

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

February 15, 2024

AGENDA

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

475 West Town Place, Suite 114

St. Augustine, Florida 32092

www.meadowviewattwincreeksd.com

February 8, 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, February 15, 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:

- I. Roll Call
- II. Public Comment
- III. Minutes
 - A. Approval of Minutes of the January 18, 2024 Board of Supervisors Meeting
 - B. Acceptance of Minutes of the January 18, 2024 Audit Committee Meeting
- IV. Ratification of Engagement Letter with Grau & Associates for Audit Services
- V. Consideration of Resolution 2024-01, Instructing the St. Johns County Supervisor of Elections to Conduct the District's 2024 General Election
- VI. Consideration of Resolution 2024-02, Amending the Fiscal Year 2024 General Fund Budget
- VII. Update on Development Status
- VIII. Staff Reports
 - A. District Counsel – Update on Required Ethics Training
 - B. District Engineer – Approval of Requisition Summary
 - C. District Manager
 - D. Amenity Manager

- E. Operations Manager
 - 1. Report
 - 2. Consideration of Proposal for Spring Annuals

IX. Financial Reports

- A. Financial Statements as of December 31, 2023
- B. Assessment Receipts Schedule
- C. Check Register
- D. Consideration of Construction Funding Request No. 56

X. Other Business

XI. Supervisors' Requests and Audience Comments

XII. Next Scheduled Meeting – March 21, 2024 at 10:00 a.m. at the Lake House and Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095

XIII. Adjournment

THIRD ORDER OF BUSINESS

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, January 18, 2024 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095.

Present and constituting a quorum were:

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

Also present were:

Jim Oliver	District Manager
Katie Buchanan	District Counsel
Jennifer Clark Erickson	Amenity Manager
Rich Gray	Operations Manager

The following is a summary of the discussions and actions taken at the January 18, 2024 meeting.

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Public Comment

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Minutes

- A. Approval of the Minutes of the November 16, 2023 Board of Supervisors Meeting**
 - B. Acceptance of Minutes of the November 16, 2023 Audit Committee 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 November 16, 2023 Board of

Supervisors and Audit Committee meetings were approved as presented.

FOURTH ORDER OF BUSINESS**Acceptance of Audit Committee's Recommendation**

Mr. Oliver noted the audit committee met prior to the regular Board meeting and reviewed one proposal received in response to the request for proposals from Grau & Associates. Grau & Associates was given a score of 100 points.

On MOTION by Mr. Lyman seconded by Mr. Thors with all in favor accepting the audit committee's recommendation and directing staff to solicit an engagement letter from Grau & Associates was approved.

FIFTH ORDER OF BUSINESS**Consideration of Proposals****A. Playground Mulch**

Mr. Gray presented a proposal to install mulch at the amenity center playground totaling \$5,260. A few other companies were contacted, however, their quotes were substantially higher.

On MOTION by Mr. Lyman seconded by Ms. Simpson with all in favor the proposal from Yellowstone to install mulch at the amenity center playground was approved.

B. Dump Bucket Bearing Replacement

Mr. Gray presented two proposals to replace the dump bucket bearing. The first proposal from Splashtacular totaled \$6,850 and the second proposal from Riverside Management Services totaled \$3,200. RMS provided an additional proposal that also includes pressure washing the structure, repainting the concrete footers, and replacing some additional parts for a total of \$5,300.

On MOTION by Mr. Lyman seconded by Ms. Simpson with all in favor the proposal from Riverside Management Services totaling \$5,300 was approved.

C. Bore Quote to Restore Irrigation at Front Entrance

Mr. Gray presented two quotes to bore 250-feet from the exit side to the entrance side of the front entry and noted he is working on obtaining a third quote. The quotes presented total \$11,690 from DL Williams and \$8,725 from Dobson Electric.

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

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

Mr. Lyman stated that paperwork and as-builts are being filed for the final acceptance package to the county and water management district.

SEVENTH 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. Lyman seconded by Ms. Simpson with all in favor requisition 143 for Phase 3 and requisitions 89 through 95 for Phase 4 were approved.

C. District Manager

Mr. Oliver informed the Board that two Board of Supervisors seats are up for election in the 2024 general election and the qualifying period is the second week in June.

D. Amenity Manager

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

E. Operations Manager

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

the Board's review. The shut off timers are being moved inside the tennis courts as requested by Supervisor Thors. Mr. Gray also reported that he obtained quotes for repainting the crosswalks as requested by Supervisor Arias, however he suggested holding off until the top lift of the asphalt is poured. The quote came in at \$700.

Mr. Thors asked if the timer for the pickleball courts has been repaired.

Mr. Gray responded yes.

Mr. Thors stated that it is his understanding that glare shields are available for the pickleball court lights and asked if they can be considered.

Mr. Gray responded that glare shields are available for the back, however he's looking for the front-facing shields for the other side of the courts.

EIGHTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of November 30, 2023

Copies of the financial statements were included in the agenda package for the Board's review.

B. Assessment Receipts Schedule

A copy of the assessment receipt schedule showing the assessments are 58.6% collected was included in the agenda package for the Board's review.

C. Check Register

A copy of the check register totaling \$1,222,732.02 was included in the agenda package for the Board's review.

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

D. Ratification of Construction Funding Request No. 4

A copy of construction funding request number 4 totaling \$57,965.45 was included in the agenda package for the Board's review.

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

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

Copies of construction funding request numbers 5, 15, and 55 totaling \$246,461.23, \$369,368.36 and \$2,500 were included in the agenda package for the Board's review.

On MOTION by Mr. Lyman seconded by Ms. Simpson with all in favor construction funding request numbers 5, 15 and 55 were approved.

NINTH ORDER OF BUSIENSS**Other Business**

There being none the next item followed.

TENTH ORDER OF BUSINESS**Supervisors' Requests and Audience Comments**

Ms. Simpson asked Mr. Gray to keep an eye on any asphalt patch repairs needed in Phase 3A and 3B. She also asked how long the fitness equipment is supposed to last as the replacement parts are getting harder to find. Mr. Oliver responded that he would review the lease.

ELEVENTH ORDER OF BUSINESS

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

TWELFTH 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, January 18, 2024 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 <i>by phone</i>	Chairman
Aaron Lyman	Vice Chairman
Danielle Simpson	Supervisor
Tyler Thors	Supervisor
Frank Arias	Supervisor

Also present were:

Jim Oliver	District Manager
Katie Buchanan	District Counsel

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Review and Ranking of Audit Proposals

Mr. Oliver stated if you recall, the audit committee met previously and decided to go out for proposals for audit services. We did that just a few years ago and the audit committee selected Berger Toombs, however this year they delivered the audit substantially late after the June 30th deadline and we simply can't have late audits. We have certain obligations we have to meet with the State of Florida as well as the investors and bondholders. We did go out for RFP in accordance with Florida Statute Chapter 218. We received one response back and that is from Grau & Associates. The good news is Grau & Associates is probably the lead CDD auditor in the State of Florida and they deliver quality audits on time. The Board has ranking criteria in their agenda package and these criteria are tried, true and tested throughout the State of Florida and they also comply with Florida Statutes. I've ranked the proposal and have given them 20 points across the board. The only objective criterion is price and that is when the lowest price firm gets 20 points and any other firms get a portion of those points. In this case,

there is only one bidder and only one price. The fee proposed is \$7,500 with \$100 increases over the next four years. I think that is very reasonable, especially since there are multiple bond issues.

On MOTION by Mr. Lyman seconded by Mr. Thors with all in favor accepting the scores and ranking provided by Mr. Oliver was approved.
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THIRD ORDER OF BUSINESS

Other Business

There being none, the next item followed.

FOURTH ORDER OF BUSINESS

Adjournment

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

FOURTH ORDER OF BUSINESS



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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(561) 994-9299 • (800) 299-4728
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www.graucpa.com

January 23, 2024

Board of Supervisors
Meadow View at Twin Creeks Community Development District
475 West Town Place, Suite 114
St. Augustine, FL 32092

We are pleased to confirm our understanding of the services we are to provide Meadow View at Twin Creeks Community Development District, St. Johns County, Florida ("the District") for the fiscal year ended September 30, 2023, with the option of four (4) additional one-year renewals. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Meadow View at Twin Creeks Community Development District as of and for the fiscal year ended September 30, 2023, with the option of four (4) additional one-year renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph

will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your

responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

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

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT:

**GMS-NF, LLC
475 WEST TOWN PLACE, SUITE 114
ST. AUGUSTINE, FL 32092
TELEPHONE: 904-940-5850**

This agreement provides for a contract period of one (1) year with the option of four (4) additional, one-year renewals upon the written consent of both parties. Our fee for these services will not exceed \$7,500 for the September 30, 2023 audit. The fees for the fiscal years 2024, 2025, 2026 and 2027 will not exceed \$7,600, \$7,700, \$7,800 and \$7,900, respectively, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District may terminate this agreement, with or without consent, upon thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the date of the notice of termination subject to any offsets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2023 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Meadow View at Twin Creeks Community Development District and believe this letter accurately summarizes the terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Meadow View at Twin Creeks Community Development District.

By: _____

Title: _____

Date: _____

JSO/My

Secretary

January 29, 2024



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

FIFTH ORDER OF BUSINESS

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(a)2.c., FLORIDA STATUTES AND INSTRUCTING THE ST. JOHNS COUNTY SUPERVISOR OF ELECTIONS TO BEGIN CONDUCTING THE DISTRICT'S GENERAL ELECTION.

WHEREAS, the Meadow View at Twin Creeks Community Development District (hereinafter the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated in St. Johns County, Florida;

WHEREAS, the Board of Supervisors of Meadow View at Twin Creeks Community Development District (hereinafter the “**Board**”) seeks to implement Section 190.006(3)(a)2.c., Florida Statutes and to instruct the Supervisor of Elections for St. Johns County, Florida (the “**Supervisor**”), to conduct the District’s General Election.

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

Section 1. The Board is currently made up of the following individuals:

Aaron Lyman – 5323 Millenia Lakes Boulevard, Suite 300, Orlando, Florida 32839
Tyler Thors – 103 Snowbell Court, St. Augustine, Florida 32095
Danielle Simpson – 475 West Town Place, Suite 114, St. Augustine, Florida 32092
Blaz Kovacic – 401 East Las Olas Boulevard, Suite 800, Fort Lauderdale, Florida 33301
Frank Arias – Confidential

Section 2. The term of office for each member of the Board is as follows:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Inc. Expiration Date</u>
1	Aaron Lyman	11/2020 - 11/2024
2	Tyler Thors	01/2023 - 11/2026
3	Danielle Simpson	11/2022 - 11/2024
4	Blaz Kovacic	12/2022 - 11/2026
5	Frank Arias	01/2023 - 11/2026

Section 3. Seat 1, currently held by Aaron Lyman, and Seat 3, currently held by Danielle Simpson, are scheduled for the General Election in November 2024.

Section 4. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. All candidates for a seat on the Board must qualify with the Florida Department of State’s Division of Elections. A

qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote in St. Johns County, Florida. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

Section 5. Members of the Board may elect to receive \$200 per meeting for their attendance, up to a maximum of \$4,800 per year.

Section 6. The term of office for the individuals to be elected to the Board in the November 2024 General Election is four years.

Section 7. The new Board members shall assume office on the second Tuesday following their election.

Section 8. The District hereby instructs the Supervisor to conduct the District's General Election. The District understands that it will be responsible to pay for its proportionate share of the general election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

PASSED AND ADOPTED THIS 15th day of February, 2024.

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

CHAIRPERSON/VICE CHAIRPERSON

ATTEST:

SECRETARY/ASSISTANT SECRETARY

SIXTH ORDER OF BUSINESS

RESOLUTION 2024-02

WHEREAS, the Board of Supervisors, hereinafter referred to as the “Board”, of the Meadow View at Twin Creeks Community Development District, hereinafter referred to as “District”, adopted a General Fund Budget for Fiscal Year 2024, and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

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

1. The General Fund Budget is hereby amended in accordance with Exhibit “A” attached.
2. This resolution shall become effective this 15th day of February, 2024 and be reflected in the monthly and Fiscal Year End 9/30/24 Financial Statements and Audit Report of the District.

*Meadow View at Twin Creeks
Community Development District*

by: _____
Chairman / Vice Chairman

Attest:

by: _____
Secretary / Assistant Secretary

MEADOW VIEW AT TWIN CREEKS CDD
RESOLUTION 2024-02

EXHIBIT A

Meadow View at Twin Creeks

Community Development District

General Fund

Budget Amendment

For The Period Ending December 31, 2023

	Adopted	Increase	Amended	Actual
	Budget	(Decrease)	Budget	12/31/23

Revenues:

Special Assessments - Tax Roll	\$ 1,940,101	\$ -	\$ 1,940,101	\$ 262,687
Special Assessments - Gate Monitoring*	25,888	-	\$ 25,888	25,888
Interest/Miscellaneous Income	9,000	-	\$ 9,000	5,112
Restricted Easement Fence Fund	-	10,000	\$ 10,000	5,100
Facility Revenue	10,000	-	\$ 10,000	-
Total Revenues	\$ 1,984,989	\$ 10,000	\$ 1,994,989	\$ 298,787

Expenditures:

General & Administrative:

Supervisor Fees	\$ 4,800	\$ -	\$ 4,800	\$ 800
PR-FICA	367	-	367	61
Engineering	36,000	-	36,000	3,150
Attorney	30,000	-	30,000	3,802
Annual Audit	6,750	-	6,750	-
Assessment Administration	10,600	-	10,600	10,600
Arbitrage Rebate	3,600	-	3,600	2,400
Dissemination Agent	13,250	-	13,250	3,313
Trustee Fees	16,733	1,235	17,968	17,968
Management Fees	55,220	-	55,220	13,805
Information Technology	1,675	-	1,675	419
Website Maintenance	1,200	-	1,200	300
Telephone	700	-	700	211
Postage & Delivery	1,600	-	1,600	413
Insurance General Liability/Public Officials	8,673	-	8,673	8,161
Printing & Binding	2,300	-	2,300	197
Legal Advertising	1,500	-	1,500	279
Other Current Charges	1,600	-	1,600	-
Office Supplies	300	-	300	2
Dues, Licenses & Subscriptions	175	-	175	175
Total General & Administrative	\$ 197,043	\$ 1,235	\$ 198,278	\$ 66,055

Meadow View at Twin Creeks

Community Development District

General Fund

Budget Amendment

For The Period Ending December 31, 2023

	Adopted	Increase	Amended	Actual
	Budget	(Decrease)	Budget	12/31/23
<i>Operations & Maintenance</i>				
Amenity Center Expenditures				
<i>Utilities</i>				
Telephone/Cable/Internet	\$ 12,400	\$ -	\$ 12,400	\$ 2,974
Electric	52,500	-	52,500	13,557
Water/Sewer/Irrigation	31,240	-	31,240	28,098
Gas	2,500	-	2,500	377
Trash Removal	8,400	-	8,400	2,307
<i>Security</i>				
Security Monitoring	1,440	-	1,440	333
Gate Monitoring	22,888	-	22,888	4,673
Gate Repairs	3,000	-	3,000	-
Access Cards	3,000	-	3,000	389
Contacted Security	20,000	-	20,000	4,730
<i>Management Contracts</i>				
Facility Management	85,851	-	85,851	21,463
Facility Attendant	39,149	-	39,149	9,168
Pool Attendants	55,890	-	55,890	-
Canoe Launch Attendant	30,750	-	30,750	60
Snack Bar Attendant	17,640	(15,000)	2,640	-
Field Management / Admin	65,000	-	65,000	16,250
Pool Maintenance	20,000	-	20,000	4,206
Pool Chemicals	20,467	-	20,467	5,837
Janitorial	33,010	-	33,010	6,241
Facility Maintenance	83,200	-	83,200	37,723
Private Event Attendant	5,500	-	5,500	1,166
Repairs & Maintenance	40,000	-	40,000	22,409
New Capital Projects	10,000	(5,000)	5,000	-
Snack Bar Inventory -CGS	1,000	-	1,000	-
Food Service License	650	-	650	-
Subscriptions	5,500	-	5,500	795
Pest Control	2,831	-	2,831	658
Supplies	2,500	-	2,500	-
Towel/Linen Service	2,800	-	2,800	-
Furnitures, Fixtures & Equipment	5,000	-	5,000	-
Special Events	35,000	-	35,000	9,303
Holiday Decorations	20,000	-	20,000	20,102
Fitness Center Repairs/Supplies	5,500	-	5,500	1,528
Office Supplies	2,100	-	2,100	467
ACA++SCAP/BMI Licenses	800	-	800	-
Property Insurance	72,545	(1,235)	71,310	66,983
Permit and License	575	-	575	224
Subtotal Amenity Center Expenditures	\$ 820,626	\$ (21,235)	\$ 799,391	\$ 282,020

Meadow View at Twin Creeks

Community Development District

General Fund

Budget Amendment

For The Period Ending December 31, 2023

	Adopted	Increase	Amended	Actual
	Budget	(Decrease)	Budget	12/31/23
Ground Maintenance Expenditures				
Hydrology Quality/Mitigation	\$ 6,400	\$ -	\$ 6,400	\$ -
Electric	34,265	-	34,265	8,090
Landscape Maintenance	646,800	-	646,800	127,125
Landscape Contingency	85,000	-	85,000	945
Lake Maintenance	27,000	-	27,000	3,538
Grounds Maintenance	12,000	-	12,000	7,962
Pump Repairs	5,000	20,000	25,000	4,520
Streetlighting	58,207	-	58,207	14,331
Streetlight Repairs	5,000	-	5,000	-
Storm Cleanup	-	-	-	-
Irrigation Repairs	50,000	-	50,000	2,613
Miscellaneous	6,500	-	6,500	-
Contingency	31,149	-	31,149	-
Subtotal Ground Maintenance Expenditures	\$ 967,320	\$ 20,000	\$ 987,320	\$ 169,124
Total Operations & Maintenance	\$ 1,787,946	\$ (1,235)	\$ 1,786,711	\$ 451,144
Total Expenditures	\$ 1,984,989	\$ -	\$ 1,984,989	\$ 517,199
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 10,000	\$ 10,000	\$ (218,412)
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ 10,000	\$ 10,000	\$ (218,412)
Fund Balance - Beginning	\$ -	\$ (10,000)	\$ (10,000)	\$ 589,236
Fund Balance - Ending	\$ -	\$ -	\$ -	\$ 370,824

(1) Includes special assessments for gate monitoring.

EIGHTH ORDER OF BUSINESS

A.



District Managers,

As of January 1, 2024, all Board Supervisors of Florida Community special districts are required to complete four (4) hours of ethics training each year that addresses at a minimum, s. 8, Art. II of the State Constitution, the Code of Ethics for Public Officers and Employees, and the public records and public meetings laws of Florida. The purpose of this email is to notify you of free, on-demand resources available to Board Supervisors to satisfy this requirement. Further information regarding the requisite training is available on the [Florida Commission on Ethics' \("COE"\) website](#).

Please share this information with Board Supervisors or include in the next available agenda package. As always, if you have any questions, please do not hesitate to reach out to your Kutak Rock attorney.

Free Training Resources

The COE has produced several free, online training tutorials that will satisfy the ethics component of the annual training. The on-demand videos are available at the link below. Further, the website provides additional links to resources that Supervisors can access to complete the training requirements.

[Florida Commission on Ethics Training Resources](#)

Please note that the COE-produced content only provides free training for the ethics component of the annual training. However, the Office of the Attorney General of the State of Florida offers a free, two-hour online audio course that covers the Sunshine Law and Public Records Act components of the requisite training. The on-demand audio course is available at the link below.

[Office of the Attorney General Training Resources](#)

Compliance

Each year when Supervisors complete the required financial disclosure form (Form 1 Statement of Financial Interests), Supervisors must mark a box confirming that he or she has completed the ethics training requirements. At this time there is no requirement to submit a certificate; however, the COE advises that Supervisors keep a record of all trainings completed (including date and time of completion), in the event Supervisors are ever asked to provide proof of completion. The training is a calendar year requirement and corresponds to the form year. So, Supervisors will not report their 2024 training until they fill out their Form 1 for the 2025 year.

We have received multiple inquiries as to whether Board Supervisors are required to annually file Form 6 in addition to Form 1. Currently, Board Supervisors continue to be exempt from the requirement to file Form 6.

Finally, with respect to the annual filing of Form 1, beginning this year the Commission on Ethics will be requiring electronic submission of Form 1. Filers, including Board Supervisors, should be receiving an email directly from the Commission on Ethics, providing detailed information about the electronic filing process and the upcoming deadline of July 1, 2024. Note the submission of the forms will no longer be handled through county Supervisor of Election's offices.

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B.

<div>MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT</div> <div>REQUISITION SUMMARY</div> <div>2021 Phase 3</div> <div>2020 Phase 4</div> <div>Thursday, February 15, 2024</div>				
2021 Phase 3	<u>TO BE APPROVED</u>			
2/15/2024	144	Harbinger	Phase 3 Signage - Invoice 1906	\$ 9,805.00
			2021 Phase 3 REQUISITIONS TO BE APPROVED	\$9,805.00
2021 Phase 4	<u>TO BE APPROVED</u>			
			2021 Phase 3 REQUISITIONS TO BE APPROVED	\$0.00
			TOTAL REQUISITIONS TO BE APPROVED February 15, 2024	\$9,805.00

E.

1.

Meadow View at Twin Creeks

2/15/2024

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
February 15th, 2024

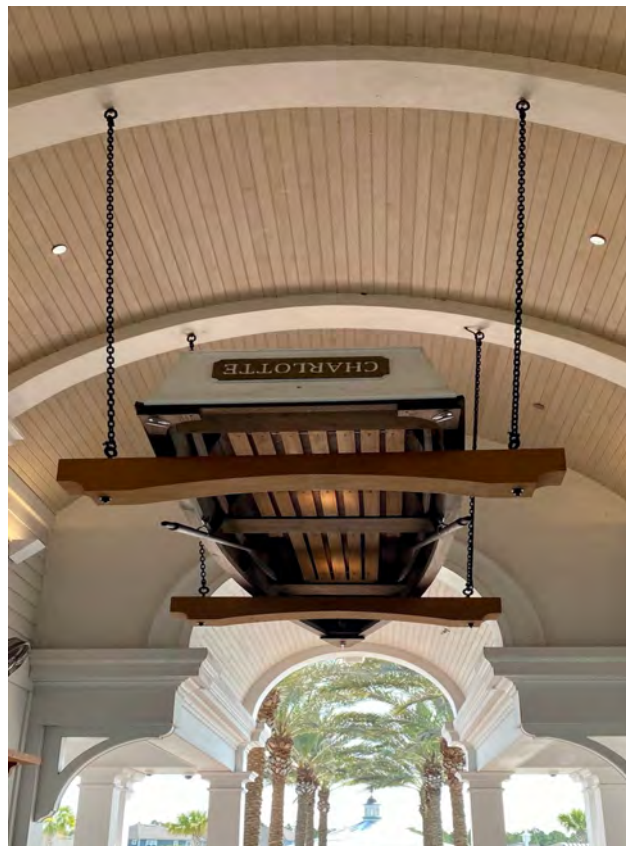
To: Board of Supervisors

From: Rich Gray
Manager Of Operations

Jennifer Clark-Erickson
Amenity Manager

RE: Beacon Lake Field Operations & Amenity Management Report – February 15th, 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 – 2nd Tuesday Monthly
- Mexican Train Dominoes – Last Wednesday Monthly
- Mary Music Time -We have two full classes, offered 2 times weekly
- Book Club - 2nd Wednesday monthly.
- Whiskey Club – The last Friday each month 7pm
- Wine Club 3rd Thursday each month 7pm
- Chess Club on Mondays 7-8pm – geared for kids and teens.
- Moo's Coffee Trailer – Every Sunday
- Kid's Bingo was a hit we were at capacity.
- Adult's Bingo had a smaller crowd but everyone enjoyed the event.
- Kid's paint class is booked for 2 classes 2.24.2024 60 kids.
- Adult's paint night – selling tickets now for 2.17.2024

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

- Pressure washed back patio, Crew House, Gazebo, Trash Cans, All Lighting Poles on Pool Deck, Pool deck overhangs and all patio furniture on pool deck and sitting area, fence around Amenity Building, Pool Pack wall enclosure, & Playground overhang & tables.
- Installed squeegees on Pickleball & Tennis Courts
- Installed new Crash Bars on pool deck and Crew house entry for proper operation
- Installed new Gym Wipes dispensers on Gym Floor and Aerobic Room
- Staff completed a lighting inspection- All active issues are currently being addressed by Maintenance
- Yellowstone has completed the resurfacing of the playground located at the Amenity Center, Started the spring trim around property as well as the spring fertilizing of the Bermuda and St Augustine grasses.
- Repainted shower poles on pool deck, mantle on back patio, Kayak poles located on beach. (Staff will continue this project with the intentions of painting the additional kayak poles, Crew House Doors, Beam supports and the TV enclosure in breezeway.
- Nity Sports completed the asphalt repair located on court #1 of the Pickleball Court (This was submitted as a warranty claim and came at no additional cost to the district for the repair)
- Staff will be completing lake inspections and playground inspections by the end of this month.
- **Staff are currently working on completing the Splash Park repairs this includes (Pillow-top bearing replacement, cleaning structure & ropes, and additional maintenance items approved from previous meeting)**

Conclusion

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



2.



Proposal #386769

Date: 02/02/2024

From: Brad Poor

Proposal For

GMS-NF, LLC

475 West Town Pl

Suite 114

St. Augustine, FL 32092

main: 904-940-5850 ext. 406

mobile:

chogge@gmsnf.com

Location

850 Beacon Lake Pkwy

St. Augustine , FL 32095

Property Name: Meadow View at Twin Creeks CDD

Sping Annual Rotation 2024

Terms: Net 30

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

Client Notes

Signature

x

SUBTOTAL \$13,005.00

SALES TAX \$0.00

TOTAL \$13,005.00

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

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

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Brad Poor

Office:

bpoor@yellowstonelandscape.com

Spring Rotations



1



**Vic Blue Salvia and
Mix Marigolds**

2



**Vic Blue Salvia, Yellow
Antigua Marigolds and
Red Begonia**

3



**Fresh Look Mix Celosia and
Green Leaf Rose Begonia**

4



Mix Sunpatiens with White
*Subject to additional \$1.03 per flower

5



Mix Sunpatiens without White
*Subject to additional \$1.03 per flower

NINTH ORDER OF BUSINESS

A.

Meadow View at Twin Creeks
Community Development District

Unaudited Financial Reporting
December 31, 2023



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Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

December 31, 2023

	General Fund	Debt Service Fund	Capital Project Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 126,957	\$ -	\$ -	\$ 126,957
Due from General Fund	-	14,640	-	14,640
Due from Other	2,598	-	-	2,598
Investments:				
General Fund Custody	362,777	-	-	362,777
Series 2016				
Reserve	-	139,749	-	139,749
Revenue	-	125,556	-	125,556
Series 2018				
Reserve A1	-	192,601	-	192,601
Revenue A1	-	142,378	-	142,378
Revenue A2	-	2,859	-	2,859
Prepayment A 2	-	1	-	1
Series 2019				
Reserve	-	81,060	-	81,060
Revenue	-	64,662	-	64,662
Series 2020				
Reserve A1	-	39,415	-	39,415
Revenue A1	-	27,818	-	27,818
Prepayment A1	-	935	-	935
Revenue A2	-	1,762	-	1,762
Reserve A3	-	19,265	-	19,265
Series 2021 Ph3B				
Reserve	-	141,715	-	141,715
Revenue	-	54,729	-	54,729
Prepayment	-	3,255	-	3,255
Construction	-	-	5,700	5,700
Series 2021 Ph4				
Reserve	-	211,869	-	211,869
Revenue	-	5,327	-	5,327
Construction	-	-	9,240	9,240
Due From Developer - Dreamfinders	-	-	250,728	250,728
Prepaid Expenses	2,550	-	-	2,550
Deposits	3,760	-	-	3,760
Total Assets	\$ 498,642	\$ 1,269,596	\$ 265,668	\$ 2,033,906

Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

December 31, 2023

	General Fund	Debt Service Fund	Capital Project Fund	Totals Governmental Funds
Liabilities:				
Accounts Payable	\$ 111,542	\$ -	\$ -	\$ 111,542
Accrued Expenses	1,637	-	-	1,637
Retainage Payable	-	-	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
Total Liabilities	\$ 127,818	\$ -	\$ 250,728	\$ 378,546
Fund Balance:				
Nonspendable:				
Deposits	\$ 3,760	\$ -	\$ -	\$ 3,760
Restricted for:				
Debt Service	-	1,269,596	-	1,269,596
Capital Project			14,940	14,940
Assigned for:				
Capital Reserve Fund	-	-	-	-
Capital Reserves	-		-	-
Unassigned	364,514	-	-	364,514
Total Fund Balances	\$ 370,824	\$ 1,269,596	\$ 14,940	\$ 1,655,360
Total Liabilities & Fund Balance	\$ 498,642	\$ 1,269,596	\$ 265,668	\$ 2,033,906

Meadow View at Twin Creeks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance

Revenues:

Special Assessments - Tax Roll	\$ 1,940,101	\$ 262,687	\$ 262,687	\$ -
Special Assessments - Gate Monitoring (1)	25,888	25,888	25,888	-
Interest/Miscellaneous Income	9,000	2,250	5,112	2,862
Restricted Easement Fence Fund	-	-	5,100	5,100
Facility Revenue	10,000	2,500	-	(2,500)
Total Revenues	\$ 1,984,989	\$ 293,325	\$ 298,787	\$ 5,462

Expenditures:

General & Administrative:

Supervisor Fees	\$ 4,800	\$ 1,200	\$ 800	\$ 400
PR-FICA	367	92	61	31
Engineering	36,000	9,000	3,150	5,850
Attorney	30,000	7,500	3,802	3,699
Annual Audit	6,750	-	-	-
Assessment Administration	10,600	10,600	10,600	-
Arbitrage Rebate	3,600	2,400	2,400	-
Dissemination Agent	13,250	3,313	3,313	-
Trustee Fees	16,733	16,733	17,968	(1,235)
Management Fees	55,220	13,805	13,805	-
Information Technology	1,675	419	419	-
Website Maintenance	1,200	300	300	-
Telephone	700	175	211	(36)
Postage & Delivery	1,600	400	413	(13)
Insurance General Liability/Public Officials	8,673	8,673	8,161	512
Printing & Binding	2,300	575	197	379
Legal Advertising	1,500	375	279	96
Other Current Charges	1,600	400	-	400
Office Supplies	300	75	2	73
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 197,043	\$ 76,209	\$ 66,055	\$ 10,154

Meadow View at Twin Creeks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance
<i>Operations & Maintenance</i>				
Amenity Center Expenditures				
<i>Utilities</i>				
Telephone/Cable/Internet	\$ 12,400	\$ 3,100	\$ 2,974	\$ 126
Electric	52,500	13,125	13,557	(432)
Water/Sewer/Irrigation	31,240	7,810	28,098	(20,288)
Gas	2,500	625	377	248
Trash Removal	8,400	2,100	2,307	(207)
<i>Security</i>				
Security Monitoring	1,440	360	333	27
Gate Monitoring	22,888	5,722	4,673	1,049
Gate Repairs	3,000	750	-	750
Access Cards	3,000	750	389	361
Contacted Security	20,000	5,000	4,730	270
<i>Management Contracts</i>				
Facility Management	85,851	21,463	21,463	-
Facility Attendant	39,149	9,787	9,168	619
Pool Attendants	55,890	13,973	-	13,973
Canoe Launch Attendant	30,750	7,688	60	7,628
Snack Bar Attendant	17,640	4,410	-	4,410
Field Management / Admin	65,000	16,250	16,250	-
Pool Maintenance	20,000	5,000	4,206	794
Pool Chemicals	20,467	5,117	5,837	(720)
Janitorial	33,010	8,253	6,241	2,011
Facility Maintenance	83,200	20,800	37,723	(16,923)
Private Event Attendant	5,500	1,375	1,166	209
Repairs & Maintenance	40,000	10,000	22,409	(12,409)
New Capital Projects	10,000	2,500	-	2,500
Snack Bar Inventory -CGS	1,000	250	-	250
Food Service License	650	163	-	163
Subscriptions	5,500	1,375	795	580
Pest Control	2,831	708	658	49
Supplies	2,500	625	-	625
Towel/Linen Service	2,800	700	-	700
Furnitures, Fixtures & Equipment	5,000	1,250	-	1,250
Special Events	35,000	8,750	9,303	(553)
Holiday Decorations	20,000	20,000	20,102	(102)
Fitness Center Repairs/Supplies	5,500	1,375	1,528	(153)
Office Supplies	2,100	525	467	58
ACA++SCAP/BMI Licenses	800	200	-	200
Property Insurance	72,545	72,545	66,983	5,562
Permit and License	575	144	224	(80)
Subtotal Amenity Center Expenditures	\$ 820,626	\$ 274,565	\$ 282,020	\$ (7,455)

Meadow View at Twin Creeks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2023

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
Ground Maintenance Expenditures				
Hydrology Quality/Mitigation	\$ 6,400	\$ 1,600	\$ -	\$ 1,600
Electric	34,265	8,566	8,090	476
Landscape Maintenance	646,800	161,700	127,125	34,575
Landscape Contingency	85,000	21,250	945	20,305
Lake Maintenance	27,000	6,750	3,538	3,212
Grounds Maintenance	12,000	3,000	7,962	(4,962)
Pump Repairs	5,000	1,250	4,520	(3,270)
Streetlighting	58,207	14,552	14,331	221
Streetlight Repairs	5,000	1,250	-	1,250
Storm Cleanup	-	-	-	-
Irrigation Repairs	50,000	12,500	2,613	9,887
Miscellaneous	6,500	1,625	-	1,625
Contingency	31,149	7,787	-	7,787
Subtotal Ground Maintenance Expenditures	\$ 967,320	\$ 241,830	\$ 169,124	\$ 72,706
Total Operations & Maintenance	\$ 1,787,946	\$ 516,395	\$ 451,144	\$ 65,251
Total Expenditures	\$ 1,984,989	\$ 592,604	\$ 517,199	\$ 75,405
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ (299,280)	\$ (218,412)	\$ 80,867
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ (299,280)	\$ (218,412)	\$ 80,867
Fund Balance - Beginning	\$ -		\$ 589,236	
Fund Balance - Ending	\$ -		\$ 370,824	

(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 December 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 443,364	\$ 81,303	\$ 81,303	\$ -
Interest Income	5,400	1,350	3,843	2,493
Total Revenues	\$ 448,764	\$ 82,653	\$ 85,146	\$ 2,493
Expenditures:				
Interest - 11/1	\$ 156,188	\$ 156,188	\$ 156,188	\$ -
Interest - 5/1	156,188	-	-	-
Principal - 5/1	130,000	-	-	-
Total Expenditures	\$ 442,375	\$ 156,188	\$ 156,188	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 6,389	\$ (73,535)	\$ (71,041)	\$ 2,493
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
ssssd	\$ 6,389	\$ (73,535)	\$ (71,041)	\$ 2,493
Fund Balance - Beginning	\$ 199,313		\$ 340,898	
Fund Balance - Ending	\$ 205,702		\$ 269,856	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2018 A1

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 612,533	\$ 112,324	\$ 112,324	\$ -
Interest Income	7,000	1,750	5,054	3,304
Total Revenues	\$ 619,533	\$ 114,074	\$ 117,379	\$ 3,304
Expenditures:				
Interest - 11/1	\$ 229,631	\$ 229,631	\$ 229,631	\$ -
Interest - 5/1	229,631	-	-	-
Principal - 5/1	155,000	-	-	-
Total Expenditures	\$ 614,263	\$ 229,631	\$ 229,631	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 5,270	\$ (115,557)	\$ (112,252)	\$ 3,304
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 5,270	\$ (115,557)	\$ (112,252)	\$ 3,304
Fund Balance - Beginning	\$ 261,256		\$ 456,379	
Fund Balance - Ending	\$ 266,526		\$ 344,126	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2019 A1

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 257,353	\$ 47,193	\$ 47,193	\$ -
Interest Income	3,000	750	2,186	1,436
Total Revenues	\$ 260,353	\$ 47,943	\$ 49,379	\$ 1,436
Expenditures:				
Interest - 11/1	\$ 97,900	\$ 97,900	\$ 97,900	\$ -
Interest - 5/1	97,900	-	-	-
Principal - 5/1	60,000	-	-	-
Total Expenditures	\$ 255,800	\$ 97,900	\$ 97,900	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 4,553	\$ (49,957)	\$ (48,521)	\$ 1,436
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 4,553	\$ (49,957)	\$ (48,521)	\$ 1,436
Fund Balance - Beginning	\$ 114,512		\$ 196,885	
Fund Balance - Ending	\$ 119,065		\$ 148,364	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2020 A1

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 113,041	\$ 20,729	\$ 20,729	\$ -
Interest Income	1,600	400	1,284	884
Total Revenues	\$ 114,641	\$ 21,129	\$ 22,013	\$ 884
Expenditures:				
Interest - 11/1	\$ 42,078	\$ 42,078	\$ 42,078	\$ -
Interest - 5/1	42,078	-	-	-
Principal - 5/1	25,000	-	-	-
Total Expenditures	\$ 109,156	\$ 42,078	\$ 42,078	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 5,485	\$ (20,949)	\$ (20,065)	\$ 884
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 5,485	\$ (20,949)	\$ (20,065)	\$ 884
Fund Balance - Beginning	\$ 51,604		\$ 110,419	
Fund Balance - Ending	\$ 57,089		\$ 90,354	

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 December 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 280,483	\$ 51,193	\$ 51,193	\$ -
Interest Income	2,100	525	2,453	1,928
Total Revenues	\$ 282,583	\$ 51,718	\$ 53,647	\$ 1,928
Expenditures:				
Interest - 11/1	\$ 85,901	\$ 85,901	\$ 85,560	\$ 341
Interest - 5/1	85,901	-	-	-
Principal - 5/1	110,000	-	-	-
Total Expenditures	\$ 281,803	\$ 85,901	\$ 85,560	\$ 341
Excess (Deficiency) of Revenues over Expenditures	\$ 781	\$ (34,183)	\$ (31,913)	\$ 2,270
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (1,600)	\$ (1,600)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (1,600)	\$ (1,600)
Net Change in Fund Balance	\$ 781	\$ (34,183)	\$ (33,513)	\$ 670
Fund Balance - Beginning	\$ 112,709		\$ 233,212	
Fund Balance - Ending	\$ 113,489		\$ 199,699	

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 December 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance
Revenues:				
Special Assessments - Direct	\$ 423,738	\$ -	\$ -	\$ -
Interest Income	3,000	750	4,062	3,312
Total Revenues	\$ 426,738	\$ 750	\$ 4,062	\$ 3,312
Expenditures:				
Interest - 11/1	\$ 132,049	\$ 132,049	\$ 132,049	\$ -
Interest - 5/1	132,049	-	-	-
Principal - 5/1	160,000	-	-	-
Total Expenditures	\$ 424,098	\$ 132,049	\$ 132,049	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 2,641	\$ (131,299)	\$ (127,987)	\$ 3,312
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (2,819)	\$ (2,819)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (2,819)	\$ (2,819)
Net Change in Fund Balance	\$ 2,641	\$ (131,299)	\$ (130,806)	\$ 493
Fund Balance - Beginning	\$ 136,629		\$ 348,002	
Fund Balance - Ending	\$ 139,269		\$ 217,196	

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 December 31, 2023

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 61	\$ 61
Developer Contributions	-	-	344,282	\$ 344,282
Total Revenues	\$ -	\$ -	\$ 344,342	\$ 344,342
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 344,282	\$ (344,282)
Total Expenditures	\$ -	\$ -	\$ 344,282	\$ (344,282)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 61	\$ 61
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 1,599.56	\$ 1,600
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 1,600	\$ 1,600
Net Change in Fund Balance	\$ -		\$ 1,660	
Fund Balance - Beginning	\$ -		\$ 4,040	
Fund Balance - Ending	\$ -		\$ 5,700	

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 December 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 96	\$ 96
Developer Contribution	-	-	797,163	797,163
Total Revenues	\$ -	\$ -	\$ 797,259	\$ 797,259
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 546,436	\$ (546,436)
Total Expenditures	\$ -	\$ -	\$ 546,436	\$ (546,436)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 250,824	\$ 250,824
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 2,819	\$ 2,819
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 2,819	\$ 2,819
Net Change in Fund Balance	\$ -		\$ 253,643	
Fund Balance - Beginning	\$ -		\$ (244,403)	
Fund Balance - Ending	\$ -		\$ 9,240	

Meadow View at Twin Creeks

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 51,498	\$ 211,189	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	262,687
Special Assessments - Gate Monitoring (1)	-	25,888	-	-	-	-	-	-	-	-	-	-	25,888
Interest/Miscellaneous Income	2,309	1,357	1,447	-	-	-	-	-	-	-	-	-	5,112
Restricted Easement Fence Fund	600	2,550	1,950	-	-	-	-	-	-	-	-	-	5,100
Facility Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	\$ 2,909	\$ 81,293	\$ 214,585	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	298,787

Expenditures:

General & Administrative:

Supervisor Fees	\$ 400	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	800
PR-FICA	31	31	-	-	-	-	-	-	-	-	-	-	61
Engineering	1,730	883	538	-	-	-	-	-	-	-	-	-	3,150
Attorney	3,274	528	-	-	-	-	-	-	-	-	-	-	3,802
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	10,600	-	-	-	-	-	-	-	-	-	-	-	10,600
Arbitrage Rebate	-	-	2,400	-	-	-	-	-	-	-	-	-	2,400
Dissemination Agent	1,104	1,104	1,104	-	-	-	-	-	-	-	-	-	3,313
Trustee Fees	5,218	-	12,751	-	-	-	-	-	-	-	-	-	17,968
Management Fees	4,602	4,602	4,602	-	-	-	-	-	-	-	-	-	13,805
Information Technology	140	140	140	-	-	-	-	-	-	-	-	-	419
Website Maintenance	100	100	100	-	-	-	-	-	-	-	-	-	300
Telephone	48	103	60	-	-	-	-	-	-	-	-	-	211
Postage & Delivery	15	384	14	-	-	-	-	-	-	-	-	-	413
Insurance General Liability/Public Officials	8,161	-	-	-	-	-	-	-	-	-	-	-	8,161
Printing & Binding	46	111	39	-	-	-	-	-	-	-	-	-	197
Legal Advertising	94	185	-	-	-	-	-	-	-	-	-	-	279
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	1	1	1	-	-	-	-	-	-	-	-	-	2
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 35,736	\$ 8,571	\$ 21,748	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	66,055

Meadow View at Twin Creeks

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Amenity Center Expenditures													
Utilities													
Telephone/Cable/Internet	\$ 1,061	\$ 992	\$ 922	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,974
Electric	3,224	3,147	7,186	-	-	-	-	-	-	-	-	-	13,557
Water/Sewer/Irrigation	2,418	2,689	22,991	-	-	-	-	-	-	-	-	-	28,098
Gas	219	115	43	-	-	-	-	-	-	-	-	-	377
Trash Removal	1,015	648	645	-	-	-	-	-	-	-	-	-	2,307
Security													
Security Monitoring	111	111	111	-	-	-	-	-	-	-	-	-	333
Gate Monitoring	2,153	2,457	64	-	-	-	-	-	-	-	-	-	4,673
Gate Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Access Cards	-	-	389	-	-	-	-	-	-	-	-	-	389
Contacted Security	3,153	1,577	-	-	-	-	-	-	-	-	-	-	4,730
Management Contracts													
Facility Management	7,154	7,154	7,154	-	-	-	-	-	-	-	-	-	21,463
Facility Attendant	2,602	4,025	2,541	-	-	-	-	-	-	-	-	-	9,168
Pool Attendants	-	-	-	-	-	-	-	-	-	-	-	-	-
Canoe Launch Attendant	60	-	-	-	-	-	-	-	-	-	-	-	60
Snack Bar Attendant	-	-	-	-	-	-	-	-	-	-	-	-	-
Field Management / Admin	5,417	5,417	5,417	-	-	-	-	-	-	-	-	-	16,250
Pool Maintenance	1,298	1,610	1,298	-	-	-	-	-	-	-	-	-	4,206
Pool Chemicals	1,946	1,946	1,946	-	-	-	-	-	-	-	-	-	5,837
Janitorial	2,620	1,899	1,722	-	-	-	-	-	-	-	-	-	6,241
Facility Maintenance	15,025	7,898	14,800	-	-	-	-	-	-	-	-	-	37,723
Private Event Attendant	336	281	549	-	-	-	-	-	-	-	-	-	1,166
Repairs & Maintenance	15,745	3,278	3,386	-	-	-	-	-	-	-	-	-	22,409
New Capital Projects	-	-	-	-	-	-	-	-	-	-	-	-	-
Snack Bar Inventory -CGS	-	-	-	-	-	-	-	-	-	-	-	-	-
Food Service License	-	-	-	-	-	-	-	-	-	-	-	-	-
Subscriptions	249	249	297	-	-	-	-	-	-	-	-	-	795
Pest Control	219	219	219	-	-	-	-	-	-	-	-	-	658
Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Towel/Linen Service	-	-	-	-	-	-	-	-	-	-	-	-	-
Furnitures, Fixtures & Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-
Special Events	1,580	3,535	4,188	-	-	-	-	-	-	-	-	-	9,303
Holiday Decorations	14,615	4,906	581	-	-	-	-	-	-	-	-	-	20,102
Fitness Center Repairs/Supplies	723	525	280	-	-	-	-	-	-	-	-	-	1,528
Office Supplies	113	63	290	-	-	-	-	-	-	-	-	-	467
ACA++SCAP/BMI Licenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Insurance	66,983	-	-	-	-	-	-	-	-	-	-	-	66,983
Permit and License	-	224	-	-	-	-	-	-	-	-	-	-	224
Subtotal Amenity Center Expenditures	\$ 150,038	\$ 54,964	\$ 77,019	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	282,020

Meadow View at Twin Creeks

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Ground Maintenance Expenditures													
Hydrology Quality/Mitigation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Electric	2,658	2,853	2,580	-	-	-	-	-	-	-	-	-	8,090
Landscape Maintenance	42,375	42,375	42,375	-	-	-	-	-	-	-	-	-	127,125
Landscape Contingency	-	945	-	-	-	-	-	-	-	-	-	-	945
Lake Maintenance	1,769	1,769	-	-	-	-	-	-	-	-	-	-	3,538
Grounds Maintenance	4,914	2,145	903	-	-	-	-	-	-	-	-	-	7,962
Pump Repairs	270	4,250	-	-	-	-	-	-	-	-	-	-	4,520
Streetlighting	4,777	4,777	4,777	-	-	-	-	-	-	-	-	-	14,331
Streetlight Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Storm Cleanup	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	-	2,613	-	-	-	-	-	-	-	-	-	-	2,613
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Ground Maintenance Expenditures	\$ 56,763	\$ 61,726	\$ 50,635	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	169,124
Total Operations & Maintenance	\$ 206,800	\$ 116,690	\$ 127,654	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	451,144
Total Expenditures	\$ 242,536	\$ 125,262	\$ 149,401	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	517,199
Excess (Deficiency) of Revenues over Expenditures	\$ (239,628)	\$ (43,969)	\$ 65,184	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(218,412)
Other Financing Sources/Uses:													
Transfer In/(Out)	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (239,628)	\$ (43,969)	\$ 65,184	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(218,412)

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	139,749
Bonds outstanding - 10/26/2016	\$6,640,000
Less: May 1, 2017	\$0
Less: May 1, 2018	(\$100,000)
Less: May 1, 2019	(\$105,000)
Less: May 1, 2020	(\$110,000)
Less: May 1, 2021	(\$115,000)
Less: May 1, 2022	(\$120,000)
Less: May 1, 2023	(\$125,000)
Current Bonds Outstanding	\$5,965,000

Series 2018 A1 Special Assessment Bonds	
Interest Rate:	4.25%-5.8%
Maturity Date:	5/1/1949
Reserve Fund Definition	30% of MADS
Reserve Fund Requirement	\$183,765
Reserve Fund Balance	192,601
Bonds outstanding - 11/19/2018	\$8,955,000
Less: May 1, 2020	(\$130,000)
Less: May 1, 2021	(\$135,000)
Less: May 1, 2022	(\$140,000)
Less: May 1, 2023	(\$150,000)
Current Bonds Outstanding	\$8,400,000

Series 2019 A1 Special Assessment Bonds	
Interest Rate:	5.20%-5.70%
Maturity Date:	5/1/1949
Reserve Fund Definition	30% of MADS
Reserve Fund Requirement	\$77,208
Reserve Fund Balance	81,060
Bonds outstanding - 2/25/2019	\$3,660,000
Less: May 1, 2020	(\$50,000)
Less: May 1, 2021	(\$50,000)
Less: May 1, 2022	(\$55,000)
Less: May 1, 2023	(\$60,000)
Current Bonds Outstanding	\$3,445,000

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	39,415
Bonds outstanding - 5/18/2020	\$1,685,000
Less: November 1, 2021 (Prepayment)	(\$20,000)
Less: May 1, 2022	(\$25,000)
Less: May 1, 2023	(\$25,000)
Current Bonds Outstanding	\$1,615,000

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	141,715
Bonds outstanding - 10/26/2021	\$5,140,000
Less: May 1, 2023	(\$105,000)
Less: August 1, 2023	(\$20,000)
Current Bonds Outstanding	\$5,015,000

Series 2021 PH 4 Special Assessment Bonds	
Interest Rate:	2.40-4.00%
Maturity Date:	5/1/2052
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)
Current Bonds Outstanding	\$7,460,000

TOTAL Bonds Outstanding	\$31,900,000
--------------------------------	---------------------

B.

Meadow View at Twin Creeks
FISCAL YEAR 2024 ASSESSMENT RECEIPTS

ASSESSED	#UNITS	SERIES 2016A-1 DEBT SERVICE NET	SERIES 2018A-1 DEBT SERVICE NET	SERIES 2019A-1 DEBT SERVICE NET	SERIES 2020A-1 DEBT ASMT NET	SERIES 2021-3B DEBT ASMT NET	SERIES 2021-4 DEBT ASMT NET	FY23 O&M NET	TOTAL ASSESSED
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 2016A-1 DEBT SERVICE RECEIVED	SERIES 2018A-1 DEBT SERVICE RECEIVED	SERIES 2019A-1 DEBT SERVICE RECEIVED	SERIES 2020A-1 DEBT SERVICE RECEIVED	SERIES 2021 DEBT SERVICE RECEIVED	SERIES 2021-4 DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL ASSESSED
DREAM FINDERS	815,942.70	-	-	-	-	-	-	-	-
TOTAL DIRECT INVOICE	815,942.70	-	-	-	-	-	-	-	-
TAX ROLL RECEIPTS	654,061.95	354,929.87	490,356.18	206,020.96	90,493.70	223,486.63	-	1,259,782.27	2,625,069.60
TOTAL RECEIPTS	1,470,004.65	354,929.87	490,356.18	206,020.96	90,493.70	223,486.63	-	1,259,782.27	2,625,069.60

TAX ROLL RECEIPTS

DISTRIBUTION	DATE	SERIES 2016A-1 SERVICE RECEIVED	SERIES 2018A-1 SERVICE RECEIVED	SERIES 2019A-1 SERVICE RECEIVED	SERIES 2020A-1 DEBT ASMT RECEIVED	SERIES 2021-3B DEBT ASMT RECEIVED	SERIES 2021-4 DEBT ASMT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
1	11/3/2023	659.91	911.70	383.05	168.25	415.52	-	2,342.27	4,880.70
2	11/17/2023	12,368.43	17,087.71	7,179.32	3,153.48	7,787.96	-	43,900.31	91,477.21
3	11/24/2023	8,774.21	12,122.08	5,093.04	2,237.09	5,524.81	-	31,143.04	64,894.27
4	12/14/2023	33,629.16	46,460.63	19,520.23	8,574.16	21,175.07	-	119,362.77	248,722.02
5	12/21/2023	25,871.02	35,742.31	15,016.97	6,596.13	16,290.05	-	91,826.16	191,342.65
6	1/9/2024	273,627.15	378,031.76	158,828.36	69,764.59	172,293.21	-	971,207.69	2,023,752.76
		-	-	-	-	-	-	-	-
TOTAL TAX ROLL RECEIPTS		354,929.87	490,356.18	206,020.96	90,493.70	223,486.63	-	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%	80%	0%	80.1%	80.1%
PERCENT COLLECTED TOTAL	80%	80%	80%	80%	80%	80%	0%	64.1%	64.1%

C.

Meadow View at Twin Creeks
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2024
Check Register

Date		Check #'s	Amount
General Fund			
	12/14/23	2353-2357	\$59,838.95
	12/15/23	2358-2373	132,854.94
	12/20/23	2374-2376	24,024.31
TOTAL			\$216,718.20
Autopayments			
	12/4/23	Florida National Gas	\$42.91
	12/4/23	Wellbeats	\$249.00
	12/7/24	Republic Services	\$644.89
	12/19/23	St Johns County Utility Dept	\$3,383.60
	12/19/23	AT&T	\$85.60
	12/21/23	Comcast	\$836.41
	12/28/23	FPL	\$10,526.28
	12/28/23	WF Bus Credit - Rich Gray	\$491.79
	12/28/23	WF Bus Credit - Jennifer Clark-Erickson	\$2,348.87
Total Paid Electronically			\$18,609.35
Total General Fund			\$235,327.55

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/14/23	00005	11/01/23	CFR 54 R 202312 300-13100-10100 CFR #54 REQ 141 INV210813	ENGLAND THIMS & MILLER, INC	*	349.50	349.50 002353
12/14/23	00080	11/01/23	CFR 54 R 202312 300-13100-10100 CFR 54 REQ 142 OCT2023FPL	SMITH-MANUS	*	1,524.00	1,524.00 002354
12/14/23	00163	11/15/23	CFR #4 R 202312 300-13100-10100 CFR #4 REQ 84 APP #19	W.GARDNER, LLC	*	9,541.67	9,541.67 002355
12/14/23	00163	11/15/23	CFR #4 R 202312 300-13100-10100 CFR #4 REQ 85 APP #19	W.GARDNER, LLC	*	35,123.78	35,123.78 002356
12/14/23	00163	11/15/23	CFR #4 R 202312 300-13100-10100 CFR #4 REQ 86 APP #21	W.GARDNER, LLC	*	13,300.00	13,300.00 002357
12/15/23	00133	11/22/23	112223 202311 320-53800-45006 PHOTOCELL LIGHT CTL UNIT	ALFRED W. GROVER	*	190.00	190.00 002358
12/15/23	00008	10/29/23	364493 202310 310-51300-35200 FYE 9/30/23 AUDIT	BERGER,TOOMBS,ELAM,GAINES & FRANK	*	6,750.00	6,750.00 002359
12/15/23	00036	12/08/23	12152023 202312 320-57200-49400 12/15 OUTDOOR MOVIE	BOUNCERS,SLIDES, AND MORE INC	*	350.00	350.00 002360
12/15/23	00036	12/08/23	12162023 202312 320-57200-49400 12/16 CHRISTMAS EVENT	BOUNCERS,SLIDES, AND MORE INC	*	1,550.00	1,550.00 002361
12/15/23	00005	11/29/23	211277 202311 310-51300-31100 NOV ENGINEERING SERVICES	ENGLAND THIMS & MILLER, INC	*	882.50	882.50 002362
12/15/23	00005	10/03/23	210297 202309 310-51300-31100 SEP ENGINEERING SERVICES	ENGLAND THIMS & MILLER, INC	*	1,032.50	1,032.50 002363
12/15/23	00001	12/01/23	107 202312 310-51300-34000 DEC MANAGEMENT FEES		*	4,601.67	

MVTP MEADOW VIEW TP BPHEREGRINO

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	2/08/24	PAGE	2
*** CHECK DATES 12/01/2023 - 12/31/2023 ***														
MEADOW VIEW @ TWIN CREEKS GF														
BANK A MEADOW VIEW-GENERAL														
CHECK DATE	VEND#	.....INVOICE.....		...EXPENSED TO...			VENDOR NAME		STATUS	AMOUNT	....CHECK.....		
		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS			AMOUNT	#		
		12/01/23	107	202312	310	51300	35300		*		100.00			
			DEC WEBSITE ADMIN											
		12/01/23	107	202312	310	51300	35100		*		139.58			
			DEC INFO TECH											
		12/01/23	107	202312	310	51300	31600		*		1,104.17			
			DEC DISSEM AGENT SRVCS											
		12/01/23	107	202312	310	51300	51000		*		.66			
			OFFICE SUPPLIES											
		12/01/23	107	202312	310	51300	42000		*		13.86			
			POSTAGE											
		12/01/23	107	202312	310	51300	42500		*		39.45			
			COPIES											
		12/01/23	107	202312	310	51300	41000		*		60.29			
			TELEPHONE											
GOVERNMENTAL MANAGEMENT SERVICES											6,059.68	002364		
12/15/23	00047	12/01/23	24865	202312	310	51300	31200		*		600.00			
			ARB SE2016 FYE 10/31/23											
		12/01/23	24865	202312	310	51300	31200		*		600.00			
			ARB SE2018 FYE 10/31/23											
		12/01/23	24865	202312	310	51300	31200		*		600.00			
			ARB SE2021 PH3B FYE 10/31											
		12/01/23	24865	202312	310	51300	31200		*		600.00			
			ARB SE2021 PH4 FEY 10/31											
GRAU AND ASSOCIATES											2,400.00	002365		
12/15/23	00020	11/30/23	271	202311	320	57200	45500		*		4,025.09			
			NOV FACILITY ASSISTANT											
RIVERSIDE MANAGEMENT SERVICES											4,025.09	002366		
12/15/23	00020	11/30/23	272	202311	320	57200	49400		*		545.90			
			NOV SPEC EVENT ASSISTANT											
RIVERSIDE MANAGEMENT SERVICES											545.90	002367		
12/15/23	00020	11/30/23	273	202311	320	57200	45509		*		280.90			
			NOV PVT EVENT ASSISTANT											
RIVERSIDE MANAGEMENT SERVICES											280.90	002368		
12/15/23	00020	12/01/23	270	202312	320	57200	45504		*		5,416.67			
			DEC CONTRACT ADMIN											
		12/01/23	270	202312	320	57200	45500		*		7,154.25			
			DEC FACILITY MANAGEMENT											
RIVERSIDE MANAGEMENT SERVICES											12,570.92	002369		
12/15/23	00072	11/14/23	11142023	202311	310	51300	42000		*		286.00			
			2023 NON AD VALOREM NTCS											
DENNIS W. HOLLINGSWORTH CFC											286.00	002370		

MVTP MEADOW VIEW TP BPEREGRINO														

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/15/23	00046	11/20/23 61809988	202311 320-57200-45917	NOV PEST CONTROL	*	219.45	
				TURNER PEST CONTROL LLC			219.45 002371
12/15/23	00087	11/26/23 1091259	202311 320-57200-45508	SPRINKLER INSPECTION	*	2,220.00	
				WAYNE AUTOMATIC FIRE SPRINKLERS INC			2,220.00 002372
12/15/23	00013	10/18/23 APP 1	202312 300-13100-10101	REQ #83 BEACONLAKEPHASE4	*	93,492.00	
				WEST ORANGE NURSERIES, INC			93,492.00 002373
12/20/23	00098	11/14/23 11142023	202312 300-15500-20000	148 HERON OAKS DR IRR M	*	200.00	
		11/14/23 11142023	202312 320-57200-45911	148 HERON OAKS DR IRR M	*	16,303.41	
				ST JOHNS COUNTY UTILITY DEPARTMENT			16,503.41 002374
12/20/23	00098	11/14/23 11142023	202312 300-15500-20000	19 TWILIGHT LN IRR M	*	100.00	
		11/14/23 11142023	202312 320-57200-45910	19 TWILIGHT LN IRR M	*	4,016.83	
				ST JOHNS COUNTY UTILITY DEPARTMENT			4,116.83 002375
12/20/23	00098	12/14/23 12142023	202312 300-15500-20000	234 TWILIGHT LN IRR M LS	*	100.00	
		12/14/23 12142023	202312 320-57200-45911	234 TWILIGHT LN IRR M LS	*	3,304.07	
				ST JOHNS COUNTY UTILITY DEPARTMENT			3,404.07 002376
TOTAL FOR BANK A						216,718.20	
TOTAL FOR REGISTER						216,718.20	

MVTP MEADOW VIEW TP BPEREGRINO

Meadow View at Twin Creeks

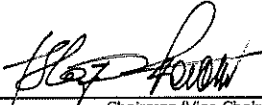
Community Development District
Construction Phase 4 - HEARTWOOD

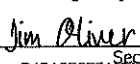
Construction Funding Request #4
November 15, 2023

Req.	PAYEE		
84	W. Gardner, LLC Beacon Lake Phase 4 (Paving/Drainage) Application for Payment No. 19 (Oct 2023)	\$	9,541.67
85	W. Gardner, LLC Beacon Lake Phase 4 (Utilities) Application for Payment No. 19 (Oct 2023)	\$	35,123.78
86	W. Gardner, LLC 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...

INVOICE

Alfred W. Grover, Electrical Contractor

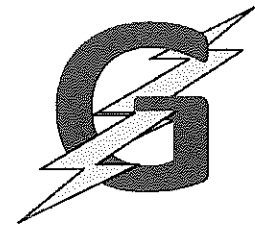
1304 Padola Road
St Augustine, FL 32092
215-847-5339
awg7422@gmail.com

FL License: EC 13010167

DATE: 11/22/2023
INVOICE # 112223
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) relocated 1, photocell light control unit	
1 320 57200 45006 grounds maint. approved jen erickson 11.28.2023	
Materials:	30.00
Labor: 1 electrician 2.0 hrs @ \$80 per hr	160.00
TOTAL	\$ 190.00

Accepted methods of payment:

Check payable to: Alfred W. Grover

THANK YOU FOR YOUR BUSINESS!



Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

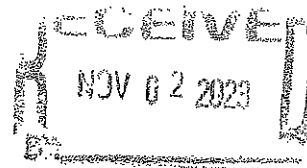
772/461-6120
FAX: 772/468-9278

MEADOW VIEW AT TWIN CREEKS CDD
475 WEST TOWN PLACE, STE 114
WORLD GOLF VILLAGE
ST. AUGUSTINE, FL 32092

Invoice No. 364493
Date 10/29/2023
Client No. 20658

Services rendered in connection with the audit of the Basic Financial Statements
as of and for the year ended September 30, 2023.

Total Invoice Amount \$ 6,750.00



We now accept Visa and MasterCard.

Please enter client number on your check.

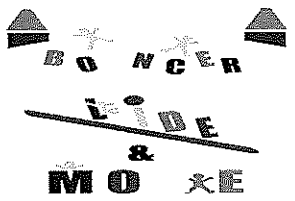
Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%

Fort Pierce / Stuart

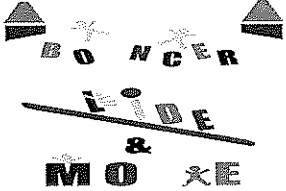
Member AICPA

Member AICPA Division for CPA Firms
Private Companies Practice Section

Member FICPA

		Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003		Invoice Date: December 15th, 2023 Invoice No.: 12152023.011		
<u>Name / Address</u> Attn: Jennifer Clark-Ericson Meadow View at Twin Creeks Riverside Management Service Inc. Governmental Management Services Inc.		Additional Details: 1 320 57200 49400 special events approved jen erickson 12.8.2023				
	<u>Description</u>	<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>Subtotal</u>	<u>Extended</u>
1	Outdoor Movie (Christmas Story)	1	\$500.00		\$350.00	\$350.00
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
Comments:		Subtotal				\$350.00
		Sales Tax (0.0%)				\$0.00
		Total				\$350.00

RECEIVED
 DEC 08 2023
 BY: _____

		Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003		Invoice Date: December 16th, 2023 Invoice No.: 12162023.21		
<u>Name / Address</u> Attn: Jennifer Clark-Ericson Meadow View at Twin Creeks Riverside Management Service Inc. Governmental Management Services Inc.		Additional Details: 1 320 57200 49400 special event approved jen erickson 12.8.23				
	<u>Description</u>	<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>Subtotal</u>	<u>Extended</u>
1	Christmas House	1	\$350.00		\$1,875.00	\$1,550.00
2	Frozen Village	1	\$450.00			
3	Snow Machine (3hrs)	1	\$500.00			
4	Decorative Christmas Arch	1	\$250.00			
5	Generator	1	\$100.00			
6	Onsite Labor(3)	1	\$225.00			
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
Comments:			Subtotal			\$1,550.00
			Sales Tax (0.0%)			\$0.00
			Total			\$1,550.00

RECEIVED
 DEC 18 2023
 BY: _____



ENGLAND-THIMS & MILLER

14775 Old St. Augustine Road, Jacksonville, FL 32258

etm-inc.com | 904.642.8990

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

November 29, 2023

Invoice No: 211277

Total This Invoice	\$882.50
---------------------------	-----------------

Project 17348.03000 MV@TC CDD 2023/2024 General Consulting Services (WA 28)

EMAIL COPY TO: BKOVAIC@BBXCAPITAL.COM

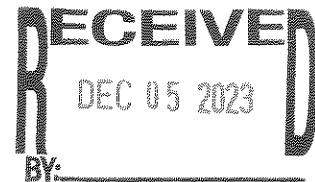
ALSO SEND COPIES TO BERNADETTE PEREGINO-BPEREGRINO@GMSNF.COM

Work Description:

Prepare and review monthly requisitions

Review and deal with WON Invoices

Review fencing issues and send emails to Herb

Professional Services rendered through November 25, 2023

Phase 1. General Consulting Engineering Services

Labor

		Hours	Rate	Amount
Senior Engineer/Senior Project Manager				
Lockwood, Scott	11/18/2023	1.75	215.00	376.25
Lockwood, Scott	11/25/2023	1.25	215.00	268.75
Administrative Support				
Blair, Shelley	11/11/2023	1.00	95.00	95.00
Blair, Shelley	11/18/2023	1.50	95.00	142.50
Totals		5.50		882.50
Total Labor				882.50

Billing Limits

	Current	Prior	To-Date
Total Billings	882.50	1,730.00	2,612.50
Limit			15,000.00
Remaining			12,387.50

Total this Phase 882.50

Phase XP. Expenses

Total this Phase 0.00**Total This Invoice 882.50****Outstanding Invoices**

Number	Date	Balance
210809	11/1/2023	1,730.00
Total		1,730.00

Total Now Due \$2,612.50



ENGLAND-THIMS & MILLER

14775 Old St. Augustine Road, Jacksonville, FL 32258

etmnc.com | 904.642.8990

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

October 03, 2023

Invoice No: 210297

Total This Invoice	\$1,032.50
---------------------------	-------------------

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

EMAIL COPY TO: BKOVAIC@BBXCAPITAL.COM

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

Work Description:

Review / Process and sign Monthly Requisitions

CDD Meeting Online

NTO Issues for WON

Lot issues for easement and pool - respond to team

Professional Services rendered through September 30, 2023**Labor**

		Hours	Rate	Amount
Senior Engineer/Senior Project Manager				
Lockwood, Scott	9/16/2023	1.25	215.00	268.75
Lockwood, Scott	9/23/2023	1.75	215.00	376.25
Lockwood, Scott	9/30/2023	1.25	215.00	268.75
Administrative Support				
Blair, Shelley	9/16/2023	1.00	95.00	95.00
Blair, Shelley	9/30/2023	.25	95.00	23.75
Totals		5.50		1,032.50
Total Labor				1,032.50
Total This Invoice				<u>\$1,032.50</u>



Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 107**Invoice Date:** 12/1/23**Due Date:** 12/1/23**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 - December 2023		4,601.67	4,601.67
Website Administration - December 2023		100.00	100.00
Information Technology - December 2023		139.58	139.58
Dissemination Agent Services - December 2023		1,104.17	1,104.17
Office Supplies		0.66	0.66
Postage		13.86	13.86
Copies		39.45	39.45
Telephone		60.29	60.29
<div><div>RECEIVED</div><div>DEC 04 2023</div><div>BY: _____</div></div>			

Total \$6,059.68**Payments/Credits** \$0.00**Balance Due** \$6,059.68

Grau and Associates

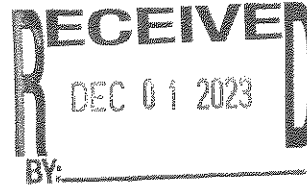
951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 24865
Date 12/01/2023



SERVICE	AMOUNT
Project: Arbitrage - Series 2016 FYE 10/31/23 Arbitrage Services	\$ <u>600.00</u>
Project: Arbitrage - Series 2018 FYE 10/31/23 Arbitrage Services	\$ <u>600.00</u>
Project: Arbitrage - Series 2021 PH3B FYE 10/31/23 Arbitrage Services	\$ <u>600.00</u>
Project: Arbitrage - Series 2021 PH4 FYE 10/31/23 Arbitrage Services	\$ <u>600.00</u>
Total:	\$ <u>2,400.00</u>
Current Amount Due	\$ <u>2,400.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
2,400.00	0.00	0.00	0.00	0.00	2,400.00

Payment due upon receipt.

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

Invoice

Invoice #: 271
Invoice Date: 11/30/2023
Due Date: 11/30/2023
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
Facility Assistant through November 2023 1,320.57200, 455.00	151.89	26.50	4,025.09
<div data-bbox="321 961 630 1150">RECEIVED DEC 05 2023 BY: _____</div> <div data-bbox="418 1444 831 1612"><i>Jerry Lambert</i> 12-5-23</div>			

Total	\$4,025.09
Payments/Credits	\$0.00
Balance Due	\$4,025.09

MVTC CDD

ASSISTANT MANAGER INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
151.89	Assistant Manager Covers November 2023	\$ 26.50	\$ 4,025.09
	TOTAL DUE:		<u>\$ 4,025.09</u>

Facility Management 001.320.57200.45500

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
11/1/23	8.27	E.W.	Facility Assistant
11/1/23	2.3	J.W.	Facility Assistant
11/2/23	10.25	E.W.	Facility Assistant
11/3/23	8.22	E.W.	Facility Assistant
11/4/23	2.2	E.W.	Facility Assistant
11/5/23	2.22	E.W.	Facility Assistant
11/6/23	10.27	E.W.	Facility Assistant
11/7/23	6.57	E.W.	Facility Assistant
11/8/23	8.18	E.W.	Facility Assistant
11/9/23	8.72	E.W.	Facility Assistant
11/10/23	8.2	E.W.	Facility Assistant
11/12/23	2.27	E.W.	Facility Assistant
11/13/23	7.88	E.W.	Facility Assistant
11/14/23	3.22	E.W.	Facility Assistant
11/15/23	3.32	E.W.	Facility Assistant
11/16/23	9.72	E.W.	Facility Assistant
11/17/23	5.98	E.W.	Facility Assistant
11/18/23	3	E.W.	Facility Assistant
11/19/23	2.32	E.W.	Facility Assistant
11/20/23	2.28	E.W.	Facility Assistant
11/21/23	1.73	J.W.	Facility Assistant
11/22/23	10	E.W.	Facility Assistant
11/24/23	8.2	E.W.	Facility Assistant
11/24/23	2.22	J.W.	Facility Assistant
11/25/23	2.25	E.W.	Facility Assistant
11/26/23	2.3	E.W.	Facility Assistant
11/27/23	2.28	E.W.	Facility Assistant
11/28/23	2.28	E.W.	Facility Assistant
11/29/23	2.32	E.W.	Facility Assistant
11/30/23	2.92	E.W.	Facility Assistant

TOTAL	<u>151.89</u>
-------	---------------

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

Invoice

Invoice #: 272
Invoice Date: 11/30/2023
Due Date: 11/30/2023
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 November 2023 1,320.57200.49400	20.6	26.50	545.90
<div>RECEIVED DEC 05 2023 BY: _____</div> <div><i>Jerry Lambert</i> 12-5-23</div>			

Total	\$545.90
Payments/Credits	\$0.00
Balance Due	\$545.90

MVTC CDD

SPECIAL EVENT ASSISTANT INVOICE DETAIL

Quantity	Description	Rate	Amount
20.6	Special Event Assistant	\$ 26.50	\$ 545.90
	Covers November 2023		
	TOTAL DUE:		<u>\$ 545.90</u>

Special Event Assistant 1.320.57200.49400

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
11/3/23	3.63	J.W.	Special Event - Food Truck Friday
11/10/23	3.52	J.W.	Special Event - Food Truck Friday
11/11/23	4.25	E.W.	Special Event - Kids Paint Night
11/17/23	2	J.W.	Special Event - Food Truck Friday
11/18/23	7.2	E.W.	Special Event - Cooking Demo
TOTAL	<u>20.6</u>		


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

Invoice

Invoice #: 273
Invoice Date: 11/30/2023
Due Date: 11/30/2023
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 Assistant through November 2023 1.300.57000.45509 <div>RECEIVED DEC 05 2023 BY: _____</div>  12-5-23	10.6	26.50	280.90
Total			\$280.90
Payments/Credits			\$0.00
Balance Due			\$280.90

MVTC CDD

PRIVATE EVENT ATTENDANT INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
10.6	Private Event Attendant Covers November 2023	\$ 26.50	\$ 280.90
	TOTAL DUE:		<u>\$ 280.90</u>

Private Event Attendant 1.320.57200.45509

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
11/11/23	6.37	E.W.	Private Event Attendant
11/21/23	4.23	E.W.	Private Event Attendant
TOTAL	<u>10.6</u>		

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

Invoice

Invoice #: 270
Invoice Date: 12/1/2023
Due Date: 12/1/2023
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
1.320.57200.45504 - Contract Administration - December 2023		5,416.67	5,416.67
1.320.57200.45500 - Facility Management - Meadow View - December 2023		7,154.25	7,154.25

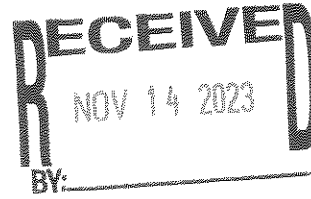
RECEIVED
DEC 05 2023
BY: _____

Jerry Lambert
12-5-23

Total \$12,570.92

Payments/Credits \$0.00

Balance Due \$12,570.92



November 14, 2023

Meadow View at Twin Creeks

INVOICE

In accordance with Florida Statute 197.322(3): "Postage shall be paid out of the general fund of each local governing board, upon statement thereof by the tax collector".

Your share of the postage for the mailing of the 2023 Real Estate, Tangible Personal Property, Railroad and Non Ad Valorem notices is as follows:

Postage Due: \$ 286.00

If you have any questions, please contact me or Christopher Swanson at 209-2251.

Sincerely,

Dennis W. Hollingsworth, C.F.C.
St. Johns County Tax Collector



PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
904-355-5300 • Fax: 904-353-1489 • Toll Free: 800-225-5305 • turnerpest.com

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

Service Slip/Invoice

INVOICE: 618099886
DATE: 11/20/2023
ORDER: 618099886

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

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

Work Date	Time	Target Pest	Technician	Time In
11/20/2023	01:03 PM	MICE, RATS, ROACH, S		01:03 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	11/20/2023		01:59 PM

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

Approved
Pest Control
001.320.57200.45917
Rich Gray

RECEIVED
NOV 28 2023
BY: _____

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE



INVOICE
1091259
INVOICE DATE
11/26/2023

**MINUTES
MATTER®**

SOLD TO: Meadow View at Twin Creek
850 Beacon Lake Parkway

Saint Augustine, FL 32095

SHIP TO: Meadow View at Twin Creek
850 Beacon Lake Parkway

Saint Augustine, FL 32095

Approved
Facility Maintenance
001.320.57200.45508
Rich Gray

CALL NO.	CUSTOMER NO.	P.O. NUMBER	TERMS	BRANCH
709205	MVA002		COD	11326 Distribution Ave W Jacksonville, FL 32256-2745

COMMENTS

Caller Name: Rich Gray (904) 759 8890

Call Details:

This quote is for the deficiencies found during the inspection performed by Michael Miller.

Wayne Automatic Fire Sprinklers to replace (2) out of date gauges and perform 5-year internal inspection on fire riser and components of the Wet and Dry system, per NFPA 25. A separate quote will be sent if any issues are found during the inspection.

- Remove and internally inspect the FDC check valve and the Fire Department Connection
- Remove and internally inspect the main system check valve or alarm check valve
- Provide 5-year internal inspection reports upon completion

This quote is only valid for 30 days from the date of origination and is subject to material and/or labor price increases.

DESCRIPTION	PRICE (BEFORE TAXES IF APPLICABLE)
Material, Labor and Other:	\$2,220.00

Please reference invoice number on payment. Thank You!

VISA & MASTERCARD ACCEPTED

A surcharge of 3% will be applied to credit card purchases.

Questions Regarding this invoice please contact:

Name: Holly B Bartle

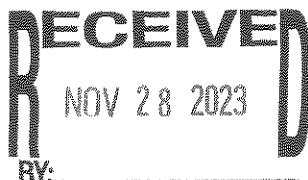
Phone: 9042683030

Email: hbbartle@waynefire.com

SUBTOTAL:	\$2,220.00
SALES TAX:	\$0.00
TOTAL:	\$2,220.00

Remit To:

Wayne Automatic Fire Sprinklers, Inc.
222 Capitol Court
Ocoee, FL 34761
Phone: (407)656-3030
Fax: (407)656-8026



Meadow View at Twin Creeks

Community Development District
Construction Phase 4 - Dreamfinders

Construction Funding Request #13
October 9, 2023

Req. PAYEE

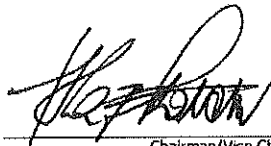
83	West Orange Nurseries Inc	\$	93,492.00
	Beacon Lake Phase 4 - Application for Payment No. 1 (October 2023)		

Total Funding Request	\$	93,492.00
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Please make check payable to:

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

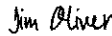
Signature:



Chairman/Vice Chairman

DocuSigned by:

Signature:



01B45E6E74104 Secretary/Asst. Secretary

St. Johns County Board of County Commissioners

UTILITY DEPARTMENT
Customer Service

PO Drawer 3006
Saint Augustine, Florida
32085-3006



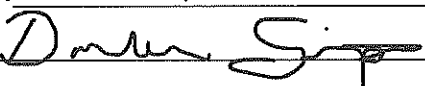
Phone: (904) 209-2700
Fax: (904) 209-2718
Email: utiltch@sjcfl.us

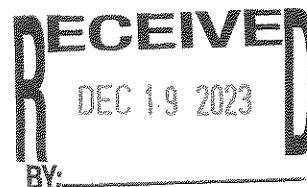
COMMERCIAL ACCOUNT APPLICATION

All commercial account requests must be approved by SJCUD Engineering before fees can be assessed. Once approved, please allow a minimum of 72 hours for processing.

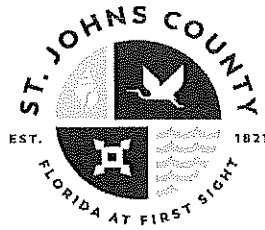
Date: 11/14/2023 Start Service Date: 11/15/2023
Service Address: 148 Heron Oaks Drive, St. Augustine, FL 32095
Business Description: Irrigation Meter for Heron Oaks Drive
Account Name: Meadow View at Twin Creeks Community Development District
Mailing Address: 475 West Town Place, Suite 114
City: St. Augustine State: FL Zip Code: 32092
Primary Phone Number: (904) 940-5850 Secondary Phone Number: (602) 373-7227
Contact Name: Danielle Simpson Tax ID: Certificate Number: 85-9017121617C-7
Email Address: dsimpson@bbxcapital.com

I understand and agree that the current monthly Base Rate (based on meter size) and usage will apply immediately once the meter has been placed.

Print Name: Danielle Simpson Title: Operations Manager
Signature: 



Internal Use Only	
Date Paid: _____	Amount Paid: \$ _____
Customer Number: _____	Location Number: _____



December 18, 2023

Danielle Simpson
Manager of Operations, Beacon Lake
BBX Capital
201 East Olas Blvd, Suite 1900
Fort Lauderdale, FL 33301

via email: dsimpson@bbxcapital.com

Re: Beacon Lake 4A and 4B
ASBULT23-179
Reuse Unit Connection Fees

Dear Ms. Simpson,

Please find listed below the required utility unit connection fees for the referenced project.

Service Address: 148 Heron Oaks Dr

EIC Calculation: $62,302\text{S.F.}/100\text{S.F.} = 623.02 \times 0.0278 = 17.319956\text{EIC}$

Item	Unit Cost	Quantity	Cost
• Reuse Unit Connection Fees:	\$870.58	17.319956EIC	\$15,078.41
• 2" Pre-Run Reuse Meter	\$1,080.00	1 Ea.	\$1,080.00
• MXU	\$145.00	1 Ea.	\$145.00
• Deposit	\$200.00	1 Ea.	\$200.00
Total Utility Fees:			\$16,503.41

Please note that the cost listed above is based on the current Utility fee schedule. Actual cost will be based on the fee schedule at time of payment. The fee schedule is normally adjusted in October at the beginning of each fiscal year.

Please call the Customer Service office, 904-209-2677 to schedule a time to make payment of the above fees. Please submit the attached Commercial Account Application to utiltch@sjcfl.us

Sincerely,

Teri Shoemaker

Teri L. Shoemaker, P.E.
Interim Chief Engineer – Development
904-209-2614

cc: Ericka Brown

Enc: Commercial Account Application

Utilities

1205 State Road 16, St. Augustine, FL 32084
904.209.2700 | sjcfl.us

St. Johns County Board of County Commissioners

UTILITY DEPARTMENT
Customer Service

PO Drawer 3006
Saint Augustine, Florida
32085-3006



Phone: (904) 209-2700
Fax: (904) 209-2718
Email: utiltch@sjcfl.us

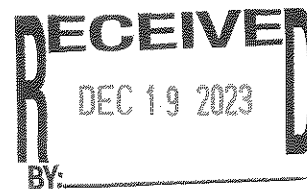
COMMERCIAL ACCOUNT APPLICATION

All commercial account requests must be approved by SJCUD Engineering before fees can be assessed. Once approved, please allow a minimum of 72 hours for processing.

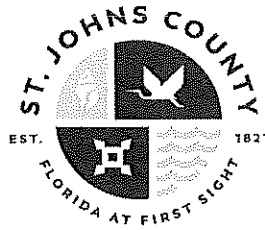
Date: 11/14/2023 Start Service Date: 11/15/2023
Service Address: 19 Twilight Lane, St. Augustine, FL 32095
Business Description: Irrigation Meter at Entry Park
Account Name: Meadow View at Twin Creeks Community Development District
Mailing Address: 475 West Town Place, Suite 114
City: St. Augustine State: FL Zip Code: 32092
Primary Phone Number: (904) 940-5850 Secondary Phone Number: (602) 373-7227
Contact Name: Danielle Simpson Tax ID: Certificate Number: 85-9017121617C-7
Email Address: dsimpson@bbxcapital.com

I understand and agree that the current monthly Base Rate (based on meter size) and usage will apply immediately once the meter has been placed.

Print Name: Danielle Simpson Title: Operations Manager
Signature: 



Internal Use Only	
Date Paid: _____	Amount Paid: \$ _____
Customer Number: _____	Location Number: _____



December 18, 2023

Danielle Simpson
Manager of Operations, Beacon Lake
BBX Capital
201 East Olas Blvd, Suite 1900
Fort Lauderdale, FL 33301

via email: dsimpson@bbxcapital.com

Re: Beacon Lakes 4A and 4B
ASBULT23-179
Reuse Unit Connection Fees

Dear Ms. Simpson,

Please find listed below the required utility unit connection fees for the referenced project.

Service Address: 19 Twilight Ln – Entry Park – Reuse Meter
EIC Calculation: $14,717\text{S.F.} / 100\text{S.F.} = 147.17 \times 0.0278 = 4.091326\text{EIC}$

Item	Unit Cost	Quantity	Cost
• Reuse Unit Connection Fees:	\$870.58	4.091326EIC	\$3,561.83
• 1" Pre-Run Reuse Meter	\$310.00	1 Ea.	\$310.00
• MXU	\$145.00	1 Ea.	\$145.00
• Deposit	\$100.00	1 Ea.	\$100.00
Total Utility Fees:			\$4,116.83

Please note that the cost listed above is based on the current Utility fee schedule. Actual cost will be based on the fee schedule at time of payment. The fee schedule is normally adjusted in October at the beginning of each fiscal year.

Please call the Customer Service office, 904-209-2677 to schedule a time to make payment of the above fees. Please submit the attached Commercial Account Application to utiltch@sjcfl.us

Sincerely,

Teri Shoemaker

Teri L. Shoemaker, P.E.
Interim Chief Engineer – Development
904-209-2614

cc: Ericka Brown

Enc: Commercial Account Application

Utilities

1205 State Road 16, St. Augustine, FL 32084
904.209.2700 | sjcfl.us

St. Johns County Board of County Commissioners

UTILITY DEPARTMENT
Customer Service

PO Drawer 3006
Saint Augustine, Florida
32085-3006



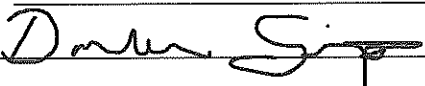
Phone: (904) 209-2700
Fax: (904) 209-2718
Email: utiltch@sjcfl.us

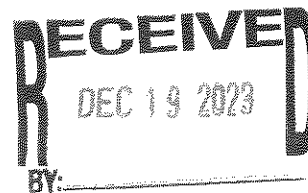
COMMERCIAL ACCOUNT APPLICATION

All commercial account requests must be approved by SJCUD Engineering before fees can be assessed. Once approved, please allow a minimum of 72 hours for processing.

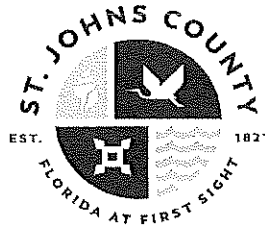
Date: 12/14/2023 Start Service Date: 11/15/2023
Service Address: 234 Twilight Lane, St. Augustine, FL 32095
Business Description: Irrigation Meter at Lift Station
Account Name: Meadow View at Twin Creeks Community Development District
Mailing Address: 475 West Town Place, Suite 114
City: St. Augustine State: FL Zip Code: 32092
Primary Phone Number: (904) 940-5850 Secondary Phone Number: (602) 373-7227
Contact Name: Danielle Simpson Tax ID: Certificate Number: 85-9017121617C-7
Email Address: dsimpson@bbxcapital.com

I understand and agree that the current monthly Base Rate (based on meter size) and usage will apply immediately once the meter has been placed.

Print Name: Danielle Simpson Title: Operations Manager
Signature: 



<i>Internal Use Only</i>	
Date Paid: _____	Amount Paid: \$ _____
Customer Number: _____	Location Number: _____



December 18, 2023

Danielle Simpson
Manager of Operations, Beacon Lake
BBX Capital
201 East Olas Blvd, Suite 1900
Fort Lauderdale, FL 33301

via email: dsimpson@bbxcapital.com

Re: Beacon Lake 4A and 4B
ASBULT23-179
Reuse Unit Connection Fees: Reuse Meter at Lift Station

Dear Ms. Simpson,

Please find listed below the required utility unit connection fees for the referenced project.

Service Address: 234 Twilight Ln – Lift Station – Reuse Meter
EIC Calculation: $11,778 \text{ S.F.} / 100 \text{ S.F.} = 117.72 \times .0278 = 3.272616 \text{ ERC}$

Item	Unit Cost	Quantity	Cost
• Reuse Unit Connection Fees:	\$870.58	3.272616 EIC	\$2,849.07
• 1" Pre-Run Reuse Meter	\$310.00	1 Ea.	\$310.00
• MXU	\$145.00	1 Ea.	\$145.00
• Deposit	\$100.00	1 Ea.	\$100.00
Total Utility Fees:			\$3,404.07

Please note that the cost listed above is based on the current Utility fee schedule. Actual cost will be based on the fee schedule at time of payment. The fee schedule is normally adjusted in October at the beginning of each fiscal year.

Please call the Customer Service office, 904-209-2677 to schedule a time to make payment of the above fees. Please submit the attached Commercial Account Application to utiltch@sjcfl.us

Sincerely,

Teri Shoemaker

Teri L. Shoemaker, P.E.
Interim Chief Engineer – Development
904-209-2614

cc: Ericka Brown
Enc: Commercial Account Application

Utilities

1205 State Road 16, St. Augustine, FL 32084
904.209.2700 | sjcfl.us

D.

Meadow View at Twin Creeks

Community Development District
Construction Phase 3B - BBX

Construction Funding Request #56
February 9, 2024

Req.	PAYEE		
144	Harbinger Phase 3 Signage - Invoice 1906	\$	9,805.00
Total Funding Request		\$	9,805.00

Please make check payable to:

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

Signature: _____
Chairman/Vice Chairman

Signature: _____
Secretary/Asst. Secretary