \$620 \$0 \$9,434 \$12,762 \$0 \$0	\$1,063 \$4,047 \$2,404 \$66 \$813 \$111 \$0 \$0 \$0 \$1,152 \$10,709 \$12,202 \$0 \$0 \$0 \$0 \$12,202 \$0 \$0 \$0 \$0 \$0 \$1,152 \$1,152 \$1,070 \$1,152 \$1,252 \$1,555 \$1,555 \$1,555 \$1,555 \$1,555 \$1,555 \$1,555 \$1,555 \$1,555 \$1,555 \$1,555 \$1,555 \$1,555 \$1,555 \$1,555 \$1,555 \$1,555 \$1,555 \$1,555 \$1,555\$\$1,55	\$987 \$4,221 \$923 \$300 \$810 \$111 \$0 \$0 \$0 \$1,198 \$10,704 \$4,958 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$1,074	\$921 \$3,771 \$2,679 \$75 \$673 \$111 \$2,025 \$450 \$0 \$1,637 \$6,504 \$0 \$1,637 \$6,504 \$0 \$175 \$0	\$11,581 \$46,433 \$30,086 \$1,984 \$7,885 \$1,442 \$16,997 \$2,268 \$2,503 \$3,987 \$97,728 \$41,062 \$175 \$0
Amenity Center Telephone Electric Water/Irrigation Gas Trash Removal Security Monitoring Gate Monitoring Gate Repairs Access Cards Contracted Security Facility Management Pool Attendants Canoe Launch Attendant Snack Bar Attendant Field Mgmt / Admin	\$30,982 \$870 \$3,746 \$1,151 \$156 \$405 \$111 \$1,593 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$869 \$3,571 \$983 \$134 \$746 \$222 \$1,465 \$0 \$0 \$0 \$0 \$6,779 \$0 \$0 \$0 \$0 \$3,600	\$869 \$3,642 \$2,473 \$213 \$696 \$111 \$1,513 \$0 \$683 \$0 \$7,534 \$0 \$0 \$0 \$3,600	\$1,161 \$3,859 \$2,357 \$143 \$692 \$111 \$1,625 \$315 \$0 \$0 \$10,424 \$0 \$0 \$0 \$0 \$3,600	\$907 \$4,255 \$3,037 \$320 \$528 \$111 \$1,705 \$488 \$0 \$0 \$6,891 \$0 \$0 \$0 \$3,600	\$1,046 \$4,037 \$2,813 \$196 \$682 \$111 \$1,769 \$790 \$0 \$0 \$0 \$7,102 \$2,451 \$0 \$0 \$3,600	\$906 \$4,138 \$2,520 \$19 \$511 \$111 \$3,489 \$225 \$0 \$0 \$0 \$7,209 \$4,470 \$0 \$0 \$3,600	\$1,062 \$3,325 \$3,413 \$202 \$506 \$111 \$1,817 \$0 \$1,200 \$0 \$7,936 \$4,218 \$0 \$0 \$3,600	\$920 \$3,822 \$5,333 \$159 \$823 \$111 \$0 \$0 \$620 \$0 \$620 \$0 \$620 \$0 \$9,434 \$12,762 \$0 \$0 \$3,600	\$1,063 \$4,047 \$2,404 \$66 \$813 \$111 \$0 \$0 \$0 \$1,152 \$10,709 \$12,202 \$0 \$2,202 \$0 \$2,202 \$0 \$3,600	\$987 \$4,221 \$923 \$300 \$111 \$0 \$0 \$0 \$0 \$1,198 \$10,704 \$4,958 \$0 \$3,600	\$921 \$3,771 \$2,679 \$75 \$673 \$111 \$2,025 \$450 \$0 \$1,637 \$6,504 \$0 \$1,75 \$0 \$3,600	\$11,581 \$46,433 \$30,086 \$1,984 \$7,885 \$1,442 \$16,997 \$2,268 \$2,503 \$3,987 \$97,728 \$41,062 \$175 \$0 \$43,200
Amenity Center Telephone Electric Water/Irrigation Gas Trash Removal Security Monitoring Gate Monitoring Gate Repairs Access Cards Contracted Security Facility Management Pool Attendants Cance Launch Attendant Snack Bar Attendant Field Mgmt / Admin Pool Maintenance	\$30,982 \$870 \$3,746 \$1,151 \$156 \$405 \$111 \$1,593 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$869 \$3,571 \$983 \$134 \$746 \$222 \$1,465 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$869 \$3,642 \$2,473 \$213 \$696 \$111 \$1,513 \$0 \$683 \$0 \$7,534 \$0 \$0 \$0 \$3,600 \$1,298	\$1,161 \$3,859 \$2,357 \$143 \$692 \$111 \$1,625 \$315 \$0 \$0 \$10,424 \$0 \$0 \$10,424 \$0 \$0 \$3,660 \$1,298	\$907 \$4,255 \$3,037 \$320 \$528 \$111 \$1,705 \$488 \$0 \$0 \$6,891 \$0 \$0 \$0 \$0 \$3,600 \$1,366	\$1,046 \$4,037 \$2,813 \$196 \$682 \$111 \$1,769 \$790 \$0 \$0 \$7,102 \$2,451 \$0 \$3,600 \$1,298	\$906 \$4,138 \$2,520 \$19 \$511 \$111 \$3,489 \$225 \$0 \$0 \$7,209 \$4,470 \$0 \$3,600 \$3,600	\$1,062 \$3,325 \$3,413 \$202 \$506 \$111 \$1,817 \$0 \$1,200 \$1,200 \$7,936 \$4,218 \$0 \$3,600 \$1,298	\$920 \$3,822 \$5,333 \$159 \$823 \$111 \$0 \$0 \$620 \$0 \$620 \$0 \$9,434 \$12,762 \$0 \$0 \$3,600 \$0 \$3,600 \$0	\$1,063 \$4,047 \$2,404 \$66 \$813 \$111 \$0 \$0 \$0 \$1,152 \$10,709 \$12,202 \$0 \$3,600 \$2,475	\$987 \$4,221 \$923 \$300 \$111 \$0 \$0 \$1,198 \$10,704 \$4,958 \$0 \$0 \$3,600 \$1,298	\$921 \$3,771 \$2,679 \$75 \$673 \$111 \$2,025 \$450 \$1,637 \$6,504 \$0 \$1,637 \$6,504 \$0 \$1,75 \$0 \$3,600 \$1,298	\$11,581 \$46,433 \$30,086 \$1,984 \$7,885 \$1,442 \$16,997 \$2,268 \$2,503 \$3,987 \$97,728 \$41,062 \$175 \$00 \$43,200 \$20,036
Amenity Center Telephone Electric Water/Irrigation Gas Trash Removal Security Monitoring Gate Monitoring Gate Repairs Access Cards Contracted Security Facility Management Pool Attendants Canoe Launch Attendant Snack Bar Attendant Field Mgmt / Admin	\$30,982 \$870 \$3,746 \$1,151 \$156 \$405 \$111 \$1,593 \$0 \$0 \$0 \$0 \$0 \$6,504 \$0 \$0 \$0 \$0 \$0 \$3,600 \$1,298 \$460	\$869 \$3,571 \$983 \$134 \$746 \$222 \$1,465 \$0 \$0 \$0 \$0 \$0 \$0 \$3,600 \$1,298 \$1,487	\$869 \$3,642 \$2,473 \$213 \$696 \$111 \$1,513 \$0 \$683 \$0 \$7,534 \$0 \$0 \$0 \$3,600	\$1,161 \$3,859 \$2,357 \$143 \$692 \$111 \$1,625 \$315 \$0 \$0 \$10,424 \$0 \$0 \$0 \$3,600 \$1,298 \$628	\$907 \$4,255 \$3,037 \$320 \$528 \$111 \$1,705 \$488 \$0 \$0 \$6,891 \$0 \$0 \$0 \$3,600 \$1,366 \$1,016	\$1,046 \$4,037 \$2,813 \$196 \$682 \$1,769 \$790 \$0 \$0 \$7,102 \$2,451 \$0 \$3,600 \$1,298 \$1,794	\$906 \$4,138 \$2,520 \$19 \$511 \$1,489 \$225 \$0 \$0 \$7,209 \$4,470 \$0 \$3,600 \$5,811 \$1,962	\$1,062 \$3,325 \$3,413 \$202 \$506 \$1,200 \$1,200 \$0 \$7,936 \$4,218 \$0 \$3,600 \$1,298 \$1,946	\$920 \$3,822 \$5,333 \$159 \$823 \$111 \$0 \$0 \$620 \$0 \$620 \$0 \$620 \$0 \$9,434 \$12,762 \$0 \$0 \$3,600	\$1,063 \$4,047 \$2,404 \$66 \$813 \$111 \$0 \$0 \$0 \$1,152 \$10,709 \$12,202 \$0 \$3,600 \$2,475 \$1,946	\$987 \$4,221 \$923 \$300 \$810 \$111 \$0 \$0 \$0 \$1,198 \$10,704 \$4,958 \$0 \$3,600 \$1,298 \$1,946	\$921 \$3,771 \$2,679 \$75 \$673 \$111 \$2,025 \$450 \$1,637 \$6,504 \$0 \$1,637 \$6,504 \$0 \$1,75 \$0 \$3,600 \$1,298 \$1,946	\$11,581 \$46,433 \$30,086 \$1,984 \$7,885 \$1,442 \$16,997 \$2,268 \$2,503 \$3,987 \$97,728 \$41,062 \$175 \$0 \$43,200
Amenity Center Telephone Electric Water/Irrigation Gas Trash Removal Security Monitoring Gate Monitoring Gate Monitoring Gate Repairs Access Cards Contracted Security Facility Management Pool Attendants Cance Launch Attendant Snack Bar Attendant Field Mgmt / Admin Pool Maintenance	\$30,982 \$870 \$3,746 \$1,151 \$156 \$405 \$111 \$1,593 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$869 \$3,571 \$983 \$134 \$746 \$222 \$1,465 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$869 \$3,642 \$2,473 \$213 \$696 \$111 \$1,513 \$0 \$683 \$0 \$7,534 \$0 \$0 \$0 \$3,600 \$1,298	\$1,161 \$3,859 \$2,357 \$143 \$692 \$111 \$1,625 \$315 \$0 \$0 \$10,424 \$0 \$0 \$10,424 \$0 \$0 \$3,660 \$1,298	\$907 \$4,255 \$3,037 \$320 \$528 \$111 \$1,705 \$488 \$0 \$0 \$6,891 \$0 \$0 \$0 \$0 \$3,600 \$1,366	\$1,046 \$4,037 \$2,813 \$196 \$682 \$111 \$1,769 \$790 \$0 \$0 \$7,102 \$2,451 \$0 \$3,600 \$1,298	\$906 \$4,138 \$2,520 \$19 \$511 \$111 \$3,489 \$225 \$0 \$0 \$7,209 \$4,470 \$0 \$3,600 \$3,600	\$1,062 \$3,325 \$3,413 \$202 \$506 \$111 \$1,817 \$0 \$1,200 \$1,200 \$7,936 \$4,218 \$0 \$3,600 \$1,298	\$920 \$3,822 \$5,333 \$159 \$823 \$111 \$0 \$0 \$620 \$0 \$620 \$0 \$9,434 \$12,762 \$0 \$0 \$3,600 \$0 \$3,600 \$0	\$1,063 \$4,047 \$2,404 \$66 \$813 \$111 \$0 \$0 \$0 \$1,152 \$10,709 \$12,202 \$0 \$3,600 \$2,475	\$987 \$4,221 \$923 \$300 \$111 \$0 \$0 \$1,198 \$10,704 \$4,958 \$0 \$0 \$3,600 \$1,298	\$921 \$3,771 \$2,679 \$75 \$673 \$111 \$2,025 \$450 \$1,637 \$6,504 \$0 \$1,637 \$6,504 \$0 \$1,75 \$0 \$3,600 \$1,298	\$11,581 \$46,433 \$30,086 \$1,984 \$7,885 \$1,442 \$16,997 \$2,268 \$2,503 \$3,987 \$97,728 \$41,062 \$175 \$00 \$43,200 \$20,036

Community Development District General Fund

Month By Month Income Statement

Fiscal Year 2023

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Amenity Center Continued													
Repairs & Maintenance	\$12,021	\$2,651	\$2,896	\$1,696	\$2,847	\$4,868	\$696	\$1,189	\$4,143	\$0	\$803	\$0	\$33,809
New Capital Projects	\$0	\$0	\$3,640	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,640
Snack Bar Inventory- CGS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Food Service License	\$0	\$0	\$0	\$0	\$0	\$0	\$242	\$0	\$0	\$0	\$250	\$0	\$492
Rental and Leases	\$2,308	\$2,308	\$2,308	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,923
Subscriptions	\$249	\$249	\$249	\$249	\$249	\$249	\$339	\$249	\$294	\$294	\$294	\$249	\$3,213
Pest Control	\$200	\$200	\$200	\$219	\$219	\$219	\$219	\$219	\$219	\$219	\$219	\$0	\$2,354
Supplies	\$20	\$81	\$163	\$0	\$0	\$0	\$106	\$0	\$0	\$46	\$360	\$251	\$1,026
Towel/Linen Service	\$245	\$680	\$309	\$155	\$189	\$0	\$127	\$0	\$0	\$0	\$0	\$0	\$1,705
Fruniture, Fixtures & Equipment	\$22	\$0	\$0	\$0	\$0	\$2,500	\$0	\$3,202	\$233	\$530	\$377	\$0	\$6,864
Special Events	\$3,965	\$5,214	\$1,808	\$5,442	\$3,807	\$817	\$822	\$324	\$2,598	\$2,963	\$4,813	\$256	\$32,829
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	\$180	\$8,265
Office Supplies	\$25	\$542	\$0	\$77	\$605	\$106	\$111	\$111	\$6	\$72	\$14	\$111	\$1,779
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	\$60	\$635
		+-				+-				+-			
Total Amenity Center Expenditures	\$89,576	\$39,264	\$58,879	\$42,645	\$42,151	\$43,536	\$46,722	\$47,521	\$56,852	\$57,160	\$53,134	\$30,087	\$607,528
Ground Maintenance Expenditures													
Hydrology Quality/Mitigation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electric	\$2,095	\$1,820	\$2,477	\$2,541	\$2,556	\$2,118	\$2,269	\$2,500	\$3,053	\$3,076	\$2,672	\$2,640	\$29,816
Landscape Maintenance	\$44,343	\$44,343	\$44,343	\$44,343	\$44,343	\$44,343	\$44,343	\$44,344	\$44,344	\$60,187	\$42,375	\$42,375	\$544,029
Landscape Contingency	\$0	\$6,191	\$6,469	\$14,867	\$20,850	\$35,388	\$19,793	\$6,580	\$1,050	\$69,148	\$9,172	\$23,775	\$213,282
Lake Maintenance	\$1,769	\$1,769	\$1,919	\$1,889	\$1,769	\$1,769	\$2,069	\$1,769	\$1,769	\$1,769	\$1,769	\$1,769	\$21,800
Grounds Maintenance	\$923	\$985	\$956	\$986	\$873	\$800	\$0	\$2,008	\$216	\$0	\$833	\$772	\$9,350
Pump Repairs	\$1,359	\$0	\$0	\$0	\$0	\$8,765	\$1,335	\$2,435	\$0	\$0	\$4,111	\$1,009	\$19,015
Streetlights	\$3,922	\$3,922	\$3,922	\$4,744	\$4,745	\$4,745	\$4,818	\$4,796	\$4,796	\$4,777	\$4,777	\$4,777	\$54,743
Streetlight Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Storm Cleanup	\$520	\$700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,220
Irrigation Repairs	\$10,828	\$10,439	\$1,295	\$5,897	\$212	\$1,409	\$3,477	\$4,539	\$3,259	\$2,566	\$3,187	\$4,366	\$51,475
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$4,700	\$40	\$0	\$8,745	\$0	\$500	\$0	\$0	\$0	\$13,985
Total Ground Maintenance Expenditures	\$65,759	\$70,171	\$61,381	\$79,967	\$75,389	\$99.338	\$86,851	\$68,970	\$58,987	\$141,523	\$68.895	\$81,483	\$958,713
Total di ounu Maintenance Expenditui es	\$03,735	\$70,171	\$01,381	\$79,907	\$73,307	\$77,330	\$00,031	\$00,970	\$30,707	\$141,525	\$00,093	\$01,403	\$730,713
Total Expenses	\$186,316	\$120,056	\$137,057	\$138,459	\$127,958	\$157,287	\$143,990	\$130,150	\$128,751	\$209,820	\$132,949	\$117,976	\$1,730,769
Other Sources and (Uses)													
Other Sources and (Uses)	¢0.	*0	¢0	\$20.200	¢20	¢0	¢0	¢.0	¢.0	¢0	*0	\$0	\$20.444
Transfer In and (Out)	\$0	\$0	\$0	\$29,390	\$20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,411
Total Other Sources and (Uses)	\$0	\$0	\$0	\$29,390	\$20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,411
	(*****	AD 4 4 4 8 8	¢440.00=	¢<44.00=			(\$404.008)	(*****	(044845454)	(6450 (55)	(4440 540)	(****	\$100 17
Excess Revenues (Expenditures)	(\$136,298)	\$346,183	\$112,997	\$641,307	\$78,643	(\$121,793)	(\$131,889)	(\$108,048)	(\$117,151)	(\$153,655)	(\$118,718)	(\$110,926)	\$180,653

Community Development District

Debt Service Fund Series 2016 A1

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

	Adopted	Prorated	Actual	
	Budget	Thru 09/30/23	Thru 09/30/23	Variance
REVENUES:				
Special Assessments - 2016 A1	\$443,364	\$443,364	\$445,383	\$2,019
Interest Income	\$20	\$20	\$11,481	\$11,461
TOTAL REVENUES	\$443,384	\$443,384	\$456,865	\$13,481
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		(\$15,526)	
FUND BALANCE - Beginning	\$213,453		\$351,862	
FUND BALANCE - Ending	\$213,837		\$336,336	

Community Development District

Debt Service Fund Series 2018 A1 and A2

Statement of Revenues & Expenditures

	Adopted	Prorated	Actual	
	Budget	Thru 09/30/23	Thru 09/30/23	Variance
REVENUES:				
Assessments - A1	\$612,550	\$612,550	\$615,323	\$2,773
Interest Income	\$50	\$50	\$15,071	\$15,021
TOTAL REVENUES	\$612,600	\$612,600	\$630,394	\$17,794
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)		\$14,756	
FUND BALANCE - Beginning	\$232,667		\$435,321	
FUND BALANCE - Ending	\$229,629		\$450,077	

Community Development District

Debt Service Fund Series 2019 A1/A2

Statement of Revenues & Expenditures

	Adopted	Prorated	Actual	
	Budget	Thru 09/30/23	Thru 09/30/23	Variance
REVENUES:				
Assessments - A1	\$257,353	\$257,353	\$258,525	\$1,172
Interest Income	\$20	\$20	\$6,467	\$6,447
TOTAL REVENUES	\$257,373	\$257,373	\$264,992	\$7,619
EXPENDITURES:				
<u>2019 A1</u>				
Interest Expense - 11/1	\$99,460	\$99,460	\$99,460	\$0
Interest Expense - 5/1	\$99,460	\$99,460	\$99,460	\$0
Principal Expense - 5/1	\$60,000	\$60,000	\$60,000	\$0
TOTAL EXPENDITURES	\$258,920	\$258,920	\$258,920	\$0
OTHER SOURCES/(USES)				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	(\$1,547)		\$6,072	
FUND BALANCE - Beginning	\$107,891		\$188,165	
FUND BALANCE - Ending	\$106,345		\$194,237	

Community Development District

Debt Service Fund Series 2020 A1/A2/A3

Statement of Revenues & Expenditures

	Adopted	Prorated	Actual	
	Budget	Thru 09/30/23	Thru 09/30/23	Variance
REVENUES:				
Assessments A1	\$113,041	\$113,041	\$113,556	\$515
Interest Income	\$50	\$50	\$3,505	\$3,455
TOTAL REVENUES	\$113,091	\$113,091	\$117,061	\$3,970
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)		\$6,842	
FUND BALANCE - Beginning	\$62,751		\$102,414	
FUND BALANCE - Ending	\$44,136		\$109,256	

Community Development District

Debt Service Fund Series 2021 PH 3B

Statement of Revenues & Expenditures

	Adopted	Prorated	Actual	
	Budget	Thru 09/30/23	Thru 09/30/23	Variance
REVENUES:				
Assessments	\$280,483	\$280,483	\$271,877	(\$8,606)
Prepayments	\$0	\$0	\$22,755	\$22,755
Interest Income	\$0	\$0	\$4,627	\$4,627
TOTAL REVENUES	\$280,483	\$280,483	\$299,258	\$18,776
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		(\$2,956)	
FUND BALANCE - Beginning	\$87,170		\$227,563	
FUND BALANCE - Ending	\$88,330		\$224,606	

Community Development District

Debt Service Fund Series 2021 PH 4

Statement of Revenues & Expenditures

	Adopted	Prorated	Actual	
	Budget	Thru 09/30/23	Thru 09/30/23	Variance
REVENUES:				
Assessments	\$423,738	\$423,738	\$423,738	\$0
Interest Income	\$0	\$0	\$7,548	\$7,548
TOTAL REVENUES	\$423,738	\$423,738	\$431,286	\$7,548
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	(\$6,340)	(\$6,340)
TOTAL OTHER SOURCES AND USES	\$0	\$0	(\$6,340)	(\$6,340)
EXCESS REVENUES (EXPENDITURES)	\$920		\$2,128	
FUND BALANCE - Beginning	\$133,919		\$345,874	
FUND BALANCE - Ending	\$134,839		\$348,002	

Community Development District

Capital Projects Funds

Statement of Revenues & Expenditures

	Series	Series
	2021-PH 3B	2021 - PH 4
REVENUES:		
Interest Income	\$71	\$5,372
Developer Contributions	\$823,431	\$3,658,123
TOTAL REVENUES	\$823,502	\$3,663,495
EXPENDITURES:		
Capital Outlay	\$724,246	\$4,312,513
TOTAL EXPENDITURES	\$724,246	\$4,312,513
OTHER SOURCES/(USES)		
Interfund Transfer In (Out)	\$2,721	\$6,340
TOTAL OTHER SOURCES/(USES)	\$2,721	\$6,340
EXCESS REVENUES (EXPENDITURES)	\$101,977	(\$642,677)
FUND BALANCE - Beginning	(\$97,937)	\$398,274
FUND BALANCE - Ending	\$4,040	(\$244,403)

Community Development District

Long Term Debt Report

Interest Rate:	4.5% -5.5%
Maturity Date:	11/1/4
Reserve Fund Definition:	30% of Max Annual Debt Servic
Reserve Fund Requirement:	\$133,012.50
Reserve Balance:	\$137,906.75
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:	\$190,061.87
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

Interest Rate:	5.20%-5.70%
Maturity Date:	5/1/49
Reserve Fund Definition:	30% of MAD
Reserve Fund Requirement:	\$77,208.00
Reserve Balance:	\$79,991.18
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

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:	\$38,895.37
Bonds outstanding - 5/18/2020	\$1,685,000
Less: November 1, 2021 (Prepayment)	(\$20,000)
Less: May 1, 2022	(\$25,000)
Less: May 1, 2023	(\$25,000)
Current Bonds Outstanding	\$1,615,000

Series 2021 PH 3B Special Assessment Bonds	
Interest Rate:	2.40-3.75%
Maturity Date:	5/1/52
Reserve Fund Definition:	50% of MADS
Reserve Fund Requirement:	\$140,241.25
Reserve Balance:	\$140,241.25
Bonds outstanding - 10/26/2021	\$5,140,000
Less: May 1, 2023	(\$105,000)
Less: August 1, 2023	(\$20,000)
Current Bonds Outstanding	\$5,015,000

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

B.

MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023 ASSESSMENT RECEIPTS

ASSESSED	#UNITS	SERIES 2016A-1 DEBT SERVICE NET	SERIES 2018A-1 DEBT SERVICE NET	SERIES 2019A-1 DEBT SERVICE NET	SERIES 2020A-1 DEBT ASMT NET	SERIES 2021-3B DEBT ASMT NET	SERIES 2021-4 DEBT ASMT NET	FY23 O&M NET	TOTAL ASSESSED
HEARTWOOD 23 LLC	152	-	-	-	-	212,679.91	-	182,460.76	395,140.67
TOLL SOUTHEAST	18	-	-	-	-	28,685.71	-	24,609.78	53,295.49
DREAM FINDERS	329	-	-	-	-	39,116.88	423,737.50	396,864.17	859,718.55
TOTAL DIRECT INVOICE	499	-	-	-	-	280,482.50	423,737.50	603,934.71	1,308,154.71
TAX ROLL ASSESSED	977	443,364.15	612,533.25	257,353.12	113,041.11	-	-	1,209,342.44	2,635,634.07
TOTAL ASSESSED	1476	443,364.15	612,533.25	257,353.12	113,041.11	280,482.50	423,737.50	1,813,277.15	3,943,788.78
		SERIES	SERIES	SERIES	SERIES	SERIES	SERIES		
DUE/RECEIVED	BALANCE DUE	2016A-1 DEBT SERVICE	2018A-1 DEBT SERVICE	2019A-1 DEBT SERVICE	2020A-1 DEBT SERVICE	2021 DEBT SERVICE	2021-4 DEBT SERVICE	O&M RECEIVED	TOTAL ASSESSED
		RECEIVED	RECEIVED	RECEIVED	RECEIVED	RECEIVED	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	859,718.55
TOTAL DIRECT INVOICE	70,721.82	-	-	-	-	209,760.68	423,737.50	603,934.71	1,237,432.89
TAX ROLL RECEIPTS	(12,003.58)	445,383.37	615,322.94	258,525.19	113,555.93	-	-	1,214,850.22	2,647,637.65

TAX ROLL RECEIPTS

		SERIES 2016A-1 SERVICE	SERIES 2018A-1 SERVICE	SERIES 2019A-1 SERVICE	SERIES 2020A-1 DEBT ASMT	SERIES 2021-3B DEBT ASMT	SERIES 2021-4 DEBT ASMT	0&M	TOTAL
DISTRIBUTION	DATE	RECEIVED	RECEIVED	RECEIVED	RECEIVED	RECEIVED	RECEIVED	RECEIVED	RECEIVED
1	11/2/2022	571.19	789.13	331.55	145.63	-	-	1,558.01	3,395.52
2	11/17/2022	11,866.81	16,394.69	6,888.16	3,025.59	-	-	32,368.52	70,543.76
3	11/28/2022	12,161.41	16,801.69	7,059.16	3,100.70	-	-	33,172.08	72,295.04
4	12/12/2022	17,068.27	23,580.80	9,907.37	4,351.76	-	-	46,556.27	101,464.48
5	12/15/2022	46,703.18	64,523.14	27,109.11	11,907.55	-	-	127,389.94	277,632.92
6	1/20/2023	272,649.13	376,680.57	158,260.67	69,515.23	-	-	743,691.54	1,620,797.14
INTEREST 1	2/1/2023	593.10	819.40	344.27	151.22	-	-	1,617.77	3,525.75
7	2/21/2023	71,428.93	98,683.20	41,461.31	18,211.68	-	-	194,833.15	424,618.27
8	3/30/2023	5,539.40	7,653.00	3,215.37	1,412.34	-	-	15,109.54	32,929.64
INTEREST 2	4/6/2023	341.79	472.20	198.39	87.14	-	-	932.29	2,031.82
9	5/8/2023	5,925.21	8,186.03	3,439.32	1,510.71	-	-	16,161.91	35,223.18
TAX CERTIFCATES	6/15/2023	-	-	-	-	-	-	-	-
TAX CERTIFCATES	8/7/2023	534.96	739.08	310.52	136.39	-	-	1,459.19	3,180.14
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
	_	-	-	-	-	-	-	-	-
TOTAL TAX ROLL RECEIPTS		445,383.37	615,322.94	258,525.19	113,555.93	-	-	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 0&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%



Meadow View at Twin Creeks Community Development District

Check Run Summary

9/1/23 - 9/30/23

mount	Amou	Check Numbers	Date
			General Fund
\$28,265.16	\$28	2211-2219	9/1/23
\$148,621.73		2220-2222	9/5/23
\$187,042.78		2223-2225	9/14/23
\$41,843.63		2226-2237	9/22/23
\$140,787.30	\$140	2238-2244	9/28/23
\$249,540.52	\$249	2245-2250	9/29/23
\$796,101.12	\$796	Total Checks	
\$249.00 \$75.06 \$673.06 \$2,679.20 \$85.60 \$835.09 \$1,313.87 \$61.20	\$2 \$2 \$1	Wellbeats Florida National Gas Republic Services St Johns County Utility Dept AT&T Comcast Wells Fargo Credit Card IRS FICA Payment	Autopayments 9/5/23 9/5/23 9/6/23 9/18/23 9/19/23 9/21/23 9/28/23 9/28/23 9/28/23
\$11,187.68 \$17,159.76		FPL	9/29/23
	\$	Total Paid Electronically	Total General Fund

* Fedex Invoices will be available upon request

AP300R YEAR-TO- *** CHECK DATES 09/01/2023 - 09/30/2023 ***	-DATE ACCOUNTS PAYABLE PREPAID/COMPUT MEADOW VIEW @ TWIN CREEKS GF BANK A MEADOW VIEW-GENERAL	FER CHECK REGISTER	RUN 10/10/23	PAGE 1
CHECK VEND#INVOICEEXPENSED DATE DATE INVOICE YRMO DPT A	TO VENDOR NAME ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
9/01/23 00038 8/15/23 305408 202308 320-5 CELLULAR FIRE MONITO	57200-45400	*	110.95	
	ATLANTIC SECURITY			110.95 002211
9/01/23 00076 8/23/23 46916 202308 320-5 CHECK VALVE WEST PUN	53800-45007	*	417.00	
CHECK VALVE WEST FOR	EAST COAST WELLS & PUMPS SERV	VICE		417.00 002212
9/01/23 00020 8/21/23 249 202307 320-5 JUL MAINTENANCE SUP	57200-45508	*	7,710.89	
	RIVERSIDE MANAGEMENT SERVICES	5		7,710.89 002213
9/01/23 00048 8/22/23 102470 202308 320-5 REPAIR - PARTS AT SH		*	309.68	
	SOUTHEAST FITNESS REPAIR			309.68 002214
9/01/23 00046 8/16/23 61760496 202308 320-5	57200-45917	*	219.45	
AUG FEST CONTROL	TURNER PEST CONTROL LLC			219.45 002215
9/01/23 00040 8/25/23 JAX57736 202308 320-5 ENT PH3B BAHIA INST		*	4,701.84	
	YELLOWSTONE LANDSCAPE-SOUTHER	AST,LLC		4,701.84 002216
9/01/23 00040 8/25/23 JAX57788 202308 320-5 THE LANDING ZONES 3	53800-45009	*	1,000.00	
	YELLOWSTONE LANDSCAPE-SOUTHER	AST,LLC		1,000.00 002217
9/01/23 00040 8/25/23 JAX57789 202308 320-5 TROUBLESHOOT & RPR 2	53800-45009	*	1,780.00	
	YELLOWSTONE LANDSCAPE-SOUTHER	AST,LLC		1,780.00 002218
9/01/23 00068 7/15/22 BENSERV- 202308 320-5 MOVE SRVC LANDSCAPIN	53800-45007	*	3,250.00	
3/17/23 BENLKSPM 202303 320-5 CUTGRASS LANE PUM/WI	53800-45007	*	8,765.35	
	QUANTUM ELECTRICAL CONTRACTOR	RS, INC		12,015.35 002219
9/05/23 00163 7/13/23 CFR 11 R 202309 300-1 REO 70 PMNT 15 JUN 2	13100-10101	*	56,071.18	
	W.GARDNER, LLC			56,071.18 002220
9/05/23 00163 7/14/23 CFR 11 R 202309 300-1 REO 68 PMNT 17 JUN 2	13100-10101	*	2,356.00	
	W.GARDNER, LLC			2,356.00 002221

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER *** CHECK DATES 09/01/2023 - 09/30/2023 *** MEADOW VIEW @ TWIN CREEKS GF BANK A MEADOW VIEW-GENERAL	RUN 10/10/23	PAGE 2
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME STATUS DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	AMOUNT	CHECK AMOUNT #
9/05/23 00163 7/14/23 CFR 11 R 202309 300-13100-10101 * REQ 69 PMNT 15 JUN 2023 W.GARDNER, LLC	90,194.55	90,194.55 002222
9/14/23 00005 8/10/23 CFR 51 R 202309 300-13100-10100 * REQ 131 INV 209410 ENGLAND THIMS & MILLER, INC	595.00	
9/14/23 00049 8/10/23 CFR 51 R 202309 300-13100-10100 * REQ 131 PH3 SIGNAGE DEPOS HARBINGER	9,805.00	
9/14/23 00163 8/21/23 CFR 1 PH 202309 300-13100-10100 * BALANCE DUE FOR REQ 74-76	176,642.78	
9/22/23 00133 9/01/23 90123 202309 320-53800-45007 * RPLCD ELECTRIC EQUIP	535.00	
ALFRED W. GROVER 9/22/23 00162 7/17/23 12673 202307 320-57200-45505 * EMERGENCY SERVICE CALL	350.00	
9/01/23 12858 202309 320-57200-45506 * SEP CHEMICAL & CONTROLLER 9/01/23 12861 202309 320-57200-45505 * SEP CLEANING SRVCS ONLY	1,945.56 1,298.00	
ZACHARY SULLIVAN DBA BIG Z POOL		3,593.56 002227
9/22/23 00177 9/14/23 570504 202309 320-53800-45006 *	559.98	
ZW USA INC DOG WASTE DEPOT		559.98 002228
9/22/23 00076 8/31/23 46975 202308 320-53800-45007 * IRRIG RPR/RPLC VALVE PUMP	444.00	
9/15/23 47112 202309 320-53800-45007 * RPLCD SWITCH/GAUGE PUMPS	474.00	
RPLED SWITCH/GAUGE POMPS EAST COAST WELLS & PUMPS SERVICE		918.00 002229
9/22/23 00005 9/01/23 209913 202308 310-51300-31100 * AUG ENGINEERING SERVICES	1,628.75	
ENGLAND THIMS & MILLER, INC		1,628.75 002230
9/22/23 00045 8/31/23 80018 202308 320-53800-45005 * AUG LAKE MAINTENANCE FUTURE HORIZONS, INC.	1,769.14	

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 10/10/23 PAGE 3
*** CHECK DATES 09/01/2023 - 09/30/2023 *** MEADOW VIEW @ TWIN CREEKS GF
BANK A MEADOW VIEW-GENERAL

CHECK VEND# DATE	INVOICEEXPENSED TO VENDOR NAME DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
9/22/23 00001	9/01/23 103 202309 310-51300-34000	*	4,341.17	
	SEP MANAGEMENT FEES 9/01/23 103 202309 310-51300-35300	*	91.67	
	SEP WEBSITE ADMIN 9/01/23 103 202309 310-51300-35100 SEP INFO TECH	*	129.17	
	9/01/23 103 202309 310-51300-31600	*	1,041.67	
	SEP DISSEM AGENT SRVCS 9/01/23 103 202309 310-51300-51000	*	7.48	
	OFFICE SUPPLIES 9/01/23 103 202309 310-51300-42000	*	13.86	
	POSTAGE 9/01/23 103 202309 310-51300-42500	*	269.55	
	COPIES 9/01/23 103 202309 310-51300-41000	*	50.42	
	TELEPHONE GOVERNMENTAL MANAGEMENT SERVICE	S		5,944.99 002232
9/22/23 00180	4/21/23 718036 202304 320-53800-45007	*	1,335.00	
	APR QUTRLY PUMP MAINT 5/15/23 720345 202305 320-53800-45007	*	275.00	
	PUMP COUPLING REPAIR 6/29/23 723934 202306 320-53800-45009	*	1,490.00	
	IRRIG RPR TWNHME COM AREA 6/30/23 724455 202306 320-53800-45009	*	745.00	
	IRRIGATION REPAIRS PH2&3 THE GREENERY INC			3,845.00 002233
9/22/23 00178	8/31/23 3268493 202307 310-51300-31500 JUL GENERAL COUNSEL	*	1,245.00	
	JUL GENERAL COUNSEL KUTAK ROCK LLP			1,245.00 002234
9/22/23 00020	8/31/23 251 202308 320-57200-45500		4,200.00	
	AUG ASSISTANT MANAGER 8/31/23 252 202308 320-57200-49400	*	533.75	
	AUG SPEC EVENT ASSISTANT 8/31/23 253 202308 320-57200-45509	*	758.25	
	AUG PVT EVENT ATTENDANT 8/31/23 254 202308 320-57200-45501	*	4,958.37	
	AUG LIFEGUARD SERVICES 8/31/23 255 202308 320-57200-45502	*	175.01	
	AUG KAYAK ATTENDANT SRVCS 9/01/23 250 202309 320-57200-45504	*	3,600.00	
	SEP CONTRACT ADMIN 9/01/23 250 202309 320-57200-45500	*	6,503.83	
	SEP FACILITY MANAGEMENT RIVERSIDE MANAGEMENT SERVICES			20,729.21 002235

AP300R YEAR-TO-DATE ACC *** CHECK DATES 09/01/2023 - 09/30/2023 *** MEAI BANI	COUNTS PAYABLE PREPAID/COMPUTER CH DOW VIEW @ TWIN CREEKS GF K A MEADOW VIEW-GENERAL	ECK REGISTER	RUN 10/10/23	PAGE 4
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# SU	VENDOR NAME B SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
9/22/23 00041 9/08/23 15091 202309 320-57200-45 RESET GATE POSTS	508	*	850.00	
	STERLING SPECIALTIES, INC.			850.00 002236
9/22/23 00148 9/06/23 23106 202309 320-57200-45 GATE REPAIRS	420	*	225.00	
	THE GATE STORE, INC.			225.00 002237
9/28/23 00038 9/15/23 309333 202309 320-57200-45 CELLULAR FIRE MONITORING	400	*	110.95	
:	ATLANTIC SECURITY			110.95 002238
9/28/23 00179 9/01/23 32013016 202309 320-57200-45 MANAGED JANITORIAL SRVCS		*	1,855.00	
	NORTH FL BLDG MAINT LLC DBA CITY			1,855.00 002239
9/28/23 00004 9/20/23 19906 202309 300-15500-10 EV24 INSURANCE RENEWAL	000	*	75,144.00	
	EGIS INSURANCE ADVISORS, LLC			75,144.00 002240
9/28/23 00114 9/01/23 731990 202309 320-57200-45 GATE MONITORING SERVICES	410	*	2,024.54	
GATE MONITORING SERVICES	HIDDEN EYES LLC DBA ENVERA SYSTEMS			2,024.54 002241
9/28/23 00020 9/14/23 256 202308 320-57200-45 AUG FACILITY MAINTENANCE		*	8,823.15	
9/14/23 256 202308 320-57200-45 MAINTENANCE SUPPLIES	508	*	579.66	
MAINIENANCE SUPPLIES	RIVERSIDE MANAGEMENT SERVICES			9,402.81 002242
9/28/23 00148 9/26/23 23279 202309 320-57200-45- GATE REPAIRS	420	*	225.00	
GAIL REPAIRS	THE GATE STORE, INC.			225.00 002243
9/28/23 00040 9/01/23 JAX58699 202309 320-53800-45 SEP LANDSCAPE MAINTENANCE	 003	*	42,375.00	
9/14/23 JAX59038 202309 320-53800-450 FRONT ANNUAL BED BUILD UP	004	*	9,650.00	
	YELLOWSTONE LANDSCAPE-SOUTHEAST, LL	C		52,025.00 002244
9/29/23 00068 8/10/23 CFR 12 R 202309 300-13100-10	101	*	32,800,00	
REQ 71 INV BL P4-DC	QUANTUM ELECTRICAL CONTRACTORS, IN	2		32,800.00 002245
9/29/23 00068 8/10/23 CFR 12 R 202309 300-13100-103	101	*	131,566.00	
REQ 73 INV BL P4-1	QUANTUM ELECTRICAL CONTRACTORS, IN	C		131,566.00 002246

AP300R YEAR-TO-DATE ACCOUNTS PAYA *** CHECK DATES 09/01/2023 - 09/30/2023 *** MEADOW VIEW @ ' BANK A MEADOW '		RUN 10/10/23 PAGE 5
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME STATUS	AMOUNTCHECK AMOUNT #
9/29/23 00068 8/10/23 CFR 12 R 202309 300-13100-10101 REQ 72 INV BL P4-DB	*	13,521.00
	CTRICAL CONTRACTORS, INC	13,521.00 002247
9/29/23 00163 8/10/23 CFR 12 R 202309 300-13100-10101 REO 74 PYMT 16 JUL 2023	*	5,557.50
W.GARDNER, 3	LLC	5,557.50 002248
9/29/23 00163 8/10/23 CFR 12 R 202309 300-13100-10101 REQ 75 PMNT 16 JUL 2023	*	195,808.80
8/10/23 CFR 12 R 202309 300-13100-10101 CRD BAL PAID BY CK 2225	*	176,642.78-
W.GARDNER, 3	LLC	19,166.02 002249
9/29/23 00163 8/10/23 CFR 12 R 202309 300-13100-10101 REQ 76 PYMT 18 JUL 2023	*	46,930.00
W.GARDNER,	LLC	46,930.00 002250
	TOTAL FOR BANK A	796,101.12
	TOTAL FOR REGISTER	796,101.12



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

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

PLEASE PAY BY	AMOUNT	INVOICE DATE
09/05/2023	\$110.95	08/15/2023

INVOICE NO. 305408

Site:	850 Beacon Lakes Pkwy St
	Augustine
Site Address:	850 Beacon Lakes Pkwy
	St Augustine FL 32092
Period:	09/01/2023 to 09/30/2023
Recurring No.:	4197
Job Name:	
Order No.:	

Description

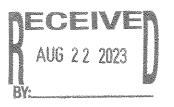
Meadow View @ Twin Creeks

Monthly Security Monitoring

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

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

1 320 57200 45400 Security Monitoring Approved Jennifer Ericksomn 8.22.2023





SMARTHOME.BIZ

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

PLEASE PAY BY	AMOUNT	INVOICE DATE
09/05/2023	\$11(0.95	08/15/2023

INVOICE NO. 305408

How	То Рау		INVOICE NO. 305408
	Credit Card (MasterCard, Visa, Amex)		Mail
			Detach this section and mail check to:
	Credit Card No.		Atlantic Security 1714 Cesery Blvd Jacksonville, FL 32211
	Card Holder's Name: CCV:		
	Expiry Date: / Signature:		
NAME:	Meadow View at Twin Creeks CCD	DUE DA	ATE: 09/05/2023 AMOUNT DUE: \$110.95

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

Terms and Conditions

1. PRINTED AGREEMENT - None of the PRINTED AGREEMENT or its items and conditions may be altered without the express written approval of an officer of the Seller. 2. SELLER agrees to install specified systems on premises and to make any necessary inspections

and tests to deliver system to Purchaser in operating condition in accordance with standard installation procedures of Seller. The Installation will be completed within a reasonable length of time based on the conditions inherent in the premises and Seller's Installation schedule. 3. FULL ONE-YEAR WARRANTY - Seller/Atlantic Companies promises to furnish a replacement part

for any portion of Purchaser's security system that proves to be defective in workmanship or material under normal use for a period of one year from the date of installation. Seller reserves the right to use reconditioned parts in fulfillment of this warranty. Seller/Attantic Companies extends to Purchasers warranties for equipment not made by us granted

us by manufacturers of such equipment used in Seller home systems. Seller will return this equipment

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

GENERAL: Furnishing of parts and labor as described above shall constitute fulfillment of all

Seller/Allantic Companies obligations with respect to this warranty, and replacement part will be warranted only for the unexpired portion of the original warranty.

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

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

Distributed by Atlantic Companies 1714 Cesery Boulevard

Jacksonville, FL 32211 Ready access to the system for service is the responsibility of the Purchaser. Seller will perform service during normal working hours. For emergency service, Seller will charge you an emergency service labor premium.

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

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

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

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

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

(a) The uncertain amount or value of Purchaser's property or that of other persons kept on the premises which may be lost, stolen, destroyed, damaged or otherwise affected by occurrences which the system or service is designed to detect or avert; (b) The uncertainty of the response time of any police department, fire department, paramedic unit, patrol service or other such services or entitles should such department or entity be dispatched as a result of a signal being received or an audible device sounding;

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

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

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

shall not exceed a sum equal to the annual service charge contracted herein or Two Hundred Fifty (\$250.00) Dollars, whichever is less, and this liability shall be exclusive; and that the Fifty (\$250.00) Dollars, whichever is less, and this liability shall be exclusive; and that the provisions of this Section shall apply if loss or damage, irrespective of cause or origin, results directly or indirectly from performance or nonperformance of the obligation imposed by this contract or from negligence, active or otherwise, of Seller, its agents, assigns or employees. In the event that the Purchaser wished Seller to assume greater Hability, Purchaser may, as a matter of right, obtain from Seller a higher limited liability by paying an additional amount proportioned to the increase in damages, but such additional obligation shall in no way be interpreted to hold Seller as an insurer. Purchaser may also obtain such additional flability protections from lossing as purchaser desires. protection from insurance carrier, as Purchaser desires. 5. INDEMNIFICATION - Purchaser agrees to and shall indemnify and save harmless the Seller, its

employees and agents for and against all third party claims, lawsuits and losses arising out of or in connection with the operation or non-operation of the system or monitoring facilities whether these aims be based upon alleged intentional conduct or active or passive negligence on the part of Seller,

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

6. CENTRAL STATION SERVICES - Central station services consist of the receipt, analysis and response (dispatch of proper authorities) to signals from system installed under this Agreement. Such response (dispaten of proper autochines) to signals from system instance uncer a miscale of the system instance of the system is abused. Notice by certified or services may be discontinued anytime charges are unpaid or system is abused. Notice by certified or registered letter to billing address shall be deemed sufficient notice of discontinuation and shall be deemed effective for all purposes upon mailing and not receipt. Monitoring service is billed and payable annually in advance. MONITORING SERVICE SHALL CONTINUE ON A YEARLY BASIS UNLESS CANCELLED IN WRITING BY EITHER PARTY NO

LESS THAN 60 DAYS BEFORE ANNUAL RENEWAL DATE.

The Department or other organization to which the connection may be made or an alarm signal may be transmitted may invoke the provisions hereof against any claims by the Purchaser or by others due to failure of such Department organization. 7. TELEPHONE OR INTERNET CONNECTIONS - Seller will assist Purchaser in making necessary

arrangements to secure telephone or internet service connections for systems. Purchaser agrees to

furnish any necessary telephone or internet services or telephone lines at Purchaser's own expense. The charge for the installation and continuation of this service shall be billed to the account of the Purchaser and will appear on his regular telephone or internet billing.

account of the Pull chase and will appear of this regular deprive of memory angle. 8, TESTING 1 is the responsibility of the Purchaser to test the system for proper operations periodically but not less than monthly. Purchaser shall follow all instructions and procedures which Seller may preache for the operation and maintenance of the system. 9, RETENTION OF ITLE AND RIGHT OF ACCESS - The system shall remain the personal property

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

10. FEES, CHARGES, RIGHTS AND COST OF COLLECTION - All fees and charges are payable in advance, Failure to pay fees, charges or other sums owed will result in your services being disconnected. Further, when you are in default, Seller can require immediate payment (acceleration) of what you

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

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

monitors or accessory components.
11. NOTICE TO PURCHASER - Under the Mechanic's Lien Law, any person who helps to improve your property and is not paid has the right to enforce his claim against your property. Under law, you may protect yourself against such claims either by filing with the Court a 'No Lien Agreement' or a payment bond depending upon the law of the state where your property is located.
(a) BUYER'S RIGHT TO CANCEL this Agreement. Buyer may cancel this Agreement or purchase by mailing a written notice to the Seller postmarked not later than midnight of the bird business day after

by maning a which notice to the other barren of the table intermediate the maning a which notice by writing 'I hereby cancel' by Buyer signature and by adding your name, address and new signature thereon. The notice must be mailed to Seller at the office indicated in the Agreement and must be sent by either certified mail or registered mail.

12. ENTIRE AGREEMENT - This instrument constituted the entire Agreement between the parties

hereto with respect to the transactions described herein and supersedes all previous negotiations, commitments (either written or spoken) and writing pertaining hereto. This Agreement can only be changed by a written amendment signed by both parties or their duly authorized agent. No waiver or breach of any term or condition of this Agreement shall be construed to

be a waiver of any succeeding breach. If any of the terms or provisions of this Agreement shall be determined to be invalid or inoperative, all

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

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

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

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

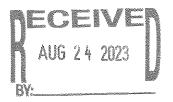
East Coast Wells & Pump Service 135 Jenkins Street, Ste.105B#322 St. Augustine, FL 32086-5182 904 824-6630 www.eastcoastwells.com eastcoastwells@gmail.com

<u>BILL TO:</u>

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

DATE	INVOICE #
8/23/2023	46916

INVOICE



		P.O. NO	TERMS	REP	PERMIT #
			DUE UPON RECEIPT	DH	
QUANTITY	E	DESCRIPTION		RATE	AMOUNT
· · · · · · · · · · · · · · · · · · ·	SITE: BEACON LAKE -	CR 210			
	SERVICE CALL: - REPLACED CHECK VA - CHECKED EAST PUMP		Р	90.00	90.00
	1 LABOR PER HOUR:			180.00	180.00
	MATERIAL: 2" CHECK VALVE			147.00	147.00
	Approved Pump Repa 001.320.5 Rich Gray	3800.45	5007		
18% APR will be appli Visa or Mastercard Act		ull within 30 days.	Т	otal	\$417.00
LABOR ARE PROVII INSTALLATION. LA	A ONE YEAR MANUFAC DED FREE OF CHARGE FO BOR IS NOT COVERED UN BE BILLED AT THE CURR	R A 30 DAY PERIOD IDER WARRANTY A	FOLLOWING FTER THE FIRST	ayments/C	redits \$0.0
*ALL DISCREPANCI	ES MUST BE REPORTED V LECTION & ATTORNEY'S	VITHIN 10 DAYS.		Balance D	ue \$417.0

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

Invoice

Invoice #: 249 Involce Date: 8/21/2023 Due Date: 8/21/2023 Case: P.O. Number:

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

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Description	Hours/Qty	Rate	Amount
Facility Maintenance July 1 - July 31, 2023 Maintenance Supplies		7,028.70 682.19	7,028.70 682,19
Approved 08/22/2023 Facilities Maintenance 001.320.57200.45508			
Rich Gray			
AUG 2 3 2023			
Juny Lander 7- 8-23-23			
8-23-23			
	Total	*****	\$7,710.89
	Paymen	ts/Credits	\$0.00
	Balance	Due	\$7,710.89

Date	<u>Hours</u>	<u>Employee</u>	Description
6/30/23	6	R.M.	Straightened and organized all pool and patio furniture, resecured slide chule covers, made adjustments to picklebell gate for better operation, removed debris in amenity parking lot, amenity playground, pool dack, around amenity building, front entrance of townhomes and main entrance of the development, checked and changed all trash
7/3/23	7	R.M.	receptacles, emptied and restocked all dog waste receptacles Straightened and organized all pool and patio furniture, cleaned men's bathroom on pool deck, fixed broken patio furniture on pool deck, resecured slide chute covers on splash pad, removed debris around pool deck, amenity center, food truck alley, tennis courts, pool landscape and Lakeside Park, checked and changed all trash receptacles, emptied
7/5/23	4	R.M.	and restocked all dog waste receptacles Changed out broken hose connection on handicap chair on kids splash pool, scrubbed pool deck to remove stains, straightened and organized chairs and tables on pool deck, cleaned all pool side tables and chairs, removed debris in front of amenity building, organized social room and cleaned men's restroom
7/5/23	4.18	M.C.	Emptied and restocked all dog waste receptacles
7/5/23	8	J.S.	Blew leaves and debris off tennis courts, pickleball courts, walkways and playground areas, straightened and organized pool deck furniture, removed debris around pool deck, common area and parking lot, checked and changed all trash receptacles throughout the community, assisted with checking and restocking dog waste receptacles
7/6/23	8	J.S.	Straightened and organized pool deck furniture, removed debris around pool deck, playground area, picnic area, clubhouse area and parking lot, blew leaves and debris off sports complex, pool patio, front entrance and walkways, removed debris at sports complex, wheed down tables on back deck and pool patio, raked sand into washout on beach area, raked mulch on Lakeside playground and emenity
7/7/23	6	R.M.	Installed new shower valve on pool deck, installed new filter on water fountain at Lakeside Park, straightened and organized patio furniture, blew leaves and debris off pool deck, front entrance, food truck alley, playground pavilion, tennis courts and pickleball courts, removed debris at townhomes and front entrance, checked and changed all trash receptacies on pool deck, food truck alley, basketball courts and Lakeside Park
7/7/23	4.52	M.C.	Assisted moving kayaks to their right places, removed debris from roadways, emptied and restocked all dog waste receptacles
7/10/23	8.12	M.C.	Straightened and organized pool deck fumiture, removed debris around pool deck, playground area, plonic area, amenity center, parking lot and roadways, removed spider webs at entrance and patio with fireplace, checked and changed all trash receptacies, emptied and restocked all dog waste receptacies
7/11/23	8	J.S.	Pressure washed back patio and fumiture, sprayed for spiders, sprayed for weeds on pool deck, walkways and food court area, straightened and organized pool deck fumiture, removed debris around pool area, tennis courts, pickleball courts, beach area, playground area and parking lot, checked and changed trash receptacles
7/12/23	3	R.M.	Tightened hardware on kayak launch and resecured guiderails, straightened and organized patio fumiture, blew leaves and debris off pool deck, scrubbed stains off pool patio, removed debris in parking lot, around pool deck, Lakeside Park parking lot and basketball courts
7/12/23	3.53	M.C.	Emptied and restocked all dog waste receptacles, removed debris throughout community
7/12/23	8	J.S.	Assisted to tightened hardware on kayak launch and resecured gulderails, pressure washed and sprayed spider on boat house, replaced two flags on light poles around pool deck, replaced tightened on pickleball court two, emplied and restocked dog waste receptacles, checked and changed all common area trash receptacles, straightened and organized pool deck furniture, removed debris around emenity center, pool area, playground area and parking fot
7/13/23	8	J. S .	Pressure washed furniture, inside gazebo and outside of gazebo, removed two windscreens from sports complex and stored, straightened and organized pool deck furniture, removed debris around tennis courts, pickleball courts, playground area, food court area, parking lot, roadways and common areas, checked and changed all trash receptacles
7/14/23	3.02	M.C.	Removed debris along townhomes and roadways, emptied and restocked all dog waste receptacles, checked and changed all trash receptacles as needed
7/17/23	4	R.M.	Removed ripped windscreen at baskelball court and picked up broken zip ties on court, removed broken bicycle from parking lot end cleaned up around bike rack, removed debris in parking lot, front entrances at entrances and at Lakeside Park, emptied and restocked dog waste receptacies, checked and changed trash receptacies at basketball courts, Lakeside park and amenity center
7/17/23	6.55	M.C.	Straightened and organized pool deck furniture, removed debris around pool deck and amenity center, checked and changed all trash recepteckes, emptied and restocked dog waste recepteckes
7/18/23	8	J.S.	Straightened and organized pool deck fumiture, removed debris around pool deck, tennis courts, pickleball courts, playground area, sports complex and parking lot, painted nine bike racks, removed all windscreens and stored them, replaces chains and hook on pool deck chair swing
7/19/23	7	R.M.	Installed all new chain and D rings on pool porch swings (2), removed debris at amenity parking lot, playground, pool landscape beds, back patio, basketball courts and Lakeside park, reset picklebail timer, blew leaves and debris off courts, installed new attachment rope to rope climber on splash park, changed out gym wipes and changes trash container, emptied and restocked all dog waste receptacles
7/19/23	1.5	M.C.	Moved dog waste station to landscaped area, removed debris along roadway, scrapped down and prepped bike rack for painting, painted bike rack
7/19/23	8	J.S.	Dusted cob webs off gazebo on pool deck, assisted to fix climbing net in splash pool, put new chains on pool deck swing and on front sign, painted five bike racks, straightened and organized pool deck fumiture, removed debris around tennis courts, pickleball courts, pool area, playground area, picnic area and parking lot
7/20/23	3	R.M.	Set up for CDD meeting, stocked supplies in men's restroom in social hell, removed debris on
	MVTC		1

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MEADOWVIEW AT TWN CREEKS COMMUNITY DEVELOPMENT DISTRICT MAINTENANCE BILLABLE HOURS FOR THE MONTH OF JULY 2023

Date	<u>Hours</u>	Employee	Description pool deck, straightened and organized chairs and umbrellas, cleaned up from CDD meeting
7/20/23	8	J.S.	Installed new chains for swing out by the front entrance, straightened and organized pool deck fumiture, cleaned up after board meeting, installed two new patio deck unbrollas, sprayed for weeds on pool deck and front entrance area, changed light bufbs out in social hall, straightened and organized pool deck fumiture, removed debris around pool deck, tennis courts, pickleball courts and parking lot
7/21/23	6	RM.	Emptied and restocked all dog waste receptacles, removed debris at townhouse entrance and main entrance, removed and relocated dog hurdle inside dog park, checked and changed all trash receptacles on pool deck, tightened set screw on shower valve at pool deck, resecured curtains on gazebo, reset breakers on Lakeside Park for the Gates, stocked soap dispensers at Lakeside Park men's restroom
7/21/23	4.4	M.C.	Assisted move dog hurlle to center of dog park, ramoved debris from roadway, emptied and restocked dog waste receptacles
7/24/23	6	RM.	Installed new WIFI extender for social room, changed out ripped flag at amenity entrance, removed debris at entrance to townhomes, main entrance, pool deck, back patio, around amenity center, Lakeside Park and main lake, relocated dog hurdle at big dog park, reattached downed windscreen at tennis court, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
7/24/23	7	M.C.	Removed debris around pool deck and amenity center, checked dog waste stations and changed as needed, straightened and organized pool deck chairs and tables
7/25/23	8	J.S.	Pressure washed Lakeside Park building, furniture and kayak launch, straightened and organized pool deck furniture, removed debris around tennis courts, pickleball courts, pool area and parking lot
7/26/23	8	J.S.	Sprayed for weeds on front entrance area and pool deck area, sprayed for wasps on Lakeside Park playground, straightened and organized pool deck fumiture, removed debris around tennis courds, pool area, pickleball courts, playground area, food court area and parking lot, checked and changed trash receptacles, removed debris around big lake
7/27/23	8	J.S.	Assisted patching pot holes on roadways, straightened and organized pool deck furniture, removed debris behind front entrance way, tennis courts, pickleball courts, playground area, pool area and roadways
7/28/23	8	R.M.	Reset inigation timer at entrance, reattached hammock at Lakeside Park, stocked and deaned men's and women's restroom at Lakeside Park, tightened gate hardware at Lakeside Park entrance, reset breaker/GFCI to gate at the Landings, removed debris at townhouse entrance, main entrance, behind entrance fence, parking lot, checked and changed all trash receptacles, emplied and restocked dog waste receptacles
7/31/23	8	M.C.	Removed debris around pool deck, amenity center and through out community, straightened and organized pool deck furniture, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, painted bike rack
TOTAL	200.82	-	
MILES	0	-	*Mileage is reimbursable per section 112.061 Florida Statutes Meage Rate 2009-0.445

RMS

MAINTENANCE BILLABLE PURCHASES

Period Ending 8/05/23

.

	DATE	SUPPLIES	PRICE	<u>EMPLOYEE</u>
MEADOWVIEW AT TWIN CREEKS CDD				
(MVTC)	7/7/23	Master Keys (6)	41.40	R.G.
(mvro)	7/10/23	Sunscreen	12.29	R.G.
	7/14/23	Post Hole Diggers	55,36	R.G.
	7/14/23	Square Shovel	17.22	R.G.
	7/14/23	Round-Point Shovel	17.22	R.G.
	7/14/23	HI-Gloss Black Spray Paint (7)	44.23	R.G.
	7/14/23	D-Ring (10) Link Chain 3/8"	39,54	R.G.
	7/14/23	3/16" Chain Coil (55')	182.29	R.G.
	7/19/23	Hi-Gloss Black Spray Paint (5)	37.26	R.G.
	7/19/23	D-Ring Link Chain 1/4" (6)	25.32	R.G.
	7/19/23	Terry Cloth Shop Towels 20pk	18.38	R.G.
	7/19/23	100 Cotton Twine	4.31	R.G.
	7/19/23	Spray Grip Handles (2)	13.75	R.G.
	7/20/23	D-Ring (6) 1/4" Link Chain	19.03	R.G.
	7/27/23	5 Gallon Bucket	5.15	R.G.
	7/27/23	Nifty Nabber	22.97	R.G.
	7/27/23	60lb Cold Patch (6)	126.48	R.G.
		тот	AL \$682.19	- a



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

Approved Account #101093 Fitness Center Repairs 001.320.57200.44207 Rich Gray

Invoice

ormation			
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
	850 Beacon Lake Pkwy	850 Beacon Lake Pkwy St Augustine, FL 32095 Main Number Mobile Number	850 Beacon Lake Pkwy St Augustine, FL 32095Billing ContactMarc or DeniseMain Number(904) 217-3052Mobile Number(904) 316-9279

Service Information

Services	Qty	Rate	Price
350 Beacon Lake Pkwy, St Augustine, FL 32095			
8/22/2023 Repair - Parts at Shop	1.00 hour	\$70.00 / hour	\$70.00
-Manufacturer: Lifefitness -Model Num: GER-ALLL-102 -S/N:RGX180901397 Replace: Computer monitor			
— Product: Travel 60-160 miles	1.00 Other	\$110.00 / Other	\$110.00
– Product: LF - Rower - COMPUTER: L16, W/O JSB, 75029 - 0K106-75029-0000	1.00 Ea	\$429.64 / Ea	\$429.64
– Product: Shipping	1.00 Ea	\$30.00 / Ea	\$30.00
8/22/2023 Repair - Parts at Shop	1.00 hour	\$70.00 / hour	\$70.00
~Manufacturer: Life Fitness ~Model Num: 95XS ~S/N: ASX134380 Replace: Thumb buttons			
- Product: LF - RBK - HXR - ASSEMBLY: BUTTON,	1.00 Ea	\$29.68 / Ea	\$29.68
BLACK - AK69-00100-0700			
		Subtotal:	\$739.32
NECEIVEN		Tax:	\$0.00
AUG 2 3 2023		Total:	\$739.32
	w Now	Amount Paid:	\$429.64
BV-	and Marsel	Balance Due:	\$309.68

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

Bill To:	Marc or Denise 850 Beacon Lake Pkwy	Account	[101093] Meado Creeks A.K.A B	
	St Augustine, FL 32095 Invoice # 102470			
		Date	Tuesday, Augus	t 22, 2023
Remit To:	Southeast Fitness Repair	Amount Paid	la sera en la seconda de l Trata de la seconda de la s	
14476 Duval Place West #208 Jacksonville, FL 32218	Check Number			

Thank you for your payment!

Service Slip/Invoice Turner INVOICE: 617604967 Approved 8/16/2023 DATE: Pest Pest Control ORDER: 617604967 001.320.57200.45917 Control **Rich Gray** PAYMENT ADDRESS: Turner Post Control LLC - P.O. Box 952503 - Atlanta, Georgia 31192.2503 904-355-5300 - Fax: 904-351-1493 - Yoll Free: 800-226-5305 - tomerpaal.com Work 904-627-9271 [385188] [385188] Location: Bill To: Beacon Lake Amenity Center Meadow Vlew at Twin Creeks CDD Chris Hall 475 W Town pl **Brlan Stephens** 850 Beacon Lake Parkway St Augustine, FL 32095-7458 Suite 114 Saint Augustine, FL 32092 ilme in Work Date Time Torget Pest 11:25 AM 11:25 AM 8/16/2023 MICE, RATS, ROACH, S Time Out Purchase Order Last Service **IO** IN SE 12:19 PM 8/16/2023 NET 30 JOX Less / Dilbh \$219.45 Commercial Pest Control - Monthly Service CPCM SUBTOTAL \$219.45 TAX \$0,00 \$0.00 AMT. PAID \$219.45 TOTAL AMOUNT DUE \$219.45 TECHNICIAN SIGNATURE CUSTOMER SIGNATURE

Balances outstanding over 30 days from the date of service may be subject to a late beof the least of 1.3% per month (18% per year) or the maximum allowed by law. Customer agrees in pay accrited expenses in the event of collection.

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Thereby a larea ledge the satisfactory completion of all services rendered. and agree to pay the cost of services as specifical above.

PLEASE PAY FROM THIS INVOICE

	INVOICE		
YELLOWSTONE	INVOICE #	INVOICE DATE	
LANDSCAPE	JAX 577368	8/25/2023	
Bill To:	TERMS	PO NUMBER	
Meadow View at Twin Creeks CDD	Net 30		
c/o GMS-NF, LLC 475 West Town Pl Suite 114 St. Augustine, FL 32092	<u>Remit To:</u> Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017		
Property Name: Meadow View at Twin Creeks CDD			
		September 24, 2023	
	Invoice Amount:	\$4,701.84	
Description		Current Amount	
Entrance to Phase 3b Bahia Install			
Sod Installation		\$4,701.84	
Approved Landscape Contingency 001.320.53800.45004 Rich Gray	y Invoice Tota	al \$4,701.84	

IN COMMERCIAL LANDSCAPING

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



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 577887	8/25/2023
TERMS	PO NUMBER
Net 30	

<u>Remit To:</u>

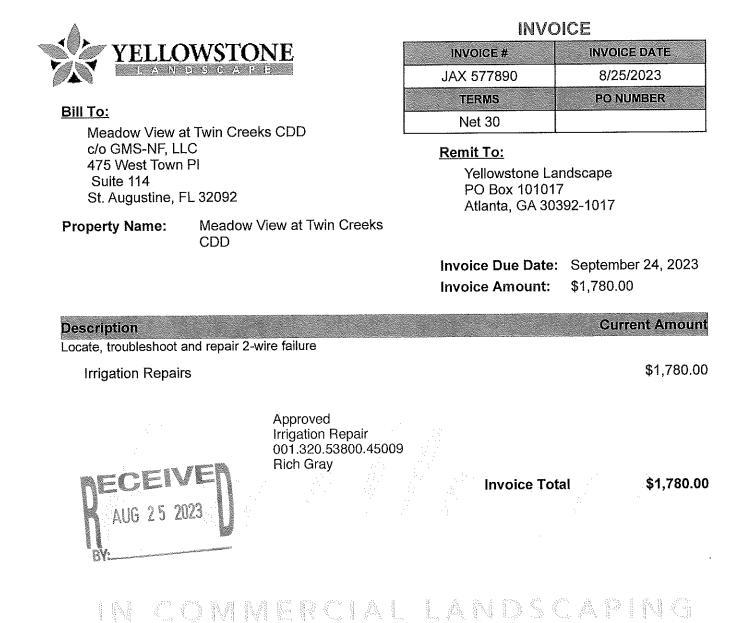
Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: September 24, 2023 Invoice Amount: \$1,000.00

Description	Cı	rrent Amount
Decoder replacement zones 37,39******The Landing******		
Irrigation Repairs		\$1,000.00
Approved Irrigation Repair 001.320.53800.45009 Rich Gray	Invoice Total	\$1,000.00

IN COMMERCIAL LANDSCAPING

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



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

					and a state of the	. · ·
						Invoice
		1325 W Hwy 100 Bunnell, FL 32110				
					Date 7/15/2022	Invoice # Bcn Serv-22
475 W To Suite 114	View at Twin Cree own Place,	sks CDD,		Ship To		
P.O. Number	Terms	Rep	Ship	Via F.O.B.	I	roject
:	Net 30		7/15/2022		Beau	con Lakes
Quantity	1 Beacon Se	De prvices Movement:	scription	Pri	ice Each 3,250.00	Amount 3,250.00
		rice off of lot into land	dscaping bed			
	1" condui 1" 90s 1" couplin Polaris Ta Junction 6/3 2 ground	gs ips Box			: :	
	1 Crew 1 I					
		Appro 001.3 Pump Rich	20.53800.45007 D Repairs			
			CEIVE IG 1 0 2023			
	· · ·.			· · · · ·	Total	\$3,250.00
Phone # (386) 586-2937	Fax #	bwright	@quantumcontractors.com		

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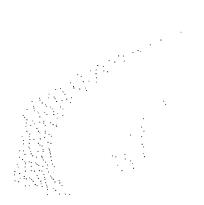
QUANTUM		Invoice
Bunnell, FL 32110	Date	Invoice #
	3/17/2023	BcnLksPmpRp
Bill To	Ship To	
Meadow View at Twin Creeks CDD, 475 W Town Place, Suite 114, St Augustine FL 32092		

	Net 30	3/17/2023	Beaco	on Lakes
Quantity	Ď	escription	Price Each	Amount
1	Repair Damaged Pump Feed a	and Wire Located on Cutgrass Lane		0.00
3	2 Men 3 Hours Emergency Di	agnosis	150.00	450.00
0,1	Overhead at 10% For Emerger	ncy Diagnosis	450.00	45.00
	Burden at 25% For Emergency		450.00	112.50
56	8 Hours 7 Men at \$75 an hour	r for Emergency Service Call	75.00	4,200.00
0.1	Overhead at 10% for Emergen	icy Service Call	4,200,00	420.00
0.25	Burden at 25% for Emergency	/ Service Call	4,200.00	1,050,00
720	2/0 XHHW		2.48	1,785.60
265	#4 THHN		2.65	702.25

Via

F.O.B.

Approved Pump Maintenance 001.320.53800.45007 Rich Gray

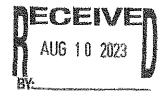


P.O. Number

Terms

Rep

Ship



Total

\$8,765.35

Project

Phone # (386) 586-2937

37 Fax#

Meadow View at Twin Creeks

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

Total Funding Request

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

\$ 148,621.73

CIM Signature:

Chairman/Vice Chairman

DocuSigned by:

Signature:

Jim QUILIN DIBA5E5E7410478 DIBA5E5E7410478...

	unity Development District C ruction Phase 38 - BBX	onstruction Fun	ding Noquest #51 August 10, 202
leq.	PAYEE		
131	ETM Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 209410 (July 2023)	\$	595.00
132	Harbinger Phase 3 Signage - Depoist Invoice	\$	9,805.00
	Total Funding Request	\$	18,400.00
	Please make check payable to: Meadow View at Twin Creeks c/o GMS LLC 475 West Town Place Sude 114 Ste Augustine FL 32092	CDD	
	475 West Town Place Sune 114	COD	

Meadow View at Twin Creeks Community Development District Construction Funding Request #1 Construction Phase 4 - HEARTWOOD August 21, 2023 Req. PAYEE W. GARDNER LLC \$ 176,642.78 BALANCE DUE FOR REQ #74 - #76 **Total Funding Request** 176,642.78 \$ Meadow View at Twin Creeks CDD c/o GMS LLC Please make check payable to: 475 West Town Place Suite 114 St. Augustine FL 32092 ELOM Signature: Chairman/Vice Chairman DocuSigned by: 1im Pliner Signature: -DIBASESE (410418



Alfred W. Grover, Electrical Contractor

1304 Padola Road St Augustine, FL 32092 215-847-5339 awg7422@gmail.com FL License: EC 13010167

850 Beacon Lake Parkway

St Augustine, FL 32095

Meadow View at Twin Creeks CDD

DATE: 9/* INVOICE #

9/1/2023 90123

Approved Pump Repairs 001.320.53800.45007 Rich Gray



Job Location:

Bill To:

Beacon Lake

DESCRIPTION OF V	WORK	AN	IOUNT
Location #1 electrical equipment on exit side of 1) Replaced pressure switch for well pump mote			
2) Secured well pump motor starter to concrete	post		
Location #2 electrical equipment on Tamar Ct 1) Replaced 1, 30-20 quad type circuit breaker	for well pump motor starter		
Material:	DECEIVE		95.00
Labor: 1 electrician 5.5 hrs @ \$80 per hr	SEP 05 2023		440.00
Work ordered by Rich Grey			
Accepted methods of navment:	TOTAL	\$	535.00

Accepted methods of payment:

Check payable to: Alfred W. Grover

THANK YOU FOR YOUR BUSINESS!



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

Meadow View At Twin Creeks CDD (Beacon Lake) 850 Beacon Lake Parkway St Augustine, FL 32095		DATE /17/2023	PLEASE PAY \$350.00	DUE DATE 07/27/2023
PRODUCT/SERVICE	QTY	RATE		AMOUNT
Services:E-Call Emergency Service Call Date of Incident Reported: 7/15/23 Date of Correction: 7/15/23 Details of Services received call that no chlorine was present in the pool. We sent a tech out, who added just a little bit of chlorine as he was not able to shock it due to the patrons in the pool. Once their was a chlorine residual, he calibrated the controller. We received another call 3 hours later, chlorine was back at zero. When Zach arrived at 7pm the controller was on but not feeding any chemicals. Note: this is anew controller that was installed on 7/12/23 as the last controller was not reading a proper ORP. Zach proceeded to close the pool, backwash, shock, balance chemistry along with cleaning of the tiles. The controllers were then calibrated once more. Additional note: upon Zach's service 7/17, the gfi tripped and the controller was off.	Poo 001		ntenance 57200.45	

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

TOTAL DUE

\$350.00

THANK YOU.



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

BILL TO Meadow View At Twin Creeks CDD (Beacon Lake) 850 Beacon Lake Parkway St Augustine, FL 32095		DATE 09/01/2023	PLEASE PAY \$1,945.56	DUE DATE 09/30/2023
PRODUCT/SERVICE	QTY	RATE		AMOUNT
RE: Monthly Chemicals and Controller Lease Only Invoice				
Services:Monthly Service Monthly Chemicals with 2- Controller Leases Chemicals Included: Chlorine Acid Bi-Carb Stabilizer	1	1,945.56		1,945.56
Thank you for your business!				
For work outside of monthly cleaning services, accepted forms		TOTAL DUE		\$1,945.56
of payment are check, cash or a credit card however the credi card is subject to a 3.5% processing fee.	It			THANK YOU.

Approved Pool Chemicals 001.320.57200.45506 Rich Gray



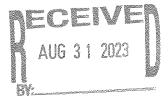




Big Z Pool Service, LLC 172 Stokes Landing Rd Saint Augustine, FL 32095 office@bigzpoolservice.com bigzpoolservice.com

	QTY	RATE	AMOUNT
CDD (Beacon Lake) 850 Beacon Lake Parkway St Augustine, FL 32095	09/01/2	023 \$1,298.00	09/30/2023
Meadow View At Twin Creeks	DAT	E PLEASE PAY	DUE DATE

Approved Pool Maintenance 001.320.57200.45505 Rich Gray



PRODUCT/SERVICE Q1	TY RAT	E 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	1 1,298.0	
gutters free from debris. -Vacuum -Brushing of the walls/stairs -Waterline Tile Cleaning -Backwashing of the filters -Filtration Maintenance i.e., pump baskets, Orings -Water Chemistry, to check and balance chemicals -DOH Documentation Logging		
Note: we will keep the feature pump trap free of debris. Chemicals such as Algaecides, Phosphate Removers and Metal Out Treatments are not included, but avail. as needed and billed accordingly for amount used.		
Thank you for your business!	16 August - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100	
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.

DOG WASTE DEPOT

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

Bill To

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

Invoice

Date	Invoice #
9/14/2023	570504

Ship To

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

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

ORD	ER#:	Rep	Ship Date	Via	Terms	PO#:		3RD Pa	rty Payment C
B DWD	-194984	DWD	9/14/2023	FEDEX	Net 30				
Quantity		Item Co	Item Code Description Price Each					ch	Amount
2	DEPOT-00	06-B-GRN		Bag System,Round FedEx Package 1 T	racking #: 78376317 racking #: 78376317 200t repairs and oproved Jen	2939	2*	79.99	559.98T
		1231	Dog Was 6 World Ti	MENT TO: ste Depot rade Drive #10 CA 92128)2	Subte Sales Tota	s Tax (0.0	1%)	\$559.98 \$0.00 \$559.98
			FED ID# 2	27-4523962			nents		\$0.00
							nce Due		\$559.98

East Coast Wells & Pump Service 135 Jenkins Street, Ste.105B#322 St. Augustine, FL 32086-5182 904 824-6630 www.eastcoastwells.com eastcoastwells@gmail.com



INVOICE

DATE	INVOICE #
8/31/2023	46975

BILL TO:

Meadowview CDD c/o Riverside Management 9655 Florida Mining Blvd West Building 300 Suite 305 Jacksonville, FL 32257 Approved Pump Repairs 001.320.53800.45007 Rich Gray

		P.O. NO	TERMS		REP	PERMIT #
			DUE UPON REC	EIPT	TK	
QUANTITY	E	ESCRIPTION			RATE	AMOUNT
	SITE: BEACON LAKE - O SERVICE CALL: LABOR PER HOUR: MATERIAL: (2) 5 HP 230V SINGLE PH SITE: CUTGRASS LANE -SITE ONE PUMP ON CU FOR IRRIGATION STUC BUILDS PRESSURE TO S THROUGH VALVE. TUI UNTIL PROBLEM IS FIX ISSUES. SITE: TOWN HOME SUI - REPLACED (2) BAD RU CAPACITOR IS GOOD. T UNABLE TO TEST PUM ELECTRICIAN. SITE: EXIT PUMP - RUNS GOOD. IRRIGAT START IRRIGATION. PO GOOD. VOLTS FROM C IRRIGATION VALVES N	HASE RUN CAPACITO TIGRASS LANE. MAS K CLOSED. PUMP IS SHUT OFF BUT WON' RNED SYSTEM OFF A ED SO PUMP DON'T B JN CAPACITORS. ST FOUND BAD BREAKI P UNTIL BREAKER IS FION VALVES WON'T OWER TO CONTROL CLOCK TO CONTACT REED TO BE CHECKE	STER VALVE PRIMED UP & T LET WATER T CLOCK RUN INTO ART ER IN PANEL. S FIXED BY T OPEN TO BOX & PUMP IS OR ARE GOOD.		90.00 180.00 84.00	90.00 270.00 84.00
18% APR will be applied Visa or Mastercard Acce	l to any invoice not paid in f pted	ull within 30 days.		Тс	otal	\$444.00
LABOR ARE PROVIDI	A ONE YEAR MANUFAC ED FREE OF CHARGE FOI OR IS NOT COVERED UN	R A 30 DAY PERIOD I IDER WARRANTY AI	FOLLOWING TER THE FIRST	Pa	yments/C	redits \$0.00
*ALL DISCREPANCIE	E BILLED AT THE CURR S MUST BE REPORTED V ECTION & ATTORNEY'S FOR COLLECTION.	VITHIN 10 DAYS.		Ba	alance D	UE \$444.00

East Coast Wells & Pump Service 135 Jenkins Street, Ste.105B#322 St. Augustine, FL 32086-5182 904 824-6630 www.eastcoastwells.com eastcoastwells@gmail.com

BILL TO:

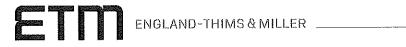
Meadowview CDD c/o Riverside Management 9655 Florida Mining Blvd West Building 300 Suite 305 Jacksonville, FL 32257



		P.O. NO	TERMS		REP	PERMIT #
			DUE UPON REG	CEIPT	TK	
QUANTITY	D	ESCRIPTION			RATE	AMOUNT
1.5	SITE: BEACON LAKE SERVICE CALL: 1. REPLACED BAD SWI 2. REPLACED BAD SWI LABOR PER HOUR:				90.00 180.00	90.00 270.00
	001.3 Rich	oved p Maintenance 320.53800.45007 Gray			114.00	114.00
18% APR will be applied Visa or Mastercard Acce	d to any invoice not paid in f pted	ull within 30 days.		Тс	otal	\$474.00
LABOR ARE PROVID	A ONE YEAR MANUFAC ED FREE OF CHARGE FOI OR IS NOT COVERED UN	R A 30 DAY PERIOD DER WARRANTY A	FOLLOWING FTER THE FIRST	Pa	yments/C	redits \$0.00
*ALL DISCREPANCIE	BE BILLED AT THE CURRI S MUST BE REPORTED W ECTION & ATTORNEY'S FOR COLLECTION.	/ITHIN 10 DAYS.		Ва	alance D	UE \$474.00

INVOICE

DATE	INVOICE #
9/15/2023	47112



SEP 07 2023

etminc.com | 904.642.8990

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

Total This Invoice	\$1,628.75
Invoice No:	209913
September 01, 2023	

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 Requisitions and submit to Gms Update requisitions Review and discuss bids for Maps for Pavement Lifts Th 2A / 2B / 2C Drainage Easement Issues CDD Meeting Beacon Amenity Deal with WG pay apps and issues

Professional Services rendered through August 26, 2023 Labor

				× .	
		Hours	Rate	Amount	
Senior Engineer/Senior Proje	ct Manager				
Lockwood, Scott	8/12/2023	3.00	215.00	645.00	
Lockwood, Scott	8/19/2023	3.25	215.00	698.75	
Adminstrative Support					
Blair, Shelley	8/12/2023	1.00	95.00	95.00	
Blair, Shelley	8/19/2023	1.00	95.00	95.00	
Blair, Shelley	8/26/2023	1.00	95.00	95.00	
Totals		9.25		1,628.75	
Total Lab	or				1,628.75
			Total This	Invoice	\$1,628.75

Future Horizons, Inc 403 N First Street

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

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

Bill To:	Ship to:
Meadow View at Twin Creeks CDD District Accountant 1408 Hamlin Avenue, Unit E Saint Cloud, FL 34771	Meadow View at Twin Creeks CDD District Accountant 1408 Hamlin Avenue, Unit E Saint Cloud, FL 34771
	an a

CustomerID	Customer PO	Payment Terms
 BeaconO2	Per Contract	Net 30 Days
Sales Rep ID	Shipping Method	Ship Date Due Date
	Hand Deliver	9/30/23

Quantity	ltem	Description	Unit Price	Amount
	Aquatic Weed Control	Aquatic Weed Control services performed in August 2023	1,769.14	1,769.14
		Approved Lake Maintenance 001.320.53800.45005 Rich Gray		
		SEP 0 1 2023		
				4 700 1
		Subtotal Sales Tax		1,769.1
		Freight	1, <u></u>	n ya 1990 maa ahaa ahaa ahaa ka ahaa ahaa ahaa ah
		Total Invoice Amount	an mananan an	1,769.1
		Payment/Credit Applied	· <u></u>	
		TOTAL		1,769.1

Overdue involces are subject to finance charges.

Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 103 Invoice Date: 9/1/23 Due Date: 9/1/23 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 - September 2023	4,341.17	4,341.17
Website Administration - September 2023	91.67	91.67
Information Technology - September 2023	129.17	129.17
Dissemination Agent Services - September 2023	1,041.67	1,041.67
Office Supplies	7.48	7.48
Postage	13.86	13.86
Copies	269.55	269.55
	50.42	50.42



Total	\$5,944.99
Payments/Credits	\$0.00
Balance Due	\$5,944.99



Governmental Management Services 475 West Town Place, Suite 114 St. Augustine , FL 32092

PO Box 6569 Hilton Head Island, SC 29938

Bill To

Invoice	718036
Date	PO/Contract#
04/21/23	
Account Manager	Terms
MELISSA BROCK	Due on Receipt

Property Address	· · ·		
Meadow View at Twin Cre	eks C	DD	
850 Beacon Lake Parkwa	У		
St Augustine, FL 32095	-		

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

Description	Qty/UOM	Rate	Amount
#51314 - Quarterly Pump Maintenance April	2023		
Landscape Enhancement Work - 04/11/2023			\$1,335.00
		Total	\$1,335.00
Approved Pump Repairs 001.320.5380 Rich Gray			



Current	1-30 Days	31-60 Days	61-90 Days	90+ Days
	Past Due	Past Due	Past Due	Past Due
\$0.00	\$0.00	\$2,235.00	\$26,807.00	\$27,867.00

Phone # E-mail		E-mail	Web Site
843-78	5-3848	accountsreceivable@thegreeneryinc.com	www.thegreeneryinc.com



PO Box 6569 Hilton Head Island, SC 29938

Bill To

Invoice	720345
Date	PO/Contract#
05/15/23	
Account Manager	Terms
MELISSA BROCK	Due on Receipt

Property Add	Iress	
Meadow View	at Twin Creeks CDD	
850 Beacon L	ake Parkway	
St Augustine,		

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

Description		Qty/UOM	Rate	Amount

#52729 - Pump Coupling Repair

Governmental Management Services 475 West Town Place, Suite 114 St. Augustine , FL 32092

This repair is from the pictures and reports from Saturday, April 29th. Repairs were made 5/2

Landscape Enhancement Work - 05/10/2023

\$275.00

Total \$275.00

Approved Pump Repairs 001.320.53800.45007 Rich Gray

R		Source Source Source	WE	
×.	SEP	13	2023	CONTENDED DE LA CONTENDE
	international (1990) and its	ومعتبيون	مرور میروند. مرور میروند و می	an a transformer

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$0.00	\$0.00	\$2,235.00	\$26,807.00	\$27,867.00

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



PO Box 6569 Hilton Head Island, SC 29938

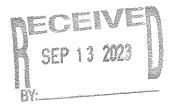
Bill To					
	Governmental Management Services				
475 West Town Place, Suite 114					
St. Augustine, F	L 32092				

Invoice	723934
Date	PO/Contract#
06/29/23	
Account Manager	Terms
MELISSA BROCK	Due on Receipt

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

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

Description	Qty/UOM	Rate	Amount
#51311 - Townhome Common Area Irrigation	Repairs		
Landscape Enhancement Work - 06/29/2023			\$1,490.00
		Total	\$1,490.00
Approved Irrigation F 001.320.5 Rich Gray	3800.45009		



Current	1-30 Days	31-60 Days	61-90 Days	90+ Days
	Past Due	Past Due	Past Due	Past Due
\$0.00	\$0.00	\$2,235.00	\$26,807.00	\$27,867.00

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



Governmental Management Services 475 West Town Place, Suite 114 St. Augustine , FL 32092

PO Box 6569 Hilton Head Island, SC 29938

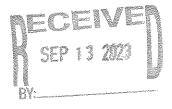
Bill To

Invoice	724455
Date	PO/Contract#
06/30/23	
Account Manager	Terms
MELISSA BROCK	Due on Receipt

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

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

Description		Qty/UOM	Rate	Amount
#51310 - Phase 2 and 3	Irrigation Repairs			
Landscape Enhancement W	′ork - 06/30/2023			\$745.00
			Total	\$745.00
	Approved Irrigation Repairs 001.320.53800.45 Rich Gray	009		



Current	1-30 Days	31-60 Days	61-90 Days	90+ Days
	Past Due	Past Due	Past Due	Past Due
\$0.00	\$0.00	\$2,235.00	\$26,807.00	\$27,867.00

Phone #	E-mail	Web Site	
 3-785-3848	accountsreceivable@thegreeneryinc.com	www.thegreeneryinc.com	

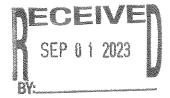
KUTAK ROCK LLP

TALLAHASSEE, FLORIDA Telephone 404-222-4600

Facsimile 404-222-4654 Federal ID 47-0597598

_ . . .

August 31, 2023



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

Reference: Invoice No. 3268493 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. 3268493 35723-1

Re: General Counsel

For Professional Legal Services Rendered

07/03/23	K. Buchanan	0.30	99.00	Review rule making notices
07/05/23	J. Gillis	0.30	57.00	Draft published and mailed notices for FY 2024 budget adoption
07/07/23	K. Buchanan	0.90	297.00	Confer with bond counsel regarding proposed condemnation; confer with district engineer regarding same
07/10/23	K. Buchanan	0.30	99.00	Confer with district manager
07/13/23	K. Buchanan	0.30	99.00	Prepare resolution resetting public
				hearing
07/20/23	K. Buchanan	1.80	594.00	Prepare for and attend board meeting
TOTAL HO	URS	3.90		
				#1 0 45 00
TOTAL FOI	R SERVICES REN	DERED		\$1,245.00
				¢1 245 00
TOTAL CU	RRENT AMOUNT	DUE		<u>\$1,245.00</u>

Riverside Management Services, Inc

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

Invoice

Invoice #: 250 Invoice Date: 9/1/2023 Due Date: 9/1/2023 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 - September 2023 1.320.57200.45500 - Facility Management - Meadow View - September		3,600.00 6,503.83	
2023			
K SEP 0 6 2023			
	I		
Juny Lanhut 9-6-23			
9-6-23			
	Total	ىرىپ بېرىپ رېزىن <u>كەنتىكەن ئىلىرىزى بىلىرىم بىلىرىم بىلىرىم بىلىرىم بىلىرىم بىلىرىم بىلىرىم بىلىرىم بىلىرىم بىل</u>	\$10,103.83
		nts/Credits	\$10,103.83
	Balance		\$10,103.83
	DEMIC		ψιν, ιου.ου

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

Invoice

Invoice #: 251 Invoice Date: 8/31/2023 Due Date: 8/31/2023 Case: P.O. Number:

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

Description	Hours/Qty Rate	Amount
Assistant Manager through August 2023 しろみり、ちつみりり、4ちちりし	168 25.0	4,200.00
SEP 08 2023		
Juny Lanhut 9-8-23		
	Total	\$4,200.00
	Payments/Credits	\$0.00
	Balance Due	\$4,200.00

MVTC CDD

ASSISTANT MANAGER INVOICE DETAIL

Quantity	Description	<u>Rate</u>	4	Amount
168	Assistant Manager	\$ 25.00	\$	4,200.00
	Covers August 2023			
	TOTAL DUE:	1	\$	4,200.00

Facility Management 001.320.57200.45500

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

<u>Date</u>	<u>Hours</u>	Employee	Description
8/1/23	2.23	E.W.	Facility Assistant
8/2/23	2.15	E.W.	Facility Assistant
8/3/23	2.08	E.W.	Facility Assistant
8/5/23	2.15	E.W.	Facility Assistant
8/6/23	10.17	E.W.	Facility Assistant
8/7/23	10.08	E.W.	Facility Assistant
8/8/23	4.58	E.W.	Facility Assistant and Bunco
8/9/23	7.62	M.B.	Facility Assistant and Event Prep
8/9/23	5.58	E.W.	Facility Assistant, Event Prep and Book Club
8/10/23	2.28	E.W.	Facility Assistant
8/12/23	1.75	E.W.	Facility Assistant
8/13/23	10.12	E.W.	Facility Assistant
8/14/23	7.68	М.В.	Facility Assistant
8/14/23	2.1	E.W.	Facility Assistant
8/15/23	10.27	E.W.	Facility Assistant
8/16/23	2.7	E.W.	Facility Assistant
8/16/23	2.58	J.W.	Facility Assistant
8/17/23	3.73	E.W.	Facility Assistant
8/19/23	10.05	E.W.	Fadilty Assistant
8/20/23	4.55	E.W.	Facility Assistant
8/20/23	6.12	F.D.	Facility Assistant
8/21/23	7.53	F.D.	Facility Assistant
8/21/23	2.2	E.W.	Facility Assistant
8/22/23	6.28	E.W.	Facility Assistant
8/23/23	2.68	E,W,	Facility Assistant
8/24/23	2.19	E.W.	Facility Assistant
8/25/23	5.4	E.W.	Facility Assistant and Whisky Club
8/26/23	2.5	E.W.	Facility Assistant
8/27/23	10.18	E.W.	Facility Assistant and Dominos
8/28/23	10.1	E.W.	Facility Assistant
8/29/23	5.25	E.W.	Facility Assistant
8/31/23	3.12	E.W.	Fadlity Assistant

TOTAL 168

Riverside Management Services, Inc

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

Invoice

Invoice #: 252 Invoice Date: 8/31/2023 Due Date: 8/31/2023 Case: P.O. Number:

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

Description	Hours/Qty Rate	Amount
Special Event Assistant through August 2023 1. 3 み 0 . 5 つ み 0 0 . 4 9 4 0 0	21.35 25.0	0 533.78
BY		
Juny Landut 9-8-23		
	Total	\$533.75
	Payments/Credits	\$0.00
	Balance Due	\$533.75

MVTC CDD

SPECIAL EVENT ASSISTANT INVOICE DETAIL

Quantity	Description	Rate	Amount
21.35	Special Event Assistant	\$ 25.00	\$ 533.75
	Covers August 2023		
	TOTAL DUE:	-	\$ 533.75

Special Event Assistant 1.320.57200.49400

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

Date	Hours	Employee	Description
4			
8/4/23	3.78	E.W.	Special Event - Food Truck Friday
8/10/23	4.02	E.W.	Special Event - Back 2 School Brunch
8/11/23	3.5	E.W.	Special Event - Back 2 School Bash
8/11/23	3	J.W.	Special Event - Food Truck Friday
8/18/23	3,55	J.W.	Special Event - Food Truck Friday
8/25/23	3.5	J.W.	Special Event - Food Truck Friday

TOTAL 21.35

Riverside Management Services, Inc

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

Invoice

Invoice #: 253 Invoice Date: 8/31/2023 Due Date: 8/31/2023 Case: P.O. Number:

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

Description	Hours/Qty	Rate	Amount
rivate Event Attendant through August 2023 しろみの、ちてみののいちちのの	30.33	25.00	758.25
SEP 08 2023			
Juny Landert 9-8-23			
	Total		\$758.25
	Payments	/Credits	\$0.00
	Balance D)ue	\$758.25

MVTC CDD

PRIVATE EVENT ATTENDANT INVOICE DETAIL

Quantity	Description	Rate	Amount
30.33	Private Event Attendant	\$ 25,00	\$ 758.25
	Covers August 2023		
	TOTAL DUE:	•	\$ 758.25

Private Event Attendant 1.320.57200.45509

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

Date	Hours	Employee	Description
8/5/23	2	J.W.	Private Event Attendant
8/12/23	4.28	E.W.	Private Event Attendant
8/18/23	5.23	E.W.	Private Event Attendant
8/19/23	8.05	J.W.	Private Event Attendant
8/26/23	5.02	J.W.	Private Event Attendant
8/27/23	5.75	J.W.	Private Event Attendant
TOTAL	30.33		

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

Invoice

Invoice #: 254 Invoice Date: 8/31/2023 Due Date: 8/31/2023 Case: P.O. Number:

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

Ifeguard Services through August 2023 いろみひ、らてみひの、45501	268.02	18.50 4,958.37
SEP 08 2023		
Juny Lanhut 9-8-23		
	Total	\$4,958.37
	Payments/Cred	its \$0.00
	Balance Due	\$4,958.37

MVTC CDD

LIFEGUARD INVOICE DETAIL

Quantity	Description	ļ	Rate	4	Amount
268.02	Lifeguard Services	\$	18.50	\$	4,958.37
	Covers August 2023				
	TOTAL DUE:			\$	4,958.37

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LIFEGUARDS #1.320.57200.45501

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

Date	Hours	Employee	Description
8/1/23	6.75	H.A.	Lifeguarding
8/1/23	4,33	M.K.	Lifeguarding
8/1/23	4.27	P.M.	Lifeguarding
8/1/23	4	E.G.	Lifeguarding
8/1/23	4.02	8.S.	Lifeguarding
8/2/23	6.75	H.A.	Lifeguarding
8/2/23	4.42	М.К.	Lifeguarding
8/2/23	4.28	P.M.	Lifeguarding
8/2/23	4.22	E.G.	
8/2/23	4.03	V.G.	Lifeguarding
	6.75	H.A.	Lifeguarding
8/3/23		п.а. М.К.	Lifeguarding
8/3/23	4.32		Lifeguarding
8/3/23	4.02	P.M.	Lifeguarding
8/3/23	4.1	E.G.	Lifeguarding
8/3/23	4	K.).G.	Lifeguarding
8/4/23	4.45	H.A.	Lifeguarding
8/4/23	4.75	K.G.	Lifeguarding
8/4/23	4.42	M.K.	Lifeguarding
8/4/23	3.23	E.G.	Lifeguarding
8/4/23	1	C.B.	Lifeguarding
8/4/23	3,23	V.G.	Lifeguarding
8/5/23	7.12	E.G.	Lifeguarding
8/5/23	4.33	C.V.	Lifeguarding
8/5/23	4.45	A.A.	Lifeguarding
8/5/23	4.23	B.S.	Lifeguarding
8/6/23	6.92	M.K.	Lifeguarding
8/6/23	4,28	A.A.	Lifeguarding
8/6/23	4.4	K.G.	Lifeguarding
8/6/23	4.05	V.G.	Lifeguarding
8/6/23	4.12	B.S.	Lifeguarding
8/12/23	6.88	M.K.	Lifeguarding
8/12/23	4.18	V.G.	Lifeguarding
8/12/23	4.25	C.V.	
8/12/23	3,6	A.A.	Lifeguarding
		A.A. A.L.	Lifeguarding
8/12/23	4		Lifeguarding
8/13/23	7.02	M.K.	Lifeguarding
8/13/23	4.3	A.A.	Lifeguarding
8/13/23	4.37	K.G.	Lifeguarding
8/13/23	1.97	B.S.	Lifeguarding
8/13/23	4.1	э.н.	Lifeguarding
8/13/23	6.77	E.G.	Lifeguarding
8/19/23	7.05	A.A.	Lifeguarding
8/19/23	4.32	E.G.	Lifeguarding
8/19/23	4.28	K.J.G.	Lifeguarding
8/19/23	2,13	B.S.	Lifeguarding
8/19/23	4,62	K.G.	Lifeguarding
8/20/23	6.75	A.A.	Lifeguarding
8/20/23	4.35	E.G.	Lifeguarding
8/20/23	4.15	K.J.G.	Lifeguarding
8/20/23	4,33	K.G.	Lifeguarding
8/26/23	7.03	C.V.	Lifeguarding
8/26/23	4.25	K.J.G.	Lifeguarding
8/26/23	4.38	3.H.	Lifeguarding
8/26/23	4,35	E.G.	Lifeguarding
8/27/23	4.63	E.G.	Lifeguarding
8/27/23	6.6	K.J.G.	Lifeguarding
8/27/23	4.15	V.G.	Lifeguarding
8/27/23	3.97	8.5.	Lifeguarding
5, 41, 45	3127		-n egoaranig
TOTAL	268.02		
///			

Riverside Management Services, Inc

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

Invoice

Invoice #: 255 Invoice Date: 8/31/2023 Due Date: 8/31/2023 Case: P.O. Number:

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

ayak Attendant Services through August 2023 1, 3み0, Sコみoのサ550み	9.46 18	3.50 175.01
Any danhit 9.8-23	Total	\$175.01
	Payments/Credit	s \$0.00
	Balance Due	\$175.01

MVTC CDD

KAYAK ATTENDANT INVOICE DETAIL

Quantity	Description	ł	late	An	nount
9.46	Kayak Attendant	\$	18.50	\$	175.01
	Covers August 2023				
	TOTAL DUE:			\$	175.01

Kayak Attendant #1.320.57200.45502

MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT KAYAK ATTENDANT BILLABLE HOURS AUGUST 2023

Date	Hours	Employee	Description
8/17/23 8/22/23	3.03 3.25	J.W. E.W.	Kayak Attendant Kayak Attendant
8/24/23 TOTAL	3.18 9.46	E.W.	Kayak Attendant

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Sterling Specialties, Inc

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

P.(0) Number	Baile	linvoiree #
	9/8/2023	15091

Bill To

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

Project Location			
Beacon Lake 850 Beacon Lake Pky Gata Papair	ry		
Gate Repair			

1 320 57200 45508 - amenity facility repairs approved 9.13.2023 jen eríckson

Reset gate posts	Description	Amount	850.00
SEP 13 BY			
	E-mail	Total Payments/Credits	\$850.00 \$0.00
	terri@sterlingspecialtiesinc.com	Total Balance Due	\$850.00



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

Invoice

DATE INVOICE NO. 9/6/2023 23106

BILL TO

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

St. Augustine, Flo	rida 32095						
P.O. NO.	TERM	S DUE DATE	REP	SHIP DATE	SHIP VIA	FOB	PROJECT
	net-1	5 9/21/2023	ML	9/6/2023			
ITEM		DES	CRIPTION		QTY	RATE	AMOUNT
Labor		To check exit gates a severe storm. Fou module had tripped. Reset the loop sens Left exit gates work all travel time on 18 1 320 57200 454 Approved Jen Eri SEP BY:	ind the exit loc . Tested loop v or checked a ing properly. T AUG 2023. 420 Gate Repa	op sensor wiring, okay. nd tested it. 'his includes hirs	2.	5 90.00	225.00
Thank You For B	eing Our Cu	istomer			Sub	total	\$225.00
					Sale	s Tax (6.5%)	\$0.00

SHIP TO

Total \$225.00

Payments/Credits

Balance Due

\$225.00

\$0.00



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

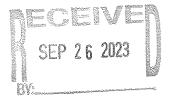
Meadow View at Twin Creeks CCD 475 West Town Place Suite #114 St Augustine FL 32092

PLEASE PAY BY	AMOUNT	INVOICE DATE
10/06/2023	\$110.95	09/15/2023

INVOICE NO. 309333

Site:	850 Beacon Lakes Pkwy St
	Augustine
Site Address:	850 Beacon Lakes Pkwy
알 등을 만들었는	St Augustine FL 32092
Period:	10/01/2023 to 10/31/2023
Recurring No.:	: 4197
Job Name:	전철 방법을 알려 올랐다. 한 문화 문화
Order No.:	
	그는 그는 것 같은 것 같은 것 같은 것 같이 같이 않는 것 같이 많이 많이 많이 많이 많이 많이 많이 없다.

1 320 57200 45400 security monitoring approved 9.26.2023 jen erickson



Meadow View @ Twin Creeks

Description

Monthly Security Monitoring

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

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



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

 PLEASE PAY BY
 AMOUNT
 INVOICE DATE

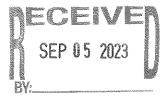
 10/06/2023
 \$110.95
 09/15/2023

INVOICE NO. 309333

HOW I	o Pay		INVOICE NO. 309333
	Credit Card (MasterCard, Visa, Amex)		Mail Detach this section and mail check to:
([Credit Card No.		Atlantic Security 1714 Cesery Blvd Jacksonville, FL 32211
C	Card Holder's Name: CCV:		
F	Expiry Date: / Signature:	•	
NAME:	Meadow View at Twin Creeks CCD	DUE DA	TE: 10/06/2023 AMOUNT DUE: \$110.95



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



INVOICE

\$1,855.00

Invoice Number: Invoice Date: Due Date:

Total Due:

32013016626 9/1/2023 10/1/2023

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

Bill

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

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

PO #	Customer ID	FSM	Payment T	erms	Service	a Dates
	01013101582	Joseph Grima	Net 30 da	ays	09/01/23 to	09/30/23
Item #	Des	cription	Contract / Order #	Qty	Unit Price	Ext. Price
	Managed Janitorial Services		31013100872		1,855.00	1,855.00

	Subtotal:	1855.00
1 320 57200 45507 Amenity JANITORIAL	Sales Tax:	0.00
Approved Jen Clark-Erickson	Total Due:	\$1,855.00



INVOICE

Gustomer	Meadow View at Twin Creeks Community Development District
Acct#	643
Date	09/20/2023
Güstomer	
Service	Kristina Rudez
Page	1 of 1

Payment Inform	nation	
Invoice Summary	\$	75,144.00
Payment Amount		
Payment for	Invoice#19906	
100123283		

Thank You

c/o Governmental Management Services 475 West Town Place, Ste 114 St. Augustine, FL 32092

Meadow View at Twin Creeks Community Development District

Please detach and return with payment

Customer: Meadow View at Twin Creeks Community Development District

Invoice	Effective	Iransaction	Description	Amount
			Policy #100123283 10/01/2023-10/01/2024 Florida Insurance Alliance	
19906	10/01/2023	Renew policy	Package - Renew policy Due Date: 9/20/2023	75,144.00
			SEP 26 2023	
				Total
				\$ 75,144.00
				Thank You
FOR PAYN Bank of An	IENTS SENT OVERN nerica Lockbox Servic	llGHT: ves, Lockbox 748555, 6000 Feldw	vood Rd. Collega Park, GA 30349	
		Isurance Advisors	(321)233-9939 Date	
P.O. Box 7 Atlanta, GA	48555 \ 30374-8555		solimer@eglsadvlsors.com 09/20/2023	

Envera 8281 Blaikie Court Sarasota, FL 34240 (941) 556-0731

Date 09/01/2023	
Due Date 10/01/2023	

1 320 57200 45410 Gate Monitoring Approved Jen Erickson 9.14.2023

Page 1

Customer Name Meadow View at Twin Creeks CDD		Customer Number 300380	P.O. Number	Invoice Number 731990	Due Date 10/01/2023
Quantity	Ľ	Description		Rate	Amount
Meadow View a	at Twin Creeks CDD, 8	50 Beacon Lake Pkwy, Sair	t Augustine, FL		
1.00	Envera Kiosk Syste	÷m	-	500.00	500.00
	10/01/2023 - 10/31	/2023			
1.00	Data Management			150.00	150.00
	10/01/2023 - 10/31	/2023			
1,00	Service & Maintena			334,54	334,54
	10/01/2023 - 10/31			1 0 40 00	1 0 40 00
1,00	Virtual Gate Guard			1,040.00	1,040.00
	10/01/2023 - 10/31	/2023			0.00
	Sales Tax				0.00
	Payments/Credits	Applied			0,00
				Invoice Balance Due:	\$2,024,54

IMPORTANT MESSAGES

Important Numbers to Know:

Billing Questions: (941) 556-0743 Email: ar@enverasystems.com Service: (941) 556-0734



Date 09/01/2023	Invoice # 731990	Description Alarm Monitoring Services		Amount 2,024.54	Balance Due \$2,024.54

Envei	-		lr.	voice	
8281 Blaikie Court Sarasota, FL 34240		Invoice Number 731990		Date 09/01/2023	
, ,	556-0731		Customer Number 300380		Due Date 10/01/2023
Return	Service Reque	ested			
			Net Due: \$2,02	4.54	
			Amount Enclo	sed:	· · · · · · · · · · · · · · · · · · ·

Ոլվլեղվվելիկինեն լլզեկ վերիկին լերիկին լլույ MEADOW VIEW AT TWN CREEKS CDD

475 W PARK PL STE 114 WORLD GOLF VILLAGE SAINT AUGUSTINE, FL 32092

8999

REMIT TO:

Envera PO Box 2086 Hicksville, NY 11802

Riverside Management Services, Inc

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

Invoice

Invoice #: 256 Invoice Date: 9/14/2023 Due Date: 9/14/2023 Case: P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance August 1 - August 31, 2023 Maintenance Supplies		8,823.15 579.66	8,823.15 679.66
Approved 09/15/2023 Facilities Maintenance 001.320.57200.45508 Rich Gray			
Juny Lanbut 9-19-23	Total Paymen	ts/Credits	\$9,402.81
	Balance		\$9,402.81

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

Date	<u>Hours</u>	Employee	Description
8/2/23	8	J.S.	Straightened and organized pool dack furniture, removed debris around pool area, picnic area, playground area, common areas, Lake Side park and tennis courts, assisted with patching pot holes, checked and changed all trash receptacles, emplied and restocked all dog waste receptacles, rezip tied flags to pools on front, blew leaves and debris off
8/3/23	8	J.S.	front porch area, back pool area and walkways Pressure washed both tennis nets and bleached top nets, blew leaves and debris off basketball courts and lake side park, sprayed for weeds on pool deck, lake side park and walkways, removed debris around pool area, playground area, picnic area, tennis
8/4/23	8	R.M.	courts, soccer field and parking lot Reattached slide shute covers and safety netting on splash park, blew leaves and debris off patio, pool deck, entryway and back patio, straightened and organized pool deck fumiture, patched potholes on Windermere and Constance, checked and change
8/4/23	7.3	M.C.	all trash receptacles, emptied and restocked all dog waste receptacles Removed debris around roadways throughout community, parking lot, amenity center, playground and common areas, organized and straightened pool deck chairs, tables and
8/7/23	8.07	M.C.	umbrelias, changed waste receptacies as needed Changed blue light bulbs on croquet field, removed debris on roads throughout community, pool deck, playgrounds, basketball courts and parking lot, checked and changed all trash receptacies, emptied and restocked dog waste receptacies,
8/8/23	8.5	M.C.	straightened and organized pool deck furniture Patched wood trim and drywall in fitness center, started painting walls in fitness center, straightened and organized pool deck furniture, removed debris in pool area
8/9/23	9.4	М.С.	and around community Patched areas in social room, painted white trim areas in fitness center, removed debris on roadways and around amenity center, checked and changed trash receptacles as needed, emptied and restocked dog waste receptacles
8/9/23	8	J.S.	Straightened and organized pool deck furniture, removed debris around pool area, lake side park, roadways, tennis courts, pickleball courts and parking lot, emptied and restocked dog waste receptacles, installed new curtain in maintenance room, moved
8/10/23	9.1	M.C.	items from lake side park to maintenance closet Cleaned out maintenance closet and organized, removed debris around amenity center, straightened and organized chairs, tables and umbrellas
8/11/23	8	R.M.	Replaced ripped flag on flagpole and untangles cords, moved maintenance items from amenity center to new maintenance closet, rehung downed windscreen, put items in attic, removed debris at basketball courts, take side park, townhome entrance and main entrance, checked and changed all trash receptacles, emplied and restocked
8/11/23	3.22	M.C.	all dog waste receptacles Straightened and organized pool deck furniture, cleaned and cleared most of the maintenance closet at amenity center, removed debris throughout community, brought
8/14/23	4	R.M.	maintenance items down to lake side park and stored Resecured slide shute cover, removed debris off pool deck and around amenity landscape, reset feeder on pool pump and reset GFCI to sump pump, emptied and
8/14/23	8,03	М.С.	restocked dog waste receptacles Straightened and organized chairs, tables and umbrellas, painted and patched walls in social room, removed debris around pool and amenity center
8/14/23	4.9	J.R.	Painted walls in social room, emptied and restocked dog waste receptacles
8/16/23	8,13	M.C.	Started painting and patching social room walls and trim, removed debris around amenity center, checked and changed trash receptacles
8/16/23	8	J.S.	Straightened and organized pool deck furniture, worked on painting social room, emptied and restocked dog waste receptacles, checked and changed all trash receptacles, removed debris around tennis courts, roadways, picklebail courts and pool area, worked on dog steps in dog park, put windscreen up on tennis courts
8/16/23	4.78	J.R.	Put windscreen up on basketball courts, worked on dog park repair, emptied and restocked dog waste receptacles
8/17/23	7.82	М.С.	Worked on patching social room painting, cleaned Beacon Lake carpet at front door, straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris around amenity center and playgmunds, checked slides and covers
8/18/23	6.9	M.C.	Sended and put first coat of paint on patched area in card room, picked up multiple pieces of sod that fell off truck, painted patched area in card room, straightened and organized pool deck chairs, tables and umbrellas, removed debris around amenity conter, playgrounds, parking lot and field, emptied and restocked dog waste receptaces
8/18/23	5.07	J.R.	Painted walls in social room, emptied and restocked dog waste receptacles, removed debris throughout community
8/21/23	5	R.M.	Installed new ropes on dump feature at splash park, resecured slide shute covers, reset splash pool pack controller and added chlorine to reserve tank, emptied and restocked dog waste receptacles, removed debris in dog park, tennis courts, pool deck and
8/21/23	7.9	М.С.	around amenity center Tightened bolts and nuts on benches in food truck alley, straightened and organized tables and chairs, removed debits on pool deck, around amenity center and throughout community, emptied and restocked dog waste receptacles, checked and changed
8/21/23	3.5	J.R.	waste receptacles Replaced swing set bracket, replaced table umbrella, emptied and restocked dog waste receptacles, checked and changed waste receptacles
8/22/23	7.7	M.C.	straightened and organized chairs, tables and umbrellas on pool deck, checked and changed all trash receptacles as needed, removed debris around amenity center, fixed issue on playground tightened nuts and bolts, removed dog waste station in townhomes that was rarely used, repaired damage dog waste receptacles
8/23/23	8	M.C.	Inspected playgrounds for issues, assembled dog waste stations and changed out
			4

RMS

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

Date	<u>Hours</u>	Employee	Description
			emenity center old rusi4ed dog stations for two new ones, reinstalled water feature,
			moved soccer goals back to soccer field, removed debris in parkin lot
8/23/23	8.42	J.S.	Straightened and organized pool deck furniture, checked trash receptacles on pool deck, tightened down bolts on all playground, installed two dog waste stations, put
			water feature in kids splash pool, moved soccer goals back across field
8/23/23	4,5	J.R.	Removed debris along roadside, removed deceased animal from road, worked on
0/23/23	4.0	0.11.	fan disassembly, added fence cap, emptied and restocked dog waste receptacles
8/24/23	4	R.M.	Repaired leak and flush valve in men's restroom toilet, inspected gates and
	•		measurements for hinge replacement, added new time shit offs to pickleball timer
			clock, removed debris on pool deck and around amenity center building
8/24/23	8,18	M.C.	Worked on men's toilet repair of flush valve, straightened and organized chairs,
			tables and umbrelias on pool deck, removed debris along roadways, entrance to
			community, around lake near Hutchinson Lane, cleaned up maintenance closet
8/25/23	7.8	M.C.	Sprayed ant killer in mounds on field and around amenity center and parks,
			reattached windscreens on tennis courts, put new battery on clock on pool deck,
			emptied and restocked dog waste receptacies, checked and changed all trash
			receptacles, straightened and organized chairs, tables and umbrelias on pool deck
8/25/23	3.57	J.R.	and patio Emptied and restocked dog waste receptacies, removed debris around amenity
0120120	0.07	4.14	center, roadways and common areas
8/28/23	8.4	M.C.	Storm prep - removed all umbrelias, large tables, chairs from around pool deck,
			removed sign from in front of amenity center, took down windscreens from
			pickleball courts and tennis courts
8/28/23	5	J.R.	Storm prep - removed all umbrellas, large tables, chairs from around pool deck
8/29/23	8	R.M.	Removed debris around amenity center and lake side park, storm prep - stacking
			chairs and securing chairs, tables and umbrellas, making sure everything is secure
			for upcoming stom
8/29/23	B.9	M.C.	Storm prep - removed all small tables, lounge chairs and lifeguard chairs and placed
			in pool equipment area, removed pickleball windscreens, removed debris throughout
			community, hung permit license in kitchen
8/30/23	3	R.M.	Removed debris at townhouse entrance and side of roadway, reset leaning dog pot, removed debris on baskelball court, blew leaves and debris off entry walkway, back
			pallo and pool deck
8/31/23	7	R.M.	Post humicane clean up and assessment of property
0/0//20	'	13.006	Postadale deal of the association populy
TOTAL	252.09		
		-	
MILES	0		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445
		-	

RMS

MAINTENANCE BILLABLE PURCHASES

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Period Ending 9/05/23

DISTRICT	DATE	SUPPLIES	PRICE EMPLOYEE
MEADOWVIEW			
AT TWIN CREEKS CDD			
(MVTC)	8/4/23	Electric Balloon Pump	21.84 R.G.
	8/4/23	Silicone Mini Muffin Pan	11.48 R.G.
	8/4/23	Jumper Cables	91.84 R.G.
	8/7/23	9pc Mag Torque Wrench Set	22.97 R.G.
	8/7/23	Wstr Pro 2" Paintbrush	13.77 R.G.
	8/7/23	Wstr Pro 2" Angle Paintbrush	16.07 R.G.
	8/7/23	3pk 9" 1/2 Nap Rollers	13.78 R.G.
	8/7/23	80 Pack Nitrile Gloves Black	28.73 R.G.
	8/7/23	WD-40	8.03 R.G.
	8/7/23	Paint Roller Cover	6.30 R.G.
	8/7/23	Paint Brush Cover	4.00 R.G.
	8/7/23	PL Max Premium Adhesive	43.06 R.G.
,	8/7/23	5 Gallon Paint Mixer	10.33 R.G.
	8/7/23	Fast Dry Spackling 32oz	21.83 R.G.
	8/7/23	WSTR Paint Tray	5.26 R.G.
	8/7/23	Tray Liner 3pk	4.00 R.G.
	8/7/23	3/8 100' Braided Rope	6.88 R.G.
	8/7/23	Gator Handy Block Sanding Kit	11.48 R.G.
	8/7/23	Assortment Pack Of Machine Screws	11.47 R.G.
	8/7/23	Painters Tape 1"	9.18 R.G.
	8/7/23	Painters Tape 2"	8.03 R.G.
	8/7/23	Wood Putty	8.03 R.G.
	8/7/23	Mineral Spirits	10.33 R.G.
	8/7/23	1Qt Mixing Container (3)	7.52 R.G.
	8/7/23	Round-Up Weed Killer	27,57 R.G.
	8/14/23	PTFE Tape (2)	2.25 R.G.
	8/14/23	MK Brass Key (6)	27.39 R.G.
	9/1/23	33 Gallon Trash Bags (2)	45.93 R.G.
	9/1/23	8" Cable Ties 1000 pk (2)	80.36 R.G.

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TOTAL \$579.66



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

Invoice

 DATE
 INVOICE NO.

 9/26/2023
 23279

BILL TO

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

P.O. NO.	TERMS	6 DUE DATE	REP	SHIP DATE	SHIP VIA	FOB	PROJECT
	net-15	10/11/2023	ML	9/26/2023			
ITEM		DESCRIPTION			QTY	RATE	AMOUNT
Labor		1000 F	nodule had okay. Rese neters. Tes includes all Replacer	tripped. et the loop ted all gate travel time	2.	5 90.00	225.00
Thank You For E	Being Our Cu	stomer			Subt	otal	\$225.00
					Sale	s Tax (6.5%)	\$0.00
					Tof	al	\$225.00
					Pav	ments/Credits	\$0.00

Balance Due

\$225.00

SHIP TO



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 586994	9/1/2023
TERMS	PO NUMBER
Net 30	

<u>Remit To:</u>

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: October 1, 2023 Invoice Amount: \$42,375.00

Description

Monthly Landscape Maintenance September 2023

Approved

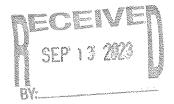
Rich Gray

Landscape Maintenace 001.320.53800.45003

Current Amount

\$42,375.00

Subtotal	\$42,375.00
Amount Paid	\$0.00
TOTAL	\$42,375.00



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



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 590386	9/12/2023
TERMS	PO NUMBER
Net 30	

<u>Remit To:</u>

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: October 12, 2023 Invoice Amount: \$9,650.00

Current Amount

Front Annual Bed Build Up

Misc Service

Description

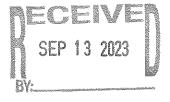
Approved Landscape Contingency 001.320.53800.45004 Rich Gray

Invoice Total

\$9,650.00

\$9,650.00

IN COMMERCIAL LANDSCAPING



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

Meadow View at Twin Creeks

Construction Funding Request #12 Community Development District August 10, 2023 **Construction Phase 4 - Dreamfinders** Req. PAYEE 32,800.00 Quantum Electrical \$ 71 Phase 4 Design Change-excavate and install conduit - Invoice BL P4-DC 13,521.00 \$ **Quantum Electrical** 72 Phase 4 Directional Bore for power conduits - Invoice BL P4-DB \$ 131,566.00 73 **Quantum Electrical** Phase 4 electrical backbone for 299 lots - Invoice BL P4-1 5,557.50 \$ 74 W. Gardner, LLC Beacon Lake Phase 4 (Utilities) Application for Payment No. 16 (July 2023) 195,808.80 \$ W. Gardner, LLC 75 Beacon Lake Phase 4 (Paving/Drainage) Application for Payment No. 16 (July 2023) 46,930.00 76 W. Gardner, LLC \$ Beacon Lake Phase 4 (Clearing/Earthwork) Application for Payment No. 18 (July 2023) 426,183.30 Total Funding Request \$ (176,642.78) CREDIT TO DREAMFINDERS FOR REQ #74 - #76 W. GARNDER LLC \$

> Meadow View at Twin Creeks CDD c/o GMS LLC 475 West Town Place Please make check payable to: Suite 114 St. Augustine FL 32092 Signature: Chairman/Vice Chairman DocuStand by ///.iv/.v Secretary/Asst. Secretary Signature: 1100

- 14824 4 743648

D.

Meadow View at Twin Creeks

Community Development District Construction Phase 4 - HEARTWOOD

Req. PAYEE

80 W. Gardner, LLC Beacon Lake Phase 4 (Paving/Drainage) Application for Payment No. 18 (Sept 2023)
81 W. Gardner, LLC Beacon Lake Phase 4 (Utilities) Application for Payment No. 18 (Sept 2023)
82 W. Gardner, LLC Beacon Lake Phase 4 (Clearing/Earthwork) Application for Payment No. 20 (Sept 2023)
\$ 40,250.31

Total Funding Request

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

258,608.61

October 13, 2023

Construction Funding Request #3