

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

*January 18, 2024*

## *AGENDA*

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

475 West Town Place, Suite 114

St. Augustine, Florida 32092

[www.meadowviewattwincreeksd.com](http://www.meadowviewattwincreeksd.com)

---

January 11, 2024

Board of Supervisors  
Meadow View at Twin Creeks CDD

Dear Board Members:

The Meadow View at Twin Creeks Community Development District Board of Supervisors and Audit Committee Meetings are scheduled for **Thursday, January 18, 2024 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095.**

Following are the agendas for the meetings:

**Audit Committee Meeting**

- I. Call to Order
- II. Review and Ranking of Audit Proposals
- III. Other Business
- IV. Adjournment

**Board of Supervisors Meeting**

- I. Roll Call
- II. Public Comment
- III. Minutes
  - A. Approval of Minutes of the November 16, 2023 Board of Supervisors Meeting
  - B. Acceptance of Minutes of the November 16, 2023 Audit Committee Meeting
- IV. Acceptance of Audit Committee's Recommendation
- V. Consideration of Proposals
  - A. Playground Mulch
  - B. Dump Bucket Bearing Replacement

C. Bore Quotes to Restore Irrigation at Front Entrance

VI. Update on Development Status

VII. Staff Reports

A. District Counsel

B. District Engineer – Approval of Requisition Summary

C. District Manager

D. Amenity Manager

E. Operations Manager – Report

VIII. Financial Reports

A. Financial Statements as of November 30, 2023

B. Assessment Receipts Schedule

C. Check Register

D. Ratification of Construction Funding Requests No. 4

E. Consideration of Construction Funding Request Nos. 5, 15 and 55

IX. Other Business

X. Supervisors' Requests and Audience Comments

XI. Next Scheduled Meeting – February 15, 2024 at 10:00 a.m. at the Lake House and Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095

XII. Adjournment



## *SECOND ORDER OF BUSINESS*

**Meadow View at Twin Creeks Community Development District**  
Auditor Selection Evaluation Criteria

|                                      | Ability of Personnel  | Proposer's Experience  | Understanding of Scope of Work   | Ability to Furnish the Required Services  | Price  | Point Total |
|--------------------------------------|---|--|--|---|--|-------------|
|                                      | (e.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing workload; proposed staffing levels, etc.) | (e.g., past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character; integrity; reputation of respondent, etc.) | Extent to which the proposal demonstrates an understanding of the District's needs for the services requested. | Extent to which the proposal demonstrates the adequacy of proposer's financial resources and stability as a business entity necessary to complete the services required (e.g., the existence of any natural disaster plan for business operations). | Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to services. |             |
| <b>Proposer</b>                      | <b>20</b>   | <b>20</b>  | <b>20</b>  | <b>20</b>   | <b>20</b>  | <b>100</b>  |
| Berger, Toombs, Elam, Gaines & Frank |   |  |  |   |  |             |
| Grau & Associates                    |   |  |  |   |  |             |

**MEADOW VIEW AT TWIN CREEKS  
COMMUNITY DEVELOPMENT DISTRICT  
AUDITOR SELECTION  
EVALUATION CRITERIA**

***1. Ability of Personnel. (20 Points)***

(E.g., geographic location of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)

***2. Proposer's Experience. (20 Points)***

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation of Proposer, etc.)

***3. Understanding of Scope of Work. (20 Points)***

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

***4. Ability to Furnish the Required Services. (20 Points)***

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required.

***5. Price. (20 Points)***

Points will be awarded based upon the lowest total proposal for rendering the services and the reasonableness of the proposal.







**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

# Proposal to Provide Financial Auditing Services:

## MEADOW VIEW AT TWIN CREEKS

COMMUNITY DEVELOPMENT DISTRICT

Proposal Due: December 13, 2023  
12:00PM

**Submitted to:**

Meadow View at Twin Creeks  
Community Development District  
c/o District Manager  
475 West Town Place, Suite 114  
St. Augustine, Florida 32092

---

**Submitted by:**

Antonio J. Grau, Partner  
Grau & Associates  
951 Yamato Road, Suite 280  
Boca Raton, Florida 33431

**Tel** (561) 994-9299  
(800) 229-4728

**Fax** (561) 994-5823

[tgrau@graucpa.com](mailto:tgrau@graucpa.com)

[www.graucpa.com](http://www.graucpa.com)



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

## **Table of Contents**

## **Page**

|  |    |
|--|----|
| EXECUTIVE SUMMARY / TRANSMITTAL LETTER ..... | 1  |
| FIRM QUALIFICATIONS.....                     | 3  |
| FIRM & STAFF EXPERIENCE.....                 | 6  |
| REFERENCES.....                              | 11 |
| SPECIFIC AUDIT APPROACH.....                 | 13 |
| COST OF SERVICES .....                       | 17 |
| SUPPLEMENTAL INFORMATION .....               | 19 |



**Grau & Associates**

CERTIFIED PUBLIC ACCOUNTANTS

December 13, 2023

Meadow View at Twin Creeks Community Development District  
c/o District Manager  
475 West Town Place, Suite 114  
St. Augustine, Florida 32092

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2023, with an option for four (4) additional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to the Meadow View at Twin Creeks Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Special district audits are at the core of our practice: **we have a total of 360 clients, 329 or 91% of which are special districts.** We know the specifics of the professional services and work products needed to meet your RFP requirements like no other firm. With this level of experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to client operations.

#### **Why Grau & Associates:**

##### **Knowledgeable Audit Team**

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

##### **Servicing your Individual Needs**

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

##### **Developing Relationships**

We strive to foster mutually beneficial relationships with our clients. We stay in touch year round, updating, collaborating and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

##### **Maintaining an Impeccable Reputation**

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

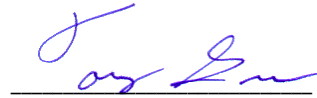
### **Complying With Standards**

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts, and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA ([tgrau@graucpa.com](mailto:tgrau@graucpa.com)) or David Caplivski, CPA ([dcaplivski@graucpa.com](mailto:dcaplivski@graucpa.com)) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,  
Grau & Associates



Antonio J. Grau

# Firm Qualifications



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

## Grau's Focus and Experience

### Our Team



3 Partners  
10 Professional Staff  
2 Administrative Professionals



# 2005

Year founded

### Services Provided



Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the **American Institute of Certified Public Accountants** & the **Florida Institute of Certified Public Accountants**

Quality Controls

- ⇒ External quality review program: consistently receives a pass
- ⇒ Internal: ongoing monitoring to maintain quality



AICPA | FICPA | GFOA | FASD | FGFOA

See next page for report and certificate



FICPA Peer Review Program  
Administered in Florida  
by The Florida Institute of CPAs



Peer Review  
Program

AICPA Peer Review Program  
Administered in Florida  
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau  
Grau & Associates  
951 Yamato Rd Ste 280  
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

*FICPA Peer Review Committee*

Peer Review Team  
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

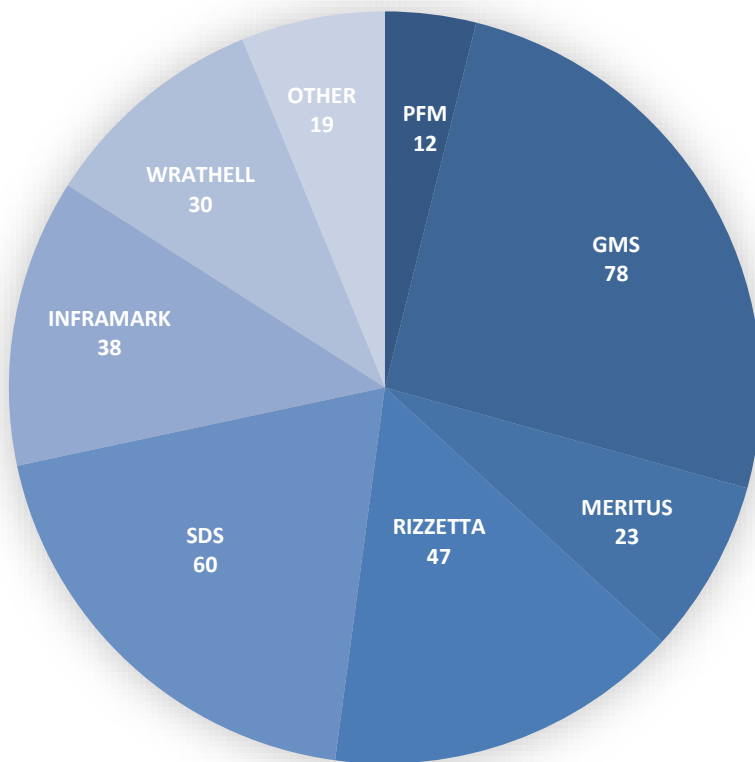


# **Firm & Staff Experience**



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

## GRAU AND ASSOCIATES COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE BY MANAGEMENT COMPANY



### Profile Briefs:

#### **Antonio J GRAU, CPA (Partner)**

*Years Performing Audits: 35+*

*CPE (last 2 years):*

*Government*

*Accounting, Auditing:*

*24 hours; Accounting,*

*Auditing and Other:*

*56 hours*

*Professional*

*Memberships: AICPA,*

*FICPA, FGFOA, GFOA*

#### **David Caplivski, CPA (Partner)**

*Years Performing Audits: 13+*

*CPE (last 2 years):*

*Government*

*Accounting, Auditing:*

*24 hours; Accounting,*

*Auditing and Other:*

*64 hours*

*Professional*

*Memberships: AICPA,*

*FICPA, FGFOA, FASD*

"Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With the every changing technology available and utilized by our clients, we are constantly innovating our audit process."

- Tony Grau

"Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization."

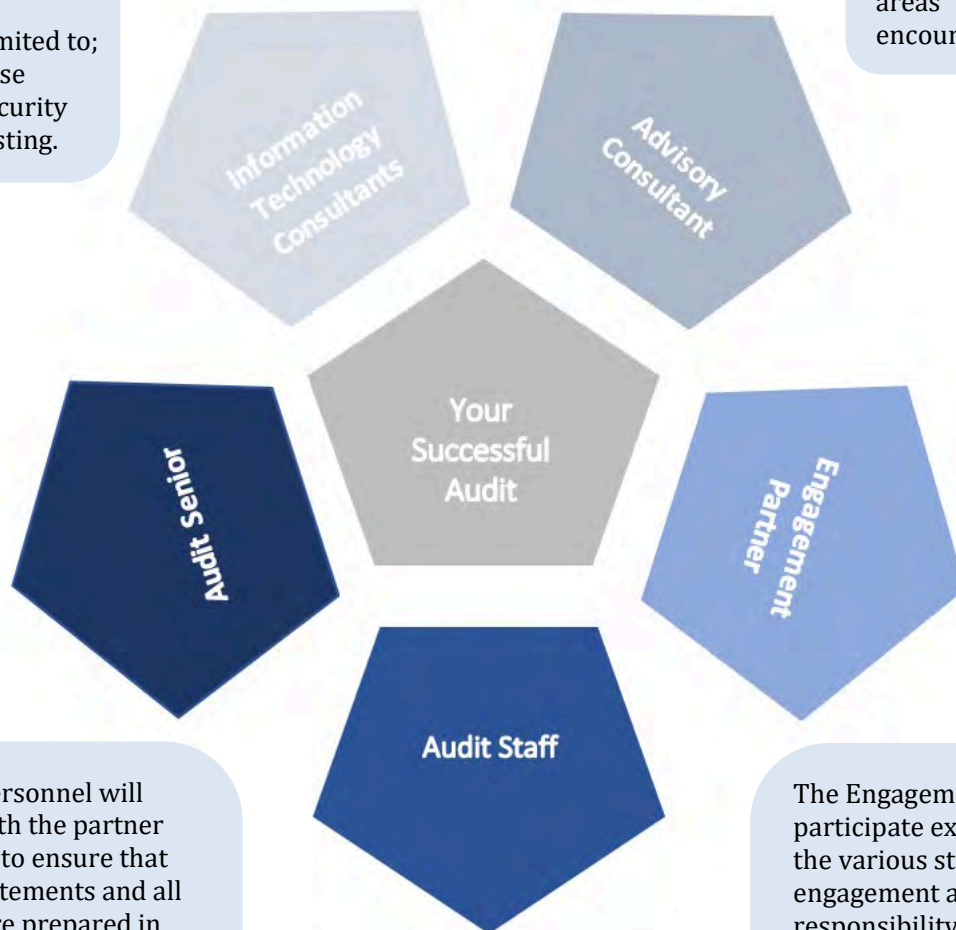
- David Caplivski

## **YOUR ENGAGEMENT TEAM**

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team.

Grau contracts with an outside group of IT management consultants to assist with matters including, but not limited to; network and database security, internet security and vulnerability testing.

An advisory consultant will be available as a sounding board to advise in those areas where problems are encountered.



The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.



**Antonio 'Tony' J. Grau, CPA**  
**Partner**

Contact: [tgrau@graucpa.com](mailto:tgrau@graucpa.com) | (561) 939-6672

**Experience**

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

**Education**

University of South Florida (1983)  
Bachelor of Arts  
Business Administration

---

**Clients Served** (partial list)

(>300) Various Special Districts, including:

|  |  |
|--|--|
| Bayside Improvement Community Development District   | St. Lucie West Services District                 |
| Dunes Community Development District                 | Ave Maria Stewardship Community District         |
| Fishhawk Community Development District (I,II,IV)    | Rivers Edge II Community Development District    |
| Grand Bay at Doral Community Development District    | Bartram Park Community Development District      |
| Heritage Harbor North Community Development District | Bay Laurel Center Community Development District |
| Boca Raton Airport Authority                         |  |
| Greater Naples Fire Rescue District                  |  |
| Key Largo Wastewater Treatment District              |  |
| Lake Worth Drainage District                         |  |
| South Indian River Water Control                     |  |

***Professional Associations/Memberships***

American Institute of Certified Public Accountants   Florida Government Finance Officers Association  
Florida Institute of Certified Public Accountants   Government Finance Officers Association Member  
City of Boca Raton Financial Advisory Board Member

***Professional Education*** (over the last two years)

| <u>Course</u>                      | <u>Hours</u>                           |
|------------------------------------|--|
| Government Accounting and Auditing | 24                                     |
| Accounting, Auditing and Other     | 56                                     |
| Total Hours                        | 80 (includes of 4 hours of Ethics CPE) |



**David Caplivski, CPA/CITP, Partner**  
**Contact : [dcaplivski@graucpa.com](mailto:dcaplivski@graucpa.com) / 561-939-6676**

#### ***Experience***

|                   |                |              |
|-------------------|----------------|--------------|
| Grau & Associates | Partner        | 2021-Present |
| Grau & Associates | Manager        | 2014-2020    |
| Grau & Associates | Senior Auditor | 2013-2014    |
| Grau & Associates | Staff Auditor  | 2010-2013    |

#### ***Education***

Florida Atlantic University (2009)  
 Master of Accounting  
 Nova Southeastern University (2002)  
 Bachelor of Science  
 Environmental Studies

---

#### ***Certifications and Certificates***

Certified Public Accountant (2011)  
 AICPA Certified Information Technology Professional (2018)  
 AICPA Accreditation COSO Internal Control Certificate (2022)

#### ***Clients Served (partial list)***

|  |   |
|--|---|
| (>300) Various Special Districts<br>Aid to Victims of Domestic Abuse<br>Boca Raton Airport Authority<br>Broward Education Foundation<br>CareerSource Brevard<br>CareerSource Central Florida 403 (b) Plan<br>City of Lauderdale GERS<br>City of Parkland Police Pension Fund<br>City of Sunrise GERS<br>Coquina Water Control District<br>Central County Water Control District<br>City of Miami (program specific audits)<br>City of West Park<br>Coquina Water Control District<br>East Central Regional Wastewater Treatment Fac.<br>East Naples Fire Control & Rescue District | Hispanic Human Resource Council<br>Loxahatchee Groves Water Control District<br>Old Plantation Water Control District<br>Pinetree Water Control District<br>San Carlos Park Fire & Rescue Retirement Plan<br>South Indian River Water Control District<br>South Trail Fire Protection & Rescue District<br>Town of Haverhill<br>Town of Hypoluxo<br>Town of Hillsboro Beach<br>Town of Lantana<br>Town of Lauderdale By-The-Sea Volunteer Fire Pension<br>Town of Pembroke Park<br>Village of Wellington<br>Village of Golf |
|--|---|

#### ***Professional Education (over the last two years)***

| <b><u>Course</u></b>               | <b><u>Hours</u></b>                        |
|------------------------------------|--|
| Government Accounting and Auditing | 24   |
| Accounting, Auditing and Other     | 64   |
| Total Hours                        | <u>88</u> (includes 4 hours of Ethics CPE) |

#### ***Professional Associations***

*Member, American Institute of Certified Public Accountants*  
*Member, Florida Institute of Certified Public Accountants*  
*Member, Florida Government Finance Officers Association*  
*Member, Florida Association of Special Districts*

# References



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS



We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

### Dunes Community Development District

|                           |  |
|---------------------------|--|
| <b>Scope of Work</b>      | Financial audit  |
| <b>Engagement Partner</b> | Antonio J. Grau  |
| <b>Dates</b>              | Annually since 1998  |
| <b>Client Contact</b>     | Darrin Mossing, Finance Director<br>475 W. Town Place, Suite 114<br>St. Augustine, Florida 32092<br>904-940-5850 |

---

### Two Creeks Community Development District

|                           |   |
|---------------------------|---|
| <b>Scope of Work</b>      | Financial audit   |
| <b>Engagement Partner</b> | Antonio J. Grau   |
| <b>Dates</b>              | Annually since 2007   |
| <b>Client Contact</b>     | William Rizzetta, President<br>3434 Colwell Avenue, Suite 200<br>Tampa, Florida 33614<br>813-933-5571 |

---

### Journey's End Community Development District

|                           |   |
|---------------------------|---|
| <b>Scope of Work</b>      | Financial audit   |
| <b>Engagement Partner</b> | Antonio J. Grau   |
| <b>Dates</b>              | Annually since 2004   |
| <b>Client Contact</b>     | Todd Wodraska, Vice President<br>2501 A Burns Road<br>Palm Beach Gardens, Florida 33410<br>561-630-4922 |

---

# **Specific Audit Approach**



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS



# **AUDIT APPROACH**

## **Grau's Understanding of Work Product / Scope of Services:**

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm and we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but will exceed those expectations.*** Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State or Local regulations. **We will deliver our reports in accordance with your requirements.**

## **Proposed segmentation of the engagement**

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



## **Phase I - Preliminary Planning**

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

### **During this phase we will perform the following activities:**

- » Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- » Read minutes of meetings;
- » Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- » Obtain an understanding of fraud detection and prevention systems;
- » Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- » Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- » Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- » Discuss and resolve any accounting, auditing and reporting matters which have been identified.

## **Phase II – Execution of Audit Plan**

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

## **Phase III - Completion and Delivery**

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments;
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:

Is the recommendation cost effective?

Is the recommendation the simplest to effectuate in order to correct a problem?

Is the recommendation at the heart of the problem and not just correcting a symptomatic matter?

Is the corrective action taking into account why the deficiency occurred?

To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no “surprises” in the management letter and fosters a professional, cooperative atmosphere.

### **Communications**

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.

# **Cost of Services**



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2023-2027 are as follows:

| <u>Year Ended September 30,</u> | <u>Fee</u>             |
|---------------------------------|------------------------|
| 2023                            | \$7,500                |
| 2024                            | \$7,600                |
| 2025                            | \$7,700                |
| 2026                            | \$7,800                |
| 2027                            | <u>\$7,900</u>         |
| <b>TOTAL (2023-2027)</b>        | <b><u>\$38,500</u></b> |

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or additional Bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned.

# **Supplemental Information**



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

## **PARTIAL LIST OF CLIENTS**

| <b>SPECIAL DISTRICTS</b>                                       | <b>Governmental<br/>Audit</b> | <b>Single<br/>Audit</b> | <b>Utility<br/>Audit</b> | <b>Current Client</b> | <b>Year End</b> |
|--|-------------------------------|-------------------------|--------------------------|-----------------------|-----------------|
| Boca Raton Airport Authority                                   | ✓                             | ✓                       |                          | ✓                     | 9/30            |
| Captain's Key Dependent District                               | ✓                             |                         |                          | ✓                     | 9/30            |
| Central Broward Water Control District                         | ✓                             |                         |                          | ✓                     | 9/30            |
| Collier Mosquito Control District                              | ✓                             |                         |                          | ✓                     | 9/30            |
| Coquina Water Control District                                 | ✓                             |                         |                          | ✓                     | 9/30            |
| East Central Regional Wastewater Treatment Facility            | ✓                             |                         | ✓                        |                       | 9/30            |
| Florida Green Finance Authority                                | ✓                             |                         |                          |                       | 9/30            |
| Greater Boca Raton Beach and Park District                     | ✓                             |                         |                          | ✓                     | 9/30            |
| Greater Naples Fire Control and Rescue District                | ✓                             | ✓                       |                          | ✓                     | 9/30            |
| Green Corridor P.A.C.E. District                               | ✓                             |                         |                          | ✓                     | 9/30            |
| Hobe-St. Lucie Conservancy District                            | ✓                             |                         |                          | ✓                     | 9/30            |
| Indian River Mosquito Control District                         | ✓                             |                         |                          |                       | 9/30            |
| Indian Trail Improvement District                              | ✓                             |                         |                          | ✓                     | 9/30            |
| Key Largo Waste Water Treatment District                       | ✓                             | ✓                       | ✓                        | ✓                     | 9/30            |
| Lake Padgett Estates Independent District                      | ✓                             |                         |                          | ✓                     | 9/30            |
| Lake Worth Drainage District                                   | ✓                             |                         |                          | ✓                     | 9/30            |
| Lealman Special Fire Control District                          | ✓                             |                         |                          | ✓                     | 9/30            |
| Loxahatchee Groves Water Control District                      | ✓                             |                         |                          |                       | 9/30            |
| Old Plantation Control District                                | ✓                             |                         |                          | ✓                     | 9/30            |
| Pal Mar Water Control District                                 | ✓                             |                         |                          | ✓                     | 9/30            |
| Pinellas Park Water Management District                        | ✓                             |                         |                          | ✓                     | 9/30            |
| Pine Tree Water Control District (Broward)                     | ✓                             |                         |                          | ✓                     | 9/30            |
| Pinetree Water Control District (Wellington)                   | ✓                             |                         |                          |                       | 9/30            |
| Ranger Drainage District                                       | ✓                             | ✓                       |                          | ✓                     | 9/30            |
| Renaissance Improvement District                               | ✓                             |                         |                          | ✓                     | 9/30            |
| San Carlos Park Fire Protection and Rescue Service District    | ✓                             |                         |                          | ✓                     | 9/30            |
| Sanibel Fire and Rescue District                               | ✓                             |                         |                          | ✓                     | 9/30            |
| South Central Regional Wastewater Treatment and Disposal Board | ✓                             |                         |                          | ✓                     | 9/30            |
| South-Dade Venture Development District                        | ✓                             |                         |                          | ✓                     | 9/30            |
| South Indian River Water Control District                      | ✓                             | ✓                       |                          | ✓                     | 9/30            |
| South Trail Fire Protection & Rescue District                  | ✓                             |                         |                          | ✓                     | 9/30            |
| Spring Lake Improvement District                               | ✓                             |                         |                          | ✓                     | 9/30            |
| St. Lucie West Services District                               | ✓                             |                         | ✓                        | ✓                     | 9/30            |
| Sunshine Water Control District                                | ✓                             |                         |                          | ✓                     | 9/30            |
| West Villages Improvement District                             | ✓                             |                         |                          | ✓                     | 9/30            |
| Various Community Development Districts (297)                  | ✓                             |                         |                          | ✓                     | 9/30            |
| <b>TOTAL</b>   | <b>333</b>                    | <b>5</b>                | <b>3</b>                 | <b>328</b>            |                 |

## **ADDITIONAL SERVICES**

### **CONSULTING / MANAGEMENT ADVISORY SERVICES**

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

### **ARBITRAGE**

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

**73**

Current  
Arbitrage  
Calculations

**We look forward to providing Meadow View at Twin Creeks Community Development District with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!**

**For even more information on Grau & Associates  
please visit us on [www.graucpa.com](http://www.graucpa.com).**





## *MINUTES*

*A.*

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, November 16, 2023 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095.

Present and constituting a quorum were:

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

Also present were:

|                                |                               |
|--------------------------------|-------------------------------|
| Jim Oliver                     | District Manager              |
| Katie Buchanan <i>by phone</i> | District Counsel              |
| Jennifer Clark Erickson        | Amenity Manager               |
| Rich Gray                      | Operations Manager            |
| Emily Wright                   | Riverside Management Services |

The following is a summary of the discussions and actions taken at the November 16, 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 commented that he speaks for a number of the neighbors, particularly on Lomond Court, and acknowledged the good things that have been done, such as turning the lights on the pickleball courts at 6:30 a.m. instead of 6:00 a.m., and turning them off at 9:00 p.m. instead of 10:00 p.m., however he stated that not enough has been done yet and noted complaints have been filed with the County regarding noise and sound. He requested the lights not come on in the morning on the weekends, and from Sunday night to Thursday night the hours for the courts be shortened to 8:00 p.m. Additionally, he recommended custom shields for the lights, and for three of the lights that shine west to be turned off completely as only

three of the courts are necessary to effectively light the courts. Lastly, he requested barriers be installed on three of the four sides.

A resident stated that many of the pickleball players in the community do not agree to an 8:00 p.m. cutoff time for the pickleball courts and feel that 9:00 p.m. is a reasonable time.

Josh Ambrose stated that a community event held two Saturdays ago was one of the best events he's seen since he's lived in the neighborhood, however after the event it was determined the space could not be used for the event anymore. He asked why that decision was made and how that decision can be changed.

Mr. Oliver stated that he would speak to District Counsel, but noted there is a process for events that involves an agreement between the parties and insurance requirements.

### **THIRD ORDER OF BUSINESS**

#### **Approval of the Minutes of the October 19, 2023 Meeting**

There were no comments on the minutes.

On MOTION by Mr. Lyman seconded by Ms. Simpson with all in favor the minutes of the October 19, 2023 meeting were approved as presented.

### **FOURTH ORDER OF BUSINESS**

#### **Acceptance of Audit Committee's Recommendation and Authorize Staff to Issue RFP for Audit Services**

Mr. Oliver noted the audit committee met prior to the regular Board meeting and approved evaluation criteria.

On MOTION by Mr. Kovacic seconded by Ms. Simpson with all in favor accepting the audit committee's recommendation and authorizing staff to issue a request for proposals for audit services was approved.

### **FIFTH ORDER OF BUSINESS**

#### **Consideration of Proposal from Yellowstone for Winter Annual Rotation**

Mr. Gray presented a proposal for rotating the annuals totaling \$13,005 and recommended using white snap dragon rather than red.

On MOTION by Mr. Lyman seconded by Ms. Simpson with all in favor the proposal from Yellowstone to rotate the annuals was approved.

**SIXTH ORDER OF BUSINESS**

**Update on FPL Matters**

There being no significant updates, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Update on Development Status**

Mr. Lyman stated that Phase 4 is nearing completion.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

There being nothing to report, the next item followed.

**B. District Engineer - 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 requisitions 138-140 for Phase 3 and 83 for Phase 4 were ratified.

On MOTION by Mr. Kovacic seconded by Mr. Thors with all in favor requisitions 141-142 for Phase 3 and 84-88 for Phase 3 were approved subject to review by the Chair.

**C. District Manager**

Mr. Oliver stated that he has had discussions with the county regarding the pickleball court issues and noted the District wants to do everything it can to be compliant and certainly cares about the neighbor's concerns with noise and lighting, so it is continuing to work through the issues.

**D. Amenity Manager**

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

Mr. Thors stated that it needs to be clarified what is allowed and what isn't with the golf cart parade event. Mr. Oliver stated that it would be made clear that this is a one-off event and the Sheriff's Office is taking the lead in the event.

#### **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. He noted proposals will be brought to the next meeting for repairing the dump bucket at the pool. He also reported that the treadmill screen is still on backorder, however the replacement pads for the adjustable benches in the gym have been ordered.

### **NINTH ORDER OF BUSINESS**

#### **Construction Funding Requests**

##### **A. Ratification of Construction Funding Request Nos. 13 and 53**

Copies of construction funding request numbers 13 and 53 totaling \$93,492 and \$220,089.50 were included in the agenda package for the Board's review.

##### **B. Consideration of Construction Funding Request Nos. 14 and 54**

Copies of construction funding request number 14 and 54 totaling \$148,914.40 and \$1,873.50 were included in the agenda package for the Board's review.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor construction funding request numbers 13, 14, 53, and 54 were approved subject to the Chair's review.

### **TENTH ORDER OF BUSIENSS**

#### **Other Business**

There being none the next item followed.

### **ELEVENTH ORDER OF BUSINESS**

#### **Supervisors' Requests and Audience Comments**

##### **Audience Comments**

A resident asked for an update on whether there will be lights installed in a couple of sections of Beacon Lake Parkway.

Mr. Oliver stated that the engineer is reviewing the lighting plan from FPL and once it is determined what additional lights should be put in, staff will reach out to FPL for proposals to bring to the Board.

A resident asked if there is any consideration for any additional trees or shrubs to be installed on the berm along the area off Twin Creek Parkway to help with privacy between the school.

Mr. Lyman responded that there is no plan in place for enhanced landscaping currently.

A resident asked if there is an update on giving Ms. Erickson more power to make decisions.

Mr. Oliver responded that Ms. Erickson is empowered in many ways, but if there is anything that is in a grey area, she will discuss it with the District Manager.

A resident stated that it was previously requested that the policy be changed to allow for pickleball tournaments against other developments and asked for an update on that decision.

Mr. Oliver responded that currently the biggest concern for the Board is taking care of the noise and lighting issues with pickleball, but tournaments could be worked out in the future.

A resident asked how an office chair can be removed from a pond.

Mr. Gray responded that the pond maintenance company recently pulled multiple items out of the pond, including a chair.

A resident asked if the community can be asked not to park their cars on the main road while waiting for the bus stop.

Mr. Oliver stated staff will contact the Sheriff's Office since it is a county road.

Multiple residents commented on cars coming from the townhomes not stopping at the stop sign, tailgating and speeding issues in the community.

Mr. Arias recommended residents call the Sheriff's office to report traffic violations.

Mr. Thors asked if it is within the CDD's purview to share HOA concerns electronically, such as getting a quorum for the meetings.



**TWELFTH ORDER OF BUSINESS**

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

|   |
|---|
| Mr. Lyman motioned to cancel the December meeting. Ms. Simspen seconded the motion. |
|---|

Mr. Oliver stated that he would discuss with the Chair the possibility of canceling the December meeting. There being no vote, the motion died.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

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

---

Secretary/Assistant Secretary

---

Chairman/Vice Chairman

*B.*

MINUTES OF MEETING  
MEADOW VIEW AT TWIN CREEKS  
COMMUNITY DEVELOPMENT DISTRICT

The Audit Committee Meeting of the Meadow View at Twin Creeks Community Development District was held on Thursday, November 16, 2023 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095.

Present and serving as the Audit Committee were:

|                  |            |
|------------------|------------|
| Blaz Kovacic     | Chairman   |
| Danielle Simpson | Supervisor |
| Tyler Thors      | Supervisor |
| Frank Arias      | Supervisor |

Also present were:

|                |                             |
|----------------|-----------------------------|
| Jim Oliver     | District Manager            |
| Katie Buchanan | District Counsel (by phone) |

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Oliver called the meeting to order at 10:00 a.m.

**SECOND ORDER OF BUSINESS**

**Approval of Auditor Selection Evaluation Criteria**

Mr. Oliver stated as a unit of government in Florida, we're required to have an independent CPA firm provides a financial audit each year and we're also required by Florida Statutes Chapter 218 to go through the RFP process to select that auditor and that is what we're doing today. In your agenda packets is auditor selection evaluation criteria, because once we issue an RFP, we will get back proposals and you will rank those proposals based on the selection criteria. These are the criteria that we use throughout the state for our districts and these were put together by the attorneys that serve as counsel for several hundred districts throughout the state and it meets the requirements of Chapter 218. There are five different criteria, and those are ability of personnel, proposer's experience, understand of scope of work, ability to furnish the required services and price and those are all equally weighted at 20 points.

On MOTION by Mr. Kovacic seconded by Mr. Thors with all in favor the Auditor Selection Evaluation Criteria were approved as presented.

**THIRD ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**FOURTH ORDER OF BUSINESS**

**Adjournment**

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

## *FIFTH ORDER OF BUSINESS*

*A.*



Proposal #380321

Date: 01/09/2024

From: Brad Poor

Proposal For

Meadow View at Twin Creeks CDD

c/o GMS-NF, LLC

475 West Town PI

Suite 114

St. Augustine, FL 32092

main: 904-940-5850 ext. 406

mobile:

chogge@gmsnf.com

Location

850 Beacon Lake Pkwy

St. Augustine , FL 32095

Property Name: Meadow View at Twin Creeks CDD

Amenity Center Playground Mulch Application January 2024

Terms: Net 30

| DESCRIPTION                | QUANTITY | AMOUNT     |
|----------------------------|----------|------------|
| Playground Mulch Installed | 80.00    | \$5,260.00 |

Client Notes

Signature

x

SUBTOTAL \$5,260.00

SALES TAX \$0.00

TOTAL \$5,260.00

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

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

Contact

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Assigned To

Brad Poor

Office:

bpoor@yellowstonelandscape.com

*B.*





# Beacon Lakes Splash House

St Augustine, FL  
Maintenance Services  
December 6, 2023

**Keep It**  
**NEW!**  
**Maintenance**  
**Solutions & More**



# Maintenance & Restoration Services

| Item | Amount                             | Notes  |
|------|------------------------------------|--|
| A    | \$6,850.00<br>(Sales Tax Excluded) | <b><u>Dump Bucket Bearing swap:</u></b> <ul style="list-style-type: none"><li>• Labor only to swap one bearing.</li></ul> *Not liable for issues related to bearing provided by others |

## TO BE PROVIDED BY OTHERS/EXCLUSIONS

- Any building permits, licenses, sales tax, allowances, bonds, and submissions as required by local authorities, surveying, brokers fees or additional site visits.
- It is assumed our crews will have the ability to work between 8AM and 8PM seven (7) days a week as we deem necessary
- Adequate access to the project area
- Union wage rates or Union labor of any kind.
- MEP Services of any kind.
- Slide Renu product.
- Hardware replacement of any kind.
- Modifications to the concrete deck, landscape, or surrounding areas.

*NOTE: It is agreed that Splashtacular shall be permitted to process our work without interruption or delay. The purchaser hereby agrees that Splashtacular will be reimbursed in full for all costs associated with any delays. These reimbursable include, but are not limited to, re-mobilization costs and equipment rental/delivery fees. This agreement must become a part of the final contracts.*

## Payment terms

- 50% Due to initiate contract and order materials.
- 50% Due upon completion of on-site work. Net 10 due upon receipt of invoice.

## Schedule

- 2 - 3 weeks from receipt of order for procurement of materials.
- 1 day for duration of on-site work.



Always here.  
Always safe.  
Always original.

[www.splashtacular.com](http://www.splashtacular.com)

|           |                  |
|-----------|------------------|
| Toll free | +1 800- 844-5334 |
| UK        | +44 01403-334375 |
| AUS       | +61 427-775-520  |
| CHN       | +86 14714910540  |

Home Office: 401 East, Paola, KS 66071  
UK Office: Office 305, Afon House, Worthing Rd Horsham, RH12 1TL  
AUS Office: ABN 81 100 186 917 62 Thuringowa Drive Kirwan Qld 4817 (Townsville)

California  
Contractors License  
No. 1056997

Splashtacular // Innovators Of Fun

# RIVERSIDE ESTIMATE FORM



| WORK LOCATION |  |
|---------------|--|
| Name:         | Meadowview at Twin Creeks CDD                            |
| Address:      | <b>850 Beacon Lake Parkway</b><br>St. Augustine, Florida |
| Primary #:    |  |
| Secondary #:  |  |
| Crew:         | 2 men  |
| ETA:          |  |

| Supplies/Products Needed:                                    | Amount     |
|--|------------|
| (1) Replacement Pillow Top Bearing left side                 |            |
|  |            |
|  |            |
|  |            |
|  |            |
|  |            |
| <b>Job Description:</b>                                      |            |
| Install new pillow top bearing for proper operation & grease |            |
|  |            |
|  |            |
|  |            |
|  |            |
| <b>Total:</b>  | \$3,200.00 |

55 Florida Mining Blvd W, Ste. 305, Jacksonville, FL 32

(904) 288-7667

## Terms and Conditions:

- Cleaning supplies to perform this service will be supplied by Riverside Management Services, Inc.
- Total costs of Service will be \$\_\_\_\_\_ and payable on \_\_\_\_/\_\_\_\_/\_\_\_\_

Quoted By: \_\_\_\_\_

**ACCEPTANCE OF PROPOSAL:** The above prices and specifications are satisfactory and are hereby accepted, authorizing Riverside Management Services, Inc. to complete the work as described above and to perform the same in a timely and professional manner. Payment will be collected on the date services are completed.

Customer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

# RIVERSIDE ESTIMATE FORM



| WORK LOCATION |  |
|---------------|--|
| Name:         | Meadowview at Twin Creeks CDD                            |
| Address:      | <b>850 Beacon Lake Parkway</b><br>St. Augustine, Florida |
| Primary #:    |  |
| Secondary #:  |  |
| Crew:         | 2 men  |
| ETA:          |  |

| Supplies/Products Needed:  | Amount     |
|--|------------|
| (1) Replacement Pillow Top Bearing left side                               |            |
| (4) 1/2 Yellow Spray Tubes   |            |
| (2) Replacement Dump Ropes   |            |
| (5) Gallons of Marine Rope Cleaner   |            |
| (1000) 50lb Tensil Strength Zipties  |            |
| (5) Gallons of Outdoor Semi-Gloss White Paint                              |            |
| <b>Job Description:</b>  |            |
| Install new pillow top bearing for proper operation & grease               |            |
| Remove all ropes and netting, Apply a chemical drench, wash and reinstall  |            |
| Replace (4) 1/2 yellow spray tubes features                                |            |
| Install new dump ropes for overhead dumping feature                        |            |
| Pressure wash all of structure, repaint white railing and concrete footers |            |
|  |            |
| <b>Total:</b>  | \$5,300.00 |

55 Florida Mining Blvd W, Ste. 305, Jacksonville, FL 322

(904) 288-7667

## Terms and Conditions:

- Cleaning supplies to perform this service will be supplied by Riverside Management Services, Inc.
- Total costs of Service will be \$\_\_\_\_\_ and payable on \_\_\_\_/\_\_\_\_/\_\_\_\_

Quoted By: \_\_\_\_\_

**ACCEPTANCE OF PROPOSAL:** The above prices and specifications are satisfactory and are hereby accepted, authorizing Riverside Management Services, Inc. to complete the work as described above and to perform the same in a timely and professional manner. Payment will be collected on the date services are completed.

Customer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

*C.*

# PROPOSAL

## D. L. WILLIAMS ELECTRIC CO. INC.

TO: **Meadowview at twin Creeks CDD**  
850 Beacon Lake Parkway  
St. Augustine, Florida 32210

DATE: 1/2/2024  
JOB: **Beacon Lakes**  
LOCATION: 48 Beacon Lake Parkway  
St Augustine FL 32095

ATTENTION: **Richard Grey**

WE PROPOSE TO HEREBY, FURNISH MATERIALS AND LABOR COMPLETE IN ACCORDANCE  
WITH SPECIFICATIONS BELOW FOR A SUM OF: **\$ 11,690.00**

AUTHORIZED SIGNATURE

**Kyler Voelz**

\*\*\*\*\*  
**DESCRIPTION**

**Count**

Priced per email from Richard Gray dated 12/20/23.

|  |   |
|--|---|
| Permitting and locates.  | 1 |
| 250' of Directional Boring from transformer to meter at front entrance.    | 1 |
| New 2" conduit.  | 1 |
| New aluminum service wire for existing 200amp meter, pulled and connected. | 1 |
| New meter grounding, includes wire and ground rods.                        | 1 |

PRICE VALID FOR 30 DAYS FROM DATE ABOVE.

All work normal hours M-F 7:00 am to 3:30 pm.

Proposal includes reusing existing meter and panel.

Sod and Landscaping by others.

No price to replace or repair concrete or asphalt if required.

ACCEPTANCE OF PROPOSAL  
AUTHORIZED SIGNATURE

\_\_\_\_\_





**DOBSON ELECTRIC INC.**

Dobson Electric, Inc.  
FL EC #13006075  
6925 West Beaver Street Jacksonville, FL 32254  
SUBJECT: Beacon Lakes  
DATE: 12/8/23

We are pleased to present this proposal for the above-mentioned project.

Labor, service truck and MISC materials for the following.

1. Directional bore 1-2" PVC conduit from the existing pad mount transformer to the well meter.
2. Supply and install new 4/0 aluminum wire.

**TOTAL COST \_\_\$8,725**

**Coordination with FPL is included.  
Permit is included.**

*Lance Solomon*  
*Dobson Electric Inc.*  
*lsolomon@dobsonelectric.com*  
*904-523-1597*

## *SEVENTH ORDER OF BUSINESS*

*B.*

|  |                              |                                |  |               |
|--|------------------------------|--------------------------------|--|---------------|
| <div> <div>MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT</div> <div> <div>REQUISITION SUMMARY</div> <div> <div>2021 Phase 3</div> <div>2020 Phase 4</div> <div>Thursday, January 18, 2024</div> </div> </div> </div> |                              |                                |  |               |
| 2021 Phase 3   | <b><u>TO BE APPROVED</u></b> |                                |  |               |
| 1/18/2024  | 143                          | Gemini Engineering & Sciences, | Beacon Lake Phase 3B LOMR Review - Invoice 4                                       | \$ 2,500.00   |
|  |                              |                                | 2021 Phase 3 REQUISITIONS TO BE APPROVED   | \$2,500.00    |
|  |                              |                                |  |               |
| 2021 Phase 4   | <b><u>TO BE APPROVED</u></b> |                                |  |               |
| 1/18/2024  | 89                           | Quantum Electrical             | Electrical backbone for 299 lots - Invoice BeaconP4-3                              | \$ 115,120.25 |
| 1/18/2024  | 90                           | Quantum Electrical             | Electrical backbone for 299 lots - Invoice BeaconP4-2                              | \$ 82,228.75  |
| 1/18/2024  | 91                           | W. Gardner, LLC                | Beacon Lake Phase 4 (Paving/Drainage) Application for Payment No. 20 (Nov 2023)    | \$ 11,263.15  |
| 1/18/2024  | 92                           | W. Gardner, LLC                | Beacon Lake Phase 4 (Clearing/Earthwork) Application for Payment No. 22 (Nov 2023) | \$ 1,814.79   |
| 1/18/2024  | 93                           | Yellowstone Landscape          | Beacon Lake Phase 4 sod installation - Invoice JAX-644977                          | \$ 5,770.02   |
| 1/18/2024  | 94                           | W. Gardner, LLC                | Beacon Lake Phase 4 (Paving/Drainage) Application for Payment No. 21 (Dec 2023)    | \$ 30,264.27  |
| 1/18/2024  | 95                           | West Orange Nurseries, Inc.    | Beacon Lake Phase 4 - Application for Payment No. 3 (Dec 2023)                     | \$ 369,368.36 |
|  |                              |                                | 2021 Phase 3 REQUISITIONS TO BE APPROVED   | \$615,829.59  |
|  |                              |                                | TOTAL REQUISITIONS TO BE APPROVED JANUARY 18, 2024                                 | \$618,329.59  |

*E.*

# Meadow View at Twin Creeks

1/18/2024

Community Development District

Field Operations & Amenity Management Report



**Rich Gray**

MANAGER OF OPERATIONS  
RIVERSIDE MANAGEMENT SERVICES, INC.

**Jennifer Clark-Erickson**

AMENITY MANAGER  
RIVERSIDE MANAGEMENT SERVICES, INC.

Meadow View at Twin Creeks  
Community Development District

Field Operations & Amenity Management Report  
January 18th, 2024

To: Board of Supervisors

From: Rich Gray  
Manager Of Operations

Jennifer Clark-Erickson  
Amenity Manager

RE: Beacon Lake Field Operations & Amenity Management Report – January 18th, 2024

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 – 2<sup>nd</sup> Tuesday Monthly
- Mexican Train Dominoes – Last Wednesday Monthly
- Mary Music Time -We have two full classes, offered 2 times weekly
- Book Club - 2<sup>nd</sup> Wednesday monthly.
- Whiskey Club – The last Friday each month 7pm
- Wine Club 3<sup>rd</sup> Thursday each month 7pm
- Chess Club on Mondays 7-8pm – geared for kids and teens.
- Moo's Coffee Trailer – Every Sunday
- Food drive went well. Over 200 lbs. of food collected.
- Wolfson's children drive was slow but appreciated.
- Childrens book exchange was a hit. Crafts and snacks were provided.
- Adult's White Elephant party , only 1 person showed
- Cookies with Santa and Winter Wonderland went smooth. Hundreds of children attended
- Golf cart parade with Santa, Sheriff's office and fire truck was a hit.



## Weekly Maintenance Responsibilities

Listed below are weekly maintenance Responsibilities:

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

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



## Completed Projects

- Installed Christmas decorations around Amenity Center and Gazebo area.
- Southeast Fitness Repair replaced the screen on the treadmill, tightened the belt on the 2<sup>nd</sup> treadmill, replaced tri-cep ropes, lat pull-down bar and adjusted the lat pull down machine for better operation.
- Patched potholes on Stargaze, Beacon Lake Parkway and at Lakeside Park parking lot.
- Yellowstone installed the winter annuals around the development, along with adjusting the raised planter bed at the 210 entrance.
- Onsite staff did an inspection of all lakes for trash and debris, anything present that was reachable from the bank was removed.
- Installed hammock at Lakeside Park and pressure washed furniture under patio overhang.
- Inspected all playground equipment for proper operation, made any adjustments if necessary.
- A lighting inspection was completed on the property by onsite staff, any issues found were addressed.
- All illuminated street signs on the property have been pressure washed and all hardware was inspected.
- Atlantic Security installed new cameras at the Amenity Center and Lakeside Park.
- Touched up bike rack at the Basketball Court and Lakeside Park.
- Painted conduit at Tennis Court, Pickleball Court and entrance of Lakeside Park to help disguise its mounting.

## Conclusion

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



*EIGHTH ORDER OF BUSINESS*

*A.*

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

***Unaudited Financial Reporting***  
***November 30, 2023***



# Table of Contents

|       |  |
|-------|--|
| 1-2   | <u>Balance Sheet</u>                             |
| 3-5   | <u>General Fund</u>                              |
| 6     | <u>Debt Service Fund Series 2016A1</u>           |
| 7     | <u>Debt Service Fund Series 2018A1</u>           |
| 8     | <u>Debt Service Fund Series 2019A1</u>           |
| 9     | <u>Debt Service Fund Series 2020A1</u>           |
| 10    | <u>Debt Service Fund Series 2021 Phase 3B</u>    |
| 11    | <u>Debt Service Fund Series 2021 Phase 4</u>     |
| 12    | <u>Capital Project Fund Series 2021 Phase 3B</u> |
| 13    | <u>Capital Project Fund Series 2021 Phase 4</u>  |
| 14-16 | <u>Month to Month</u>                            |
| 17-18 | <u>Long Term Debt Report</u>                     |
| 19    | <u>Assessment Receipt Schedule</u>               |

# Meadow View at Twin Creeks

## Community Development District

### Combined Balance Sheet

November 30, 2023

|                                     | General<br>Fund   | Debt Service<br>Fund | Capital Project<br>Fund | Totals<br>Governmental Funds |
|-------------------------------------|-------------------|----------------------|-------------------------|------------------------------|
| <b>Assets:</b>                      |                   |                      |                         |                              |
| <b>Cash:</b>                        |                   |                      |                         |                              |
| Operating Account                   | \$ 196,884        | \$ -                 | \$ -                    | \$ 196,884                   |
| Assessments Receivable              | -                 | -                    | -                       | -                            |
| Due from General Fund               | -                 | 14,640               | -                       | 14,640                       |
| Due from Other                      | 12,598            | -                    | -                       | 12,598                       |
| <b>Investments:</b>                 |                   |                      |                         |                              |
| General Fund Custody                | 150,141           | -                    | -                       | 150,141                      |
| State Board of Administration (SBA) | -                 | -                    | -                       | -                            |
| <b>Series 2016</b>                  |                   |                      |                         |                              |
| Reserve                             | -                 | 139,142              | -                       | 139,142                      |
| Revenue                             | -                 | 65,833               | -                       | 65,833                       |
| <b>Series 2018</b>                  |                   |                      |                         |                              |
| Reserve A1                          | -                 | 191,764              | -                       | 191,764                      |
| Revenue A1                          | -                 | 60,002               | -                       | 60,002                       |
| Reserve A2                          | -                 | -                    | -                       | -                            |
| Revenue A2                          | -                 | 2,847                | -                       | 2,847                        |
| Prepayment A 2                      | -                 | 1                    | -                       | 1                            |
| <b>Series 2019</b>                  |                   |                      |                         |                              |
| Reserve                             | -                 | 80,708               | -                       | 80,708                       |
| Revenue                             | -                 | 30,031               | -                       | 30,031                       |
| <b>Series 2020</b>                  |                   |                      |                         |                              |
| Reserve A1                          | -                 | 39,244               | -                       | 39,244                       |
| Revenue A1                          | -                 | 12,609               | -                       | 12,609                       |
| Prepayment A1                       | -                 | 931                  | -                       | 931                          |
| Revenue A2                          | -                 | 1,754                | -                       | 1,754                        |
| Reserve A3                          | -                 | 19,181               | -                       | 19,181                       |
| <b>Series 2021 Ph3B</b>             |                   |                      |                         |                              |
| Reserve                             | -                 | 141,099              | -                       | 141,099                      |
| Revenue                             | -                 | 17,229               | -                       | 17,229                       |
| Prepayment                          | -                 | 3,241                | -                       | 3,241                        |
| Construction                        | -                 | -                    | 5,676                   | 5,676                        |
| <b>Series 2021 Ph4</b>              |                   |                      |                         |                              |
| Reserve                             | -                 | 211,869              | -                       | 211,869                      |
| Revenue                             | -                 | 5,304                | -                       | 5,304                        |
| Construction                        | -                 | -                    | 8,279                   | 8,279                        |
| Due From Developer - Dreamfinders   | -                 | -                    | 250,728                 | 250,728                      |
| Prepaid Expenses                    | -                 | -                    | -                       | -                            |
| Deposits                            | 3,360             | -                    | -                       | 3,360                        |
| <b>Total Assets</b>                 | <b>\$ 362,983</b> | <b>\$ 1,037,427</b>  | <b>\$ 264,683</b>       | <b>\$ 1,665,093</b>          |



# Meadow View at Twin Creeks

## Community Development District

### Combined Balance Sheet

November 30, 2023

|   | General<br>Fund   | Debt Service<br>Fund | Capital Project<br>Fund | Totals<br>Governmental Funds |
|---|-------------------|----------------------|-------------------------|------------------------------|
| <b>Liabilities:</b>                         |                   |                      |                         |                              |
| Accounts Payable                            | \$ 40,956         | \$ -                 | \$ -                    | \$ 40,956                    |
| Accrued Expenses                            | 1,637             | -                    | -                       | 1,637                        |
| FICA Payable                                | -                 | -                    | -                       | -                            |
| Retainage Payble                            | -                 | -                    | 250,728                 | 250,728                      |
| Due to Debt Service Series 2016A1           | 4,551             | -                    | -                       | 4,551                        |
| Due to Debt Service Series 2018A1           | 6,287             | -                    | -                       | 6,287                        |
| Due to Debt Service Series 2019A1           | 2,642             | -                    | -                       | 2,642                        |
| Due to Debt Service Series 2020A1           | 1,160             | -                    | -                       | 1,160                        |
| Due to Debt Service Series 2021 PH3B        | -                 | -                    | -                       | -                            |
| Due to Debt Service Series 2021 PH4         | -                 | -                    | -                       | -                            |
| <b>Total Liabilites</b>                     | <b>\$ 57,233</b>  | <b>\$ -</b>          | <b>\$ 250,728</b>       | <b>\$ 307,960</b>            |
| <b>Fund Balance:</b>                        |                   |                      |                         |                              |
| Nonspendable:                               |                   |                      |                         |                              |
| Deposits                                    | \$ 3,360          | \$ -                 | \$ -                    | \$ 3,360                     |
| Restricted for:                             |                   |                      |                         |                              |
| Debt Service                                | -                 | 1,037,427            | -                       | 1,037,427                    |
| Capital Project                             |                   |                      | 13,955                  | 13,955                       |
| Assigned for:                               |                   |                      |                         |                              |
| Capital Reserve Fund                        | -                 | -                    | -                       | -                            |
| Capital Reserves                            | -                 |                      | -                       | -                            |
| Unassigned                                  | 302,391           | -                    | -                       | 302,391                      |
| <b>Total Fund Balances</b>                  | <b>\$ 305,751</b> | <b>\$ 1,037,427</b>  | <b>\$ 13,955</b>        | <b>\$ 1,357,133</b>          |
| <b>Total Liabilities &amp; Fund Balance</b> | <b>\$ 362,983</b> | <b>\$ 1,037,427</b>  | <b>\$ 264,683</b>       | <b>\$ 1,665,093</b>          |

# Meadow View at Twin Creeks

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2023

|  | Adopted             | Prorated Budget  | Actual           |                 |
|--|---------------------|------------------|------------------|-----------------|
|  | Budget              | Thru 11/30/23    | Thru 11/30/23    | Variance        |
| <b>Revenues:</b>                       |                     |                  |                  |                 |
| Special Assessments - Tax Roll         | \$ 1,940,101        | \$ 77,386        | \$ 77,386        | \$ -            |
| Special Assessments - Gate Monitoring* | 25,888              | -                | -                | -               |
| Interest/Miscellaneous Income          | 9,000               | 1,500            | 3,666            | 2,166           |
| Restricted Easement Fence Fund         | -                   | -                | 3,150            | 3,150           |
| Facility Revenue                       | 10,000              | 1,667            | -                | (1,667)         |
| <b>Total Revenues</b>                  | <b>\$ 1,984,989</b> | <b>\$ 80,552</b> | <b>\$ 84,201</b> | <b>\$ 3,649</b> |

#### **Expenditures:**

##### **General & Administrative:**

|  |                   |                  |                  |                 |
|--|-------------------|------------------|------------------|-----------------|
| Supervisor Fees                              | \$ 4,800          | \$ 800           | \$ 800           | \$ -            |
| PR-FICA                                      | 367               | 61               | 61               | (0)             |
| Engineering                                  | 36,000            | 6,000            | 2,613            | 3,388           |
| Attorney                                     | 30,000            | 5,000            | 3,802            | 1,199           |
| Annual Audit                                 | 6,750             | -                | -                | -               |
| Assessment Administration                    | 10,600            | 10,600           | 10,600           | -               |
| Arbitrage Rebate                             | 3,600             | -                | -                | -               |
| Dissemination Agent                          | 13,250            | 2,208            | 2,208            | (0)             |
| Trustee Fees                                 | 16,733            | 5,218            | 5,218            | -               |
| Management Fees                              | 55,220            | 9,203            | 9,203            | (0)             |
| Information Technology                       | 1,675             | 279              | 279              | 0               |
| Website Maintenance                          | 1,200             | 200              | 200              | -               |
| Telephone                                    | 700               | 117              | 151              | (34)            |
| Postage & Delivery                           | 1,600             | 267              | 400              | (133)           |
| Insurance General Liability/Public Officials | 8,673             | 8,673            | 8,161            | 512             |
| Printing & Binding                           | 2,300             | 383              | 157              | 226             |
| Legal Advertising                            | 1,500             | 250              | 279              | (29)            |
| Other Current Charges                        | 1,600             | 267              | -                | 267             |
| Office Supplies                              | 300               | 50               | 1                | 49              |
| Dues, Licenses & Subscriptions               | 175               | 175              | 175              | -               |
| <b>Total General &amp; Administrative</b>    | <b>\$ 197,043</b> | <b>\$ 49,751</b> | <b>\$ 44,307</b> | <b>\$ 5,444</b> |

# Meadow View at Twin Creeks

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2023

|   | Adopted           | Prorated Budget   | Actual            |                 |
|---|-------------------|-------------------|-------------------|-----------------|
|   | Budget            | Thru 11/30/23     | Thru 11/30/23     | Variance        |
| <b><i>Operations &amp; Maintenance</i></b>  |                   |                   |                   |                 |
| <b>Amenity Center Expenditures</b>          |                   |                   |                   |                 |
| <i>Utilities</i>                            |                   |                   |                   |                 |
| Telephone/Cable/Internet                    | \$ 12,400         | \$ 2,067          | \$ 2,052          | \$ 15           |
| Electric                                    | 52,500            | 8,750             | 6,370             | 2,380           |
| Water/Sewer/Irrigation                      | 31,240            | 5,207             | 5,107             | 100             |
| Gas   | 2,500             | 417               | 334               | 82              |
| Trash Removal                               | 8,400             | 1,400             | 1,662             | (262)           |
| <i>Security</i>                             |                   |                   |                   |                 |
| Security Monitoring                         | 1,440             | 240               | 111               | 129             |
| Gate Monitoring                             | 22,888            | 3,815             | 4,609             | (794)           |
| Gate Repairs                                | 3,000             | 500               | -                 | 500             |
| Access Cards                                | 3,000             | 500               | -                 | 500             |
| Contacted Security                          | 20,000            | 3,333             | 4,730             | (1,396)         |
| <i>Management Contracts</i>                 |                   |                   |                   |                 |
| Facility Management                         | 85,851            | 14,309            | 14,309            | -               |
| Facility Attendant                          | 39,149            | 6,525             | 6,627             | (102)           |
| Pool Attendants                             | 55,890            | 9,315             | -                 | 9,315           |
| Canoe Launch Attendant                      | 30,750            | 5,125             | 60                | 5,065           |
| Snack Bar Attendant                         | 17,640            | 2,940             | -                 | 2,940           |
| Field Management / Admin                    | 65,000            | 10,833            | 10,833            | (0)             |
| Pool Maintenance                            | 20,000            | 3,333             | 2,908             | 425             |
| Pool Chemicals                              | 20,467            | 3,411             | 3,891             | (480)           |
| Janitorial                                  | 33,010            | 5,502             | 4,519             | 982             |
| Facility Maintenance                        | 83,200            | 13,867            | 22,924            | (9,057)         |
| Private Event Attendant                     | 5,500             | 917               | 617               | 300             |
| Repairs & Maintenance                       | 40,000            | 6,667             | 19,023            | (12,357)        |
| New Capital Projects                        | 10,000            | 1,667             | -                 | 1,667           |
| Snack Bar Inventory -CGS                    | 1,000             | 167               | -                 | 167             |
| Food Service License                        | 650               | 108               | -                 | 108             |
| Subscriptions                               | 5,500             | 917               | 498               | 419             |
| Pest Control                                | 2,831             | 472               | 439               | 33              |
| Supplies                                    | 2,500             | 417               | -                 | 417             |
| Towel/Linen Service                         | 2,800             | 467               | -                 | 467             |
| Furnitures, Fixtures & Equipment            | 5,000             | 833               | -                 | 833             |
| Special Events                              | 35,000            | 5,833             | 5,115             | 718             |
| Holiday Decorations                         | 20,000            | 19,521            | 19,521            | -               |
| Fitness Center Repairs/Supplies             | 5,500             | 917               | 1,248             | (331)           |
| Office Supplies                             | 2,100             | 350               | 176               | 174             |
| ACA++SCAP/BMI Licenses                      | 800               | 133               | -                 | 133             |
| Property Insurance                          | 72,545            | 72,545            | 66,983            | 5,562           |
| Permit and License                          | 575               | 96                | 224               | (128)           |
| <b>Subtotal Amenity Center Expenditures</b> | <b>\$ 820,626</b> | <b>\$ 213,413</b> | <b>\$ 204,891</b> | <b>\$ 8,522</b> |

# Meadow View at Twin Creeks

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2023

|  | Adopted<br>Budget   | Prorated Budget<br>Thru 11/30/23 | Actual<br>Thru 11/30/23 | Variance         |
|--|---------------------|----------------------------------|-------------------------|------------------|
| <b>Ground Maintenance Expenditures</b>                   |                     |                                  |                         |                  |
| Hydrology Quality/Mitigation                             | \$ 6,400            | \$ 1,067                         | \$ -                    | \$ 1,067         |
| Electric   | 34,265              | 5,711                            | 5,510                   | 201              |
| Landscape Maintenance                                    | 646,800             | 107,800                          | 84,750                  | 23,050           |
| Landscape Contingency                                    | 85,000              | 14,167                           | 945                     | 13,222           |
| Lake Maintenance   | 27,000              | 4,500                            | 3,538                   | 962              |
| Grounds Maintenance                                      | 12,000              | 2,000                            | 7,058                   | (5,058)          |
| Pump Repairs   | 5,000               | 833                              | 4,520                   | (3,687)          |
| Streetlighting   | 58,207              | 9,701                            | 9,554                   | 147              |
| Streetlight Repairs                                      | 5,000               | 833                              | -                       | 833              |
| Storm Cleanup  | -                   | -                                | -                       | -                |
| Irrigation Repairs                                       | 50,000              | 8,333                            | 2,613                   | 5,720            |
| Miscellaneous  | 6,500               | 1,083                            | -                       | 1,083            |
| Contingency  | 31,149              | 5,191                            | -                       | 5,191            |
| <b>Subtotal Ground Maintenance Expenditures</b>          | <b>\$ 967,320</b>   | <b>\$ 161,220</b>                | <b>\$ 118,489</b>       | <b>\$ 42,731</b> |
| <b>Total Operations &amp; Maintenance</b>                | <b>\$ 1,787,946</b> | <b>\$ 374,633</b>                | <b>\$ 323,380</b>       | <b>\$ 51,253</b> |
| <b>Total Expenditures</b>                                | <b>\$ 1,984,989</b> | <b>\$ 424,383</b>                | <b>\$ 367,687</b>       | <b>\$ 56,697</b> |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ -</b>         | <b>\$ (343,831)</b>              | <b>\$ (283,486)</b>     | <b>\$ 60,346</b> |
| <b><i>Other Financing Sources/(Uses):</i></b>            |                     |                                  |                         |                  |
| Transfer In/(Out)  | \$ -                | \$ -                             | \$ -                    | \$ -             |
| <b>Total Other Financing Sources/(Uses)</b>              | <b>\$ -</b>         | <b>\$ -</b>                      | <b>\$ -</b>             | <b>\$ -</b>      |
| <b>Net Change in Fund Balance</b>                        | <b>\$ -</b>         | <b>\$ (343,831)</b>              | <b>\$ (283,486)</b>     | <b>\$ 60,346</b> |
| <b>Fund Balance - Beginning</b>                          | <b>\$ -</b>         |                                  | <b>\$ 589,236</b>       |                  |
| <b>Fund Balance - Ending</b>                             | <b>\$ -</b>         |                                  | <b>\$ 305,751</b>       |                  |

(1) Includes special assessments for gate monitoring.

# Meadow View at Twin Creeks

## Community Development District

### Debt Service Fund Series 2016 A1

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2023

|  | Adopted           | Prorated Budget     | Actual              |                 |
|--|-------------------|---------------------|---------------------|-----------------|
|  | Budget            | Thru 11/30/23       | Thru 11/30/23       | Variance        |
| <b>Revenues:</b>   |                   |                     |                     |                 |
| Special Assessments - Tax Roll                           | \$ 443,364        | \$ 21,803           | \$ 21,803           | \$ -            |
| Interest Income  | 5,400             | 900                 | 3,013               | 2,113           |
| <b>Total Revenues</b>                                    | <b>\$ 448,764</b> | <b>\$ 22,703</b>    | <b>\$ 24,815</b>    | <b>\$ 2,113</b> |
| <b>Expenditures:</b>                                     |                   |                     |                     |                 |
| Interest - 11/1  | \$ 156,188        | \$ 156,188          | \$ 156,188          | \$ -            |
| Interest - 5/1   | 156,188           | -                   | -                   | -               |
| Principal - 5/1  | 130,000           | -                   | -                   | -               |
| <b>Total Expenditures</b>                                | <b>\$ 442,375</b> | <b>\$ 156,188</b>   | <b>\$ 156,188</b>   | <b>\$ -</b>     |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ 6,389</b>   | <b>\$ (133,485)</b> | <b>\$ (131,372)</b> | <b>\$ 2,113</b> |
| <b>Other Financing Sources/(Uses):</b>                   |                   |                     |                     |                 |
| Transfer In/(Out)  | \$ -              | \$ -                | \$ -                | \$ -            |
| <b>Total Other Financing Sources/(Uses)</b>              | <b>\$ -</b>       | <b>\$ -</b>         | <b>\$ -</b>         | <b>\$ -</b>     |
| <b>ssssd</b>   | <b>\$ 6,389</b>   | <b>\$ (133,485)</b> | <b>\$ (131,372)</b> | <b>\$ 2,113</b> |
| <b>Fund Balance - Beginning</b>                          | <b>\$ 199,313</b> |                     | <b>\$ 340,898</b>   |                 |
| <b>Fund Balance - Ending</b>                             | <b>\$ 205,702</b> |                     | <b>\$ 209,526</b>   |                 |

# Meadow View at Twin Creeks

## Community Development District

### Debt Service Fund Series 2018 A1/A2

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2023

|  | Adopted           | Prorated Budget     | Actual              |                 |
|--|-------------------|---------------------|---------------------|-----------------|
|  | Budget            | Thru 11/30/23       | Thru 11/30/23       | Variance        |
| <b>Revenues:</b>   |                   |                     |                     |                 |
| Special Assessments - Tax Roll                           | \$ 612,533        | \$ 30,121           | \$ 30,121           | \$ -            |
| Interest Income  | 7,000             | 1,167               | 4,032               | 2,865           |
| <b>Total Revenues</b>                                    | <b>\$ 619,533</b> | <b>\$ 31,288</b>    | <b>\$ 34,153</b>    | <b>\$ 2,865</b> |
| <b>Expenditures:</b>                                     |                   |                     |                     |                 |
| Interest - 11/1  | \$ 229,631        | \$ 229,631          | \$ 229,631          | \$ -            |
| Interest - 5/1   | 229,631           | -                   | -                   | -               |
| Principal - 5/1  | 155,000           | -                   | -                   | -               |
| <b>Total Expenditures</b>                                | <b>\$ 614,263</b> | <b>\$ 229,631</b>   | <b>\$ 229,631</b>   | <b>\$ -</b>     |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ 5,270</b>   | <b>\$ (198,343)</b> | <b>\$ (195,478)</b> | <b>\$ 2,865</b> |
| <b>Other Financing Sources/(Uses):</b>                   |                   |                     |                     |                 |
| Transfer In/(Out)  | \$ -              | \$ -                | \$ -                | \$ -            |
| <b>Total Other Financing Sources/(Uses)</b>              | <b>\$ -</b>       | <b>\$ -</b>         | <b>\$ -</b>         | <b>\$ -</b>     |
| <b>Net Change in Fund Balance</b>                        | <b>\$ 5,270</b>   | <b>\$ (198,343)</b> | <b>\$ (195,478)</b> | <b>\$ 2,865</b> |
| <b>Fund Balance - Beginning</b>                          | <b>\$ 261,256</b> |                     | <b>\$ 456,379</b>   |                 |
| <b>Fund Balance - Ending</b>                             | <b>\$ 266,526</b> |                     | <b>\$ 260,901</b>   |                 |

# Meadow View at Twin Creeks

## Community Development District

### Debt Service Fund Series 2019 A1/A2

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2023

|  | Adopted           | Prorated Budget    | Actual             |                 |
|--|-------------------|--------------------|--------------------|-----------------|
|  | Budget            | Thru 11/30/23      | Thru 11/30/23      | Variance        |
| <b>Revenues:</b>   |                   |                    |                    |                 |
| Special Assessments - Tax Roll                           | \$ 257,353        | \$ 12,655          | \$ 12,655          | \$ -            |
| Interest Income  | 3,000             | 500                | 1,740              | 1,240           |
| <b>Total Revenues</b>                                    | <b>\$ 260,353</b> | <b>\$ 13,155</b>   | <b>\$ 14,395</b>   | <b>\$ 1,240</b> |
| <b>Expenditures:</b>                                     |                   |                    |                    |                 |
| Interest - 11/1  | \$ 97,900         | \$ 97,900          | \$ 97,900          | \$ -            |
| Interest - 5/1   | 97,900            | -                  | -                  | -               |
| Principal - 5/1  | 60,000            | -                  | -                  | -               |
| <b>Total Expenditures</b>                                | <b>\$ 255,800</b> | <b>\$ 97,900</b>   | <b>\$ 97,900</b>   | <b>\$ -</b>     |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ 4,553</b>   | <b>\$ (84,745)</b> | <b>\$ (83,505)</b> | <b>\$ 1,240</b> |
| <b>Other Financing Sources/(Uses):</b>                   |                   |                    |                    |                 |
| Transfer In/(Out)  | \$ -              | \$ -               | \$ -               | \$ -            |
| <b>Total Other Financing Sources/(Uses)</b>              | <b>\$ -</b>       | <b>\$ -</b>        | <b>\$ -</b>        | <b>\$ -</b>     |
| <b>Net Change in Fund Balance</b>                        | <b>\$ 4,553</b>   | <b>\$ (84,745)</b> | <b>\$ (83,505)</b> | <b>\$ 1,240</b> |
| <b>Fund Balance - Beginning</b>                          | <b>\$ 114,512</b> |                    | <b>\$ 196,885</b>  |                 |
| <b>Fund Balance - Ending</b>                             | <b>\$ 119,065</b> |                    | <b>\$ 113,380</b>  |                 |

# Meadow View at Twin Creeks

## Community Development District

### Debt Service Fund Series 2020 A1/A2

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2023

|  | Adopted           | Prorated Budget    | Actual             |               |
|--|-------------------|--------------------|--------------------|---------------|
|  | Budget            | Thru 11/30/23      | Thru 11/30/23      | Variance      |
| <b>Revenues:</b>   |                   |                    |                    |               |
| Special Assessments - Tax Roll                           | \$ 113,041        | \$ 5,559           | \$ 5,559           | \$ -          |
| Interest Income  | 1,600             | 267                | 979                | 712           |
| <b>Total Revenues</b>                                    | <b>\$ 114,641</b> | <b>\$ 5,825</b>    | <b>\$ 6,538</b>    | <b>\$ 712</b> |
| <b>Expenditures:</b>                                     |                   |                    |                    |               |
| Interest - 11/1  | \$ 42,078         | \$ 42,078          | \$ 42,078          | \$ -          |
| Interest - 5/1   | 42,078            | -                  | -                  | -             |
| Principal - 5/1  | 25,000            | -                  | -                  | -             |
| <b>Total Expenditures</b>                                | <b>\$ 109,156</b> | <b>\$ 42,078</b>   | <b>\$ 42,078</b>   | <b>\$ -</b>   |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ 5,485</b>   | <b>\$ (36,253)</b> | <b>\$ (35,541)</b> | <b>\$ 712</b> |
| <b>Other Financing Sources/(Uses):</b>                   |                   |                    |                    |               |
| Transfer In/(Out)  | \$ -              | \$ -               | \$ -               | \$ -          |
| <b>Total Other Financing Sources/(Uses)</b>              | <b>\$ -</b>       | <b>\$ -</b>        | <b>\$ -</b>        | <b>\$ -</b>   |
| <b>Net Change in Fund Balance</b>                        | <b>\$ 5,485</b>   | <b>\$ (36,253)</b> | <b>\$ (35,541)</b> | <b>\$ 712</b> |
| <b>Fund Balance - Beginning</b>                          | <b>\$ 51,604</b>  |                    | <b>\$ 110,419</b>  |               |
| <b>Fund Balance - Ending</b>                             | <b>\$ 57,089</b>  |                    | <b>\$ 74,879</b>   |               |



# Meadow View at Twin Creeks

## Community Development District

### Debt Service Fund Series 2021 Phase 3B

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2023

|  | Adopted           | Prorated Budget    | Actual             |                   |
|--|-------------------|--------------------|--------------------|-------------------|
|  | Budget            | Thru 11/30/23      | Thru 11/30/23      | Variance          |
| <b>Revenues:</b>   |                   |                    |                    |                   |
| Special Assessments - Tax Roll                           | \$ 280,483        | \$ 22,334          | \$ 22,334          | \$ -              |
| Interest Income  | 2,100             | 350                | 1,788              | 1,438             |
| <b>Total Revenues</b>                                    | <b>\$ 282,583</b> | <b>\$ 22,684</b>   | <b>\$ 24,122</b>   | <b>\$ 1,438</b>   |
| <b>Expenditures:</b>                                     |                   |                    |                    |                   |
| Interest - 11/1  | \$ 85,901         | \$ 85,901          | \$ 85,560          | \$ 341            |
| Interest - 5/1   | 85,901            | -                  | -                  | -                 |
| Principal - 5/1  | 110,000           | -                  | -                  | -                 |
| <b>Total Expenditures</b>                                | <b>\$ 281,803</b> | <b>\$ 85,901</b>   | <b>\$ 85,560</b>   | <b>\$ 341</b>     |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ 781</b>     | <b>\$ (63,217)</b> | <b>\$ (61,438)</b> | <b>\$ 1,779</b>   |
| <b>Other Financing Sources/(Uses):</b>                   |                   |                    |                    |                   |
| Transfer In/(Out)  | \$ -              | \$ -               | \$ (1,600)         | \$ (1,600)        |
| <b>Total Other Financing Sources/(Uses)</b>              | <b>\$ -</b>       | <b>\$ -</b>        | <b>\$ (1,600)</b>  | <b>\$ (1,600)</b> |
| <b>Net Change in Fund Balance</b>                        | <b>\$ 781</b>     | <b>\$ (63,217)</b> | <b>\$ (63,037)</b> | <b>\$ 180</b>     |
| <b>Fund Balance - Beginning</b>                          | <b>\$ 112,709</b> |                    | <b>\$ 224,606</b>  |                   |
| <b>Fund Balance - Ending</b>                             | <b>\$ 113,489</b> |                    | <b>\$ 161,569</b>  |                   |

# Meadow View at Twin Creeks

## Community Development District

### Debt Service Fund Series 2021 Phase 4

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2023

|  | Adopted           | Prorated Budget     | Actual              |                   |
|--|-------------------|---------------------|---------------------|-------------------|
|  | Budget            | Thru 11/30/23       | Thru 11/30/23       | Variance          |
| <b>Revenues:</b>   |                   |                     |                     |                   |
| Special Assessments - Direct                             | \$ 423,738        | \$ -                | \$ -                | \$ -              |
| Interest Income  | 3,000             | 500                 | 3,114               | 2,614             |
| <b>Total Revenues</b>                                    | <b>\$ 426,738</b> | <b>\$ 500</b>       | <b>\$ 3,114</b>     | <b>\$ 2,614</b>   |
| <b>Expenditures:</b>                                     |                   |                     |                     |                   |
| Interest - 11/1  | \$ 132,049        | \$ 132,049          | \$ 132,049          | \$ -              |
| Interest - 5/1   | 132,049           | -                   | -                   | -                 |
| Principal - 5/1  | 160,000           | -                   | -                   | -                 |
| <b>Total Expenditures</b>                                | <b>\$ 424,098</b> | <b>\$ 132,049</b>   | <b>\$ 132,049</b>   | <b>\$ -</b>       |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ 2,641</b>   | <b>\$ (131,549)</b> | <b>\$ (128,935)</b> | <b>\$ 2,614</b>   |
| <b>Other Financing Sources/(Uses):</b>                   |                   |                     |                     |                   |
| Transfer In/(Out)  | \$ -              | \$ -                | \$ (1,894)          | \$ (1,894)        |
| <b>Total Other Financing Sources/(Uses)</b>              | <b>\$ -</b>       | <b>\$ -</b>         | <b>\$ (1,894)</b>   | <b>\$ (1,894)</b> |
| <b>Net Change in Fund Balance</b>                        | <b>\$ 2,641</b>   | <b>\$ (131,549)</b> | <b>\$ (130,829)</b> | <b>\$ 719</b>     |
| <b>Fund Balance - Beginning</b>                          | <b>\$ 136,629</b> |                     | <b>\$ 348,002</b>   |                   |
| <b>Fund Balance - Ending</b>                             | <b>\$ 139,269</b> |                     | <b>\$ 217,173</b>   |                   |

# Meadow View at Twin Creeks

## Community Development District

### Capital Projects Fund Series 2021 Phase 3B

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2023

|  | Adopted<br>Budget | Prorated Budget<br>Thru 11/30/23 | Actual<br>Thru 11/30/23 | Variance            |
|--|-------------------|----------------------------------|-------------------------|---------------------|
| <b>Revenues</b>  |                   |                                  |                         |                     |
| Interest Income  | \$ -              | \$ -                             | \$ 36                   | \$ 36               |
| Developer Contributions                                  | -                 | -                                | \$ 344,282              | \$ 344,282          |
| <b>Total Revenues</b>                                    | <b>\$ -</b>       | <b>\$ -</b>                      | <b>\$ 344,318</b>       | <b>\$ 344,318</b>   |
| <b>Expenditures:</b>                                     |                   |                                  |                         |                     |
| Capital Outlay   | \$ -              | \$ -                             | \$ 344,282              | \$ (344,282)        |
| <b>Total Expenditures</b>                                | <b>\$ -</b>       | <b>\$ -</b>                      | <b>\$ 344,282</b>       | <b>\$ (344,282)</b> |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ -</b>       | <b>\$ -</b>                      | <b>\$ 36</b>            | <b>\$ 36</b>        |
| <b>Other Financing Sources/(Uses)</b>                    |                   |                                  |                         |                     |
| Transfer In/(Out)  | \$ -              | \$ -                             | \$ 1,599.56             | \$ 1,600            |
| <b>Total Other Financing Sources (Uses)</b>              | <b>\$ -</b>       | <b>\$ -</b>                      | <b>\$ 1,600</b>         | <b>\$ 1,600</b>     |
| <b>Net Change in Fund Balance</b>                        | <b>\$ -</b>       |                                  | <b>\$ 1,636</b>         |                     |
| <b>Fund Balance - Beginning</b>                          | <b>\$ -</b>       |                                  | <b>\$ 4,040</b>         |                     |
| <b>Fund Balance - Ending</b>                             | <b>\$ -</b>       |                                  | <b>\$ 5,676</b>         |                     |

# Meadow View at Twin Creeks

## Community Development District

### Capital Projects Fund Series 2021 Phase 4

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2023

|  | Adopted<br>Budget | Prorated Budget<br>Thru 11/30/23 | Actual<br>Thru 11/30/23 | Variance            |
|--|-------------------|----------------------------------|-------------------------|---------------------|
| <b>Revenues</b>  |                   |                                  |                         |                     |
| Interest Income  | \$ -              | \$ -                             | \$ 60                   | \$ 60               |
| Developer Contribution                                   | -                 | -                                | 797,163                 | 797,163             |
| <b>Total Revenues</b>                                    | <b>\$ -</b>       | <b>\$ -</b>                      | <b>\$ 797,223</b>       | <b>\$ 797,223</b>   |
| <b>Expenditures:</b>                                     |                   |                                  |                         |                     |
| Capital Outlay   | \$ -              | \$ -                             | \$ 546,436              | \$ (546,436)        |
| <b>Total Expenditures</b>                                | <b>\$ -</b>       | <b>\$ -</b>                      | <b>\$ 546,436</b>       | <b>\$ (546,436)</b> |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ -</b>       | <b>\$ -</b>                      | <b>\$ 250,788</b>       | <b>\$ 250,788</b>   |
| <b>Other Financing Sources/(Uses)</b>                    |                   |                                  |                         |                     |
| Transfer In/(Out)  | \$ -              | \$ -                             | \$ 1,894                | \$ 1,894            |
| <b>Total Other Financing Sources (Uses)</b>              | <b>\$ -</b>       | <b>\$ -</b>                      | <b>\$ 1,894</b>         | <b>\$ 1,894</b>     |
| <b>Net Change in Fund Balance</b>                        | <b>\$ -</b>       |                                  | <b>\$ 252,682</b>       |                     |
| <b>Fund Balance - Beginning</b>                          | <b>\$ -</b>       |                                  | <b>\$ (244,403)</b>     |                     |
| <b>Fund Balance - Ending</b>                             | <b>\$ -</b>       |                                  | <b>\$ 8,279</b>         |                     |

## Meadow View at Twin Creeks

### Community Development District

#### Month to Month

|  | Oct              | Nov              | Dec         | Jan         | Feb         | March       | April       | May         | June        | July        | Aug         | Sept        | Total         |
|--|------------------|------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|---------------|
| <b>Revenues:</b>                             |                  |                  |             |             |             |             |             |             |             |             |             |             |               |
| Special Assessments - Tax Roll               | \$ -             | \$ 77,386        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | 77,386        |
| Special Assessments - Gate Monitoring*       | -                | -                | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -             |
| Interest/Miscellaneous Income                | 2,309            | 1,357            | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | 3,666         |
| Restricted Easement Fence Fund               | 600              | 2,550            | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | 3,150         |
| Facility Revenue                             | -                | -                | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -             |
| <b>Total Revenues</b>                        | <b>\$ 2,909</b>  | <b>\$ 81,293</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>84,201</b> |
| <b>Expenditures:</b>                         |                  |                  |             |             |             |             |             |             |             |             |             |             |               |
| <b>General &amp; Administrative:</b>         |                  |                  |             |             |             |             |             |             |             |             |             |             |               |
| Supervisor Fees                              | \$ 400           | \$ 400           | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | 800           |
| PR-FICA                                      | 31               | 31               | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | 61            |
| Engineering                                  | 1,730            | 883              | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | 2,613         |
| Attorney                                     | 3,274            | 528              | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | 3,802         |
| Annual Audit                                 | -                | -                | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -             |
| Assessment Administration                    | 10,600           | -                | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | 10,600        |
| Arbitrage Rebate                             | -                | -                | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -             |
| Dissemination Agent                          | 1,104            | 1,104            | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | 2,208         |
| Trustee Fees                                 | 5,218            | -                | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | 5,218         |
| Management Fees                              | 4,602            | 4,602            | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | 9,203         |
| Information Technology                       | 140              | 140              | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | 279           |
| Website Maintenance                          | 100              | 100              | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | 200           |
| Telephone                                    | 48               | 103              | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | 151           |
| Postage & Delivery                           | 15               | 384              | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | 400           |
| Insurance General Liability/Public Officials | 8,161            | -                | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | 8,161         |
| Printing & Binding                           | 46               | 111              | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | 157           |
| Legal Advertising                            | 94               | 185              | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | 279           |
| Other Current Charges                        | -                | -                | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -             |
| Office Supplies                              | 1                | 1                | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | 1             |
| Dues, Licenses & Subscriptions               | 175              | -                | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | 175           |
| <b>Total General &amp; Administrative</b>    | <b>\$ 35,736</b> | <b>\$ 8,571</b>  | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>44,307</b> |

# Meadow View at Twin Creeks

Community Development District

Month to Month

|   | Oct               | Nov              | Dec         | Jan         | Feb         | March       | April       | May         | June        | July        | Aug         | Sept        | Total          |
|---|-------------------|------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|----------------|
| <b><u>Operations &amp; Maintenance</u></b>  |                   |                  |             |             |             |             |             |             |             |             |             |             |                |
| <b>Amenity Center Expenditures</b>          |                   |                  |             |             |             |             |             |             |             |             |             |             |                |
| <b>Utilities</b>                            |                   |                  |             |             |             |             |             |             |             |             |             |             |                |
| Telephone/Cable/Internet                    | \$ 1,061          | \$ 992           | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | 2,052          |
| Electric                                    | 3,224             | 3,147            | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | 6,370          |
| Water/Sewer/Irrigation                      | 2,418             | 2,689            | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | 5,107          |
| Gas   | 219               | 115              | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | 334            |
| Trash Removal                               | 1,015             | 648              | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | 1,662          |
| <b>Security</b>                             |                   |                  |             |             |             |             |             |             |             |             |             |             |                |
| Security Monitoring                         | 111               | -                | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | 111            |
| Gate Monitoring                             | 2,153             | 2,457            | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | 4,609          |
| Gate Repairs                                | -                 | -                | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -              |
| Access Cards                                | -                 | -                | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -              |
| Contacted Security                          | 3,153             | 1,577            | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | 4,730          |
| <b>Management Contracts</b>                 |                   |                  |             |             |             |             |             |             |             |             |             |             |                |
| Facility Management                         | 9,756             | 11,179           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | 20,936         |
| Facility Attendant                          | -                 | -                | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -              |
| Pool Attendants                             | -                 | -                | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -              |
| Canoe Launch Attendant                      | 60                | -                | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | 60             |
| Snack Bar Attendant                         | -                 | -                | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -              |
| Field Management / Admin                    | 5,417             | 5,417            | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | 10,833         |
| Pool Maintenance                            | 1,298             | 1,610            | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | 2,908          |
| Pool Chemicals                              | 1,946             | 1,946            | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | 3,891          |
| Janitorial                                  | 2,620             | 1,899            | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | 4,519          |
| Facility Maintenance                        | 15,025            | 7,898            | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | 22,924         |
| Private Event Attendant                     | 336               | 281              | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | 617            |
| Repairs & Maintenance                       | 15,745            | 3,278            | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | 19,023         |
| New Capital Projects                        | -                 | -                | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -              |
| Snack Bar Inventory -CGS                    | -                 | -                | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -              |
| Food Service License                        | -                 | -                | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -              |
| Subscriptions                               | 249               | 249              | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | 498            |
| Pest Control                                | 219               | 219              | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | 439            |
| Supplies                                    | -                 | -                | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -              |
| Towel/Linen Service                         | -                 | -                | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -              |
| Furnitures, Fixtures & Equipment            | -                 | -                | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -              |
| Special Events                              | 1,580             | 3,535            | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | 5,115          |
| Holiday Decorations                         | 14,615            | 14,906           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | 29,521         |
| Fitness Center Repairs/Supplies             | 723               | 525              | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | 1,248          |
| Office Supplies                             | 113               | 63               | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | 176            |
| ACA++SCAP/BMI Licenses                      | -                 | -                | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -              |
| Property Insurance                          | 66,983            | -                | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | 66,983         |
| Permit and License                          | -                 | 224              | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | 224            |
| <b>Subtotal Amenity Center Expenditures</b> | <b>\$ 150,038</b> | <b>\$ 64,853</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>214,891</b> |

## Meadow View at Twin Creeks

Community Development District

Month to Month

|  | Oct                 | Nov                | Dec         | Jan         | Feb         | March       | April       | May         | June        | July        | Aug         | Sept        | Total            |
|--|---------------------|--------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|------------------|
| <b>Ground Maintenance Expenditures</b>                   |                     |                    |             |             |             |             |             |             |             |             |             |             |                  |
| Hydrology Quality/Mitigation                             | \$ -                | \$ -               | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | -                |
| Electric   | 2,658               | 2,853              | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | 5,510            |
| Landscape Maintenance                                    | 42,375              | 42,375             | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | 84,750           |
| Landscape Contingency                                    | -                   | 945                | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | 945              |
| Lake Maintenance   | 1,769               | 1,769              | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | 3,538            |
| Grounds Maintenance                                      | 4,914               | 2,145              | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | 7,058            |
| Pump Repairs   | 270                 | 4,250              | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | 4,520            |
| Streetlighting   | 4,777               | 4,777              | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | 9,554            |
| Streetlight Repairs                                      | -                   | -                  | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -                |
| Storm Cleanup  | -                   | -                  | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -                |
| Irrigation Repairs                                       | -                   | 2,613              | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | 2,613            |
| Miscellaneous  | -                   | -                  | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -                |
| Contingency  | -                   | -                  | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -                |
| <b>Subtotal Ground Maintenance Expenditures</b>          | <b>\$ 56,763</b>    | <b>\$ 61,726</b>   | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>118,489</b>   |
| <b>Total Operations &amp; Maintenance</b>                | <b>\$ 206,800</b>   | <b>\$ 126,579</b>  | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>333,380</b>   |
| <b>Total Expenditures</b>                                | <b>\$ 242,536</b>   | <b>\$ 135,151</b>  | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>377,687</b>   |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ (239,628)</b> | <b>\$ (53,858)</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>(293,486)</b> |
| <b>Other Financing Sources/Uses:</b>                     |                     |                    |             |             |             |             |             |             |             |             |             |             |                  |
| Transfer In/(Out)  | -                   | -                  | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -                |
| <b>Total Other Financing Sources/Uses</b>                | <b>\$ -</b>         | <b>\$ -</b>        | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>-</b>         |
| <b>Net Change in Fund Balance</b>                        | <b>\$ (239,628)</b> | <b>\$ (53,858)</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>(293,486)</b> |

# Meadow View at Twin Creeks

## Community Development District

### Long Term Debt Report

| Series 2016 A1 Special Assessment Bonds |                                |
|---|--------------------------------|
| Interest Rate:                          | 4.5% -5.5%                     |
| Maturity Date:                          | 11/1/2047                      |
| Reserve Fund Definition                 | 30% of Max Annual Debt Service |
| Reserve Fund Requirement                | \$133,013                      |
| Reserve Fund Balance                    | 139,142                        |
| 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)                    |
| <b>Current Bonds Outstanding</b>        | <b>\$5,965,000</b>             |

| Series 2018 A1 Special Assessment Bonds |                    |
|---|--------------------|
| Interest Rate:                          | 4.25%-5.8%         |
| Maturity Date:                          | 5/1/1949           |
| Reserve Fund Definition                 | 30% of MADS        |
| Reserve Fund Requirement                | \$183,765          |
| Reserve Fund Balance                    | 191,764            |
| 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)        |
| <b>Current Bonds Outstanding</b>        | <b>\$8,400,000</b> |

| Series 2019 A1 Special Assessment Bonds |                    |
|---|--------------------|
| Interest Rate:                          | 5.20%-5.70%        |
| Maturity Date:                          | 5/1/1949           |
| Reserve Fund Definition                 | 30% of MADS        |
| Reserve Fund Requirement                | \$77,208           |
| Reserve Fund Balance                    | 80,708             |
| 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)         |
| <b>Current Bonds Outstanding</b>        | <b>\$3,445,000</b> |

| Series 2020 A1 Special Assessment Bonds |                    |
|---|--------------------|
| Interest Rate:                          | 4.25%              |
| Maturity Date:                          | 5/1/2026           |
| Reserve Fund Definition                 | 30% of MADS        |
| Reserve Fund Requirement                | \$34,348           |
| Reserve Fund Balance                    | 39,244             |
| 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)         |
| <b>Current Bonds Outstanding</b>        | <b>\$1,615,000</b> |



# Meadow View at Twin Creeks

## Community Development District

### Long Term Debt Report

| Series 2021 PH 3B Special Assessment Bonds |                    |
|--|--------------------|
| Interest Rate:                             | 2.40-3.75%         |
| Maturity Date:                             | 5/1/2052           |
| Reserve Fund Definition                    | 50% of MADS        |
| Reserve Fund Requirement                   | \$140,241          |
| Reserve Fund Balance                       | 141,099            |
| Bonds outstanding - 10/26/2021             | \$5,140,000        |
| Less: May 1, 2023                          | (\$105,000)        |
| Less: August 1, 2023                       | (\$20,000)         |
| <b>Current Bonds Outstanding</b>           | <b>\$5,015,000</b> |

| Series 2021 PH 4 Special Assessment Bonds |                    |
|---|--------------------|
| Interest Rate:                            | 2.40-4.00%         |
| Maturity Date:                            | 5/1/2052           |
| Reserve Fund Definition                   | 50% of MADS        |
| Reserve Fund Requirement                  | \$211,869          |
| Reserve Fund Balance                      | 211,869            |
| Bonds outstanding - 10/26/2021            | \$7,615,000        |
| Less: May 1, 2023                         | (\$155,000)        |
| <b>Current Bonds Outstanding</b>          | <b>\$7,460,000</b> |

|                                |                     |
|--------------------------------|---------------------|
| <b>TOTAL Bonds Outstanding</b> | <b>\$31,900,000</b> |
|--------------------------------|---------------------|

*B.*

**Meadow View at Twin Creeks**  
FISCAL YEAR 2024 ASSESSMENT RECEIPTS

| ASSESSED             | #UNITS | SERIES<br>2016A-1<br>DEBT<br>SERVICE NET | SERIES<br>2018A-1<br>DEBT<br>SERVICE NET | SERIES<br>2019A-1<br>DEBT<br>SERVICE NET | SERIES<br>2020A-1<br>DEBT ASMT<br>NET | SERIES<br>2021-3B<br>DEBT ASMT<br>NET | SERIES<br>2021-4<br>DEBT ASMT<br>NET | FY23 O&M<br>NET | TOTAL<br>ASSESSED |
|----------------------|--------|--|--|--|---------------------------------------|---------------------------------------|--------------------------------------|-----------------|-------------------|
| DREAM FINDERS        | 299    | -  | -  | -  | -                                     | -                                     | 423,737.50                           | 392,205.20      | 815,942.70        |
| TOTAL DIRECT INVOICE | 299    | -  | -  | -  | -                                     | -                                     | 423,737.50                           | 392,205.20      | 815,942.70        |
| TAX ROLL ASSESSED    | 1177   | 443,364.15                               | 612,533.25                               | 257,353.12                               | 113,041.11                            | 279,170.52                            | -                                    | 1,573,669.40    | 3,279,131.55      |
| TOTAL ASSESSED       | 1476   | 443,364.15                               | 612,533.25                               | 257,353.12                               | 113,041.11                            | 279,170.52                            | 423,737.50                           | 1,965,874.60    | 4,095,074.25      |

| DUE/RECEIVED         | BALANCE DUE  | SERIES<br>2016A-1<br>DEBT<br>SERVICE<br>RECEIVED | SERIES<br>2018A-1<br>DEBT<br>SERVICE<br>RECEIVED | SERIES<br>2019A-1<br>DEBT<br>SERVICE<br>RECEIVED | SERIES<br>2020A-1<br>DEBT<br>SERVICE<br>RECEIVED | SERIES<br>2021<br>DEBT<br>SERVICE<br>RECEIVED | SERIES<br>2021-4<br>DEBT<br>SERVICE<br>RECEIVED | O&M<br>RECEIVED | TOTAL<br>ASSESSED |
|----------------------|--------------|--|--|--|--|---|---|-----------------|-------------------|
| DREAM FINDERS        | 815,942.70   | -  | -  | -  | -  | -   | -   | -               | -                 |
| TOTAL DIRECT INVOICE | 815,942.70   | -  | -  | -  | -  | -   | -   | -               | -                 |
| TAX ROLL RECEIPTS    | 877,548.58   | 354,929.87                                       | 490,356.18                                       | 206,020.96                                       | 90,493.70  | -   | -   | 1,259,782.27    | 2,401,582.97      |
| TOTAL RECEIPTS       | 1,693,491.28 | 354,929.87                                       | 490,356.18                                       | 206,020.96                                       | 90,493.70  | -   | -   | 1,259,782.27    | 2,401,582.97      |

TAX ROLL RECEIPTS

| DISTRIBUTION            | DATE       | SERIES<br>2016A-1<br>SERVICE<br>RECEIVED | SERIES<br>2018A-1<br>SERVICE<br>RECEIVED | SERIES<br>2019A-1<br>SERVICE<br>RECEIVED | SERIES<br>2020A-1<br>DEBT ASMT<br>RECEIVED | SERIES<br>2021-3B<br>DEBT ASMT<br>RECEIVED | SERIES<br>2021-4<br>DEBT ASMT<br>RECEIVED | O&M<br>RECEIVED | TOTAL<br>RECEIVED |
|-------------------------|------------|--|--|--|--|--|---|-----------------|-------------------|
| 1                       | 11/3/2023  | 659.91                                   | 911.70                                   | 383.05                                   | 168.25                                     | -  | -   | 2,342.27        | 4,880.70          |
| 2                       | 11/17/2023 | 12,368.43                                | 17,087.71                                | 7,179.32                                 | 3,153.48                                   | -  | -   | 43,900.31       | 91,477.21         |
| 3                       | 11/24/2023 | 8,774.21                                 | 12,122.08                                | 5,093.04                                 | 2,237.09                                   | -  | -   | 31,143.04       | 64,894.27         |
| 4                       | 12/14/2023 | 33,629.16                                | 46,460.63                                | 19,520.23                                | 8,574.16                                   | -  | -   | 119,362.77      | 248,722.02        |
| 5                       | 12/21/2023 | 25,871.02                                | 35,742.31                                | 15,016.97                                | 6,596.13                                   | -  | -   | 91,826.16       | 191,342.65        |
| 6                       | 1/9/2024   | 273,627.15                               | 378,031.76                               | 158,828.36                               | 69,764.59                                  | -  | -   | 971,207.69      | 2,023,752.76      |
|                         |            | -  | -  | -  | -  | -  | -   | -               | -                 |
| TOTAL TAX ROLL RECEIPTS |            | 354,929.87                               | 490,356.18                               | 206,020.96                               | 90,493.70                                  | -  | -   | 1,259,782.27    | 2,625,069.61      |

DIRECT INVOICE INSTALLMENTS DUE 10/1/23, 1/1/24, 4/1/24, 7/1/24 FOR O&M AND 4/15/24, 10/15/24 FOR D/S

|                            |     |     |     |     |     |    |    |       |       |
|----------------------------|-----|-----|-----|-----|-----|----|----|-------|-------|
| PERCENT COLLECTED DIRECT   | 0%  | 0%  | 0%  | 0%  | 0%  | 0% | 0% | 0.0%  | 0.0%  |
| PERCENT COLLECTED TAX ROLL | 80% | 80% | 80% | 80% | 80% | 0% | 0% | 80.1% | 80.1% |
| PERCENT COLLECTED TOTAL    | 80% | 80% | 80% | 80% | 80% | 0% | 0% | 64.1% | 58.6% |

*C.*

**Meadow View at Twin Creeks**  
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2024

**Check Register**

| <i>Date</i>                      | <i>check #'s</i>                        | <i>Amount</i>         |
|----------------------------------|---|-----------------------|
| <b>General Fund</b>              |   |                       |
| 10/1/23 - 10/31/23               | 2251-2307                               | \$574,665.98          |
| 11/1/23 - 11/30/23               | 2308-2352                               | \$605,180.46          |
| <b>TOTAL</b>                     |   | <b>\$1,179,846.44</b> |
| <b>Autopayments</b>              |   |                       |
| 10/2/23                          | AT&T                                    | \$69.55               |
| 10/2/23                          | Wellbeats                               | \$249.00              |
| 10/2/23                          | TECO                                    | \$99.61               |
| 10/2/23                          | RollKall Technol                        | \$1,637.23            |
| 10/5/24                          | Florida National Gas                    | \$44.91               |
| 10/10/23                         | Republic Services                       | \$1,014.81            |
| 10/19/23                         | St Johns County Utility Dept            | \$2,417.67            |
| 10/19/23                         | AT&T                                    | \$85.60               |
| 10/23/23                         | Comcast                                 | \$835.84              |
| 10/30/23                         | IRS FICA Payment                        | \$61.20               |
| 10/30/23                         | AT&T                                    | \$69.55               |
| 10/30/23                         | WF BUS CREDIT - RICH GRAY               | \$250.74              |
| 10/30/23                         | WF BUS CREDIT - JENNIFER CLARK-ERICKSON | \$1,866.37            |
| 10/30/23                         | FPL                                     | \$10,658.25           |
| 10/31/23                         | TECO                                    | \$74.28               |
| 10/31/23                         | RollKall Technol                        | \$1,515.93            |
| 11/2/23                          | Wellbeats                               | \$249.00              |
| 11/3/23                          | Florida National Gas                    | \$19.77               |
| 11/7/23                          | Republic Services                       | \$647.65              |
| 11/20/23                         | St Johns County Utility Dept            | \$2,688.89            |
| 11/20/23                         | AT&T                                    | \$85.60               |
| 11/20/23                         | IRS FICA Payment                        | \$61.20               |
| 11/21/23                         | Comcast                                 | \$836.41              |
| 11/28/23                         | WF BUS CREDIT - RICH GRAY               | \$120.63              |
| 11/28/23                         | WF BUS CREDIT - JENNIFER CLARK-ERICKSON | \$4,707.72            |
| 11/28/23                         | FPL                                     | \$10,776.33           |
| 11/29/23                         | TECO                                    | \$95.71               |
| 11/29/23                         | RollKall Technol                        | \$1,576.58            |
| 11/30/23                         | AT&T                                    | \$69.55               |
| <b>Total Paid Electronically</b> |   | <b>\$42,885.58</b>    |
| <b>Total General Fund</b>        |   | <b>\$1,222,732.02</b> |

|   |       |   |  |                           |        |           |                             |        |        |  |  |
|---|-------|---|--|---------------------------|--------|-----------|-----------------------------|--------|--------|--|--|
| AP300R                                      |       | YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER |  |                           |        |           | RUN 1/14/24                 |        | PAGE 1 |  |  |
| *** CHECK DATES 10/01/2023 - 11/30/2023 *** |       | MEADOW VIEW @ TWIN CREEKS GF                                  |  |                           |        |           |                             |        |        |  |  |
|   |       | BANK A MEADOW VIEW-GENERAL                                    |  |                           |        |           |                             |        |        |  |  |
| CHECK<br>DATE                               | VEND# | .....INVOICE.....<br>DATE INVOICE                             | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME               | STATUS | AMOUNT    | .....CHECK.....<br>AMOUNT # |        |        |  |  |
| 10/06/23                                    | 00038 | 10/02/23 312104   | 202310 320-57200-44200                           | EXIT READER PANELS REPAIR | *      | 6,169.50  |                             |        |        |  |  |
| ATLANTIC SECURITY                           |       |   |  |                           |        |           | 6,169.50                    | 002251 |        |  |  |
| 10/06/23                                    | 00162 | 10/01/23 12985  | 202310 320-57200-45506                           | OCT POOL CHEMICALS        | *      | 1,945.56  |                             |        |        |  |  |
| ZACHARY SULLIVAN DBA BIG Z POOL             |       |   |  |                           |        |           | 1,945.56                    | 002252 |        |  |  |
| 10/06/23                                    | 00162 | 10/01/23 12989  | 202310 320-57200-45505                           | OCT POOL MAINTENANCE      | *      | 1,298.00  |                             |        |        |  |  |
| ZACHARY SULLIVAN DBA BIG Z POOL             |       |   |  |                           |        |           | 1,298.00                    | 002253 |        |  |  |
| 10/06/23                                    | 00065 | 7/18/23 93008   | 202307 320-53800-45009                           | 7/11/23 BACKFLOW TEST     | *      | 135.00    |                             |        |        |  |  |
| BOB'S BACKFLOW & PLUMBING SERVICES          |       |   |  |                           |        |           | 135.00                      | 002254 |        |  |  |
| 10/06/23                                    | 00045 | 9/28/23 80485   | 202309 320-53800-45005                           | SEP LAKE MAINTENANCE      | *      | 1,769.14  |                             |        |        |  |  |
| FUTURE HORIZONS, INC.                       |       |   |  |                           |        |           | 1,769.14                    | 002255 |        |  |  |
| 10/06/23                                    | 00001 | 10/01/23 104  | 202310 310-51300-34000                           | OCT MANAGEMENT FEES       | *      | 4,601.67  |                             |        |        |  |  |
|   |       | 10/01/23 104  | 202310 310-51300-35300                           | OCT WEBSITE ADMIN         | *      | 100.00    |                             |        |        |  |  |
|   |       | 10/01/23 104  | 202310 310-51300-35100                           | OCT INFO TECH             | *      | 139.58    |                             |        |        |  |  |
|   |       | 10/01/23 104  | 202310 310-51300-31600                           | OCT DISSEM AGENT SRVCS    | *      | 1,104.17  |                             |        |        |  |  |
|   |       | 10/01/23 104  | 202310 310-51300-51000                           | OFFICE SUPPLIES           | *      | .72       |                             |        |        |  |  |
|   |       | 10/01/23 104  | 202310 310-51300-42000                           | POSTAGE                   | *      | 15.12     |                             |        |        |  |  |
|   |       | 10/01/23 104  | 202310 310-51300-42500                           | COPIES                    | *      | 45.60     |                             |        |        |  |  |
|   |       | 10/01/23 104  | 202310 310-51300-41000                           | TELEPHONE                 | *      | 47.64     |                             |        |        |  |  |
| GOVERNMENTAL MANAGEMENT SERVICES            |       |   |  |                           |        |           | 6,054.50                    | 002256 |        |  |  |
| 10/06/23                                    | 00001 | 9/30/23 105   | 202309 310-51300-31000                           | FY24 ASSESS ROLL CERTIFY  | *      | 10,600.00 |                             |        |        |  |  |
| GOVERNMENTAL MANAGEMENT SERVICES            |       |   |  |                           |        |           | 10,600.00                   | 002257 |        |  |  |
| 10/06/23                                    | 00183 | 10/03/23 I350024  | 202310 320-57200-44206                           | 50% HOLIDAY LIGHTING DEP  | *      | 14,615.00 |                             |        |        |  |  |
| HUMBUG HOLIDAY LIGHTING OF                  |       |   |  |                           |        |           | 14,615.00                   | 002258 |        |  |  |
|   |       |   |  |                           |        |           |                             |        |        |  |  |
| MVTP MEADOW VIEW TP BPEREGRINO              |       |   |  |                           |        |           |                             |        |        |  |  |

MVTP MEADOW VIEW TP BPEREGRINO

| CHECK<br>DATE | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME                         | STATUS | AMOUNT    | .....CHECK.....<br>AMOUNT # |
|---------------|-------|-----------------------------------|--|-------------------------------------|--------|-----------|-----------------------------|
| 10/06/23      | 00178 | 9/29/23 3283150                   | 202308 310-51300-31500                           | AUG GENERAL COUNSEL                 | *      | 2,472.61  |                             |
|               |       |                                   |  | KUTAK ROCK LLP                      |        |           | 2,472.61 002259             |
| 10/06/23      | 00020 | 10/01/23 257                      | 202310 320-57200-45504                           | OCT CONTRACT ADMIN                  | *      | 5,416.67  |                             |
|               |       | 10/01/23 257                      | 202310 320-57200-45500                           | OCT FACILITY MANAGEMENT             | *      | 7,154.25  |                             |
|               |       |                                   |  | RIVERSIDE MANAGEMENT SERVICES       |        |           | 12,570.92 002260            |
| 10/06/23      | 00048 | 9/27/23 102699                    | 202309 320-57200-44207                           | 9/27/23 DIAGNOSIS/REPAIR            | *      | 180.00    |                             |
|               |       |                                   |  | SOUTHEAST FITNESS REPAIR            |        |           | 180.00 002261               |
| 10/06/23      | 00092 | 5/02/23 10614                     | 202305 320-57200-45920                           | INSTALL 5 LOOP BIKE RACKS           | *      | 2,984.00  |                             |
|               |       |                                   |  | SOUTHERN RECREATION                 |        |           | 2,984.00 002262             |
| 10/06/23      | 00040 | 10/01/23 JAX60022                 | 202310 320-53800-45003                           | OCT LANDSCAPE MAINTENANCE           | *      | 42,375.00 |                             |
|               |       |                                   |  | YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC |        |           | 42,375.00 002263            |
| 10/06/23      | 00040 | 9/29/23 JAX59868                  | 202309 320-53800-45004                           | FALL ANNUAL ROTATION 2023           | *      | 13,005.00 |                             |
|               |       |                                   |  | YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC |        |           | 13,005.00 002264            |
| 10/06/23      | 00040 | 9/29/23 JAX59869                  | 202309 320-53800-45009                           | VALVE RPLC HARBOR SIDE              | *      | 659.00    |                             |
|               |       |                                   |  | YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC |        |           | 659.00 002265               |
| 10/06/23      | 00040 | 9/29/23 JAX59869                  | 202309 320-53800-45009                           | MOVE IRRIG PROPERTY LINES           | *      | 1,080.00  |                             |
|               |       |                                   |  | YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC |        |           | 1,080.00 002266             |
| 10/06/23      | 00040 | 9/29/23 JAX59869                  | 202309 320-53800-45009                           | MAINLINE CONSTRUCT AREA             | *      | 490.00    |                             |
|               |       |                                   |  | YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC |        |           | 490.00 002267               |
| 10/06/23      | 00040 | 9/29/23 JAX59869                  | 202309 320-53800-45009                           | MAINLINE CONSTRUCT DAMAGE           | *      | 388.00    |                             |
|               |       |                                   |  | YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC |        |           | 388.00 002268               |
| 10/06/23      | 00040 | 9/29/23 JAX59869                  | 202309 320-53800-45009                           | PUMP B, C REPAIRS                   | *      | 937.00    |                             |
|               |       |                                   |  | YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC |        |           | 937.00 002269               |

MVTP MEADOW VIEW TP BPEREGRINO





| CHECK<br>DATE | VEND# | .....INVOICE.....<br>DATE | ....EXPENSED TO...<br>INVOICE         | YRMO   | DPT | ACCT#       | SUB | SUBCLASS | VENDOR NAME                         | STATUS | AMOUNT   | ....CHECK.....<br>AMOUNT | #      |
|---------------|-------|---------------------------|---------------------------------------|--------|-----|-------------|-----|----------|-------------------------------------|--------|----------|--------------------------|--------|
| 10/18/23      | 00170 | 10/11/23                  | W62420<br>PICKLEBALL LIGHT ADJUST     | 202310 | 320 | 57200-45508 |     |          | AMERICAN ELECTRICAL CONTRACTING INC | *      | 1,615.00 | 1,615.00                 | 002282 |
| 10/18/23      | 00038 | 10/09/23                  | 312264<br>SURVEILLANCE SYSTEM         | 202310 | 320 | 57200-45508 |     |          | ATLANTIC SECURITY                   | *      | 5,120.00 | 5,120.00                 | 002283 |
| 10/18/23      | 00038 | 10/09/23                  | 312265<br>SURVEILLANCE SYSTEM         | 202310 | 320 | 57200-45508 |     |          | ATLANTIC SECURITY                   | *      | 1,922.50 | 1,922.50                 | 002284 |
| 10/18/23      | 00076 | 10/05/23                  | 47285<br>ELECTRICIAN TO FIX PUMP      | 202310 | 320 | 53800-45007 |     |          | EAST COAST WELLS & PUMPS SERVICE    | *      | 270.00   | 270.00                   | 002285 |
| 10/18/23      | 00184 | 10/02/23                  | T7000555<br>KARA VS BLCA AND MVTC CDD | 202310 | 310 | 51300-31500 |     |          | ORR COOK FIX & STEWART PLLC DBA     | *      | 1,062.50 | 1,062.50                 | 002286 |
| 10/18/23      | 00020 | 9/30/23                   | 258<br>SEP KAYAK ATTENDANT SRVCS      | 202309 | 320 | 57200-45502 |     |          | RIVERSIDE MANAGEMENT SERVICES       | *      | 102.68   | 102.68                   | 002287 |
| 10/18/23      | 00020 | 9/30/23                   | 259<br>SEP LIFEGUARD SERVICES         | 202309 | 320 | 57200-45501 |     |          | RIVERSIDE MANAGEMENT SERVICES       | *      | 3,704.63 | 3,704.63                 | 002288 |
| 10/18/23      | 00020 | 9/30/23                   | 260<br>SEP PVT EVENT ATTENDANT        | 202309 | 320 | 57200-45509 |     |          | RIVERSIDE MANAGEMENT SERVICES       | *      | 525.25   | 525.25                   | 002289 |
| 10/18/23      | 00020 | 9/30/23                   | 261<br>SEP SPEC EVENT ASSISTANT       | 202309 | 320 | 57200-49400 |     |          | RIVERSIDE MANAGEMENT SERVICES       | *      | 675.75   | 675.75                   | 002290 |
| 10/18/23      | 00020 | 9/30/23                   | 262<br>SEP ASSISTANT MANAGER          | 202309 | 320 | 57200-45500 |     |          | RIVERSIDE MANAGEMENT SERVICES       | *      | 3,885.50 | 3,885.50                 | 002291 |
| 10/18/23      | 00077 | 3/23/23                   | 38822.1<br>FIX MITSUBISHI MINI SYST   | 202303 | 320 | 57200-44200 |     |          | THIGPEN HEATING & COOLING, INC.     | *      | 895.05   | 895.05                   | 002292 |
| 10/18/23      | 00077 | 3/27/23                   | 39040A<br>HP1 LOW VOLT CONTROL WIRE   | 202303 | 320 | 57200-44200 |     |          | THIGPEN HEATING & COOLING, INC.     | *      | 177.50   | 177.50                   | 002293 |

| CHECK<br>DATE | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME                        | STATUS | AMOUNT   | ....CHECK.....<br>AMOUNT # |
|---------------|-------|-----------------------------------|--|------------------------------------|--------|----------|----------------------------|
| 10/18/23      | 00077 | 9/10/23 1053701                   | 202309 320-57200-44200                           | WATER LEAK                         | *      | 177.50   |                            |
|               |       |                                   |  | THIGPEN HEATING & COOLING, INC.    |        |          | 177.50 002294              |
| 10/18/23      | 00077 | 9/13/23 1053702                   | 202309 320-57200-44200                           | RPLC FILTERS & MAINT               | *      | 525.00   |                            |
|               |       |                                   |  | THIGPEN HEATING & COOLING, INC.    |        |          | 525.00 002295              |
| 10/18/23      | 00077 | 9/13/23 1053708                   | 202309 320-57200-44200                           | AC 40VA TRANSFORMER                | *      | 309.50   |                            |
|               |       |                                   |  | THIGPEN HEATING & COOLING, INC.    |        |          | 309.50 002296              |
| 10/27/23      | 00038 | 10/16/23 313295                   | 202310 320-57200-45400                           | CELLULAR FIRE MONITORING           | *      | 110.95   |                            |
|               |       |                                   |  | ATLANTIC SECURITY                  |        |          | 110.95 002297              |
| 10/27/23      | 00153 | 9/30/23 5910127                   | 202309 310-51300-48000                           | SEP MEETING #9254598               | *      | 97.92    |                            |
|               |       | 9/30/23 5910127                   | 202309 310-51300-48000                           | ANNUAL MTG SCHED #9266791          | *      | 102.00   |                            |
|               |       |                                   |  | GANNETT MEDIA CORP DBA GANNETT FL  |        |          | 199.92 002298              |
| 10/27/23      | 00006 | 10/02/23 89198                    | 202310 310-51300-54000                           | FY24 SPECIAL DISTRICT FEE          | *      | 175.00   |                            |
|               |       |                                   |  | FL DEPT OF ECONOMIC OPPORTUNITY    |        |          | 175.00 002299              |
| 10/27/23      | 00114 | 6/01/23 728769                    | 202307 320-57200-45410                           | ALARM MONITORING SERVICES          | *      | 1,800.54 |                            |
|               |       |                                   |  | HIDDEN EYES LLC DBA ENVERA SYSTEMS |        |          | 1,800.54 002300            |
| 10/27/23      | 00114 | 7/25/23 730597                    | 202307 320-57200-45410                           | ADD RES AS OF 6/30/23              | *      | 256.00   |                            |
|               |       |                                   |  | HIDDEN EYES LLC DBA ENVERA SYSTEMS |        |          | 256.00 002301              |
| 10/27/23      | 00114 | 7/03/23 729946                    | 202308 320-57200-45410                           | ALARM MONITORING SERVICES          | *      | 1,800.54 |                            |
|               |       |                                   |  | HIDDEN EYES LLC DBA ENVERA SYSTEMS |        |          | 1,800.54 002302            |
| 10/27/23      | 00114 | 8/24/23 731567                    | 202308 320-57200-45410                           | ALARM MONITORING SERVICES          | *      | 192.00   |                            |
|               |       |                                   |  | HIDDEN EYES LLC DBA ENVERA SYSTEMS |        |          | 192.00 002303              |
| 10/27/23      | 00114 | 8/01/23 730998                    | 202309 320-57200-45410                           | ADD RES AS OF 7/31/23              | *      | 1,928.54 |                            |
|               |       |                                   |  | HIDDEN EYES LLC DBA ENVERA SYSTEMS |        |          | 1,928.54 002304            |

MVTP MEADOW VIEW TP BPEREGRINO



| CHECK<br>DATE | VEND# | .....INVOICE.....<br>DATE | ....EXPENSED TO....<br>INVOICE        | YRMO   | DPT | ACCT# | SUB    | SUBCLASS | VENDOR NAME                         | STATUS | AMOUNT   | ....CHECK.....<br>AMOUNT | #      |
|---------------|-------|---------------------------|---------------------------------------|--------|-----|-------|--------|----------|-------------------------------------|--------|----------|--------------------------|--------|
| 11/08/23      | 00162 | 11/01/23                  | 13145<br>NOV POOL MAINTENANCE         | 202311 | 320 | 57200 | -45505 |          | ZACHARY SULLIVAN DBA BIG Z POOL     | *      | 1,298.00 | 1,298.00                 | 002316 |
| 11/08/23      | 00185 | 11/01/23                  | 31013<br>CLEAN EXHAUST HOOD SYSTEM    | 202311 | 320 | 57200 | -45508 |          | CRENSHAW ENTERPRISES DBA CRENSHAW   | *      | 600.00   | 600.00                   | 002317 |
| 11/08/23      | 00114 | 10/02/23                  | 733101<br>GATE MONITORING SERVICES    | 202310 | 320 | 57200 | -45410 |          | HIDDEN EYES LLC DBA ENVERA SYSTEMS  | *      | 2,152.54 | 2,152.54                 | 002318 |
| 11/08/23      | 00114 | 11/01/23                  | 734169<br>SEC MONITOR SRVC 12/1-31    | 202311 | 320 | 57200 | -45410 |          | HIDDEN EYES LLC DBA ENVERA SYSTEMS  | *      | 2,264.54 | 2,264.54                 | 002319 |
| 11/08/23      | 00114 | 9/26/23                   | 732715<br>ADD RES AS OF 8/31/23       | 202308 | 320 | 57200 | -45410 |          | HIDDEN EYES LLC DBA ENVERA SYSTEMS  | *      | 256.00   | 256.00                   | 002320 |
| 11/08/23      | 00114 | 10/26/23                  | 733759<br>ADD RES AS OF 9/30/23       | 202309 | 320 | 57200 | -45410 |          | HIDDEN EYES LLC DBA ENVERA SYSTEMS  | *      | 224.00   | 224.00                   | 002321 |
| 11/08/23      | 00045 | 10/18/23                  | 80901<br>REMOVE/INSTALL FOUNTAIN      | 202310 | 320 | 57200 | -44200 |          | FUTURE HORIZONS, INC.               | *      | 230.00   | 230.00                   | 002322 |
| 11/08/23      | 00045 | 10/31/23                  | 81010<br>OCT LAKE MAINTENANCE         | 202310 | 320 | 53800 | -45005 |          | FUTURE HORIZONS, INC.               | *      | 1,769.14 | 1,769.14                 | 002323 |
| 11/08/23      | 00178 | 10/30/23                  | 3297569<br>SEP GENERAL COUNSEL        | 202309 | 310 | 51300 | -31500 |          | KUTAK ROCK LLP                      | *      | 5,563.44 | 5,563.44                 | 002324 |
| 11/08/23      | 00048 | 10/25/23                  | 104715<br>REPAIR - PARTS AT SHOP      | 202310 | 320 | 57200 | -44207 |          | SOUTHEAST FITNESS REPAIR            | *      | 465.00   | 465.00                   | 002325 |
| 11/08/23      | 00046 | 10/16/23                  | 61781745<br>OCT PEST CONTROL          | 202310 | 320 | 57200 | -45917 |          | TURNER PEST CONTROL LLC             | *      | 219.45   | 219.45                   | 002326 |
| 11/08/23      | 00040 | 11/01/23                  | JAX61675<br>RMV SILT FENCE - WOODLINE | 202311 | 320 | 53800 | -45004 |          | YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC | *      | 420.00   | 420.00                   | 002327 |

MVTP MEADOW VIEW TP BPEREGRINO

| CHECK<br>DATE | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME                         | STATUS | AMOUNT    | ....CHECK....<br>AMOUNT # |
|---------------|-------|-----------------------------------|--|-------------------------------------|--------|-----------|---------------------------|
| 11/08/23      | 00040 | 11/01/23 JAX61675                 | 202311 320-53800-45004                           | MOWING BEACON LAKE PKWY             | *      | 525.00    |                           |
|               |       |                                   |  | YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC |        |           | 525.00 002328             |
| 11/16/23      | 00171 | 9/21/23 002                       | 202311 320-57200-49400                           | COOKING CLASS 11/18/23              | *      | 1,200.00  |                           |
|               |       |                                   |  | DEAN CHASE DBA THE GROOVY LADLE     |        |           | 1,200.00 002329           |
| 11/30/23      | 00133 | 1/31/23 103123                    | 202310 320-53800-45006                           | WEATHER RESISTANT GFCI              | *      | 2,155.00  |                           |
|               |       |                                   |  | ALFRED W. GROVER                    |        |           | 2,155.00 002330           |
| 11/30/23      | 00162 | 11/06/23 13179                    | 202311 320-57200-44200                           | 12X24 POLE                          | *      | 117.00    |                           |
|               |       |                                   |  | ZACHARY SULLIVAN DBA BIG Z POOL     |        |           | 117.00 002331             |
| 11/30/23      | 00162 | 11/15/23 13201                    | 202311 320-57200-45505                           | LAP POOL AUTOFILL SYSTEM            | *      | 312.00    |                           |
|               |       |                                   |  | ZACHARY SULLIVAN DBA BIG Z POOL     |        |           | 312.00 002332             |
| 11/30/23      | 00153 | 10/09/23 5985552                  | 202310 310-51300-48000                           | OCT MTG #9342264                    | *      | 93.84     |                           |
|               |       |                                   |  | GANNETT MEDIA CORP DBA GANNETT FL   |        |           | 93.84 002333              |
| 11/30/23      | 00179 | 10/01/23 32013017                 | 202310 320-57200-45507                           | MANAGED JANITORIAL SRVCS            | *      | 1,855.00  |                           |
|               |       |                                   |  | NORTH FL BLDG MAINT LLC DBA CITY    |        |           | 1,855.00 002334           |
| 11/30/23      | 00179 | 11/01/23 32013017                 | 202311 320-57200-45507                           | MANAGED JANITORIAL SRVCS            | *      | 1,855.00  |                           |
|               |       | 11/01/23 32013017                 | 202311 320-57200-45507                           | INV#62013002491                     | *      | 1,569.62- |                           |
|               |       |                                   |  | NORTH FL BLDG MAINT LLC DBA CITY    |        |           | 285.38 002335             |
| 11/30/23      | 00005 | 11/01/23 210809                   | 202310 310-51300-31100                           | OCT ENGINEERING SERVICES            | *      | 1,730.00  |                           |
|               |       |                                   |  | ENGLAND THIMS & MILLER, INC         |        |           | 1,730.00 002336           |
| 11/30/23      | 00001 | 11/01/23 106                      | 202311 310-51300-34000                           | NOV MANAGEMENT FEES                 | *      | 4,601.67  |                           |
|               |       | 11/01/23 106                      | 202311 310-51300-35300                           | NOV WEBSITE ADMIN                   | *      | 100.00    |                           |
|               |       | 11/01/23 106                      | 202311 310-51300-35100                           | NOV INFO TECH                       | *      | 139.58    |                           |
|               |       | 11/01/23 106                      | 202311 310-51300-31600                           | NOV DISSEM AGENT SRVCS              | *      | 1,104.17  |                           |

MVTP MEADOW VIEW TP BPEREGRINO

| CHECK<br>DATE  | VEND#    | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME                        | STATUS | AMOUNT    | ....CHECK.....<br>AMOUNT # |
|----------------|----------|-----------------------------------|--|------------------------------------|--------|-----------|----------------------------|
|                |          | 11/01/23 106                      | 202311 310-51300-51000                           |                                    | *      | .72       |                            |
|                |          | OFFICE SUPPLIES                   |  |                                    |        |           |                            |
|                |          | 11/01/23 106                      | 202311 310-51300-42000                           |                                    | *      | 98.47     |                            |
|                |          | POSTAGE                           |  |                                    |        |           |                            |
|                |          | 11/01/23 106                      | 202311 310-51300-42500                           |                                    | *      | 111.45    |                            |
|                |          | COPIES                            |  |                                    |        |           |                            |
|                |          | 11/01/23 106                      | 202311 310-51300-41000                           |                                    | *      | 103.05    |                            |
|                |          | TELEPHONE                         |  |                                    |        |           |                            |
|                |          |                                   |  | GOVERNMENTAL MANAGEMENT SERVICES   |        |           | 6,259.11 002337            |
| 11/30/23 00186 | 11/01/23 | 239864                            | 202311 320-57200-45507                           |                                    | *      | 273.00    |                            |
|                |          | JANITORIAL SERVICE                |  |                                    |        |           |                            |
|                |          |                                   |  | NEWVENTURE OF JACKSONVILLE INC DBA |        |           | 273.00 002338              |
| 11/30/23 00186 | 11/03/23 | 239888                            | 202311 320-57200-45507                           |                                    | *      | 1,200.92  |                            |
|                |          | NOV JANITORIAL SERVICES           |  |                                    |        |           |                            |
|                |          |                                   |  | NEWVENTURE OF JACKSONVILLE INC DBA |        |           | 1,200.92 002339            |
| 11/30/23 00183 | 11/07/23 | I350060                           | 202311 320-57200-44206                           |                                    | *      | 14,615.00 |                            |
|                |          | FINAL HOLIDAY LIGHT DEP           |  |                                    |        |           |                            |
|                |          |                                   |  | HUMBUG HOLIDAY LIGHTING OF         |        |           | 14,615.00 002340           |
| 11/30/23 00178 | 11/21/23 | 3311827                           | 202310 310-51300-31500                           |                                    | *      | 2,211.00  |                            |
|                |          | OCT GENERAL COUNSEL               |  |                                    |        |           |                            |
|                |          |                                   |  | KUTAK ROCK LLP                     |        |           | 2,211.00 002341            |
| 11/30/23 00020 | 10/31/23 | 265                               | 202310 320-57200-45500                           |                                    | *      | 2,602.04  |                            |
|                |          | OCT FACILITY ASSISTANT            |  |                                    |        |           |                            |
|                |          |                                   |  | RIVERSIDE MANAGEMENT SERVICES      |        |           | 2,602.04 002342            |
| 11/30/23 00020 | 10/31/23 | 266                               | 202310 320-57200-49400                           |                                    | *      | 1,113.00  |                            |
|                |          | OCT SPEC EVENT ASSISTANT          |  |                                    |        |           |                            |
|                |          |                                   |  | RIVERSIDE MANAGEMENT SERVICES      |        |           | 1,113.00 002343            |
| 11/30/23 00020 | 10/31/23 | 267                               | 202310 320-57200-45509                           |                                    | *      | 336.02    |                            |
|                |          | OCT PVT EVENT ASSISTANT           |  |                                    |        |           |                            |
|                |          |                                   |  | RIVERSIDE MANAGEMENT SERVICES      |        |           | 336.02 002344              |
| 11/30/23 00020 | 10/31/23 | 268                               | 202310 320-57200-45502                           |                                    | *      | 60.00     |                            |
|                |          | OCT KAYAK ATTENDANT               |  |                                    |        |           |                            |
|                |          |                                   |  | RIVERSIDE MANAGEMENT SERVICES      |        |           | 60.00 002345               |
| 11/30/23 00020 | 11/01/23 | 264                               | 202311 320-57200-45504                           |                                    | *      | 5,416.67  |                            |
|                |          | NOV CONTRACT ADMIN                |  |                                    |        |           |                            |
|                | 11/01/23 | 264                               | 202311 320-57200-45500                           |                                    | *      | 7,154.25  |                            |
|                |          | NOV FACILITY MANAGEMENT           |  |                                    |        |           |                            |
|                |          |                                   |  | RIVERSIDE MANAGEMENT SERVICES      |        |           | 12,570.92 002346           |
|                |          |                                   |  |                                    |        |           |                            |
|                |          |                                   |  | MVTP MEADOW VIEW TP BPEREGRINO     |        |           |                            |

| CHECK<br>DATE | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME                         | STATUS | AMOUNT       | ....CHECK.....<br>AMOUNT # |
|---------------|-------|-----------------------------------|--|-------------------------------------|--------|--------------|----------------------------|
| 11/30/23      | 00020 | 11/10/23 269                      | 202310 320-57200-44200                           | OCT REPAIRS & MAINTENANCE           | *      | 3,235.00     |                            |
|               |       | 11/10/23 269                      | 202310 320-57200-45508                           | OCT FACILITY MAINTENANCE            | *      | 5,200.00     |                            |
|               |       | 11/10/23 269                      | 202310 320-53800-45006                           | OCT GROUNDS MIANTENANCE             | *      | 2,400.45     |                            |
|               |       |                                   |  | RIVERSIDE MANAGEMENT SERVICES       |        |              | 10,835.45 002347           |
| 11/30/23      | 00048 | 11/16/23 103012                   | 202311 320-57200-44207                           | REPAIR - PARTS AT SHOP              | *      | 300.00       |                            |
|               |       |                                   |  | SOUTHEAST FITNESS REPAIR            |        |              | 300.00 002348              |
| 11/30/23      | 00048 | 11/16/23 103013                   | 202311 320-57200-44207                           | REPAIR - PARTS AT SHOP              | *      | 225.00       |                            |
|               |       |                                   |  | SOUTHEAST FITNESS REPAIR            |        |              | 225.00 002349              |
| 11/30/23      | 00092 | 10/03/23 10729                    | 202310 320-57200-44200                           | 36G KENSINGTON RECEPTACLE           | *      | 5,525.00     |                            |
|               |       |                                   |  | SOUTHERN RECREATION                 |        |              | 5,525.00 002350            |
| 11/30/23      | 00087 | 11/16/23 1088580                  | 202311 320-57200-45508                           | ANNUAL FIRE BACKFLOW CERT           | *      | 105.00       |                            |
|               |       |                                   |  | WAYNE AUTOMATIC FIRE SPRINKLERS INC |        |              | 105.00 002351              |
| 11/30/23      | 00040 | 11/01/23 JAX61643                 | 202311 320-53800-45003                           | NOV LANDSCAPE MAINTENANCE           | *      | 42,375.00    |                            |
|               |       |                                   |  | YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC |        |              | 42,375.00 002352           |
|               |       |                                   |  | TOTAL FOR BANK A                    |        | 1,179,846.44 |                            |
|               |       |                                   |  | TOTAL FOR REGISTER                  |        | 1,179,846.44 |                            |



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

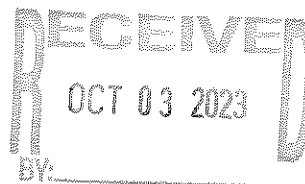
| PLEASE PAY BY | AMOUNT     | INVOICE DATE |
|---------------|------------|--------------|
| 10/30/2023    | \$6,169.50 | 10/02/2023   |

## INVOICE NO. 312104

**Site:** 850 Beacon Lakes Pkwy St  
 Augustine  
**Site Address:** 850 Beacon Lakes Pkwy  
 St Augustine FL 32092  
**Job No.:** 77873  
**Job Name:**  
**Order No.:**

### Description

If you have any further problems with your system please contact us.  
 Additional parts on job -  
 Need quote 3 atrium A22 panels  
 3 no touch request to exit button  
 3 readers  
 POC: Mrs. Clark-Erickson - (904)217-3052



### Service - Security

|                  |            |
|------------------|------------|
| Discount         | \$-600.50  |
| Sub-Total ex Tax | \$5,404.50 |
| Tax              | \$0.00     |
| Total            | \$5,404.50 |

### Maglock

|                  |          |
|------------------|----------|
| Discount         | \$-85.00 |
| Sub-Total ex Tax | \$765.00 |
| Tax              | \$0.00   |
| Total            | \$765.00 |





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

| PLEASE PAY BY | AMOUNT     | INVOICE DATE |
|---------------|------------|--------------|
| 10/30/2023    | \$6,169.50 | 10/02/2023   |

## INVOICE NO. 312104

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

**IMPORTANT:** Please remember to test your system monthly.

Need automation for your home? Visit us online at [www.smarthome.biz](http://www.smarthome.biz)

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

|                  |            |
|------------------|------------|
| Incl. Discount   | \$-685.50  |
| Sub-Total ex Tax | \$6,169.50 |
| Tax              | \$0.00     |
| Total inc Tax    | \$6,169.50 |
| Amount Applied   | \$0.00     |
| Balance Due      | \$6,169.50 |

## How To Pay



Credit Card (MasterCard, Visa, Amex )

Credit Card No.

Card Holder's Name: \_\_\_\_\_ CCV: \_\_\_\_\_

Expiry Date:  /  Signature: \_\_\_\_\_

NAME: Meadow View at Twin Creeks CCD

DUE DATE: 10/30/2023

AMOUNT DUE: \$6,169.50

Please Reference: 312104



Mail

Detach this section and mail check to:

Atlantic Security  
1714 Cesery Blvd  
Jacksonville, FL 32211

INVOICE NO. 312104

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

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

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

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

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

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

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

Distributed by Atlantic Companies  
1714 Casery Boulevard  
Jacksonville, FL 32211

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

Invoice 12985

|   |            |            |            |
|---|------------|------------|------------|
| BILL TO<br>Meadow View At Twin Creeks<br>CDD (Beacon Lake)<br>850 Beacon Lake Parkway<br>St Augustine, FL 32095 | DATE       | PLEASE PAY | DUE DATE   |
|   | 10/01/2023 | \$1,945.56 | 10/30/2023 |

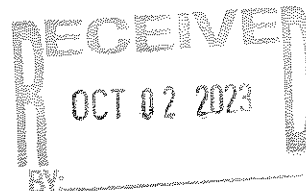
| PRODUCT/SERVICE  | QTY                 | RATE     | AMOUNT   |
|--|---------------------|----------|----------|
| RE: Monthly Chemicals and Controller<br>Lease Only Invoice |                     |          |          |
| Services: Monthly Service                                  | 1                   | 1,945.56 | 1,945.56 |
| Monthly Chemicals with 2- Controller<br>Leases             |                     |          |          |
| Chemicals Included:  | Approved            |          |          |
| Chlorine   | Pool Chemicals      |          |          |
| Acid   | 001.320.57200.45906 |          |          |
| Bi-Carb  | Rich Gray           |          |          |
| Stabilizer   |                     |          |          |

Thank you for your business!

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

TOTAL DUE \$1,945.56

THANK YOU.



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



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

Invoice 12989

**BILL TO**

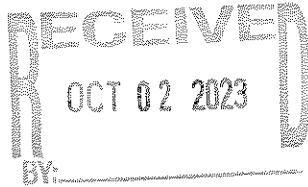
Meadow View At Twin Creeks  
CDD (Beacon Lake)  
850 Beacon Lake Parkway  
St Augustine, FL 32095

DATE  
10/01/2023

PLEASE PAY  
\$1,298.00

DUE DATE  
10/30/2023

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



Approved  
Pool Maintenance  
001.320.57200.4505  
Rich Gray

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

| PRODUCT/SERVICE | QTY | RATE | AMOUNT |
|-----------------|-----|------|--------|
|-----------------|-----|------|--------|

|                          |   |          |          |
|--------------------------|---|----------|----------|
| Services:Monthly Service | 1 | 1,298.00 | 1,298.00 |
|--------------------------|---|----------|----------|

2 Pools on Site: Lap and Family Pool

Service Visits Schedule:

October-March 2 visits per week: Mon/Fri

April-September 3 visits per week:

Mon/Wed/Fri

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

Cleaning Services Include the Following:

-Skimming of the pool surface, keeping the gutters free from debris.

-Vacuum

-Brushing of the walls/stairs

-Waterline Tile Cleaning

-Backwashing of the filters

-Filtration Maintenance i.e., pump baskets, Orings

-Water Chemistry, to check and balance chemicals

-DOH Documentation Logging

Note: we will keep the feature pump trap free of debris.

Chemicals such as Algaecides, Phosphate Removers and Metal Out Treatments are not included, but avail. as needed and billed accordingly for amount used.

Thank you for your business!

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

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

THANK YOU.

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

Zach Sullivan

Big Z Pool Service, LLC

Licensed & Insured CPC#1459355

**Bob's Backflow & Plumbing Services, Inc.**

4640 Subchaser Ct, Ste 113

Jacksonville, FL 32244

Phone # 904-268-8009

Fax # 904-292-4403

Approved

Landscape Contingency

001.320.53800.45004

Rich Gray

**Invoice  
93008****Invoice Date****7/18/2023****Bill To**

Meadow View at Twin Creeks CDD c/o  
Riverside Management Services  
9655 Florida Mining Blvd W  
Bldg 300 Ste 305  
Jacksonville, FL 32257

**Job Location**

Meadow View- Beacon Lake  
Various Addresses  
Saint Augustine, FL 32092

**PAST DUE****Balance Due****\$135.00****P.O. Number****Terms****Due Date**

Net 30

8/17/2023

| Serviced  | Description  | Quantity | Price Each | Amount |
|-----------|--|----------|------------|--------|
| 7/11/2023 | <p>Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider</p> <p>255 Starnberg Ct: 3/4" Watts LF919 serial# 74677 - Passed<br/>205 Concave Ln: 1" Wilkins 375 serial# B324074 - Passed<br/>744 Windermere Wy: 3/4" Watts LF919QT serial# 743941 - Failed</p> <p>Proposal will follow for repairs needed to be in compliance with water utility provider.</p> | 3        | 45.00      | 135.00 |

**RECEIVED**  
OCT 04 2023  
BY: \_\_\_\_\_

Thank you for your business. We appreciate your prompt payment.

**Total** \$135.00**Payments/Credits** \$0.00**Balance Due** \$135.00**Please make checks payable to Bob's Backflow and include your invoice number.**

A 1.5% interest will be assessed on unpaid balances after 30 days.

**Future Horizons, Inc**

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

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

**INVOICE**

Invoice Number: 80485  
Invoice Date: Sep 28, 2023  
Page: 1

**Bill To:**

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

**Ship to:**

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

| Customer ID  | Customer PO     | Payment Terms |          |
|--------------|-----------------|---------------|----------|
| Beacon02     | Per Contract    | Net 30 Days   |          |
| Sales Rep ID | Shipping Method | Ship Date     | Due Date |
|              | Hand Deliver    | 9/13/23       | 10/28/23 |

| Quantity   | Item                 | Description   | Unit Price | Amount          |
|--|----------------------|---|------------|-----------------|
| 1.00   | Aquatic Weed Control | Aquatic Weed Control services performed in September 2023 | 1,769.14   | 1,769.14        |
| <div>Approved<br/>Lake maintenance<br/>001.320.53800.45005<br/>Rich Gray</div> <div>RECEIVED<br/>OCT 02 2023<br/>BY: _____</div> |                      |   |            |                 |
|  |                      |   |            |                 |
| Subtotal   |                      |   |            | 1,769.14        |
| Sales Tax  |                      |   |            |                 |
| Freight  |                      |   |            |                 |
| Total Invoice Amount   |                      |   |            | 1,769.14        |
| Payment/Credit Applied   |                      |   |            |                 |
| <b>TOTAL</b>   |                      |   |            | <b>1,769.14</b> |

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice****Invoice #:** 104**Invoice Date:** 10/1/23**Due Date:** 10/1/23**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 - October 2023              |           | 4,601.67 | 4,601.67 |
| Website Administration - October 2023       |           | 100.00   | 100.00   |
| Information Technology - October 2023       |           | 139.58   | 139.58   |
| Dissemination Agent Services - October 2023 |           | 1,104.17 | 1,104.17 |
| Office Supplies                             |           | 0.72     | 0.72     |
| Postage                                     |           | 15.12    | 15.12    |
| Copies                                      |           | 45.60    | 45.60    |
| Telephone                                   |           | 47.64    | 47.64    |

**RECEIVED**  
OCT 04 2023  
BY: \_\_\_\_\_

|              |                   |
|--------------|-------------------|
| <b>Total</b> | <b>\$6,054.50</b> |
|--------------|-------------------|

|                         |               |
|-------------------------|---------------|
| <b>Payments/Credits</b> | <b>\$0.00</b> |
|-------------------------|---------------|

|                    |                   |
|--------------------|-------------------|
| <b>Balance Due</b> | <b>\$6,054.50</b> |
|--------------------|-------------------|




**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice****Invoice #:** 105**Invoice Date:** 9/30/23**Due Date:** 9/30/23**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    |
|---|-----------|-----------|-----------|
| Assessment Roll Certification - FY 2024   |           | 10,600.00 | 10,600.00 |
|  |           |           |           |
|   |           |           |           |
|   |           |           |           |
|   |           |           |           |

**Total** \$10,600.00**Payments/Credits** \$0.00**Balance Due** \$10,600.00

# I N V O I C E

Humbug Holiday Lighting of Jacksonville-St Augustine-St  
Johns  
101 Marketside Avenue  
Unit 404, #181  
Ponte Vedra Beach, FL 32081  
(904) 999-0110



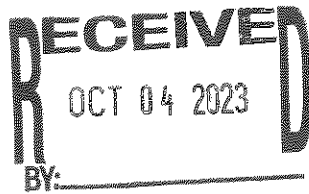
<https://humbugholidaylighting.com>

**Billing Address**

Meadow View at Twin Creeks CDD  
850 Beacon Lake Parkway  
St Augustine, FL 32095  
(904) 759-8890

**Service Address**

Rich Gray  
850 Beacon Lake Parkway  
St. Augustine, FL 32095  
(904) 759-8890



|             |                    |
|-------------|--------------------|
| Invoice #   | I350024            |
| Date        | October 03, 2023   |
| Proposal    | September 24, 2023 |
| Balance Due | \$14,615.00        |

| Item                          | Description                   | Rate        |
|-------------------------------|-------------------------------|-------------|
| Holiday Installation          | Holiday installation service  | \$14,615.00 |
| C9 Lighting Cord-Level 1      | C9 Lighting Cord              |             |
| C9 Warm White Bulbs           | C9 Warm White Bulbs           |             |
| 36" Non-Lit Sequoia Wreath    | 36" Non-Lit Sequoia Wreath    |             |
| 18" Nylon Red Bow w/Gold Trim | 18" Nylon Red Bow w/Gold Trim |             |
|                               |                               |             |

|  |  |  |
|--|--|--|
| WW, 5mm Coaxial Mini, 70Lt, 4in spacing                | WW, 5mm Coaxial Mini, 70Lt, 4in spacing                |  |
| WW, 5mm Coaxial Mini, 70Lt, 4in spacing                | WW, 5mm Coaxial Mini, 70Lt, 4in spacing                |  |
| Snowfall Light Tubes                                   | SNOWFALL LIGHT, E17 BASE, PURE-WHITE, 12-in            |  |
| 36" Light Pole Snowflake                               | 3' Diamond Snowflake                                   |  |
| C9 Lighting Cord-Level 1                               | C9 Lighting Cord                                       |  |
| C9 Lighting Cord-Level 3                               | C9 Lighting Cord                                       |  |
| C9 Warm White Bulbs                                    | C9 Warm White Bulbs                                    |  |
| 60" Pre-Lit Sequoia LED Wreath, Warm White, 400 Lts    | 60" Pre-Lit Sequoia LED Wreath, Warm White, 400 Lts    |  |
| 30" Nylon Red Bow w/Gold Trim                          | 30" Nylon Red Bow w/Gold Trim                          |  |
| C9 Lighting Cord-Level 1                               | C9 Lighting Cord                                       |  |
| C9 Warm White Bulbs                                    | C9 Warm White Bulbs                                    |  |
| 36" Pre-Lit Oregon Fir LED Wreath, Pure White, 250 Lts | 36" Pre-Lit Oregon Fir LED Wreath, Pure White, 250 Lts |  |
| 18" Nylon Red Bow w/Gold Trim                          | 18" Nylon Red Bow w/Gold Trim                          |  |
| LED Light Burst Plants                                 | Warm White   |  |
| WW, 5mm Coaxial Mini, 70Lt, 4in spacing                | WW, 5mm Coaxial Mini, 70Lt, 4in spacing                |  |

|  |  |  |
|--|--|--|
| Snowfall Light Tubes                                   | SNOWFALL LIGHT, E17 BASE, PURE-WHITE, 12-in            |  |
| C9 Lighting Cord-Level 1                               | C9 Lighting Cord                                       |  |
| C9 Warm White Bulbs                                    | C9 Warm White Bulbs                                    |  |
| 36" Pre-Lit Oregon Fir LED Wreath, Warm White, 150 Lts | 36" Pre-Lit Oregon Fir LED Wreath, Warm White, 150 Lts |  |
| 18" Nylon Red Bow w/Gold Trim                          | 18" Nylon Red Bow w/Gold Trim                          |  |
| C9 Lighting Cord-Level 1                               | C9 Lighting Cord                                       |  |
| 48" Pre-Lit Sequioa LED Wreath, Warm White, 200 Lts    | 48" Pre-Lit Sequioa LED Wreath, Warm White, 200 Lts    |  |
| WW, 5mm Coaxial Mini, 70Lt, 4in spacing                | WW, 5mm Coaxial Mini, 70Lt, 4in spacing                |  |
| RED, 5mm Coaxial Mini, 70Lt, 4in spacing               | RED, 5mm Coaxial Mini, 70Lt, 4in spacing               |  |
| WW, 5mm Coaxial Mini, 70Lt, 4in spacing                | WW, 5mm Coaxial Mini, 70Lt, 4in spacing                |  |
| WW, 5mm Coaxial Mini, 70Lt, 4in spacing                | WW, 5mm Coaxial Mini, 70Lt, 4in spacing                |  |
| RED, 5mm Coaxial Mini, 70Lt, 4in spacing               | RED, 5mm Coaxial Mini, 70Lt, 4in spacing               |  |
| C9 Lighting Cord-Level 1                               | C9 Lighting Cord                                       |  |
| C9 Warm White Bulbs                                    | C9 Warm White Bulbs                                    |  |
|  |  |  |

|  |  |  |
|--|--|--|
| WW, 5mm Coaxial Mini, 70Lt, 4in spacing                | WW, 5mm Coaxial Mini, 70Lt, 4in spacing                |  |
| RED, 5mm Coaxial Mini, 70Lt, 4in spacing               | RED, 5mm Coaxial Mini, 70Lt, 4in spacing               |  |
| C9 Lighting Cord-Level 1                               | C9 Lighting Cord                                       |  |
| C9 Warm White Bulbs                                    | C9 Warm White Bulbs                                    |  |
| 36" Pre-Lit Oregon Fir LED Wreath, Warm White, 150 Lts | 36" Pre-Lit Oregon Fir LED Wreath, Warm White, 150 Lts |  |
| 18" Nylon Red Bow w/Gold Trim                          | 18" Nylon Red Bow w/Gold Trim                          |  |
| 24" Pre-Lit Sequioa LED Wreath, Warm White, 50 Lts     | 24" Pre-Lit Sequioa LED Wreath, Warm White, 50 Lts     |  |
| 15" Nylon Red Bow w/Gold Trim                          | 15" Nylon Red Bow w/Gold Trim                          |  |
| C9 Lighting Cord-Level 1                               | C9 Lighting Cord                                       |  |
| C9 Warm White Bulbs                                    | C9 Warm White Bulbs                                    |  |
| 24" Pre-Lit Sequioa LED Wreath, Warm White, 50 Lts     | 24" Pre-Lit Sequioa LED Wreath, Warm White, 50 Lts     |  |
| 15" Nylon Red Bow w/Gold Trim                          | 15" Nylon Red Bow w/Gold Trim                          |  |
| WW, 5mm Coaxial Mini, 70Lt, 4in spacing                | WW, 5mm Coaxial Mini, 70Lt, 4in spacing                |  |
| RED, 5mm Coaxial Mini, 70Lt, 4in spacing               | RED, 5mm Coaxial Mini, 70Lt, 4in spacing               |  |
|  |  |  |

|  |  |                         |
|--|--|-------------------------|
| C9 Lighting Cord-Level 1                               | C9 Lighting Cord                                       |                         |
| C9 Warm White Bulbs                                    | C9 Warm White Bulbs                                    |                         |
| 48" Pre-Lit Sequioa LED Wreath, Warm White, 200 Lts    | 48" Pre-Lit Sequioa LED Wreath, Warm White, 200 Lts    |                         |
| 36" Pre-Lit Oregon Fir LED Wreath, Warm White, 150 Lts | 36" Pre-Lit Oregon Fir LED Wreath, Warm White, 150 Lts |                         |
|  |  | Subtotal \$14,615.00    |
|  |  | Tax \$0.00              |
|  |  | Total \$14,615.00       |
|  |  | Amount Paid \$0.00      |
|  |  | Balance Due \$14,615.00 |

**T E R M S**

50% deposit payment required to schedule installation date. Installation dates are first come, first served.

**A P P O I N T M E N T   S C H E D U L E**

| Date                  | Service              | Status    |
|-----------------------|----------------------|-----------|
| Tuesday, October 17   | Holiday Installation | Scheduled |
| Wednesday, October 18 | Holiday Installation | Scheduled |
| Thursday, October 19  | Holiday Installation | Scheduled |
| Friday, October 20    | Holiday Installation | Scheduled |

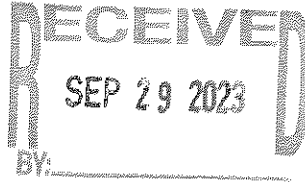
**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

September 29, 2023

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Reference: Invoice No. 3283150

Client Matter No. 35723-1

Notification Email: [eftgroup@kutakrock.com](mailto: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. 3283150  
35723-1

Re: General Counsel

For Professional Legal Services Rendered

|          |             |      |          |   |
|----------|-------------|------|----------|---|
| 08/02/23 | J. Gillis   | 0.60 | 114.00   | Draft FY 2024 budget appropriation and assessment resolutions; review and revise resolution adopting suspension and termination rules |
| 08/07/23 | K. Buchanan | 0.40 | 132.00   | Review pre-suit mediation demand and related documents; confer with district chairman   |
| 08/15/23 | K. Buchanan | 0.30 | 99.00    | Confer with chairman regarding proposed mediation   |
| 08/17/23 | K. Buchanan | 3.50 | 1,155.00 | Prepare for and attend board meeting  |
| 08/23/23 | K. Buchanan | 0.30 | 99.00    | Perform meeting follow up   |
| 08/24/23 | K. Buchanan | 0.70 | 231.00   | Confer with Simpson regarding landscape installation amendment; confer with Hutson regarding FPL easement matters                     |
| 08/29/23 | K. Buchanan | 0.90 | 297.00   | Prepare resolution authorizing representatives for mediation; confer with district manager regarding lake maintenance policies        |

**KUTAK ROCK LLP**

Meadow View at Twin Creeks CDD

September 29, 2023

Client Matter No. 35723-1

Invoice No. 3283150

Page 2

|          |             |      |        |  |
|----------|-------------|------|--------|--|
| 08/31/23 | K. Buchanan | 0.60 | 198.00 | Review engagement letter; confer with chairman |
|----------|-------------|------|--------|--|

|             |      |
|-------------|------|
| TOTAL HOURS | 7.30 |
|-------------|------|

|                             |            |
|-----------------------------|------------|
| TOTAL FOR SERVICES RENDERED | \$2,325.00 |
|-----------------------------|------------|

## DISBURSEMENTS

|                 |        |
|-----------------|--------|
| Meals           | 4.95   |
| Travel Expenses | 142.66 |

|                     |               |
|---------------------|---------------|
| TOTAL DISBURSEMENTS | <u>147.61</u> |
|---------------------|---------------|

|                          |                   |
|--------------------------|-------------------|
| TOTAL CURRENT AMOUNT DUE | <u>\$2,472.61</u> |
|--------------------------|-------------------|



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

**Invoice #:** 257  
**Invoice Date:** 10/1/2023  
**Due Date:** 10/1/2023  
**Case:**  
**P.O. Number:**

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 - October 2023           |           | 5,416.67 | 5,416.67 |
| 1.320.57200.45500 - Facility Management - Meadow View - October 2023 |           | 7,154.25 | 7,154.25 |

**RECEIVED**  
 OCT 04 2023  
 BY: \_\_\_\_\_

*Jerry Lambert*  
 10-4-23

|              |                    |
|--------------|--------------------|
| <b>Total</b> | <b>\$12,570.92</b> |
|--------------|--------------------|

|                         |               |
|-------------------------|---------------|
| <b>Payments/Credits</b> | <b>\$0.00</b> |
|-------------------------|---------------|

|                    |                    |
|--------------------|--------------------|
| <b>Balance Due</b> | <b>\$12,570.92</b> |
|--------------------|--------------------|



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

**Invoice #102699**  
Invoice Date: 9/27/2023

Account #101093

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

Approved  
Fitness Center Repairs  
001.320.57200.44207  
Rich Gray

## Invoice

### Billing Location Information

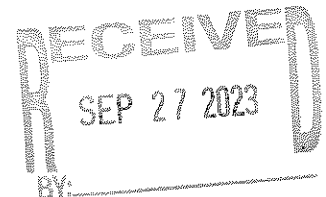
|                        |  |                        |                         |
|------------------------|--|------------------------|-------------------------|
| <b>Billing Address</b> | 850 Beacon Lake Pkwy<br>St Augustine, FL 32095 | <b>Billing Contact</b> | Marc or Denise          |
|                        |  | <b>Main Number</b>     | (904) 217-3052          |
|                        |  | <b>Mobile Number</b>   | (904) 316-9279          |
|                        |  | <b>Email</b>           | Beaconmanager@Rmsnf.Com |

### Service Information

| Services   | Qty       | Rate           | Price    |
|--|-----------|----------------|----------|
| 850 Beacon Lake Pkwy, St Augustine, FL 32095               |           |                |          |
| 9/27/2023 Diagnosis or Repair<br>EFX not running smoothly. | 1.00 hour | \$70.00 / hour | \$70.00  |
| — Product: Travel 60-160 miles                             | 1.00 Ea   | \$110.00 / Ea  | \$110.00 |
| Subtotal:  |           |                | \$180.00 |
| Tax:   |           |                | \$0.00   |
| Total:   |           |                | \$180.00 |
| Amount Paid:   |           |                | \$0.00   |
| Balance Due:   |           |                | \$180.00 |

Pay Now

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



-----  
**Billing Receipt - Please Return With Payment Remittance**

---

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

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

**Invoice #** 102699

**Date** Wednesday, September 27, 2023

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

**Amount Paid** \_\_\_\_\_

**Check Number** \_\_\_\_\_

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



Southern Recreation, Inc.  
4060 Edison Avenue  
Jacksonville, Florida 32254  
(O) 904-387-4390 • (F) 904-387-4391  
www.southernrecreation.com

# Invoice

DATE

INVOICE #

5/2/2023

10614

Established 1985

**BILL TO:**

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

**SHIP TO:**

Beacon Lakes

Approved  
Furniture, Fixtures & Equipment  
1.320.57200.45920.  
Rich Gray

| P.O. NUMBER | TERMS          | REP         | SHIP     | VIA             | F.O.B.     | PROJECT |
|-------------|----------------|-------------|----------|-----------------|------------|---------|
| Proposal    | Due on receipt | TR          | 5/2/2023 | Install Complet |            |         |
| QUANTITY    | ITEM CODE      | DESCRIPTION |          |                 | PRICE EACH | AMOUNT  |

|   |        |                      |        |          |
|---|--------|----------------------|--------|----------|
| 3 | 1643-7 | Five Loop Bike Racks | 795.00 | 2,385.00 |
| 1 | FRT    | Freight Charges      | 299.00 | 299.00   |
| 1 | INST   | Installation         | 300.00 | 300.00   |



Invoice Due Upon Receipt  
Thank You!

**TOTAL**

\$2,984.00



## INVOICE

| INVOICE #  | INVOICE DATE |
|------------|--------------|
| JAX 600221 | 10/1/2023    |
| TERMS      | PO NUMBER    |
| Net 30     |              |

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Meadow View at Twin Creeks  
CDD

**Invoice Due Date:** October 31, 2023

**Invoice Amount:** \$42,375.00

| Description                                | Current Amount |
|--|----------------|
| Monthly Landscape Maintenance October 2023 | \$42,375.00    |

Approved  
Landscape Maintenance  
001.320.53800.45003  
Rich Gray

**Invoice Total** **\$42,375.00**

IN COMMERCIAL LANDSCAPING



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

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



## INVOICE

| INVOICE #  | INVOICE DATE |
|------------|--------------|
| JAX 598689 | 9/29/2023    |
| TERMS      | PO NUMBER    |
| Net 30     |              |

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Meadow View at Twin Creeks  
CDD

**Invoice Due Date:** October 29, 2023

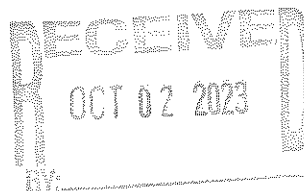
**Invoice Amount:** \$13,005.00

| Description               | Current Amount |
|---------------------------|----------------|
| Fall Annual Rotation 2023 |                |
| Flowers/Annuals           | \$11,511.32    |
| Plant Installation        | \$1,493.68     |

Approved  
Landscape Contingency  
001.320.53800.45004  
Rich Gray

**Invoice Total** **\$13,005.00**

IN COMMERCIAL LANDSCAPING



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



**YELLOWSTONE**  
LANDSCAPE

## INVOICE

| INVOICE #  | INVOICE DATE |
|------------|--------------|
| JAX 598690 | 9/29/2023    |
| TERMS      | PO NUMBER    |
| Net 30     |              |

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Meadow View at Twin Creeks  
CDD

**Invoice Due Date:** October 29, 2023

**Invoice Amount:** \$659.00

| Description   | Current Amount |
|---|----------------|
| Irrigation repairs in response to email/work orders*****Valve replacement at Harbor Side***** |                |
| Irrigation Repairs  | \$659.00       |

Approved  
Irrigation Repairs  
001.320.53800.45009  
Rich Gray

**Invoice Total** **\$659.00**

IN COMMERCIAL LANDSCAPING



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

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



**YELLOWSTONE**  
LANDSCAPE

## INVOICE

| INVOICE #  | INVOICE DATE |
|------------|--------------|
| JAX 598691 | 9/29/2023    |
| TERMS      | PO NUMBER    |
| Net 30     |              |

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Meadow View at Twin Creeks  
CDD

**Invoice Due Date:** October 29, 2023

**Invoice Amount:** \$1,080.00

| Description                           | Current Amount |
|---------------------------------------|----------------|
| Move irrigation within property lines |                |
| Irrigation Repairs                    | \$1,080.00     |

Approved  
Irrigation Repairs  
001.320.53800.45009  
Rich Gray

**Invoice Total** **\$1,080.00**

IN COMMERCIAL LANDSCAPING



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

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286





**YELLOWSTONE**  
LANDSCAPE

## INVOICE

| INVOICE #  | INVOICE DATE |
|------------|--------------|
| JAX 598692 | 9/29/2023    |
| TERMS      | PO NUMBER    |
| Net 30     |              |

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Meadow View at Twin Creeks  
CDD

**Invoice Due Date:** October 29, 2023

**Invoice Amount:** \$490.00

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

Locate and cap mainline in construction area

Irrigation Repairs

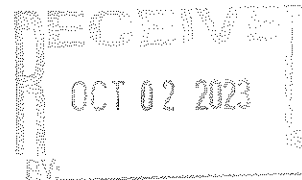
\$490.00

Approved  
Irrigation Repairs  
001.320.53800.45009  
Rich Gray

**Invoice Total**

**\$490.00**

IN COMMERCIAL LANDSCAPING



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

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



**YELLOWSTONE**  
LANDSCAPE

## INVOICE

| INVOICE #  | INVOICE DATE |
|------------|--------------|
| JAX 598693 | 9/29/2023    |
| TERMS      | PO NUMBER    |
| Net 30     |              |

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Meadow View at Twin Creeks  
CDD

**Invoice Due Date:** October 29, 2023

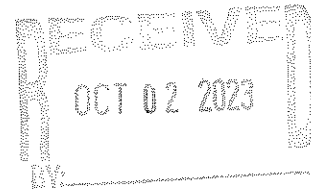
**Invoice Amount:** \$388.00

| Description                             | Current Amount |
|---|----------------|
| Cap mainline due to construction damage |                |
| Irrigation Repairs                      | \$388.00       |

Approved  
Irrigation Repairs  
001.320.53800.45009  
Rich Gray

**Invoice Total** **\$388.00**

IN COMMERCIAL LANDSCAPING



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



**YELLOWSTONE**  
LANDSCAPE

## INVOICE

| INVOICE #  | INVOICE DATE |
|------------|--------------|
| JAX 598694 | 9/29/2023    |
| TERMS      | PO NUMBER    |
| Net 30     |              |

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Meadow View at Twin Creeks  
CDD

**Invoice Due Date:** October 29, 2023

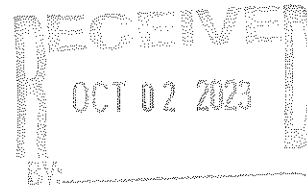
**Invoice Amount:** \$937.00

| Description        | Current Amount |
|--------------------|----------------|
| Pump B,C repairs   |                |
| Irrigation Repairs | \$937.00       |

Approved  
Irrigation Repairs  
001.320.53800.45009  
Rich Gray

**Invoice Total** **\$937.00**

IN COMMERCIAL LANDSCAPING



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



**YELLOWSTONE**  
LANDSCAPE

## INVOICE

| INVOICE #  | INVOICE DATE |
|------------|--------------|
| JAX 598695 | 9/29/2023    |
| TERMS      | PO NUMBER    |
| Net 30     |              |

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Meadow View at Twin Creeks  
CDD

**Invoice Due Date:** October 29, 2023

**Invoice Amount:** \$812.00

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

Locate, troubleshoot, and repair valve failure

Irrigation Repairs

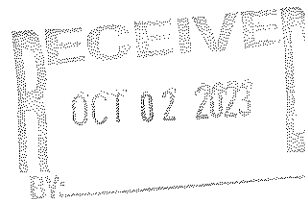
\$812.00

Approved  
Irrigation Repairs  
001.320.53800.45009  
Rich Gray

**Invoice Total**

**\$812.00**

IN COMMERCIAL LANDSCAPING



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

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



**YELLOWSTONE**  
LANDSCAPE

## INVOICE

| INVOICE #  | INVOICE DATE |
|------------|--------------|
| JAX 598696 | 9/29/2023    |
| TERMS      | PO NUMBER    |
| Net 30     |              |

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Meadow View at Twin Creeks  
CDD

**Invoice Due Date:** October 29, 2023

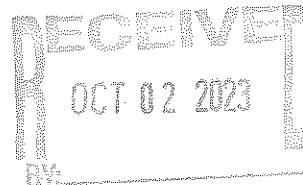
**Invoice Amount:** \$1,120.00

| Description                      | Current Amount |
|----------------------------------|----------------|
| Mowing along Beacon Lake Parkway |                |
| One-Time Mow Service             | \$1,120.00     |

Approved  
Landscape Contingency  
001.320.53800.45004  
Rich Gray

**Invoice Total** **\$1,120.00**

IN COMMERCIAL LANDSCAPING



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

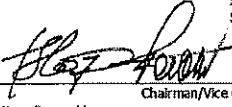
**Meadow View at Twin Creeks**Community Development District  
Construction Phase 3B - BBXConstruction Funding Request #52  
September 14, 2023

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

Please make check payable to:

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

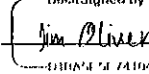
Signature: \_\_\_\_\_



Chairman/Vice Chairman

DocuSigned by

Signature: \_\_\_\_\_



Secretary/Asst. Secretary

## Meadow View at Twin Creeks

Community Development District  
Construction Phase 4 - HEARTWOOD

Construction Funding Request #2  
September 14, 2023

### Req. PAYEE

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

|                              |           |                   |
|------------------------------|-----------|-------------------|
| <b>Total Funding Request</b> | <b>\$</b> | <b>287,827.08</b> |
|------------------------------|-----------|-------------------|

Please make check payable to:

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

Signature: \_\_\_\_\_  
Chairman/Vice Chairman

Signature: \_\_\_\_\_  
Secretary/Asst. Secretary

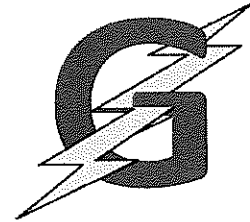
# INVOICE

**Alfred W. Grover, Electrical Contractor**

1304 Padola Road  
St Augustine, FL 32092  
215-847-5339  
[awg7422@gmail.com](mailto:awg7422@gmail.com)

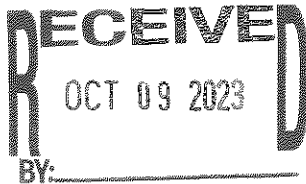
FL License: EC 13010167

DATE: 10/9/2023  
INVOICE # 100923  
TERMS: Due upon receipt

**Bill To:**

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

**Job Location:** Beacon Lake - Route 210 Entrance

| DESCRIPTION OF WORK  | AMOUNT           |
|--|------------------|
| Service Call:<br><br>Check for power at well pump motor starter.<br><br>No power coming from electrical utility FPL.<br><br>Informed maintenance to call them.<br><br><br><br>Labor: 1 electrician 1.5 hrs @ \$80 per hr | 120.00           |
| <b>TOTAL</b>   | <b>\$ 120.00</b> |

**Accepted methods of payment:**

Check payable to: Alfred W. Grover

THANK YOU FOR YOUR BUSINESS!

1 320 57200 44200 repairs and maint  
approved jen erickson 10.9.2023



# INVOICE

**Alfred W. Grover, Electrical Contractor**

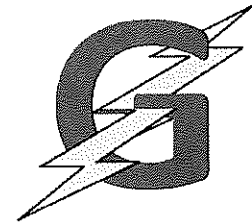
1304 Padola Road  
St Augustine, FL 32092  
215-847-5339  
[awg7422@gmail.com](mailto:awg7422@gmail.com)

FL License: EC 13010167

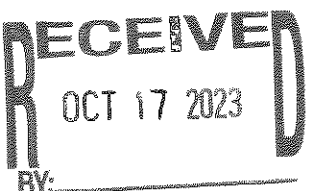
DATE: 10/16/2023  
INVOICE # 101623  
TERMS: Due upon receipt

**Bill To:**

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



Job Location: Beacon Lake

| DESCRIPTION OF WORK  | AMOUNT           |
|--|------------------|
| 1) Installed 1, lighting contactor and 1, spring wound 60 minute switch for pickle ball court lights<br><br>Approved<br>001.320.57200.45508<br>Amenity Facility Maintenance<br>Rich Gray<br><br> |                  |
| Materials:   | 335.29           |
| Labor: 1 electrician 7.5 hrs @ \$80 per hr   | 600.00           |
| Work completed   |                  |
| <b>TOTAL</b>   | <b>\$ 935.29</b> |

**Accepted methods of payment:**

Check payable to: Alfred W. Grover

THANK YOU FOR YOUR BUSINESS!



EC13010299

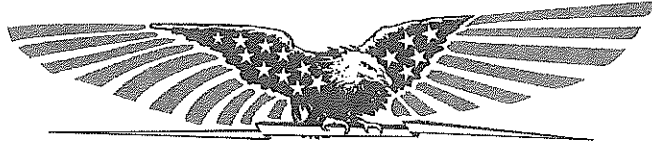
# AMERICAN ELECTRICAL

Contracting, Inc.

9016 Philips Highway | Jacksonville, FL 32256 | Office (904) 737-7770 | Fax (904) 737-1099

|   |   |
|---|---|
| <b>SOLD TO</b><br><br>Riverside Management Services Inc<br>9655 Florida Mining Blvd 305<br>Building 300 Suite 305<br>Jacksonville, FL 32257 | <b>INVOICE</b><br><br><b>Invoice Number:</b> W62420<br><b>Invoice Date:</b> Oct 11/23<br><b>Terms:</b><br><b>Customer Code:</b> 850BEACNL<br><b>Reference:</b> RP<br><b>Customer Order:</b><br><b>Work Order #:</b> 00064545<br><b>Work Order Type:</b> T&M<br><b>Job Location:</b> Meadow View @ twin cre<br><b>Called By:</b> Rich Gray<br><b>Starting Date:</b> Oct 6/23<br><b>Completion Date:</b> Oct 6/23 |
| <b>JOB LOCATION</b><br><br>Meadow View @ twin creeks CDD<br>850 Beacon Lake Parkway<br>St augustine FL 32095<br>904-759-8890                |   |

| Description  | Qty | Price  | Total |
|--|-----|--|-------|
| <b>Work Performed</b><br>10/6/23<br>Pickleball Lighting Adjustment:<br>1. Adjust (6) pickleball light fixtures to a downward position to alleviate perceived glare by complainants of overcast lighting being broadcasted into residential windows from the courts in the evening and early morning.<br>2. No additional troubleshooting included.<br>3. Scissor lift included.<br>4. Work to be completed during normal business hours, Monday-Friday.<br>TOTAL QUOTATION: \$1,615.00 |     | Approved<br>Amenity Facility Maintenance<br>001.320.57200.45508<br>Rich Gray |       |
| <div>RECEIVED<br/>OCT 16 2023<br/>BY: _____</div>  |     |  |       |
| Make Payments online at: <a href="http://www.american-electrical.com/payonline/invoice-payment">www.american-electrical.com/payonline/invoice-payment</a>  |     |  |       |
|  |     |  |       |



EC13010299

# AMERICAN ELECTRICAL

Contracting, Inc.

9016 Philips Highway | Jacksonville, FL 32256 | Office (904) 737-7770 | Fax (904) 737-1099

|   |  |
|---|--|
| <b>SOLD TO</b><br><br>Riverside Management Services Inc<br>9655 Florida Mining Blvd 305<br>Building 300 Suite 305<br>Jacksonville, FL 32257 | <b>INVOICE</b><br><br>Invoice Number: W62420<br>Invoice Date: Oct 11/23<br>Terms:<br>Customer Code: 850BEACONL<br>Reference: RP<br>Customer Order:<br>Work Order #: 00064545<br>Work Order Type: T&M<br>Job Location: Meadow View @ twin cre<br>Called By: Rich Gray<br>Starting Date: Oct 6/23<br>Completion Date: Oct 6/23 |
| <b>JOB LOCATION</b><br><br>Meadow View @ twin creeks CDD<br>850 Beacon Lake Parkway<br>St augustine FL 32095<br>904-759-8890                |  |

Total Invoice

1,615.00



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

| PLEASE PAY BY | AMOUNT     | INVOICE DATE |
|---------------|------------|--------------|
| 11/06/2023    | \$5,120.00 | 10/09/2023   |

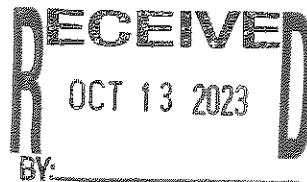
Meadow View at Twin Creeks CCD  
475 West Town Place Suite #114  
St Augustine FL 32092

## INVOICE NO. 312264 - DEPOSIT

Approved  
Facility Maintenance  
001.320.57200.45508  
Rich Gray

Site: 850 Beacon Lakes Pkwy St  
Augustine  
Site Address: 850 Beacon Lakes Pkwy  
St Augustine FL 32092  
Job No.: 78467  
Job Name: Beacon Lakes Amenity  
Order No.:

### Equipment & Installation Surveillance System



|                               |             |
|-------------------------------|-------------|
| Sub-Total ex Tax              | \$10,240.00 |
| Tax                           | \$0.00      |
| Total                         | \$10,240.00 |
| Previous Claim Amount (0.00%) | \$0.00      |
| This Claim Amount (50.00%)    | \$5,120.00  |
| Amount Remaining (50.00%)     | \$5,120.00  |

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

**IMPORTANT:** Please remember to test your system monthly.

Need automation for your home? Visit us online at [www.smarthome.biz](http://www.smarthome.biz)

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

|                  |            |
|------------------|------------|
| Sub-Total ex Tax | \$5,120.00 |
| Tax              | \$0.00     |
| Total inc Tax    | \$5,120.00 |
| Amount Applied   | \$0.00     |
| Balance Due      | \$5,120.00 |

## How To Pay

INVOICE NO. 312264



### Credit Card (MasterCard, Visa, Amex)

Credit Card No.

Card Holder's Name: \_\_\_\_\_ CCV: \_\_\_\_\_

Expiry Date:  /  Signature: \_\_\_\_\_



### Mail

Detach this section and mail check to:

Atlantic Security  
1714 Cesery Blvd  
Jacksonville, FL 32211

NAME: Meadow View at Twin Creeks CCD DUE DATE: 11/06/2023 AMOUNT DUE: \$5,120.00

Please Reference: 312264



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

| PLEASE PAY BY | AMOUNT     | INVOICE DATE |
|---------------|------------|--------------|
| 11/06/2023    | \$5,120.00 | 10/09/2023   |

## INVOICE NO. 312264 - DEPOSIT

| Original Contract   |                    |              |                   |              |                   |
|---------------------|--------------------|--------------|-------------------|--------------|-------------------|
| Description         | Total Value        | Current      |                   | To Date      |                   |
|                     |                    | %            | \$                | %            | \$                |
| Surveillance System | \$10,240.00        | 50.00        | \$5,120.00        | 50.00        | \$5,120.00        |
| <b>Total</b>        | <b>\$10,240.00</b> | <b>50.00</b> | <b>\$5,120.00</b> | <b>50.00</b> | <b>\$5,120.00</b> |

| Claim Breakdown (Amount including Tax) |             |                   |               |                    |
|--|-------------|-------------------|---------------|--------------------|
| Date                                   | Invoice No. | Claimed           | Paid          | Amount Outstanding |
| 10/09/2023                             | 312264      | \$5,120.00        | \$0.00        | \$5,120.00         |
| <b>Total</b>                           |             | <b>\$5,120.00</b> | <b>\$0.00</b> | <b>\$5,120.00</b>  |

| Contract Summary        |            |
|-------------------------|------------|
| Claim to Date           | \$5,120.00 |
| Remaining Claim Balance | \$5,120.00 |

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

## Terms and Conditions

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

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

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

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

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

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

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

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

Distributed by Atlantic Companies  
1714 Casery Boulevard  
Jacksonville, FL 32211

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

11/06/2023

AMOUNT

\$1,922.50

INVOICE DATE

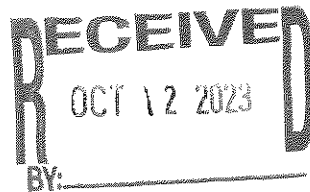
10/09/2023

## INVOICE NO. 312265 - DEPOSIT

**Site:** 850 Beacon Lakes Pkwy St  
Augustine  
**Site Address:** 850 Beacon Lakes Pkwy  
St Augustine FL 32092  
**Job No.:** 78469  
**Job Name:**  
**Order No.:**

Approved  
Facility Maintenance  
001.320.57200.45508  
Rich Gray

### Equipment & Installation Surveillance System



|                               |            |
|-------------------------------|------------|
| Sub-Total ex Tax              | \$3,845.00 |
| Tax                           | \$0.00     |
| Total                         | \$3,845.00 |
| Previous Claim Amount (0.00%) | \$0.00     |
| This Claim Amount (50.00%)    | \$1,922.50 |
| Amount Remaining (50.00%)     | \$1,922.50 |

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

**IMPORTANT:** Please remember to test your system monthly.

Need automation for your home? Visit us online at [www.smarthome.biz](http://www.smarthome.biz)

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

|                  |            |
|------------------|------------|
| Sub-Total ex Tax | \$1,922.50 |
| Tax              | \$0.00     |
| Total inc Tax    | \$1,922.50 |
| Amount Applied   | \$0.00     |
| Balance Due      | \$1,922.50 |

## How To Pay

INVOICE NO. 312265



### Credit Card (MasterCard, Visa, Amex)

Credit Card No.

Card Holder's Name: \_\_\_\_\_ CCV: \_\_\_\_\_

Expiry Date:  /  Signature: \_\_\_\_\_



### Mail

Detach this section and mail check to:

Atlantic Security  
1714 Cesery Blvd  
Jacksonville, FL 32211

NAME: Meadow View at Twin Creeks CCD DUE DATE: 11/06/2023 AMOUNT DUE: \$1,922.50

Please Reference: 312265



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

| PLEASE PAY BY | AMOUNT     | INVOICE DATE |
|---------------|------------|--------------|
| 11/06/2023    | \$1,922.50 | 10/09/2023   |

## INVOICE NO. 312265 - DEPOSIT

| Original Contract   |             |         |            |         |            |
|---------------------|-------------|---------|------------|---------|------------|
| Description         | Total Value | Current |            | To Date |            |
|                     |             | %       | \$         | %       | \$         |
| Surveillance System | \$3,845.00  | 50.00   | \$1,922.50 | 50.00   | \$1,922.50 |
| Total               | \$3,845.00  | 50.00   | \$1,922.50 | 50.00   | \$1,922.50 |

| Claim Breakdown (Amount including Tax) |             |            |        |                    |
|--|-------------|------------|--------|--------------------|
| Date                                   | Invoice No. | Claimed    | Paid   | Amount Outstanding |
| 10/09/2023                             | 312265      | \$1,922.50 | \$0.00 | \$1,922.50         |
| Total                                  |             | \$1,922.50 | \$0.00 | \$1,922.50         |

| Contract Summary        |            |
|-------------------------|------------|
| Claim to Date           | \$1,922.50 |
| Remaining Claim Balance | \$1,922.50 |



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

## Terms and Conditions

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

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

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

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

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

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

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

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

Distributed by Atlantic Companies  
1714 Cesary Boulevard  
Jacksonville, FL 32211

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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 # |
|-----------|-----------|
| 10/5/2023 | 47285     |

**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 RECEIPT | DH       |          |
| QUANTITY   | DESCRIPTION                           | RATE                    |                  | AMOUNT   |          |
|  | SITE: BEACON LAKE (ENTRANCE ON RIGHT) |                         |                  |          |          |
|  | SERVICE CALL:                         | 90.00                   |                  | 90.00    |          |
|  | - TROUBLESHOT                         |                         |                  |          |          |
|  | - NEEDS ELECTRICIAN                   |                         |                  |          |          |
|  | - 110 VOLTS GOING TO PUMP; NEEDS 240  |                         |                  |          |          |
| 1  | LABOR PER HOUR:                       | 180.00                  |                  | 180.00   |          |
| 18% APR will be applied to any invoice not paid in full within 30 days.<br>Visa or Mastercard Accepted   |                                       | <b>Total</b>            |                  | \$270.00 |          |
| *ALL PUMPS CARRY A ONE YEAR MANUFACTURER'S WARRANTY. PARTS & LABOR ARE PROVIDED FREE OF CHARGE FOR A 30 DAY PERIOD FOLLOWING INSTALLATION. LABOR IS NOT COVERED UNDER WARRANTY AFTER THE FIRST 30 DAYS AND WILL BE BILLED AT THE CURRENT BUSINESS RATE.<br>*ALL DISCREPANCIES MUST BE REPORTED WITHIN 10 DAYS.<br>*REASONABLE COLLECTION & ATTORNEY'S FEES WILL BE ASSESSED TO ALL ACCOUNTS PLACED FOR COLLECTION. |                                       | <b>Payments/Credits</b> |                  | \$0.00   |          |
|  |                                       | <b>Balance Due</b>      |                  | \$270.00 |          |

# ORR | COOK REVISED

## INVOICE

**Hillary Mesa, Esq.**  
St. Johns Law Group  
104 Sea Grove Main Street  
St Augustine, FL 32080  
[hmesa@sjlawgroup.com](mailto:hmesa@sjlawgroup.com)

**Joseph C. Stayanoff, Esq.**  
Ansbacher Law  
1650 US 1 South, Ste. 201  
St Augustine, FL 32084  
Attorney for Respondents  
[joseph.stayanoff@ansbacher.net](mailto:joseph.stayanoff@ansbacher.net)

**Wesley S. Haber, Esq.**  
Kutak Rock LLP  
107 W. College Ave.  
Tallahassee, FL 32301  
[wesley.haber@kutakrock.com](mailto:wesley.haber@kutakrock.com)



Invoice No.: T7000555

Invoice Date: 10/02/23

Re: Samantha and Robert  
Kawa v. Beacon Lake  
Community Association and  
Meadow View at Twin  
Creeks CDD

| Description  | Serviced                           | Amount             |
|--|------------------------------------|--------------------|
| <b>Professional Services Rendered:</b><br><br>1.5 hours: Pre-Mediation and Post-Mediation administration Preparation.<br><br>6.0 hours: Attend Mediation Conference<br><br><b>MEDIATION COSTS ARE DIVIDED AS FOLLOWS:</b><br><br>1/3 to Hillary Mesa attorney for Samantha and Robert Kawa (\$1,062.50)<br><br>1/3 to Joseph Stayanoff attorney for Beacon Lake Community Association (\$1,062.50)<br><br>1/3 to Wesley Haber attorney for Meadow View at Twin Creeks CDD (\$1,062.50) | 9/26/23                            | \$3,187.50         |
| Make Checks Payable to ORR   COOK<br>TAX I.D. NUMBER: 27-0449397<br><br>Thank you for the privilege of serving as your mediator.   | <b>Total</b>                       | \$3,187.50         |
|  | <b>Payments/Credits</b>            | \$0.00             |
|  | <b>Balance Due From Each Party</b> | <b>\$ 1,062.50</b> |

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

# Invoice

Invoice #: 258  
Invoice Date: 9/30/2023  
Due Date: 9/30/2023  
Case:  
P.O. Number:

**Bill To:**

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

| Description   | Hours/Qty | Rate  | Amount          |
|---|-----------|-------|-----------------|
| Kayak Attendant Services through September 2023<br>1.320.57200.45502                          | 5.55      | 18.50 | 102.68          |
| <div>RECEIVED<br/>OCT 09 2023<br/>BY: _____</div> <div><i>Jerry Lambert</i><br/>10-9-23</div> |           |       |                 |
| <b>Total</b>  |           |       | <b>\$102.68</b> |
| <b>Payments/Credits</b>   |           |       | <b>\$0.00</b>   |
| <b>Balance Due</b>  |           |       | <b>\$102.68</b> |

MVTC CDD

KAYAK ATTENDANT INVOICE DETAIL

| <u>Quantity</u> | <u>Description</u> | <u>Rate</u> | <u>Amount</u> |
|-----------------|--------------------|-------------|---------------|
| 5.55            | Kayak Attendant    | \$ 18.50    | \$ 102.68     |

Covers September 2023

|            |                  |
|------------|------------------|
| TOTAL DUE: | <u>\$ 102.68</u> |
|------------|------------------|

Kayak Attendant #1.320.57200.45502

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

---

| <u>Date</u>  | <u>Hours</u> | <u>Employee</u> | <u>Description</u> |
|--------------|--------------|-----------------|--------------------|
| 9/9/23       | 2.67         | E.W.            | Kayak Attendant    |
| 9/23/23      | 2.88         | E.W.            | Kayak Attendant    |
| <b>TOTAL</b> | <u>5.55</u>  |                 |                    |

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

# Invoice

Invoice #: 259  
Invoice Date: 9/30/2023  
Due Date: 9/30/2023  
Case:  
P.O. Number:

**Bill To:**

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

| Description  | Hours/Qty | Rate  | Amount   |
|--|-----------|-------|----------|
| Lifeguard Services through September 2023<br>1.320.5720045501  | 200.25    | 18.50 | 3,704.63 |
| <div>RECEIVED<br/>OCT 09 2023<br/>BY: _____</div><br><br><div><i>Jerry Lambert</i><br/>10-9-23</div> |           |       |          |

|                         |                   |
|-------------------------|-------------------|
| <b>Total</b>            | <b>\$3,704.63</b> |
| <b>Payments/Credits</b> | <b>\$0.00</b>     |
| <b>Balance Due</b>      | <b>\$3,704.63</b> |

**MVTC CDD**  
**LIFEGUARD INVOICE DETAIL**

| <b>Quantity</b> | <b>Description</b> | <b>Rate</b> | <b>Amount</b> |
|-----------------|--------------------|-------------|---------------|
| 200.25          | Lifeguard Services | \$ 18.50    | \$ 3,704.63   |

Covers September 2023

|            |                    |
|------------|--------------------|
| TOTAL DUE: | <u>\$ 3,704.63</u> |
|------------|--------------------|

LIFEGUARDS #1.320.57200.45501



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

| <u>Date</u> | <u>Hours</u> | <u>Employee</u> | <u>Description</u> |
|-------------|--------------|-----------------|--------------------|
| 9/2/23      | 6.67         | A.A.            | Lifeguarding       |
| 9/2/23      | 4.3          | E.G.            | Lifeguarding       |
| 9/2/23      | 4.32         | K.J.G.          | Lifeguarding       |
| 9/2/23      | 4.4          | K.G.            | Lifeguarding       |
| 9/2/23      | 4.23         | B.S.            | Lifeguarding       |
| 9/3/23      | 6.62         | A.A.            | Lifeguarding       |
| 9/3/23      | 4.43         | K.G.            | Lifeguarding       |
| 9/3/23      | 4.23         | E.G.            | Lifeguarding       |
| 9/3/23      | 4.2          | V.G.            | Lifeguarding       |
| 9/3/23      | 4.08         | B.S.            | Lifeguarding       |
| 9/4/23      | 6.53         | A.A.            | Lifeguarding       |
| 9/4/23      | 4.32         | K.G.            | Lifeguarding       |
| 9/4/23      | 4.28         | E.G.            | Lifeguarding       |
| 9/4/23      | 7.33         | V.G.            | Lifeguarding       |
| 9/4/23      | 4.07         | B.S.            | Lifeguarding       |
| 9/4/23      | 4.05         | K.J.G.          | Lifeguarding       |
| 9/9/23      | 6.65         | V.G.            | Lifeguarding       |
| 9/9/23      | 4.38         | E.G.            | Lifeguarding       |
| 9/9/23      | 3.9          | K.J.G.          | Lifeguarding       |
| 9/9/23      | 4.02         | B.S.            | Lifeguarding       |
| 9/10/23     | 6.72         | E.G.            | Lifeguarding       |
| 9/10/23     | 2.7          | K.G.            | Lifeguarding       |
| 9/10/23     | 6.75         | K.J.G.          | Lifeguarding       |
| 9/10/23     | 4.07         | B.S.            | Lifeguarding       |
| 9/16/23     | 6.48         | V.G.            | Lifeguarding       |
| 9/16/23     | 5.1          | E.G.            | Lifeguarding       |
| 9/16/23     | 4.32         | J.H.            | Lifeguarding       |
| 9/16/23     | 4.53         | K.J.G.          | Lifeguarding       |
| 9/16/23     | 4.03         | B.S.            | Lifeguarding       |
| 9/17/23     | 6.83         | E.G.            | Lifeguarding       |
| 9/17/23     | 4.28         | J.H.            | Lifeguarding       |
| 9/17/23     | 6.53         | V.G.            | Lifeguarding       |
| 9/17/23     | 3.52         | B.S.            | Lifeguarding       |
| 9/23/23     | 6.1          | V.G.            | Lifeguarding       |
| 9/23/23     | 4.2          | E.G.            | Lifeguarding       |
| 9/23/23     | 4.13         | J.H.            | Lifeguarding       |
| 9/23/23     | 4.07         | B.S.            | Lifeguarding       |
| 9/24/23     | 6.78         | E.G.            | Lifeguarding       |
| 9/24/23     | 4.12         | J.H.            | Lifeguarding       |
| 9/24/23     | 4            | V.G.            | Lifeguarding       |
| 9/24/23     | 3.98         | B.S.            | Lifeguarding       |

|              |                      |
|--------------|----------------------|
| <b>TOTAL</b> | <u><u>200.25</u></u> |
|--------------|----------------------|

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

# Invoice

Invoice #: 260  
Invoice Date: 9/30/2023  
Due Date: 9/30/2023  
Case:  
P.O. Number:

**Bill To:**

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

| Description   | Hours/Qty | Rate  | Amount   |
|---|-----------|-------|----------|
| Private Event Attendant through September 2023<br>1,320.57200,45509                           | 21.01     | 25.00 | 525.25   |
| <div>RECEIVED<br/>OCT 09 2023<br/>BY: _____</div> <div><i>Jerry Lambert</i><br/>10-9-23</div> |           |       |          |
| Total   |           |       | \$525.25 |
| Payments/Credits  |           |       | \$0.00   |
| Balance Due   |           |       | \$525.25 |

MVTC CDD

PRIVATE EVENT ATTENDANT INVOICE DETAIL

| Quantity | Description             | Rate     | Amount           |
|----------|-------------------------|----------|------------------|
| 21.01    | Private Event Attendant | \$ 25.00 | \$ 525.25        |
|          | Covers September 2023   |          |                  |
|          | TOTAL DUE:              |          | <u>\$ 525.25</u> |

Private Event Attendant 1.320.57200.45509

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

| <u>Date</u> | <u>Hours</u> | <u>Employee</u> | <u>Description</u>      |
|-------------|--------------|-----------------|-------------------------|
| 9/9/23      | 8.05         | E.W.            | Private Event Attendant |
| 9/16/23     | 3            | E.G.            | Private Event Attendant |
| 9/17/23     | 2            | E.G.            | Private Event Attendant |
| 9/22/23     | 3.78         | E.W.            | Private Event Attendant |
| 9/30/23     | 4.18         | J.W.            | Private Event Attendant |
| TOTAL       | <u>21.01</u> |                 |                         |

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

# Invoice

Invoice #: 261  
Invoice Date: 9/30/2023  
Due Date: 9/30/2023  
Case:  
P.O. Number:

**Bill To:**

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

| Description   | Hours/Qty | Rate  | Amount |
|---|-----------|-------|--------|
| Special Event Assistant through September 2023<br>1.320.57200.49400                           | 27.03     | 25.00 | 675.75 |
| <div>RECEIVED<br/>OCT 09 2023<br/>BY: _____</div> <div><i>Jerry Lambert</i><br/>10-9-23</div> |           |       |        |

|                         |                 |
|-------------------------|-----------------|
| <b>Total</b>            | <b>\$675.75</b> |
| <b>Payments/Credits</b> | <b>\$0.00</b>   |
| <b>Balance Due</b>      | <b>\$675.75</b> |

MVTC CDD

SPECIAL EVENT ASSISTANT INVOICE DETAIL

| <u>Quantity</u> | <u>Description</u>                               | <u>Rate</u> | <u>Amount</u>    |
|-----------------|--|-------------|------------------|
| 27.03           | Special Event Assistant<br>Covers September 2023 | \$ 25.00    | \$ 675.75        |
|                 | TOTAL DUE:                                       |             | <u>\$ 675.75</u> |

Special Event Assistant 1.320.57200.49400

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

| <u>Date</u>  | <u>Hours</u> | <u>Employee</u> | <u>Description</u>                |
|--------------|--------------|-----------------|-----------------------------------|
| 9/1/23       | 3.5          | J.W.            | Special Event - Food Truck Friday |
| 9/2/23       | 4.22         | E.W.            | Special Event - Labor Day Bash    |
| 9/2/23       | 4.15         | J.W.            | Special Event - Labor Day Bash    |
| 9/8/23       | 3.48         | J.W.            | Special Event - Food Truck Friday |
| 9/15/23      | 2.83         | E.W.            | Special Event - Food Truck Friday |
| 9/22/23      | 3.95         | J.W.            | Special Event - Food Truck Friday |
| 9/29/23      | 4.9          | J.W.            | Special Event - Food Truck Friday |
| <b>TOTAL</b> | <u>27.03</u> |                 |                                   |

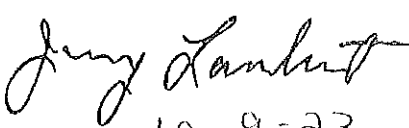
Riverside Management Services, Inc  
9655 Florida Mining Blvd. W.  
Building 300, Suite 305  
Jacksonville, FL 32257

# Invoice

**Bill To:**

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

Invoice #: 262  
Invoice Date: 9/30/2023  
Due Date: 9/30/2023  
Case:  
P.O. Number:

| Description  | Hours/Qty | Rate  | Amount   |
|--|-----------|-------|----------|
| Assistant Manager through September 2023<br>1.320.57200.45500  | 155.42    | 25.00 | 3,885.50 |
| <div>RECEIVED<br/>OCT 09 2023<br/>BY: _____</div> <div><br/>10-9-23</div> |           |       |          |

|                         |                   |
|-------------------------|-------------------|
| <b>Total</b>            | <b>\$3,885.50</b> |
| <b>Payments/Credits</b> | <b>\$0.00</b>     |
| <b>Balance Due</b>      | <b>\$3,885.50</b> |



MVTC CDD

ASSISTANT MANAGER INVOICE DETAIL

| <u>Quantity</u> | <u>Description</u>    | <u>Rate</u> | <u>Amount</u>      |
|-----------------|-----------------------|-------------|--------------------|
| 155.42          | Assistant Manager     | \$ 25.00    | \$ 3,885.50        |
|                 | Covers September 2023 |             |                    |
|                 | TOTAL DUE:            |             | <u>\$ 3,885.50</u> |

Facility Management 001.320.57200.45500

MEADOWVIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT  
 ASSISTANT MANAGER BILLABLE HOURS  
 THROUGH SEPTEMBER 2023

| <u>Date</u>  | <u>Hours</u>  | <u>Employee</u> | <u>Description</u> |
|--------------|---------------|-----------------|--------------------|
| 9/2/23       | 4.43          | E.W.            | Facility Assistant |
| 9/3/23       | 10.32         | E.W.            | Facility Assistant |
| 9/4/23       | 10.17         | E.W.            | Facility Assistant |
| 9/5/23       | 3.08          | E.W.            | Facility Assistant |
| 9/8/23       | 2.08          | J.W.            | Facility Assistant |
| 9/7/23       | 10.17         | E.W.            | Facility Assistant |
| 9/8/23       | 5.68          | E.W.            | Facility Assistant |
| 9/9/23       | 2.52          | J.W.            | Facility Assistant |
| 9/10/23      | 10.27         | E.W.            | Facility Assistant |
| 9/11/23      | 10.22         | E.W.            | Facility Assistant |
| 9/12/23      | 2.1           | E.W.            | Facility Assistant |
| 9/13/23      | 2             | E.W.            | Facility Assistant |
| 9/13/23      | 2             | J.W.            | Facility Assistant |
| 9/14/23      | 5.77          | E.W.            | Facility Assistant |
| 9/18/23      | 10.22         | E.W.            | Facility Assistant |
| 9/19/23      | 10.3          | E.W.            | Facility Assistant |
| 9/20/23      | 2.02          | J.W.            | Facility Assistant |
| 9/21/23      | 9.48          | E.W.            | Facility Assistant |
| 9/22/23      | 2.27          | E.W.            | Facility Assistant |
| 9/23/23      | 2.99          | E.W.            | Facility Assistant |
| 9/24/23      | 10.2          | E.W.            | Facility Assistant |
| 9/25/23      | 10.32         | E.W.            | Facility Assistant |
| 9/26/23      | 2.33          | E.W.            | Facility Assistant |
| 9/27/23      | 2.12          | J.W.            | Facility Assistant |
| 9/28/23      | 2.28          | E.W.            | Facility Assistant |
| 9/30/23      | 10.08         | E.W.            | Facility Assistant |
| <b>TOTAL</b> | <u>155.42</u> |                 |                    |

**HEATING & COOLING, INC.**

Since 1962

2801 Dawn Rd  
Jacksonville, FL 32207-7903  
Phone: (904) 448-1962  
service@thigpenhvac.com

Approved  
Facilities Maintenance  
001.320.57200.45508  
Rich Gray

**Invoice**

Number: 38822.1

Date: 3/23/2023

Account No: 127224

Terms: NET DUE UPON RECEI

Reference: Order 38822

Service Advisor: Paul Ruckman

Customer PO#:

**Billing Address:**

Meadow View At Twin Creeks CDD  
850 Beacon Lake Pkwy  
Saint Augustine, FL 32095

**Service Address:**

Meadow View At Twin Creeks CDD  
850 Beacon Lake Pkwy  
Saint Augustine, FL 32095

**NOTES**

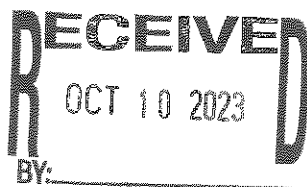
On arrival, I replaced outdoor sensors, a control board, and pulled new control wire. For the MITSUBISHI mini split system. After speaking with technical support. Need an MHK2 wireless kit. They have an old transponder with a new wireless thermostat. The system is running. Moved over to install the low pressure switch. Put one on found out the switch are the wrong ones.

| Item       | Description      | Qty   | Unit | Price    | Extended |
|------------|------------------|-------|------|----------|----------|
| PCBOARD    | main cond. board | 1.00  |      | \$380.00 | \$380.00 |
| SENAMB     | ambient sensor   | 1.00  |      | \$22.75  | \$22.75  |
| SENDEF     | defrost sensor   | 1.00  |      | \$18.55  | \$18.55  |
| SENDISH    | discharge sensor | 1.00  |      | \$21.25  | \$21.25  |
| COMWIRE    | 14/4 wire        | 50.00 |      | \$2.75   | \$137.50 |
| COMM-LABOR | Commercial Labor | 3.00  |      | \$105.00 | \$315.00 |

**TERMS AND CONDITIONS**

Net due on day of installation, or in accordance with financing agreement. The Seller retains the title to all materials and property listed herein until payments have been made in full. Accounts not paid within thirty (30) days of notice of invoice are in default and a late payment charge of 1 - 1/2 % per month will be added. Buyer agrees to any reasonable attorney or collection fees incurred by Seller in securing payment for this contract

Thigpen Heating and Cooling, Inc. is not responsible for any property damages unless damage has occurred while employees are still on premises.



Non-Taxable: \$895.05  
Taxable: \$0.00  
Sub Total: \$895.05  
Sales Tax: \$0.00  
Freight:  
Total: \$895.05  
Total Paid:  
**Total Due: \$895.05**

CACO56729

CACO56726

CN208226



**HEATING & COOLING, INC.**

Since 1962

2801 Dawn Rd  
Jacksonville, FL 32207-7903  
Phone: (904) 448-1962  
service@thigpenhvac.com

Approved  
Facilities Maintenance  
001.320.57200.45508  
Rich Gray

## Invoice

Number: 39040A

Date: 3/27/2023

Account No: 127224

Terms: NET DUE UPON RECEIPT

Reference: Order 39040

Service Advisor: Ernie Hudson

Customer PO#:

### Billing Address:

Meadow View At Twin Creeks CDD  
850 Beacon Lake Pkwy  
Saint Augustine, FL 32095

### Service Address:

Meadow View At Twin Creeks CDD  
850 Beacon Lake Pkwy  
Saint Augustine, FL 32095

### NOTES

3/27/2023

Hp1 had loose low voltage control wire. Tightened connection and hp1 is now running.

| Item             | Description                    | Qty  | Unit | Price    | Extended |
|------------------|--------------------------------|------|------|----------|----------|
| COMM-LABOR       | Commercial Labor               | 1.50 |      | \$105.00 | \$157.50 |
| MISC-ENVIRON-FEE | Misc. Supplies & Environmental | 1.00 |      | \$20.00  | \$20.00  |

### TERMS AND CONDITIONS

Net due on day of installation, or in accordance with financing agreement. The Seller retains the title to all materials and property listed herein until payments have been made in full. Accounts not paid within thirty (30) days of notice of invoice are in default and a late payment charge of 1 - 1/2 % per month will be added. Buyer agrees to any reasonable attorney or collection fees incurred by Seller in securing payment for this contract.

Thigpen Heating and Cooling, Inc. is not responsible for any property damages unless damage has occurred while employees are still on premises.

**RECEIVED**  
OCT 10 2023  
BY: \_\_\_\_\_

Non-Taxable: \$177.50  
Taxable: \$0.00  
Sub Total: \$177.50  
Sales Tax: \$0.00  
Freight:  
Total: \$177.50  
Total Paid:  
**Total Due: \$177.50**

CACO56729

CACO56726

CN208226



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

# Invoice

| Date      | Number  |
|-----------|---------|
| 9/10/2023 | 1053701 |

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

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

Customer Phone: 904 217-3058

| Agreement #   | PO #  | Terms          | Due Date   | Sales Rep   | WO #      |           |
|---|---|----------------|------------|-------------|-----------|-----------|
|   |   | DUE ON RECEIPT | 09/10/2023 |             | 105291    |           |
| Item  | Description   |                |            | Quantity    | Price     | Amount    |
| <div>RECEIVED</div> <div>OCT 10 2023</div> <div>BY: _____</div> | Commercial Labor  |                |            | 2.25        | \$105.00  | \$236.25  |
|   | Moving to into PM to be done within the week  |                |            | 1.00        | (\$78.75) | (\$78.75) |
|   | Misc. Supplies & Enviromental   |                |            | 1.00        | \$20.00   | \$20.00   |
|   | water leak  |                |            |             |           |           |
|   | Upon arrival found aux pan full of water and drainline clogged, filter plugged up, reccomended filter change between our visits, vac/flushed and treated drain/pan system cooling with a 18td at this time. |                |            |             |           |           |
|   |   |                |            |             |           |           |
|   |   |                |            |             |           |           |
|   |   |                |            |             |           |           |
|   |   |                |            |             |           |           |
|   |   |                |            |             |           |           |
|   |   |                |            | Subtotal    | \$177.50  |           |
|   |   |                |            | Sales Tax   | \$0.00    |           |
|   |   |                |            | Total       | \$177.50  |           |
|   |   |                |            | Payments    | \$0.00    |           |
|   |   |                |            | Balance Due | \$177.50  |           |

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



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

# Invoice

| Date      | Number  |
|-----------|---------|
| 9/13/2023 | 1053702 |

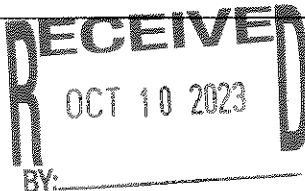
|  |
|--|
| <b>Bill To Address:</b>  |
| Meadow View At Twin Creeks CDD<br>VENUS<br>850 Beacon Lake Pkwy<br>Saint Augustine, FL 32095 |

|   |
|---|
| <b>Work\Ship Address:</b>   |
| Meadow View At Twin Creeks CDD<br>850 Beacon Lake Pkwy<br>Saint Augustine, FL 32095 |

Customer Phone: 904 217-3058

| Agreement # | PO # | Terms | Due Date   | Sales Rep | WO #  |
|-------------|------|-------|------------|-----------|-------|
| 10018       |      | COD   | 09/13/2023 |           | 45740 |

| Item | Description  | Quantity | Price              | Amount   |
|------|--|----------|--------------------|----------|
|      | Commercial Planned Maintenance   | 1.00     | \$505.00           | \$505.00 |
|      | Misc. Supplies & Enviromental  | 1.00     | \$20.00            | \$20.00  |
|      | PM Visit   |          |                    |          |
|      | FILTERS @ SHOP IN BOWDENS BOX!!  |          |                    |          |
|      | CLOSED ON MONDAYS/TUESDAYS   |          |                    |          |
|      | HE WILL BE THERE @ 9   |          |                    |          |
|      | Q.C.M FI \$505.00  |          |                    |          |
|      | 1-OUTSIDE CARRIER AIR UNIT   |          |                    |          |
|      | 2-CARRIER 5 TON SYSTEMS  |          |                    |          |
|      | 1- CARRIER 4 TON SYSTEM  |          |                    |          |
|      | ADDING AN ADDITIONAL UNIT TO CHECK   |          |                    |          |
|      | QUARTERLY (THIS UNIT IS AT THE WATER PARK  |          |                    |          |
|      | BATHROOMS)   |          |                    |          |
|      | FILTER SIZES   |          |                    |          |
|      | 2-21.5x23 5/16x1   |          |                    |          |
|      | 4-16x24x2  |          |                    |          |
|      | 1-19 7/8x21.5x1  |          |                    |          |
|      | 1- 16X25X1 (WATER PARK BATHROOM UNIT)  |          |                    |          |
|      | BELT CHANGE 1 TIME A YR  |          |                    |          |
|      | A39  |          |                    |          |
|      | Replaced Filters, Cleaned Drainlines, Washed all coils,<br>Cleaned mini split filters, changed belt, checked pressures,<br>volts and amps and the systems are all operating properly |          |                    |          |
|      |  |          | <b>Subtotal</b>    | \$525.00 |
|      |  |          | <b>Sales Tax</b>   | \$0.00   |
|      |  |          | <b>Total</b>       | \$525.00 |
|      |  |          | <b>Payments</b>    | \$0.00   |
|      |  |          | <b>Balance Due</b> | \$525.00 |



Approved  
Facilities Maintenance  
001.320.57200.45508  
Rich Gray

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



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

# Invoice

| Date      | Number  |
|-----------|---------|
| 9/13/2023 | 1053708 |

|  |
|--|
| <b>Bill To Address:</b>  |
| Meadow View At Twin Creeks CDD<br>VENUS<br>850 Beacon Lake Pkwy<br>Saint Augustine, FL 32095 |

|   |
|---|
| <b>Work\Ship Address:</b>   |
| Meadow View At Twin Creeks CDD<br>850 Beacon Lake Pkwy<br>Saint Augustine, FL 32095 |

Customer Phone: 904 217-3058

| Agreement #   | PO #  | Terms          | Due Date   | Sales Rep | WO #        |          |
|---|---|----------------|------------|-----------|-------------|----------|
| 10018   |   | DUE ON RECEIPT | 09/13/2023 |           | 105344      |          |
| Item  | Description   |                |            | Quantity  | Price       | Amount   |
|   | 40V A multivolt transformer   |                |            | 1.00      | \$132.00    | \$132.00 |
|   | Commercial Labor  |                |            | 1.50      | \$105.00    | \$157.50 |
|   | Misc. Supplies & Enviromental   |                |            | 1.00      | \$20.00     | \$20.00  |
|   | SHE IS THERE @ 9 AM, 2ND CALL   |                |            |           |             |          |
|   | if this issue is part of the maintenance, let dispatch know and we will cancel this call!!! |                |            |           |             |          |
|   | AC inside Gym is not working  |                |            |           |             |          |
|   | \$120/hr  |                |            |           |             |          |
|   | Cal B4  |                |            |           |             |          |
|   | Found unit down due to bad 40VA 24Volt Coil Transformer.                                    |                |            |           |             |          |
|   | Replaced and now unit is operating properly.  |                |            |           |             |          |
|   | Model - FB4CNP061   |                |            |           |             |          |
|   | Serial - 2118F20420   |                |            |           |             |          |
|   | by JimGreen on 9/13/2023, 1:30:24 PM  |                |            |           |             |          |
|   | Approved  |                |            |           |             |          |
|   | Facilities Maintenance  |                |            |           |             |          |
|   | 001.320.57200.45508   |                |            |           |             |          |
|   | Rich Gray   |                |            |           |             |          |
| <div>RECEIVED</div> <div>OCT 10 2023</div> <div>BY: _____</div> |   |                |            |           | Subtotal    | \$309.50 |
|   |   |                |            |           | Sales Tax   | \$0.00   |
|   |   |                |            |           | Total       | \$309.50 |
|   |   |                |            |           | Payments    | \$0.00   |
|   |   |                |            |           | Balance Due | \$309.50 |

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

*D.*



# Meadow View at Twin Creeks

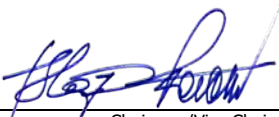
Community Development District  
Construction Phase 4 - HEARTWOOD

Construction Funding Request #4  
November 15, 2023

| Req.                  | PAYEE   |    |           |
|-----------------------|---|----|-----------|
| 84                    | W. Gardner, LLC<br>Beacon Lake Phase 4 (Paving/Drainage) Application for Payment No. 19 (Oct 2023)    | \$ | 9,541.67  |
| 85                    | W. Gardner, LLC<br>Beacon Lake Phase 4 (Utilities) Application for Payment No. 19 (Oct 2023)          | \$ | 35,123.78 |
| 86                    | W. Gardner, LLC<br>Beacon Lake Phase 4 (Clearing/Earthwork) Application for Payment No. 21 (Oct 2023) | \$ | 13,300.00 |
| Total Funding Request |   | \$ | 57,965.45 |

Please make check payable to:

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

Signature:  \_\_\_\_\_  
Chairman/Vice Chairman

DocuSigned by:

Signature:  \_\_\_\_\_  
Secretary/Asst. Secretary  
D1BA5E5E7410418...

*E.*

# Meadow View at Twin Creeks

Community Development District  
Construction Phase 4 - HEARTWOOD

Construction Funding Request #5  
January 11, 2024

Req. PAYEE

|    |  |    |            |
|----|--|----|------------|
| 89 | <b>Quantum Electrical</b><br>Electrical backbone for 299 lots - Invoice BeaconP4-3                           | \$ | 115,120.25 |
| 90 | <b>Quantum Electrical</b><br>Electrical backbone for 299 lots - Invoice BeaconP4-2                           | \$ | 82,228.75  |
| 91 | <b>W. Gardner, LLC</b><br>Beacon Lake Phase 4 (Paving/Drainage) Application for Payment No. 20 (Nov 2023)    | \$ | 11,263.15  |
| 92 | <b>W. Gardner, LLC</b><br>Beacon Lake Phase 4 (Clearing/Earthwork) Application for Payment No. 22 (Nov 2023) | \$ | 1,814.79   |
| 93 | <b>Yellowstone Landscape</b><br>Beacon Lake Phase 4 sod installation - Invoice JAX-644977                    | \$ | 5,770.02   |
| 94 | <b>W. Gardner, LLC</b><br>Beacon Lake Phase 4 (Paving/Drainage) Application for Payment No. 21 (Dec 2023)    | \$ | 30,264.27  |

|                              |           |                   |
|------------------------------|-----------|-------------------|
| <b>Total Funding Request</b> | <b>\$</b> | <b>246,461.23</b> |
|------------------------------|-----------|-------------------|

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

# Meadow View at Twin Creeks

Community Development District  
Construction Phase 4 - Dreamfinders

Construction Funding Request #15  
January 11, 2024

| Req.                         | PAYEE  |                      |
|------------------------------|--|----------------------|
| 95                           | <b>West Orange Nurseries Inc</b><br>Beacon Lake Phase 4 - Application for Payment No. 3 (Dec 2023) | \$ 369,368.36        |
| <b>Total Funding Request</b> |  | <b>\$ 369,368.36</b> |

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

# Meadow View at Twin Creeks

Community Development District  
Construction Phase 3B - BBX

Construction Funding Request #55  
January 11, 2024

| Req.                         | PAYEE   |           |                 |
|------------------------------|---|-----------|-----------------|
| 143                          | <b>Gemini Engineering &amp; Science</b><br>Beacon Lake Phase 3B LOMR Review - Invoice 4 | \$        | 2,500.00        |
| <b>Total Funding Request</b> |   | <b>\$</b> | <b>2,500.00</b> |

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