

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

April 18, 2024

AGENDA

**Meadow View at Twin Creeks
Community Development District**
475 West Town Place, Suite 114
St. Augustine, Florida 32092
www.meadowviewattwincreeksccd.com

April 11, 2024

Board of Supervisors
Meadow View at Twin Creeks CDD

Dear Board Members:

The Meadow View at Twin Creeks Community Development District Board of Supervisors meeting is scheduled for **Thursday, April 18, 2024 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095.**

Following is the revised agenda for the meeting:

- I. Roll Call
- II. Public Comment
- III. Approval of Minutes of the February 15, 2024 Meeting
- IV. Discussion of a Policy Establishing Responsibilities for Neighborhood Groups Using the District's Facilities
- V. Discussion of the Fiscal Year 2025 Budget
- VI. Update on Development Status
- VII. Staff Reports
 - A. District Counsel
 - B. District Engineer – Requisition Summary
 - C. District Manager
 - D. Amenity Manager
 - E. Operations Manager – Report
- VIII. Financial Reports
 - A. Financial Statements as of February 29, 2024

- B. Assessment Receipts Schedule
 - C. Check Register
 - D. Ratification of Revised Construction Funding Request No. 15 (Phase 4 – Dream Finders)
 - E. Consideration of Construction Funding Request No. 6 (Phase 4 – Heartwood)
 - F. Consideration of Construction Funding Request No. 16 (Phase 4 – Dream Finders)
 - G. Consideration of Construction Funding Request No. 57 (Phase 3B – BBX)
- IX. Other Business
- X. Supervisors’ Requests and Audience Comments
- XI. Next Scheduled Meeting – May 16, 2024 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095
- XII. Adjournment

MINUTES

MINUTES OF MEETING
MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Meadow View at Twin Creeks Community Development District was held on Thursday, February 15, 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	Chairman
Aaron Lyman	Vice Chairman
Danielle Simpson	Supervisor
Tyler Thors	Supervisor
Frank Arias	Supervisor

Also present were:

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

The following is a summary of the discussions and actions taken at the February 15, 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 January 18, 2024 Board of Supervisors Meeting

B. Acceptance of Minutes of the January 18, 2024 Audit Committee Meeting

There were no comments on the minutes.

On MOTION by Mr. Lyman seconded by Mr. Kovacic with all in favor the minutes of the January 18, 2024 Board of Supervisors and Audit Committee meetings were approved as presented.

FOURTH ORDER OF BUSINESS

**Ratification of Engagement Letter with
Grau & Associates for Audit Services**

Mr. Oliver stated that this engagement letter is to conduct the Fiscal Year 2023 audit. He reminded the Board that the RFP process was recently completed and Grau was the firm selected by the audit committee and Board of Supervisors.

On MOTION by Mr. Kovacic seconded by Mr. Thors with all in favor the engagement letter with Grau & Associates was ratified.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2024-01,
Instructing the St. Johns County
Supervisor of Elections to Conduct the
District's 2024 Election**

Mr. Oliver reminded the Board there are two seats up for election in 2024. He noted the election process is managed by the Supervisor of Elections and the seats will be placed on the ballot unless no one qualifies for the seats, or only one person qualifies for a seat. If no one qualifies, the Board will appoint someone to fill the seat within 90 days and the current board members would retain their seats until a suitable replacement is found.

On MOTION by Mr. Kovacic seconded by Mr. Thors with all in favor Resolution 2024-01, instructing the St. Johns County Supervisor of Elections to Conduct the District's 2024 General Election was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2024-02,
Amending the Fiscal Year 2024 General
Fund Budget**

Mr. Oliver stated that the pump repairs budget was set at \$5,000 and that is being increased to \$25,000 as \$4,500 has already been spent and more pump repairs are expected. The addition funds are being pulled from the snack bar attendant and new capital projects line items.

On MOTION by Mr. Kovacic seconded by Ms. Simpson with all in favor Resolution 2024-02, amending the Fiscal Year 2024 General Fund budget was approved.

SEVENTH ORDER OF BUSINESS Update on Development Status

Mr. Lyman stated that Phase 4 is being wrapped up and the final asphalt lift will be applied to the townhomes and Phase 2 next week.

EIGHTH ORDER OF BUSINESS Staff Reports

A. District Counsel – Update on Required Ethics Training

Ms. Buchanan informed the Board that as of January 1, 2024, CDD board members are now required to complete four hours of ethics training. A memorandum was included in the agenda package that provides free resources for that training. The training must be completed by December 31, 2024 and will be reported on the Form 1 filed in 2025. She also stated that the Form 1 will now be filed electronically.

B. District Engineer - Approval of Requisition Summary

A copy of the requisition summary was included in the agenda package for the Board’s review. Requisition 145 will be added to document a change in an invoice from Smith Manus resulting in a \$1,612 increase due to a credit that will be applied to a future bill.

Mr. Kovacic asked for some backup to show what the purpose of the credit is.

Mr. Lockwood stated requisition 146 will be drafted for a West Orange Nursery invoice received just prior to the meeting in the amount of \$307,648.38 for Phase 4.

On MOTION by Mr. Lyman seconded by Ms. Simpson with all in favor the requisition summary was approved as revised in substantial form.

C. District Manager

Mr. Oliver stated that discussions on the Fiscal Year 2025 budget will begin at the next meeting. The budget is scheduled to be approved at the May meeting and adopted at the August meeting.

D. Amenity Manager

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

E. Operations Manager**1. Report**

Mr. Gray gave an overview of 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. Dobson Electric has begun the boring project for the meter that is down at the front entrance. Future Horizons is working on the fountain off Convex and will be tested on the Monday following the meeting. He noted the fountain is not under warranty. There is a similar issue at the front entrance that he will be gathering more information on. RMS is wrapping up the splash park repair. Yellowstone has begun laying Bermuda at the front entrance. The gate repair company has repaired the gate at the exit gate at the Landings and Envera was out to look at the call box following damage due to a car accident. There are also some cosmetic damages that he believes onsite maintenance can handle, however there will be a pole and light that needs to be replaced and the repairs will be funded by the person that caused the damage. St. Johns County inspected the pools, and everything was satisfactory, however they have made staff aware the pool grates will need to be replaced before July. The tennis court timers have been moved as requested by Supervisor Thors. Lastly, he reported staff is still working on the pickleball issues including lighting and sound abatement issues, they're just waiting on feedback from St. Johns County.

Mr. Thors stated that one of the tennis court gates was not shutting properly and asked if springs can be installed. He also stated that he's received questions about lighting the road sign at Cutgrass and Horsetail Court.

Ms. Simpson stated that Quantam has been onsite working on the lighting of the sign.

2. Consideration of Proposal for Spring Annuals

Mr. Gray presented a proposal from Yellowstone totaling \$13,005 to install spring annuals. He suggested a mix of Sunpatiens without white flowers and noted there would not be an extra charge.

On MOTION by Mr. Lyman seconded by Ms. Simpson with all in favor the proposal from Yellowstone totaling \$13,005 for installation of spring annuals was approved.

Mr. Arias asked if Mr. Gray has noticed a lot of advertisement signs.

Mr. Gray responded yes, and he's instructed maintenance staff to pull them as they see them.

NINTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of December 31, 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 64.1% collected was included in the agenda package for the Board's review.

C. Check Register

A copy of the check register totaling \$235,327.55 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. Consideration of Construction Funding Request No. 56

A copy of construction funding request number 56 totaling \$9,805 was included in the agenda package for the Board's review. Mr. Oliver noted the construction funding request will be revised to include the West Orange Nurseries and Smith Manus invoices included with requisitions 145 and 146.

On MOTION by Mr. Kovacic seconded by Mr. Thors with all in favor construction funding request number 56 was approved in substantial form pending review by the Chairman.

Mr. Kovacic asked if construction funding request number 4 on page 77 needs to be ratified.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor construction funding request number 4 totaling \$57,965.45 was ratified.

TENTH ORDER OF BUSIENSS Other Business

There being none the next item followed.

ELEVENTH ORDER OF BUSINESS Supervisors’ Requests and Audience Comments

Mark Pond asked if the blue illuminate signs on Concave and Garda are supposed to be lit up.

Ms. Gray stated that he will take care of it.

A resident stated that asked if there are plans to clean the perimeter of the ponds following construction, specifically the pond on Stargaze.

Mr. Gray stated that staff tries to remove as much as trash as possible weekly.

Mark Pond stated that tournaments between other developments was previously discussed and asked if there is an update.

Mr. Oliver stated that he will get with District Counsel and report back to Mr. Pond.

A resident asked what can be done about the drivers speeding and running stop signs.

Mr. Thors responded that there appears to be more police enforcement.

Mr. Oliver added that it is an issue in every CDD.

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

THIRTEENTH ORDER OF BUSINESS Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SEVENTH ORDER OF BUSINESS

B.

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

REQUISITION SUMMARY

2021 Phase 3

2020 Phase 4

Thursday, April 18, 2024

2021 Phase 3		<u>TO BE APPROVED</u>		
4/18/2024	146	West Orange Nurseries, Inc.	Beacon Lake Road Extension - Application No. 2 (March 2024)	\$ 22,148.00
4/18/2024	147	Harbinger	Beacon Lakes Townhomes signage - Deposit Invoice 00000818	\$ 3,080.00
			2021 Phase 3 REQUISITIONS TO BE APPROVED	\$25,228.00
2021 Phase 4		<u>TO BE APPROVED</u>		
4/18/2024	96	West Orange Nurseries, Inc.	Beacon Lake Phase 4 - Application for Payment No. 4 (March 2024)	\$ 85,068.64
4/18/2024	97	W. Gardner, LLC	Beacon Lake Phase 4 (Paving/Drainage) Application for Payment No. 22 (Feb 2024)	\$ 4,493.73
4/18/2024	98	W. Gardner, LLC	Beacon Lake Phase 4 (Paving/Drainage) Application for Payment No. 23 Retainage (March 2024)	\$ 183,389.30
4/18/2024	99	W. Gardner, LLC	Beacon Lake Phase 4 (Utilities) Application for Payment No. 22 (Feb 2024)	\$ 67,096.28
4/18/2024	100	W. Gardner, LLC	Beacon Lake Phase 4 (Utilities) Application for Payment No. 23 (March 2024)	\$ 1,123.43
4/18/2024	101	W. Gardner, LLC	Beacon Lake Phase 4 (Utilities) Application for Payment No. 24 Retainage (March 2024)	\$ 152,948.88
4/18/2024	102	W. Gardner, LLC	Beacon Lake Phase 4 (Clearing/Earthwork) Application for Payment No. 23 (Feb 2024)	\$ 31,062.53
4/18/2024	103	W. Gardner, LLC	Beacon Lake Phase 4 (Clearing/Earthwork) Application for Payment No. 24 Retainage (March 2024)	\$ 151,058.99
			2021 Phase 4 REQUISITIONS TO BE APPROVED	\$676,241.78
			TOTAL REQUISITIONS TO BE APPROVED April 18, 2024	\$701,469.78

E.

Meadow View at Twin Creeks

4/18/2024

Community Development District

Field Operations & Amenity Management Report



Rich Gray

MANAGER OF OPERATIONS
RIVERSIDE MANAGEMENT SERVICES, INC.

Jennifer Clark-Erickson

AMENITY MANAGER
RIVERSIDE MANAGEMENT SERVICES, INC.

Meadow View at Twin Creeks
Community Development District

Field Operations & Amenity Management Report
April 18th, 2024

To: Board of Supervisors

From: Rich Gray
Manager Of Operations

Jennifer Clark-Erickson
Amenity Manager

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

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



Events

- Food truck schedules are planned through December 2024. 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
- Chick fil-a – Food Truck Alley the second and fourth Thursday monthly 5pm-7:30pm or sold out.
- Spring Break Bash – Well attended, bouncers, food trucks.
- Easter Egg Hunt – We hosted over 350+ people for an egg hunt, pictures with the Easter Bunny and food trucks. Due to unforeseen circumstances the petting zoo was unable to make it.
- Cooking Demo – 4.13.2024 taking reservations until 4.12.2024.



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

- Yellowstone completed the planting of the Spring Annuals; They're currently working on fertilizing the Bermuda & St. Augustine as well as scheduling the seed pod removal on the palms located at the Amenity Center and Lake Side Park. Fertilizing all perennials on the property by the end of April.
- Atlantic Security addressed all active issues that were present at the Pickleball and Tennis Court readers.
- Thigpen completed their Quarterly A/C inspection, no issues were found all systems are operating properly.
- Southeast Fitness completed the treadmill repair all systems are operating properly.
- Big Z Pools completed the drain grate replacements in the Splash Park and the Lap Pool as required by the county for updating operating permits.
- Envera completed the needed repairs to the lighting notification system located at the landing entrance.
- East Coast Wells completed the bladder replacement on the exit side pump. All systems were tested and are operating properly.
- RMS completed the Splash Park repairs including Pillow-top bearing replacement, cleaning structure & ropes, painted concrete footers, and checked all hardware for proper security. Tested systems and all are operating properly.
- Staff continued painting the additional kayak poles at the Amenity Center & Lake Side Park, Crew House door, TV enclosure, and Kayak Ramp at the Crew House.
- Playground and Lake inspections were completed at the beginning of the month. (Any issues found were addressed immediately by on-site staff).

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



EIGHTH ORDER OF BUSINESS

A.

Meadow View at Twin Creeks
Community Development District

Unaudited Financial Reporting
February 29, 2024



Table of Contents

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

Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

February 29, 2024

	General Fund	Debt Service Fund	Capital Project Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 21,176	\$ -	\$ -	\$ 21,176
Assessments Receivable	-	-	-	-
Due from General Fund	-	14,640	-	14,640
Due from Developer - BBX	1,612	-	-	1,612
Due from Other	5,166	-	-	5,166
Investments:				
General Fund Custody	1,370,585	-	-	1,370,585
State Board of Administration (SBA)	-	-	-	-
Series 2016				
Reserve	-	141,000	-	141,000
Revenue	-	474,885	-	474,885
Series 2018				
Reserve A1	-	194,325	-	194,325
Revenue A1	-	624,717	-	624,717
Reserve A2	-	-	-	-
Revenue A2	-	2,885	-	2,885
Prepayment A 2	-	1	-	1
Series 2019				
Reserve	-	81,786	-	81,786
Revenue	-	267,358	-	267,358
Series 2020				
Reserve A1	-	39,768	-	39,768
Revenue A1	-	116,846	-	116,846
Prepayment A1	-	943	-	943
Revenue A2	-	1,777	-	1,777
Series 2021 Ph3B				
Reserve	-	141,097	-	141,097
Revenue	-	274,471	-	274,471
Prepayment	-	3,284	-	3,284
Construction	-	-	7,638	7,638
Series 2021 Ph4				
Reserve	-	211,869	-	211,869
Interest	-	0	-	0
Revenue	-	5,375	-	5,375
Construction	-	-	11,219	11,219
Due From Developer - BBX RETAINAGE	-	-	250,728	250,728
Prepaid Expenses	2,550	-	-	2,550
Deposits	3,760	-	-	3,760
Total Assets	\$ 1,404,849	\$ 2,597,027	\$ 269,585	\$ 4,271,460

Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

February 29, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Liabilities:				
Accounts Payable	\$ 23,560	\$ -	\$ -	\$ 23,560
Accrued Expenses	1,637	-	-	1,637
FICA Payable	-	-	-	-
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
Due to Debt Service Series 2021 PH3B	-	-	-	-
Due to Debt Service Series 2021 PH4	-	-	-	-
Total Liabilities	\$ 39,837	\$ -	\$ 250,728	\$ 290,565
Fund Balance:				
Nonspendable:				
Deposits	\$ 3,760	\$ -	\$ -	\$ 3,760
Restricted for:				
Debt Service	-	2,597,027	-	2,597,027
Capital Project	-	-	18,857	18,857
Assigned for:				
Capital Reserve Fund	-	-	-	-
Capital Reserves	-	-	-	-
Unassigned	1,358,702	-	-	1,358,702
Total Fund Balances	\$ 1,365,012	\$ 2,597,027	\$ 18,857	\$ 3,980,896
Total Liabilities & Fund Balance	\$ 1,404,849	\$ 2,597,027	\$ 269,585	\$ 4,271,460

Meadow View at Twin Creeks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Amended Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,547,896	\$ 1,496,100	\$ 1,496,100	\$ -
Special Assessments - Gate Monitoring*	25,888	25,888	25,888	-
Assessments - Direct Bill	392,205	196,103	-	(196,103)
Interest/Miscellaneous Income	9,000	3,750	10,106	6,356
Restricted Easement Fence Fund	10,000	4,167	8,100	3,933
Facility Revenue	10,000	4,167	-	(4,167)
Total Revenues	\$ 1,994,989	\$ 1,730,174	\$ 1,540,194	\$ (189,980)
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 4,800	\$ 2,000	\$ 1,600	\$ 400
PR-FICA	367	153	122	31
Engineering	36,000	15,000	5,750	9,250
Attorney	30,000	12,500	6,101	6,399
Annual Audit	6,750	-	-	-
Assessment Administration	10,600	10,600	10,600	-
Arbitrage Rebate	3,600	3,000	3,000	-
Dissemination Agent	13,250	5,521	5,521	-
Trustee Fees	17,968	17,968	17,968	-
Management Fees	55,220	23,008	23,008	-
Information Technology	1,675	698	698	-
Website Maintenance	1,200	500	500	-
Telephone	700	292	274	18
Postage & Delivery	1,600	667	543	124
Insurance General Liability/Public Officials	8,673	8,673	8,161	512
Printing & Binding	2,300	958	264	694
Legal Advertising	1,500	625	477	148
Other Current Charges	1,600	667	-	667
Office Supplies	300	125	3	122
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 198,278	\$ 103,129	\$ 84,766	\$ 18,363

Meadow View at Twin Creeks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Amended Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
<i>Operations & Maintenance</i>				
Amenity Center Expenditures				
<i>Utilities</i>				
Telephone/Cable/Internet	\$ 12,400	\$ 5,167	\$ 5,009	\$ 157
Electric	52,500	21,875	20,188	1,687
Water/Sewer/Irrigation	31,240	13,017	34,204	(21,188)
Gas	2,500	1,042	731	310
Trash Removal	8,400	3,500	3,563	(63)
<i>Security</i>				
Security Monitoring	1,440	600	555	45
Gate Monitoring	22,888	9,537	11,979	(2,442)
Gate Repairs	3,000	1,250	225	1,025
Access Cards	3,000	1,250	389	861
Contacted Security	20,000	8,333	8,669	(335)
<i>Management Contracts</i>				
Facility Management	85,851	35,771	35,771	-
Facility Attendant	39,149	16,312	13,300	3,012
Pool Attendants	55,890	23,288	-	23,288
Canoe Launch Attendant	30,750	12,813	100	12,713
Snack Bar Attendant	2,640	1,100	-	1,100
Field Management / Admin	65,000	27,083	27,083	(0)
Pool Maintenance	20,000	8,333	6,932	1,402
Pool Chemicals	20,467	8,528	10,039	(1,511)
Janitorial	33,010	13,754	9,591	4,163
Facility Maintenance	83,200	34,667	47,306	(12,639)
Private Event Attendant	5,500	2,292	2,166	126
Repairs & Maintenance	40,000	16,667	25,189	(8,522)
New Capital Projects	5,000	2,083	-	2,083
Snack Bar Inventory -CGS	1,000	417	49	368
Food Service License	650	271	-	271
Subscriptions	5,500	2,292	1,374	918
Pest Control	2,831	1,180	1,110	69
Supplies	2,500	1,042	433	609
Towel/Linen Service	2,800	1,167	-	1,167
Furnitures, Fixtures & Equipment	5,000	2,083	3,625	(1,542)
Special Events	35,000	14,583	12,862	1,722
Holiday Decorations	20,000	20,000	20,102	(102)
Fitness Center Repairs/Supplies	5,500	2,292	2,000	291
Office Supplies	2,100	875	467	408
ACA++SCAP/BMI Licenses	800	333	-	333
Property Insurance	71,310	71,310	66,983	4,327
Permit and License	575	240	224	16
Subtotal Amenity Center Expenditures	\$ 799,391	\$ 386,344	\$ 372,218	\$ 14,126

Meadow View at Twin Creeks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Amended	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
Ground Maintenance Expenditures				
Hydrology Quality/Mitigation	\$ 6,400	\$ 2,667	\$ -	\$ 2,667
Electric	34,265	14,277	13,430	847
Landscape Maintenance	646,800	269,500	211,875	57,625
Landscape Contingency	85,000	35,417	19,210	16,207
Lake Maintenance	27,000	11,250	8,846	2,404
Grounds Maintenance	12,000	5,000	9,615	(4,615)
Pump Repairs	25,000	10,417	22,859	(12,442)
Streetlighting	58,207	24,253	27,556	(3,303)
Streetlight Repairs	5,000	2,083	-	2,083
Storm Cleanup	-	-	-	-
Irrigation Repairs	50,000	20,833	11,245	9,588
Miscellaneous	6,500	2,708	1,100	1,608
Contingency	31,149	12,979	1,100	11,879
Subtotal Ground Maintenance Expenditures	\$ 987,320	\$ 411,383	\$ 326,835	\$ 84,548
Total Operations & Maintenance	\$ 1,786,711	\$ 797,727	\$ 699,053	\$ 98,674
Total Expenditures	\$ 1,984,989	\$ 900,857	\$ 783,819	\$ 117,037
Excess (Deficiency) of Revenues over Expenditures	\$ 10,000	\$ 829,317	\$ 756,374	\$ (72,943)
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ -	\$ -	19,401	\$ 19,401
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 19,401	\$ 19,401
Net Change in Fund Balance	\$ 10,000	\$ 829,317	\$ 775,776	\$ (53,541)
Fund Balance - Beginning	\$ (10,000)		\$ 589,236	
Fund Balance - Ending	\$ -		\$ 1,365,012	

(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 February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 443,364	\$ 428,803	\$ 428,803	\$ -
Interest Income	5,400	2,250	6,922	4,672
Total Revenues	\$ 448,764	\$ 431,053	\$ 435,726	\$ 4,672
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	\$ 274,866	\$ 279,538	\$ 4,672
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 6,389	\$ 274,866	\$ 279,538	\$ 4,672
Fund Balance - Beginning	\$ 199,313		\$ 340,898	
Fund Balance - Ending	\$ 205,702		\$ 620,436	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2018 A1/A2

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 612,533	\$ 592,417	\$ 592,417	\$ -
Interest Income	7,000	2,917	9,051	6,135
Total Revenues	\$ 619,533	\$ 595,333	\$ 601,468	\$ 6,135
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	\$ 365,702	\$ 371,837	\$ 6,135
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 5,270	\$ 365,702	\$ 371,837	\$ 6,135
Fund Balance - Beginning	\$ 261,256		\$ 456,379	
Fund Balance - Ending	\$ 266,526		\$ 828,215	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2019 A1/A2

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 257,353	\$ 248,901	\$ 248,901	\$ -
Interest Income	3,000	1,250	3,899	2,649
Total Revenues	\$ 260,353	\$ 250,151	\$ 252,800	\$ 2,649
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	\$ 152,251	\$ 154,900	\$ 2,649
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 4,553	\$ 152,251	\$ 154,900	\$ 2,649
Fund Balance - Beginning	\$ 114,512		\$ 196,885	
Fund Balance - Ending	\$ 119,065		\$ 351,785	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2020 A1/A2

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 113,041	\$ 109,329	\$ 109,329	\$ -
Interest Income	1,600	667	2,176	1,509
Total Revenues	\$ 114,641	\$ 109,995	\$ 111,505	\$ 1,509
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	\$ 67,917	\$ 69,426	\$ 1,509
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (19,351)	\$ (19,351)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (19,351)	\$ (19,351)
Net Change in Fund Balance	\$ 5,485	\$ 67,917	\$ 50,075	\$ (17,842)
Fund Balance - Beginning	\$ 51,604		\$ 110,419	
Fund Balance - Ending	\$ 57,089		\$ 160,495	

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 February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 280,483	\$ 270,002	\$ 270,002	\$ -
Interest Income	2,100	875	4,684	3,809
Total Revenues	\$ 282,583	\$ 270,877	\$ 274,686	\$ 3,809
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	\$ 184,976	\$ 189,126	\$ 4,151
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (3,487)	\$ (3,487)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (3,487)	\$ (3,487)
Net Change in Fund Balance	\$ 781	\$ 184,976	\$ 185,640	\$ 664
Fund Balance - Beginning	\$ 112,709		\$ 233,212	
Fund Balance - Ending	\$ 113,489		\$ 418,852	

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 February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
Revenues:				
Special Assessments - Direct	\$ 423,738	\$ -	\$ -	\$ -
Interest Income	3,000	1,250	6,002	4,752
Total Revenues	\$ 426,738	\$ 1,250	\$ 6,002	\$ 4,752
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	\$ (130,799)	\$ (126,046)	\$ 4,752
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (4,712)	\$ (4,712)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (4,712)	\$ (4,712)
Net Change in Fund Balance	\$ 2,641	\$ (130,799)	\$ (130,759)	\$ 40
Fund Balance - Beginning	\$ 136,629		\$ 348,002	
Fund Balance - Ending	\$ 139,269		\$ 217,244	

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 February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 112	\$ 112
Developer Contributions	-	-	348,655	\$ 348,655
Total Revenues	\$ -	\$ -	\$ 348,767	\$ 348,767
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 348,655	\$ (348,655)
Total Expenditures	\$ -	\$ -	\$ 348,655	\$ (348,655)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 112	\$ 112
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 3,486.63	\$ 3,487
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 3,487	\$ 3,487
Net Change in Fund Balance	\$ -		\$ 3,598	
Fund Balance - Beginning	\$ -		\$ 4,040	
Fund Balance - Ending	\$ -		\$ 7,638	

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 February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 182	\$ 182
Developer Contribution	-	-	1,239,003	1,239,003
Total Revenues	\$ -	\$ -	\$ 1,239,186	\$ 1,239,186
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 988,276	\$ (988,276)
Total Expenditures	\$ -	\$ -	\$ 988,276	\$ (988,276)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 250,910	\$ 250,910
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 4,712	\$ 4,712
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 4,712	\$ 4,712
Net Change in Fund Balance	\$ -		\$ 255,622	
Fund Balance - Beginning	\$ -		\$ (244,403)	
Fund Balance - Ending	\$ -		\$ 11,219	

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	\$ -	\$ 77,386	\$ 211,189	\$ 975,240	\$ 232,285	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,496,100
Special Assessments - Gate Monitoring*	-	-	-	-	25,888	-	-	-	-	-	-	-	25,888
Assessments - Direct Bill	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest/Miscellaneous Income	2,309	1,357	1,447	1,053	3,941	-	-	-	-	-	-	-	10,106
Restricted Easement Fence Fund	600	2,550	1,950	2,400	600	-	-	-	-	-	-	-	8,100
Facility Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	\$ 2,909	\$ 81,293	\$ 214,585	\$ 978,693	\$ 262,714	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,540,194
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 400	\$ 400	\$ -	\$ 400	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600
PR-FICA	31	31	-	31	31	-	-	-	-	-	-	-	122
Engineering	1,730	883	538	1,156	1,444	-	-	-	-	-	-	-	5,750
Attorney	3,274	528	174	1,749	377	-	-	-	-	-	-	-	6,101
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	10,600	-	-	-	-	-	-	-	-	-	-	-	10,600
Arbitrage Rebate	-	-	2,400	-	600	-	-	-	-	-	-	-	3,000
Dissemination Agent	1,104	1,104	1,104	1,104	1,104	-	-	-	-	-	-	-	5,521
Trustee Fees	5,218	-	12,751	-	-	-	-	-	-	-	-	-	17,968
Management Fees	4,602	4,602	4,602	4,602	4,602	-	-	-	-	-	-	-	23,008
Information Technology	140	140	140	140	140	-	-	-	-	-	-	-	698
Website Maintenance	100	100	100	100	100	-	-	-	-	-	-	-	500
Telephone	48	103	60	38	25	-	-	-	-	-	-	-	274
Postage & Delivery	15	384	14	72	58	-	-	-	-	-	-	-	543
Insurance General Liability/Public Officials	8,161	-	-	-	-	-	-	-	-	-	-	-	8,161
Printing & Binding	46	111	39	17	50	-	-	-	-	-	-	-	264
Legal Advertising	94	185	-	105	94	-	-	-	-	-	-	-	477
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	1	1	1	0	1	-	-	-	-	-	-	-	3
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 35,736	\$ 8,571	\$ 21,922	\$ 9,513	\$ 9,024	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 84,766

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	\$ 1,079	\$ 957	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,009
Electric	3,224	3,147	7,186	3,380	3,251	-	-	-	-	-	-	-	20,188
Water/Sewer/Irrigation	2,418	2,689	22,991	2,810	3,297	-	-	-	-	-	-	-	34,204
Gas	219	115	43	163	191	-	-	-	-	-	-	-	731
Trash Removal	1,015	648	645	633	623	-	-	-	-	-	-	-	3,563
Security													
Security Monitoring	111	111	111	111	111	-	-	-	-	-	-	-	555
Gate Monitoring	2,153	2,457	64	4,817	2,489	-	-	-	-	-	-	-	11,979
Gate Repairs	-	-	-	-	225	-	-	-	-	-	-	-	225
Access Cards	-	-	389	-	-	-	-	-	-	-	-	-	389
Contacted Security	3,153	1,577	686	1,867	1,386	-	-	-	-	-	-	-	8,669
Management Contracts													
Facility Management	7,154	7,154	7,154	7,154	7,154	-	-	-	-	-	-	-	35,771
Facility Attendant	2,602	4,025	2,541	2,192	1,940	-	-	-	-	-	-	-	13,300
Pool Attendants	-	-	-	-	-	-	-	-	-	-	-	-	-
Canoe Launch Attendant	60	-	-	40	-	-	-	-	-	-	-	-	100
Snack Bar Attendant	-	-	-	-	-	-	-	-	-	-	-	-	-
Field Management / Admin	5,417	5,417	5,417	5,417	5,417	-	-	-	-	-	-	-	27,083
Pool Maintenance	1,298	1,610	1,298	1,363	1,363	-	-	-	-	-	-	-	6,932
Pool Chemicals	1,946	1,946	1,946	2,101	2,101	-	-	-	-	-	-	-	10,039
Janitorial	2,620	1,899	1,722	1,714	1,636	-	-	-	-	-	-	-	9,591
Facility Maintenance	15,025	7,898	14,800	8,536	1,047	-	-	-	-	-	-	-	47,306
Private Event Attendant	336	281	549	730	270	-	-	-	-	-	-	-	2,166
Repairs & Maintenance	15,745	3,278	3,386	2,394	385	-	-	-	-	-	-	-	25,189
New Capital Projects	-	-	-	-	-	-	-	-	-	-	-	-	-
Snack Bar Inventory -CGS	-	-	-	-	49	-	-	-	-	-	-	-	49
Food Service License	-	-	-	-	-	-	-	-	-	-	-	-	-
Subscriptions	249	249	297	294	285	-	-	-	-	-	-	-	1,374
Pest Control	219	219	219	226	226	-	-	-	-	-	-	-	1,110
Supplies	-	-	-	433	-	-	-	-	-	-	-	-	433
Towel/Linen Service	-	-	-	-	-	-	-	-	-	-	-	-	-
Furnitures, Fixtures & Equipment	-	-	-	3,625	-	-	-	-	-	-	-	-	3,625
Special Events	1,580	3,535	4,188	1,878	1,681	-	-	-	-	-	-	-	12,862
Holiday Decorations	14,615	4,906	581	-	-	-	-	-	-	-	-	-	20,102
Fitness Center Repairs/Supplies	723	525	280	21	452	-	-	-	-	-	-	-	2,000
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	\$ 77,704	\$ 52,979	\$ 36,533	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 372,218

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	3,035	2,305	-	-	-	-	-	-	-	13,430
Landscape Maintenance	42,375	42,375	42,375	42,375	42,375	-	-	-	-	-	-	-	211,875
Landscape Contingency	-	945	-	18,265	-	-	-	-	-	-	-	-	19,210
Lake Maintenance	1,769	1,769	1,769	1,769	1,769	-	-	-	-	-	-	-	8,846
Grounds Maintenance	4,914	2,145	903	1,375	278	-	-	-	-	-	-	-	9,615
Pump Repairs	270	4,250	-	2,564	15,775	-	-	-	-	-	-	-	22,859
Streetlighting	4,777	4,777	4,777	4,679	8,546	-	-	-	-	-	-	-	27,556
Streetlight Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Storm Cleanup	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	-	2,613	-	5,754	2,878	-	-	-	-	-	-	-	11,245
Miscellaneous	-	-	-	1,100	-	-	-	-	-	-	-	-	1,100
Contingency	-	-	-	1,100	-	-	-	-	-	-	-	-	1,100
Subtotal Ground Maintenance Expenditures	\$ 56,763	\$ 61,726	\$ 52,404	\$ 82,016	\$ 73,927	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 326,835
Total Operations & Maintenance	\$ 206,800	\$ 116,690	\$ 130,108	\$ 134,994	\$ 110,460	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 699,053
Total Expenditures	\$ 242,536	\$ 125,262	\$ 152,030	\$ 144,507	\$ 119,484	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 783,819
Excess (Deficiency) of Revenues over Expenditures	\$ (239,628)	\$ (43,969)	\$ 62,555	\$ 834,186	\$ 143,230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 756,374
Other Financing Sources/Uses:													
Transfer In/(Out)	-	-	-	-	19,401	-	-	-	-	-	-	-	19,401
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ 19,401	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,401
Net Change in Fund Balance	\$ (239,628)	\$ (43,969)	\$ 62,555	\$ 834,186	\$ 162,631	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 775,776

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	141,000
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	194,325
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	\$77,175
Reserve Fund Balance	81,786
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	39,768
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	141,097
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	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 2021-3B 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	52,194.72	436,307.01	602,783.41	253,256.76	111,241.80	274,726.90	-	1,548,620.95	3,226,936.83
TOTAL RECEIPTS	868,137.42	436,307.01	602,783.41	253,256.76	111,241.80	274,726.90	-	1,548,620.95	3,226,936.83

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
INTEREST	1/11/2024	1,136.15	1,569.66	659.49	289.68	715.39	-	4,032.64	8,403.01
7	2/12/2024	72,737.35	100,490.86	42,220.79	18,545.28	45,800.10	-	258,172.75	537,967.13
8	3/7/2024	7,503.64	10,366.71	4,355.53	1,913.14	4,724.77	-	26,633.29	55,497.09
TOTAL TAX ROLL RECEIPTS		436,307.01	602,783.41	253,256.76	111,241.80	274,726.90	-	1,548,620.95	3,226,936.84

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	98%	98%	98%	98%	98%	0%	0%	98.4%	98.4%
PERCENT COLLECTED TOTAL	98%	98%	98%	98%	98%	98%	0%	78.8%	78.8%

C.

Meadow View at Twin Creeks
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2024
Check Register

<i>Date</i>	<i>Check #'s</i>	<i>Amount</i>
General Fund		
1/1/24 - 1/31/24	2377-2419	\$310,418.59
2/1/24 - 2/29/24	2420-2469	390,755.56
TOTAL		\$701,174.15
Autopayments		
1/2/24	TECO	\$110.03
1/2/24	Wellbeats	\$249.00
1/2/24	AT&T	\$69.55
1/2/24	RollKall Technol	\$685.78
1/4/24	Florida National Gas	\$52.97
1/8/24	Republic Services	\$633.19
1/18/24	St Johns County Utility Dept	\$2,809.94
1/17/24	AT&T	\$85.60
1/22/24	Comcast	\$853.96
1/25/24	IRS FICA Payment	\$61.20
1/30/24	FPL	\$11,183.25
1/29/24	WF Bus Credit - Rich Gray	\$630.50
1/29/24	WF Bus Credit - Jennifer Clark-Erickson	\$1,503.07
1/30/24	AT&T	\$69.55
1/30/24	RollKall Technol	\$1,867.07
2/1/24	TECO	\$135.58
2/2/24	Wellbeats	\$249.00
2/6/24	Florida National Gas	\$55.49
2/6/24	Republic Services	\$622.87
2/20/24	St Johns County Utility Dept	\$3,296.61
2/20/24	AT&T	\$85.60
2/21/24	Comcast	\$870.96
2/21/24	IRS FICA Payment	\$61.20
2/22/24	RollKall Technol	\$1,386.00
2/27/24	FPL	\$14,012.64
2/28/24	WF Bus Credit - Rich Gray	\$358.72
2/28/24	WF Bus Credit - Jennifer Clark-Erickson	\$1,256.97
Total Paid Electronically		\$43,256.30
Total General Fund		\$744,430.45

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/05/24	00174	12/16/23 12162023	202312 320-57200-49400		12/16 SPECIAL EVENTS DEP ANTHONY PISELLI	*	300.00	300.00 002377
1/05/24	00038	1/05/24 321046	202312 320-57200-44300		100X ACCESS CARDS 20X FOB ATLANTIC SECURITY	*	389.25	389.25 002378
1/05/24	00038	1/05/24 321866	202312 320-57200-45400		CELLULAR FIRE MONITORING ATLANTIC SECURITY	*	110.95	110.95 002379
1/05/24	00162	12/01/23 13235	202312 320-57200-45506		DEC POOL CHEMICALS ZACHARY SULLIVAN DBA BIG Z POOL	*	1,945.56	1,945.56 002380
1/05/24	00153	11/01/23 6063224	202311 310-51300-48000		PUBLIC NOTICE #9435902	*	102.00	
		11/01/23 6063224	202311 310-51300-48000		PUBLIC NOTICE #9542960 GANNETT MEDIA CORP DBA GANNETT FL	*	82.96	184.96 002381
1/05/24	00114	11/28/23 734779	202311 320-57200-45410		ADD RES AS OF 10/31/23 HIDDEN EYES LLC DBA ENVERA SYSTEMS	*	192.00	192.00 002382
1/05/24	00114	12/27/23 735962	202312 320-57200-45410		ADD RES AS OF 11/30/23 HIDDEN EYES LLC DBA ENVERA SYSTEMS	*	64.00	64.00 002383
1/05/24	00045	11/30/23 81418	202311 320-53800-45005		NOV LAKE MAINTENANCE FUTURE HORIZONS, INC.	*	1,769.14	1,769.14 002384
1/05/24	00001	1/01/24 108	202401 310-51300-34000		JAN MANAGEMENT FEES	*	4,601.67	
		1/01/24 108	202401 310-51300-35300		JAN WEBSITE ADMIN	*	100.00	
		1/01/24 108	202401 310-51300-35100		JAN INFO TECH	*	139.58	
		1/01/24 108	202401 310-51300-31600		JAN DISSEM AGENT SRVCS	*	1,104.17	
		1/01/24 108	202401 310-51300-51000		OFFICE SUPPLIES	*	.30	
		1/01/24 108	202401 310-51300-42000		POSTAGE	*	55.97	

MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		1/01/24	108	202401	310	51300	42500			*	17.25		
			COPIES										
		1/01/24	108	202401	310	51300	41000			*	37.90		
			TELEPHONE										
		1/01/24	108	202401	310	51300	49000			*	12.25		
			AFCD MEETING										
GOVERNMENTAL MANAGEMENT SERVICES												6,069.09	002385
1/05/24	00186	1/01/24	241501	202401	320	57200	45507			*	1,301.00		
			JAN JANITORIAL SERVICES										
NEWVENTURE OF JACKSONVILLE INC DBA												1,301.00	002386
1/05/24	00186	12/01/23	240576	202312	320	57200	45507			*	1,301.00		
			DEC JANITORIAL SERVICES										
NEWVENTURE OF JACKSONVILLE INC DBA												1,301.00	002387
1/05/24	00178	12/28/23	3329119	202311	310	51300	31500			*	528.00		
			NOV GENERAL COUNSEL										
KUTAK ROCK LLP												528.00	002388
1/05/24	00020	12/14/23	274	202311	320	57200	44200			*	2,222.80		
			NOV REPAIRS & MAINTENANCE										
		12/14/23	274	202311	320	57200	45508			*	4,200.00		
			NOV FACILITY MAINTENANCE										
		12/14/23	274	202311	320	53800	45006			*	1,300.00		
			NOV GROUNDS MAINTENANCE										
RIVERSIDE MANAGEMENT SERVICES												7,722.80	002389
1/05/24	00048	12/07/23	103123	202312	320	57200	44207			*	70.00		
			12/7 DIAGNOSIS OR REPAIR										
SOUTHEAST FITNESS REPAIR												70.00	002390
1/05/24	00048	12/07/23	103124	202312	320	57200	44207			*	210.00		
			12/7 PARTS AT SHOP										
SOUTHEAST FITNESS REPAIR												210.00	002391
1/05/24	00046	12/20/23	61820522	202312	320	57200	45917			*	219.45		
			DEC PEST CONTROL										
TURNER PEST CONTROL LLC												219.45	002392
1/05/24	00009	12/22/23	7166333	202312	310	51300	33000			*	3,367.20		
			FY24 TR FEE SE2018 A1&A2										
		12/22/23	7166333	202312	300	15500	10000			*	673.43		
			FY25 TR FEE SE2018 A1&A2										
US BANK												4,040.63	002393

MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/05/24	00009	12/22/23	7168890	202312	310	51300	33000			*	5,836.50		
			FY24 SE2021 PH3B & PH4										
		12/22/23	7168890	202312	300	15500	10000			*	1,167.25		
			FY25 SE2021 PH3B & PH4										
								US BANK				7,003.75	002394
1/05/24	00009	12/22/23	7169093	202312	310	51300	33000			*	3,546.80		
			FY24 SE2016A-1										
		12/22/23	7169093	202312	300	15500	10000			*	709.33		
			FY25 SE2016A-1										
								US BANK				4,256.13	002395
1/05/24	00040	11/30/23	JAX62809	202311	320	53800	45009			*	2,613.00		
			MAINLINE LAKESIDE PARK										
								YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC				2,613.00	002396
1/05/24	00040	12/01/23	JAX63070	202312	320	53800	45003			*	42,375.00		
			DEC LANDSCAPE MAINTENANCE										
								YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC				42,375.00	002397
1/11/24	00038	12/20/23	323507	202312	320	57200	45508			*	1,922.50		
			SURVEILLANCE SYSTEM-FINAL										
								ATLANTIC SECURITY				1,922.50	002398
1/11/24	00038	12/20/23	323508	202312	320	57200	45508			*	5,120.00		
			SURVEILLANCE SYSTEM-FINAL										
								ATLANTIC SECURITY				5,120.00	002399
1/11/24	00162	1/01/24	5139	202401	320	57200	45506			*	2,101.20		
			JAN POOL CHEMICALS										
								ZACHARY SULLIVAN DBA BIG Z POOL				2,101.20	002400
1/11/24	00162	1/01/24	5140	202401	320	57200	45505			*	1,362.90		
			JAN POOL MAINTENANCE										
								ZACHARY SULLIVAN DBA BIG Z POOL				1,362.90	002401
1/11/24	00162	12/01/23	13275	202312	320	57200	45505			*	1,298.00		
			DEC POOL MAINTENANCE										
								ZACHARY SULLIVAN DBA BIG Z POOL				1,298.00	002402
1/11/24	00187	12/12/23	23737	202312	320	57200	44200			*	1,450.00		
			ATTEMPT/PULL WIRE CONDUIT										
								DOBSON ELECTRIC INC				1,450.00	002403
1/11/24	00076	11/29/23	47691	202311	320	53800	45007			*	4,250.00		
			INST FLOW METER/RPL VALVE										
								EAST COAST WELLS & PUMPS SERVICE				4,250.00	002404

MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/11/24	00188	1/03/24	1022	202401	320	53800	45006		PHILIP CONWAY DBA ELITE POWER	*	425.00	425.00	002405
			9 SIGN CLEANINGS										
1/11/24	00114	1/02/24	736360	202401	300	15500	10000		HIDDEN EYES LLC DBA ENVERA SYSTEMS	*	2,392.54	2,392.54	002406
			GATE MONITORING 2/1-29/24										
1/11/24	00045	10/31/23	81235	202310	320	57200	44200		FUTURE HORIZONS, INC.	*	285.00	285.00	002407
			REMOVE/INSTALL FOUNTAIN										
1/11/24	00020	1/01/24	275	202401	320	57200	45504		RIVERSIDE MANAGEMENT SERVICES	*	5,416.67		
			JAN CONTRACT ADMIN										
		1/01/24	275	202401	320	57200	45500		RIVERSIDE MANAGEMENT SERVICES	*	7,154.25		
			JAN FACILITY MANAGEMENT									12,570.92	002408
1/11/24	00020	12/31/23	276	202312	320	57200	45500		RIVERSIDE MANAGEMENT SERVICES	*	2,540.82	2,540.82	002409
			DEC FACILITY ASSISTANT										
1/11/24	00020	12/31/23	277	202312	320	57200	49400		RIVERSIDE MANAGEMENT SERVICES	*	1,257.69	1,257.69	002410
			DEC SPEC EVENT ASSISTANT										
1/11/24	00020	12/31/23	278	202312	320	57200	45509		RIVERSIDE MANAGEMENT SERVICES	*	549.35	549.35	002411
			DEC PVT EVENT ASSISTANT										
1/11/24	00072	1/05/24	01052024	202401	310	51300	42000		DENNIS W. HOLLINGSWORTH CFC	*	15.83	15.83	002412
			RE TAX #23712-0010										
1/11/24	00077	12/21/23	1055262	202312	320	57200	45508		THIGPEN HEATING & COOLING, INC.	*	525.00	525.00	002413
			COMMERCIAL PLAN MAINT										
1/11/24	00040	1/05/24	JAX64339	202401	320	53800	45009		YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC	*	2,978.00	2,978.00	002414
			TROUBLESHOOT RPR 2-WIRE										
1/11/24	00040	1/05/24	JAX64388	202401	320	53800	45003		YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC	*	42,375.00	42,375.00	002415
			JAN LANDSCAPE MAINTENANCE										

MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/11/24	00040	7/05/23	JAX55554	202307	320	53800	45004		SPRING ANNUAL ROTATE 2023 YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC	*	5,854.73	5,854.73	002416
1/11/24	00040	8/25/23	JAX57788	202308	320	53800	45009		TOWNHOUSE PUMP REPAIR YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC	*	309.00	309.00	002417
1/11/24	00040	8/25/23	JAX57788	202308	320	53800	45009		VALVE RPLC CONTROLLER C YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC	*	815.00	815.00	002418
1/23/24	00013	11/15/23	CFR 14 R	202401	300	13100	10101		PHASE 4 APP 2 WEST ORANGE NURSERIES, INC	*	137,354.40	137,354.40	002419
2/02/24	00133	1/10/24	11024	202401	320	57200	44200		PICKLEBALL CT/POOL EQUIP ALFRED W. GROVER	*	340.00	340.00	002420
2/02/24	00133	12/12/23	121223	202312	320	57200	45508		INSTALL OUTDR GFCI OUTLET ALFRED W. GROVER	*	240.00	240.00	002421
2/02/24	00038	11/16/23	319574	202311	320	57200	45400		CELLULAR FIRE MONITORING ATLANTIC SECURITY	*	110.95	110.95	002422
2/02/24	00038	1/15/24	325721	202401	320	57200	45400		CELLULAR FIRE MONITORING ATLANTIC SECURITY	*	110.95	110.95	002423
2/02/24	00036	1/12/24	01122024	202401	320	57200	49400		SILENT DISC (50) LIGHTS, FOG, DECOR ITEMS SETUP/TAKE DOWN (ONSITE) SNOW MACHINE/MOVIE NIGHT BOUNCERS,SLIDES, AND MORE INC	*	800.00 350.00 225.00 600.00-	775.00	002424
2/02/24	00076	1/24/24	48009	202401	320	53800	45007		RPLC BAD RUN CAPACITORS EAST COAST WELLS & PUMPS SERVICE	*	354.00	354.00	002425

MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/02/24	00005	1/08/24	211852	202312	310	51300	31100		DEC ENGINEERING SERVICES	*	537.50		
									ENGLAND THIMS & MILLER, INC			537.50	002426
2/02/24	00039	1/03/24	15240103	202401	320	57200	45508		HOOD SYSTEM SERVICE	*	816.95		
									FIRST COAST FIRE & SAFETY			816.95	002427
2/02/24	00023	1/01/24	11110522	202401	320	57200	45918		CLIENT OWNED AED	*	432.60		
									LIFESAFE SERVICES LLC			432.60	002428
2/02/24	00040	1/09/24	JAX64497	202401	320	53800	45004		WINTER ANNUAL ROTATE 2023	*	13,005.00		
									YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC			13,005.00	002429
2/02/24	00040	1/16/24	JAX64692	202401	320	53800	45009		IRRIG REMEDIATE CONSTRUCT	*	468.00		
									YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC			468.00	002430
2/02/24	00040	1/17/24	JAX64711	202401	320	53800	45009		MAINLINE RPR PUMP HARBOR	*	583.00		
									YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC			583.00	002431
2/02/24	00020	11/20/24	279	202312	320	57200	45508		DEC FACILITY MAINTENANCE	*	6,500.40		
		11/20/24	279	202312	320	53800	45006		DEC GROUNDS MIANTENANCE	*	680.00		
		11/20/24	279	202312	320	57200	44200		DEC REPAIRS & MAINTENANCE	*	2,000.00		
									RIVERSIDE MANAGEMENT SERVICES			9,180.40	002432
2/05/24	00070	1/11/24	CFR #55	202401	300	13100	10100		REQ 143 INV#4 LOMR REVIEW	*	2,500.00		
									GEMINI ENGINEERING & SCIENCES INC			2,500.00	002433
2/05/24	00068	1/11/24	CFR #5 R	202401	300	13100	10100		REQ #89 INV#BEACONP4-3	*	115,120.25		
									QUANTUM ELECTRICAL CONTRACTORS, INC			115,120.25	002434
2/05/24	00068	11/11/24	CFR #5 R	202401	300	13100	10100		REQ 90 INV BEACONP4-2	*	82,228.75		
									QUANTUM ELECTRICAL CONTRACTORS, INC			82,228.75	002435
2/05/24	00163	1/11/24	CFR #5 R	202401	300	13100	10100		REQ 91 PAY APP 22005A.20	*	11,263.15		
									W.GARDNER, LLC			11,263.15	002436

MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/05/24	00163	1/11/24	CFR #5 R 202401 REQ 92 PAY APP 22005A.22	300-13100-10100				W.GARDNER, LLC	*	1,814.79	1,814.79	002437
2/05/24	00163	1/11/24	CFR #5 R 202401 REQ 94 PAY APP 22005A.21	300-13100-10100				W.GARDNER, LLC	*	30,264.27	30,264.27	002438
2/05/24	00040	11/20/24	CFR #5 R 202401 REQ 93 INVOICE JAX644977	300-13100-10100				YELLOWSTONE LANDSCAPE-SOUTHEAST, LLC	*	5,770.02	5,770.02	002439
2/09/24	00189	2/01/24	2275 202402 320-57200-49400 TOY-FILLED PLASTIC EGGS					AYERS DISTRIBUTING COMPANY	*	330.00	660.00	002440
		2/01/24	2275 202402 320-57200-49400 CANDY-FILLED PLASTIC EGGS						*	330.00		
2/09/24	00076	1/31/24	47934 202401 320-53800-45007 RPR AIR LEAK & RPLC SHAFT					EAST COAST WELLS & PUMPS SERVICE	*	2,210.00	2,210.00	002441
2/09/24	00076	2/02/24	48088 202402 320-53800-45007 PULL/SET SUBMERSIBLE PUMP					EAST COAST WELLS & PUMPS SERVICE	*	7,050.00	7,050.00	002442
2/09/24	00114	1/26/24	737019 202401 320-57200-45410 ADD RES OF 12/31/23					HIDDEN EYES LLC DBA ENVERA SYSTEMS	*	64.00	64.00	002443
2/09/24	00114	2/01/24	737415 202402 320-57200-45410 GATE MONITOR 3/01-3/31/24					HIDDEN EYES LLC DBA ENVERA SYSTEMS	*	2,424.54	2,424.54	002444
2/09/24	00114	12/01/23	735191 202312 320-57200-45410 GATE MONITORING SERVICES					HIDDEN EYES LLC DBA ENVERA SYSTEMS	*	2,360.54	2,360.54	002445
2/09/24	00039	2/06/24	47800205 202402 320-57200-45508 SERVICE CALL					FIRST COAST FIRE & SAFETY	*	125.00	204.95	002446
		2/06/24	47800205 202402 320-57200-45508 6YR MAINT/RECHARGE						*	79.95		
2/09/24	00045	1/31/24	82284 202401 320-53800-45005 JAN LAKE MAINTENANCE					FUTURE HORIZONS, INC.	*	1,769.14	1,769.14	002447

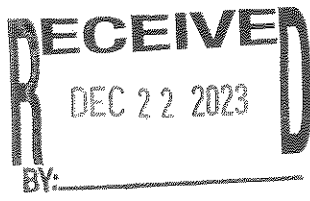
MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/09/24	00001	2/01/24	109	202402	310-51300-34000			FEB MANAGEMENT FEES	*	4,601.67		
2/01/24		109		202402	310-51300-35300			FEB WEBSITE ADMIN	*	100.00		
2/01/24		109		202402	310-51300-35100			FEB INFO TECH	*	139.58		
2/01/24		109		202402	310-51300-31600			FEB DISSEM AGENT SRVCS	*	1,104.17		
2/01/24		109		202402	310-51300-49000			CRED AFCD MTG BILL CHARGE	*	12.25		
2/01/24		109		202402	310-51300-51000			OFFICE SUPPLIES	*	.72		
2/01/24		109		202402	310-51300-42000			POSTAGE	*	57.88		
2/01/24		109		202402	310-51300-42500			COPIES	*	50.40		
2/01/24		109		202402	310-51300-41000			TELEPHONE	*	24.99		
GOVERNMENTAL MANAGEMENT SERVICES											6,067.16	002448
2/09/24	00186	2/01/24	242417	202402	320-57200-45507			FEB JANITORIAL SERVICE	*	1,301.00		
NEWVENTURE OF JACKSONVILLE INC DBA											1,301.00	002449
2/09/24	00178	1/31/24	3342395	202312	310-51300-31500			DEC GENERAL COUNSEL	*	174.00		
KUTAK ROCK LLP											174.00	002450
2/09/24	00020	1/30/24	281	202401	320-57200-45920			LAPTOP FOR AMENITY CENTER	*	3,411.35		
RIVERSIDE MANAGEMENT SERVICES											3,411.35	002451
2/09/24	00020	1/31/24	282	202401	320-57200-45510			JAN FACILITY ASSISTANT	*	2,192.08		
RIVERSIDE MANAGEMENT SERVICES											2,192.08	002452
2/09/24	00020	1/31/24	283	202401	320-57200-49400			JAN SPEC EVENT ASSISTANT	*	479.65		
RIVERSIDE MANAGEMENT SERVICES											479.65	002453
2/09/24	00020	1/31/24	284	202401	320-57200-45509			JAN FACILITY ASSISTANT	*	730.08		
RIVERSIDE MANAGEMENT SERVICES											730.08	002454
2/09/24	00020	1/31/24	285	202401	320-57200-45502			JAN KAYAK ATTENDANT	*	40.00		
RIVERSIDE MANAGEMENT SERVICES											40.00	002455
MVTP MEADOW VIEW TP BPEREGRINO												

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/09/24	00020	2/01/24	280	202402	320	57200	45504		FEB CONTRACT ADMIN	*	5,416.67		
		2/01/24	280	202402	320	57200	45500		FEB FACILITY MANAGEMENT	*	7,154.25		
RIVERSIDE MANAGEMENT SERVICES												12,570.92	002456
2/09/24	00046	1/23/24	61859290	202401	320	57200	45917		JAN PEST CONTROL	*	226.03		
TURNER PEST CONTROL LLC												226.03	002457
2/09/24	00040	7/19/23	JAX56091	202310	300	13100	10200		IRRIG REMEDIATE TOWNHOUSE	*	3,935.00		
YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC												3,935.00	002458
2/09/24	00040	2/06/24	JAX65512	202401	320	53800	45004		JAN PLAYGROUND MULCH	*	5,260.00		
YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC												5,260.00	002459
2/22/24	00133	2/16/24	21624	202402	320	57200	44200		TIME SWITCH TENNIS LIGHTS	*	385.00		
ALFRED W. GROVER												385.00	002460
2/22/24	00153	1/04/24	6201227	202401	310	51300	48000		AUDIT/BOS MEET 9645696	*	104.72		
GANNETT MEDIA CORP DBA GANNETT FL												104.72	002461
2/22/24	00005	2/05/24	212443	202401	310	51300	31100		JAN ENGINEERING SERVICES	*	1,156.25		
ENGLAND THIMS & MILLER, INC												1,156.25	002462
2/22/24	00048	2/16/24	103740	202402	320	57200	44207		2/16 DIAGNOSIS OR REPAIR	*	185.00		
SOUTHEAST FITNESS REPAIR												185.00	002463
2/22/24	00046	2/14/24	61872879	202402	320	57200	45917		FEB PEST CONTROL	*	226.03		
TURNER PEST CONTROL LLC												226.03	002464
2/22/24	00040	2/08/24	JAX65768	202401	320	53800	45009		JAN IRRIGATION REPAIRS	*	1,725.00		
YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC												1,725.00	002465
2/22/24	00040	2/19/24	JAX65990	202402	320	53800	45003		FEB LANDSCAPE MAINTENANCE	*	42,375.00		
YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC												42,375.00	002466

MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/26/24	00162	2/01/24 5263	202402 320-57200-45506	FEB POOL CHEMICALS	*	2,101.20		
							ZACHARY SULLIVAN DBA BIG Z POOL	2,101.20 002467
2/26/24	00162	2/01/24 5264	202402 320-57200-45505	FEB POOL MAINTENANCE	*	1,362.90		
							ZACHARY SULLIVAN DBA BIG Z POOL	1,362.90 002468
2/26/24	00020	2/19/24 287	202401 320-57200-45508	JAN FACILITY MAINTENANCE	*	7,088.44		
		2/19/24 287	202401 320-57200-44200	JAN REPAIRS & MAINTENANCE	*	2,000.00		
		2/19/24 287	202401 320-53800-45010	JAN MISCELLANEOUS	*	1,100.00		
		2/19/24 287	202401 320-53800-45011	JAN CONTIGENCY	*	1,100.00		
		2/19/24 287	202401 320-53800-45006	JAN GROUNDS MAINTENANCE	*	800.00		
							RIVERSIDE MANAGEMENT SERVICES	12,088.44 002469
TOTAL FOR BANK A						701,174.15		
TOTAL FOR REGISTER						701,174.15		



“Santa” Anthony Piselli Engagement Agreement

Date/Time: December 16, 2023
Location: Meadow View at Twin Creeks CDD 850 Beacon Lake Pkwy, St. Augustine FL 32905
Activities: Santa Meet and Greet (300 Kids)
Company/Organization/Contact: Jennifer Clarke Erickson
Fee: \$600
Remaining Balance: \$300

If the program is professionally photographed and/or video recorded “Santa” Anthony will be provided a digital copy of the photos and/or videos of the event. All photos taken of Santa Anthony, whether by individuals or professional photographers, are assumed to be for private or personal use of the clients and their guests only and may not be used for commercial or promotional use without written permission of Santa Anthony. Santa Anthony may also bring his personal photographer. If he does the photographer will be discreet.

Comfort: Santa's suit is very warm. A little cool water and a fan are always welcome.

Terms: A non-refundable retainer of \$300.00 is required to secure the date. If the retainer and signed Agreement are not received within 24 hours from the date of this Agreement, it will become void. Balance is due at the event.

Cancellation of this event carries a penalty of loss of the retainer.

If for any reason “Santa” Anthony Piselli is unable/unwilling to appear, he will do everything in his power to find a suitable replacement or refund the entire retainer.

I have read the above contract and agree to its Terms and Conditions. I understand that this booking will remain tentative and subject to cancellation by Santa Anthony until he has received the signed contract and retainer.

Please complete the following and scan/photo & email back to thesantaanthony@gmail.com

Venmo Zelle Check

Signature _____ Date _____



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
01/05/2024	\$389.25	12/08/2023

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

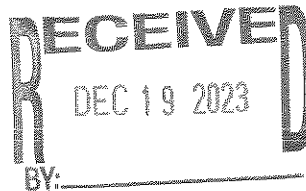
INVOICE NO. 321046

Approved
 Access Cards
 001.320.57200.44300
 Rich Gray

Site: 850 Beacon Lakes Pkwy St
 Augustine
Site Address: 850 Beacon Lakes Pkwy
 St Augustine FL 32092
Job No.: 78721
Job Name: KEYCARDS & FOBS
Order No.:

Description

Customer is having issues with the Atrium system not showing up.
 11/14/2023 - Customer wants 100 keycards and 20 fobs ordered.
 POC: Jenn - (904)217-3052



Service - Security

Discount	\$-43.25
Sub-Total ex Tax	\$389.25
Tax	\$0.00
Total	\$389.25

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

IMPORTANT: Please remember to test your system monthly.
 Need automation for your home? Visit us online at www.smarthome.biz

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

Incl. Discount	\$-43.25
Sub-Total ex Tax	\$389.25
Tax	\$0.00
Total inc Tax	\$389.25
Amount Applied	\$0.00
Balance Due	\$389.25



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
01/05/2024	\$389.25	12/08/2023

INVOICE NO. 321046

How To Pay

INVOICE NO. 321046



Credit Card (MasterCard, Visa, Amex)

Please add zip code if it not the same.



Mail

Credit Card No.

Card Holder's Name: _____ CCV: _____

Expiry Date: / Signature: _____

NAME: Meadow View at Twin Creeks CCD **DUE DATE:** 01/05/2024 **AMOUNT DUE:** \$389.25

Please Reference: **321046**

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

Terms and Conditions

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

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

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

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

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

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

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

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

Distributed by Atlantic Companies
1714 Casery Boulevard
Jacksonville, FL 32211

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



SMARTHOME.BIZ
SMART HOME SPECIALISTS

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

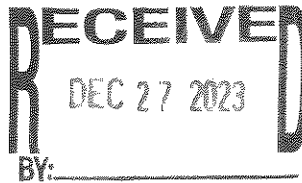
PLEASE PAY BY	AMOUNT	INVOICE DATE
01/05/2024	\$110.95	12/15/2023

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

INVOICE NO. 321866

Site: 850 Beacon Lakes Pkwy St
Augustine
Site Address: 850 Beacon Lakes Pkwy
St Augustine FL 32092
Period: 01/01/2024 to 01/31/2024
Recurring No.: 4197
Job Name:
Order No.:

Approved
Security Monitoring
001.320.57200.45400
Rich Gray



Description
Meadow View @ Twin Creeks

Monthly Security Monitoring

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

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

IMPORTANT: Please remember to test your system monthly.

Need automation for your home? Visit us online at www.smarthome.biz

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

Sub-Total ex Tax	\$110.95
Tax	\$0.00
Total inc Tax	\$110.95
Amount Applied	\$0.00
Balance Due	\$110.95



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
01/05/2024	\$110.95	12/15/2023

INVOICE NO. 321866

How To Pay

INVOICE NO. 321866

Credit Card (MasterCard, Visa, Amex)
Please add zip code if it not the same.

Mail

Credit Card No.

Card Holder's Name: _____ CCV: _____

Expiry Date: / Signature: _____

NAME: Meadow View at Twin Creeks CCD **DUE DATE:** 01/05/2024 **AMOUNT DUE:** \$110.95

Please Reference: **321866**

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

Terms and Conditions

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

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

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

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

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

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

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

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

Distributed by Atlantic Companies
1714 Casery Boulevard
Jacksonville, FL 32211

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

Invoice 13235

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

DATE
 12/01/2023

PLEASE PAY
 \$1,945.56

DUE DATE
 12/30/2023

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

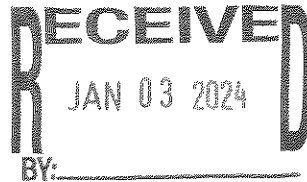
Thank you for your business!

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

TOTAL DUE

\$1,945.56

THANK YOU.



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

Zach Sullivan
 Big Z Pool Service, LLC
 Licensed & Insured CPC#1459355



ACCOUNT NAME Meadow View At Twin Creeks Cdd		ACCOUNT # 764130	PAGE # 1 of 1
INVOICE # 0006063224	BILLING PERIOD Nov 1- Nov 30, 2023	PAYMENT DUE DATE December 20, 2023	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL CASH AMT DUE* \$278.80	

BILLING ACCOUNT NAME AND ADDRESS

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

Legal Entity: Gannett Media Corp.
Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.
All funds payable in US dollars.

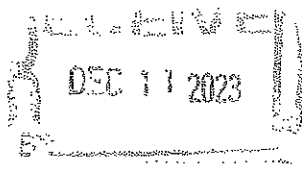
BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com FEDERAL ID 47-2390983

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com. Previous account number: MOR 15651

Date	Description	Amount
11/1/23	Balance Forward	\$293.76
11/6/23	PAYMENT - THANK YOU	-\$199.92

Package Advertising:

Start-End Date	Order Number	Description	PO Number	Package Cost
11/2/23	9435902	PUBLIC NOTICE		\$102.00
11/22/23	9542960	PUBLIC NOTICE		\$82.96



As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$278.80
Service Fee 3.99%	\$11.12
*Cash/Check/ACH Discount	-\$11.12
*Payment Amount by Cash/Check/ACH	\$278.80
Payment Amount by Credit Card	\$289.92

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Meadow View At Twin Creeks Cdd		ACCOUNT NUMBER 764130		INVOICE NUMBER 0006063224		AMOUNT PAID \$184.96
CURRENT DUE \$184.96	30 DAYS PAST DUE \$93.84	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$278.80
REMITTANCE ADDRESS (Include Account# & Invoice# on check) Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW: <input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX Card Number _____ Exp Date ____/____/____ CVV Code _____ Signature _____ Date _____		TOTAL CREDIT CARD AMT DUE \$289.92

000076413000000000000000060632240002788067175

LOCALIQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Meadow View At Twin Creeks Cdd
Meadow View At Twin Creeks Cdd
475 W Town PL # 114

Saint Augustine FL 32092-3649

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

11/02/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 11/02/2023

Legal Clerk

Tracie Jacobs
Maria Verhagen

Notary, State of WI, County of Brown

8-25-26

My commission expires

Publication Cost: \$102.00
Order No: 9435902 # of Copies:
Customer No: 764130 1
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF AUDIT COMMITTEE MEETING AND REGULAR MEETING OF THE BOARD OF SUPERVISORS OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Meadow View of Twin Creeks Community Development District ("District") will hold a regular meeting on Thursday, November 16, 2023 at 10:00 a.m. at the Lake House Amenity Center located at 850 Beacon Lake Parkway, St. Augustine, Florida 32095, where the Board may consider any business that may properly come before it ("Meeting"). Immediately prior to the regular meeting will be an audit committee meeting for the purpose of determining auditor selection evaluation criteria. Electronic copies of the agendas may be obtained by contacting the office of the District Manager, c/o Governmental Management Services, LLC, at (904) 940-5850 or joliver@gmsnf.com ("District Manager's Office") and is also expected to be available on the District's website, www.meadowviewatwincreeksdcd.com at least seven days prior to the meetings.

The meetings will be conducted in accordance with the provisions of Florida law for community development districts and will be open to the public. The meetings may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meetings.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the Meetings because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. If you are unable to participate by telephone, please contact the District Manager's office at (904) 940-5850 or joliver@gmsnf.com for further accommodations.
James Oliver
District Manager

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Meadow View At Twin Creeks Cdd
Meadow View At Twin Creeks Cdd
475 W Town PL # 114

Saint Augustine FL 32092-3649

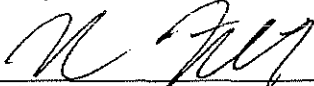
STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

11/22/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 11/22/2023



Legal Clerk



Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost: \$82.96
Order No: 9542960 # of Copies:
Customer No: 764130 1
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Meadow View at Twin Creeks Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2023, with an option for four additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in St. Johns County and has a general fund and debt service funds.

The Auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager's office at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, via e-mail at chogge@gmsnf.com, and by telephone at (904) 940-5850.

Proposers must provide an electronic copy of their proposal to the District's Recording Secretary, Courtney Hooge, at chogge@gmsnf.com. Proposals must be received by 12:00 p.m. on Wednesday, December 13, 2023. The District reserves the right to reject any and all proposals, make modifications to the scope of the work, and waive any minor informalities or irregularities in proposals as it deems appropriate. Please direct all questions regarding this Notice to the District's Recording Secretary, Meadow View at Twin Creeks Community Development District James Oliver, District Manager

Envera

8281 Blaikie Court
Sarasota, FL 34240
(941) 556-0743

1 320 57200 45410 gate monitoring
approved 11.29.2023 jen erickson

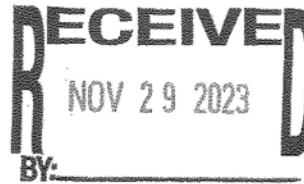
<h1>Invoice</h1>	
Invoice Number 734779	Date 11/28/2023
Customer Number 300380	Due Date 01/01/2024

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Meadow View at Twin Creeks CDD	300380		11/28/2023	01/01/2024

Quantity	Description	Months	Rate	Amount
1.00	Meadow View at Twin Creeks CDD - Add Res as of 11/01/23 11/01/2023 - 12/31/2023	2.00	\$96.00	\$192.00
Subtotal:				\$192.00
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$192.00

MyEnvera Count as of 10/31/23. 6 additional homes @ \$16.00 each



Date	Invoice #	Description	Amount	Balance Due
11/28/2023	734779	Alarm Monitoring Services	\$192.00	\$192.00

Envera

8281 Blaikie Court
Sarasota, FL 34240
(941) 556-0743

<h1>Invoice</h1>	
Invoice Number 734779	Date 11/28/2023
Customer Number 300380	Due Date 01/01/2024

Net Due: \$192.00

Amount Enclosed: _____

Meadow View at Twin Creeks CDD
475 W Park Place Ste 114
Saint Augustine, FL 32092

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Envera

8281 Blaikie Court
Sarasota, FL 34240
(941) 556-0743

1 320 57200 45410 gate monitoring
approved jen erickson 12.28.2023

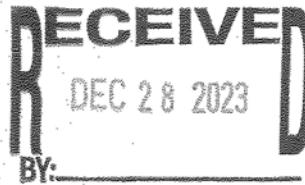
<h1>Invoice</h1>	
Invoice Number 735962	Date 12/27/2023
Customer Number 300380	Due Date 02/01/2024

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Meadow View at Twin Creeks CDD	300380		12/27/2023	02/01/2024

Quantity	Description	Months	Rate	Amount
1.00	Meadow View at Twin Creeks CDD Add Res as of 11/30/23 12/01/2023 - 01/31/2024	2.00	\$32.00	\$64.00
			Subtotal:	\$64.00
			Tax	\$0.00
			Payments/Credits Applied	\$0.00
			Invoice Balance Due:	\$64.00

MyEnvera Count as of 11/30/23. 2 additional homes @ \$16.00 each.



Date	Invoice #	Description	Amount	Balance Due
12/27/2023	735962	Alarm Monitoring Services	\$64.00	\$64.00

Envera

8281 Blaikie Court
Sarasota, FL 34240
(941) 556-0743

<h1>Invoice</h1>	
Invoice Number 735962	Date 12/27/2023
Customer Number 300380	Due Date 02/01/2024

Net Due: \$64.00

Amount Enclosed: _____

Meadow View at Twin Creeks CDD
475 W Park Place Ste 114
Saint Augustine, FL 32092

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Future Horizons, Inc

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

INVOICE

Invoice Number: 81418
 Invoice Date: Nov 30, 2023
 Page: 1

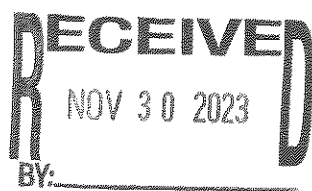
Voice: 904-692-1187
 Fax: 904-692-1193

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

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

Customer ID	Customer PO	Payment Terms	
Beacon02	Per Contract	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver		12/30/23

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in November 2023 Approved Lake Maintenance 001.320.53800.45005 Rich Gray	1,769.14	1,769.14



Subtotal	1,769.14
Sales Tax	
Freight	
Total Invoice Amount	1,769.14
Payment/Credit Applied	
TOTAL	1,769.14

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 108
Invoice Date: 1/1/24
Due Date: 1/1/24
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 -January 2024		4,601.67	4,601.67
Website Administration -January 2024		100.00	100.00
Information Technology - January 2024		139.58	139.58
Dissemination Agent Services - January 2024		1,104.17	1,104.17
Office Supplies		0.30	0.30
Postage		55.97	55.97
Copies		17.25	17.25
Telephone		37.90	37.90
AFCD Meeting		12.25	12.25

RECEIVED
R JAN 03 2024 D
BY: _____

Total \$6,069.09

Payments/Credits \$0.00

Balance Due \$6,069.09



HIGH TECH

COMMERCIAL CLEANING

Invoice	
Date	Invoice #
1/1/2024	241501

Bill To
Meadow View at Twin Creeks CDD Attn: Jenn Clark-Erickson 850 Beacon Lake Pkwy St Augustine, FL 32095

Please Remit Payment To:

NewVenture of Jacksonville, Inc. DBA High Tech Commercial Cleaning 8130 Baymeadows Circle W., #306 Jacksonville, FL 32256-1837

Questions about billing?
904-224-0770, 904-507-5020 fax, accounting@htccleaning.com
Questions about service?
Jacksonville area 904-732-7270 ~ Daytona area 386-760-2677

TERMS: NET 10

Quantity	Description	Rate	Amount
	<p>FEE FOR JANITORIAL SERVICE: Month of January 2024</p> <p>Meadow View at Twin Creeks CDD 850 Beacon Lake Pkwy St Augustine, FL 32095</p> <p>FL DR-14 85-8017121617C-7 exp 11/30/2026</p> <p>Billing on behalf of High Tech Commercial Cleaning franchisee, Patrick Cheatham</p> <p>1 320 57200 45507 janitorial approved Jen Erickson 12.22.2023</p> <p>RECEIVED DEC 22 2023 BY: _____</p>	1,301.00	1,301.00
Thank you for your business.		Total	\$1,301.00



HIGH TECH

COMMERCIAL CLEANING

Invoice	
Date	Invoice #
12/1/2023	240576

Bill To
Meadow View at Twin Creeks CDD Attn: Jenn Clark-Erickson 850 Beacon Lake Pkwy St Augustine, FL 32095

Please Remit Payment To:

NewVenture of Jacksonville, Inc. DBA High Tech Commercial Cleaning 8130 Baymeadows Circle W., #306 Jacksonville, FL 32256-1837

Questions about billing?
904-224-0770, 904-507-5020 fax, accounting@htccleaning.com
Questions about service?
Jacksonville area 904-732-7270 ~ Daytona area 386-760-2677

TERMS: NET 10

Quantity	Description	Rate	Amount
	<p>FEE FOR JANITORIAL SERVICE: Month of December 2023</p> <p>Meadow View at Twin Creeks CDD 850 Beacon Lake Pkwy St Augustine, FL 32095</p> <p>FL DR-14 85-8017121617C-7 exp 11/30/2026</p> <p>Billing on behalf of High Tech Commercial Cleaning franchisee, Patrick Cheatham</p> <p>1 320 57200 45507 janitorial approved Jen Erickson 12.7.2023</p> <p style="text-align: center;">RECEIVED DEC 07 2023 BY: _____</p>	1,301.00	1,301.00
Thank you for your business.		Total	\$1,301.00

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 28, 2023

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

Reference: Invoice No. 3329119
Client Matter No. 35723-1
Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3329119
35723-1

Re: General Counsel

For Professional Legal Services Rendered

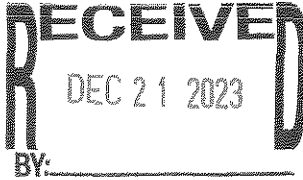

11/02/23	K. Buchanan	0.30	99.00	Review tentative agenda and confer with district manager
11/16/23	K. Buchanan	1.30	429.00	Prepare for and attend board meeting
TOTAL HOURS		1.60		
TOTAL FOR SERVICES RENDERED				\$528.00
TOTAL CURRENT AMOUNT DUE				<u>\$528.00</u>

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

Invoice

Invoice #: 274
 Invoice Date: 12/14/2023
 Due Date: 12/14/2023
 Case:
 P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance November 1 - November 30, 2023 Repairs & Maintenance 001.320.57200.44200-\$2,222.80 Facility Maintenance 001.320.57200.45508-\$4,200.00 Grounds Maintenance 001.320.53800.45006- \$1,300.00 Rich Gray <div style="text-align: center;">  </div> <div style="text-align: center;">  12-21-23 </div>		7,722.80	7,722.80

Total	\$7,722.80
Payments/Credits	\$0.00
Balance Due	\$7,722.80

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
11/1/23	8.3	M.C.	Straightened and organized chairs, tables and umbrellas on pool deck and patio, replaced light bulbs at front of amenity center and at men's bathroom near fire pit, worked on handrails and loose pavers, inspected Christmas lighting, noticed a few areas that needed attention as lights were not staying in place as expected
11/1/23	3	J.S.	Pressure washed back walkway and swings by the pool
11/1/23	6	R.M.	Re-concreted handrails going downstairs to pool deck at amenity center, cleaned and stocked Lakeside Park restroom, cleaned front entrance Beacon Lake logo rug, removed debris around amenity center and front entrance, organized and cleaned up social room, applied rug tape to outdoor rugs
11/2/23	8	M.C.	Straightened and organized chairs, tables and umbrellas on pool deck and patio, drove around community checking holiday lights, reported issues related to timer and photo cell missing timing and that it was being worked on, picked up gate crash bars, installed three new bars on back patio by beach kayaks, by kayak house/kid pool slides and exit by gazebo to lake
11/2/23	8	J.S.	Assisted to install three crash bars on pool gates, removed debris around tennis courts, pickleball courts, pool area, roadways, playground and parking lot, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
11/3/23	5	M.C.	Straightened and organized chairs, tables and umbrellas on pool deck and patio, had keys made for Lakeside Park for new cleaning crew for electrical room, men's and women's restroom, removed debris around amenity center, playground and roadways
11/6/23	8.32	M.C.	Straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris around amenity center, pool deck, playground, tennis courts, pickleball courts, basketball courts, roadways and parking lot, checked and changed all trash receptacles, cleaned up Lakeside park
11/6/23	6	R.M.	Tightened handrail on playground at lakeside park, cleaned and restocked restrooms at lakeside park, removed debris around amenity center, food truck alley, lakeside park, Publix entrance and Harborside entrance, emptied and restocked dog waste receptacles
11/8/23	8.42	M.C.	Hung hammock at lakeside park, set up tables and chairs for art class, straightened and organized all chairs, tables and umbrellas on pool deck and patio, removed debris around amenity center, pool deck, playground, tennis courts, pickleball courts, basketball courts, roadways and parking lot, checked and changed all trash receptacles
11/8/23	4	R.M.	Hung hammock at lakeside park, blew leaves and debris off walkway, cleaned dirt and food off walls, removed debris at amenity center, lakeside park, basketball court and Publix entrance, reset timers for fountains and reset pickleball and tennis courts timers
11/9/23	5.32	M.C.	Social room curtains were down, rehung curtain after replacing the hardware, emptied and restocked dog waste receptacles
11/9/23	8	J.S.	Straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris around tennis courts, pickleball courts, pool area, playground area, picnic area, lakeside park and parking lot, assisted fixing curtains in movie room, blew leaves and debris off lakeside park and walkways at lakeside park, emptied and restocked dog waste receptacles
11/9/23	2	R.M.	Cleaned up broken gals at 210 entrance, reset tripped breaker on fountain feature off of Beacon Lake Parkway, inspected irrigation pumps one, two, four and seven for flow meter proper operation/replacement
11/13/23	8.2	M.C.	Found hammock on ground reset S-hook in tree and was able to hang, straightened and organized all chairs, tables and umbrellas on pool deck and patio, removed debris around amenity center, pool deck, playground, tennis courts, pickleball courts, basketball courts, roadways and parking lot, checked and changed all trash receptacles
11/13/23	7	R.M.	Reset tripper timer on pond fountain feature, removed debris from 210 to Twin Creeks Drive by school entrance, stocked and emptied gym wipes at amenity center, cleaned up social room, emptied and restocked dog waste receptacles, checked and changed trash receptacles around food truck alley, tennis courts and pickleball courts
11/16/23	8.82	M.C.	Worked on troubleshooting television problems in social room, took down Christmas decorations and brought up Halloween decorations in attic, put up Christmas tree in social room, removed debris from amenity center to Publix entrance, emptied and restocked dog waste receptacles
11/15/23	8	J.S.	Put up all fall decorations in attic and brought down all Christmas decorations, put up Christmas tree in social hall, removed debris around playgrounds, roadways, tennis courts, pickleball courts, pool area, basketball courts and parking lot, checked and changed all trash receptacles
11/16/23	9.12	M.C.	Street and stop sign was leaning, straightened, leveled and cemented post in ground, inspected playground around community, removed debris and weeds, moved mulch to areas where in need, worked on televisions in social room to mirror screens for event
11/16/23	8	J.S.	Straightened and organized pool deck furniture, set up tables and chairs for CDD meeting, assisted with straightening and cemented stop sign in place, changed televisions in social hall, removed debris around playgrounds, pool area, tennis courts, pickleball courts, roadways and parking lot, raked mulch under swings on playgrounds
11/17/23	5.35	M.C.	Straightened and organized chairs, tables and umbrellas on pool deck and patio, worked on televisions in social hall for cooking event, decorated Christmas tree in social room
11/21/23	7	R.M.	Cleaned up social room and arranged tables, cleaned up crew house, removed debris at amenity center, connector road, Harborside and Publix Entrance, emptied and restocked dog waste receptacles, straightened and organized pool deck and patio furniture, checked and changed all waste receptacles
11/22/23	8.2	M.C.	Touched up ceiling in fitness center stained from water leak, used kiz and will check if needs second coat, pressure washed entrance to pool and kayak house pavers, spread ant killer in areas around basketball court parking lot, removed debris around amenity center, tennis courts, pickleball courts, basketball courts and lakeside park, cleared entrance at Publix and 7-11 of plastic parts from recent car accident

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
11/22/23	8	J.S.	Pressure washed lights and signs on croquet field, straightened and organized all pool deck furniture, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, removed debris around tennis courts, pickleball courts, pool area, playgrounds, roadways, food court area and parking lot
11/27/23	8.3	M.C.	Worked on middle door in social hall to get it to lock, straightened and organized all chairs, tables and umbrellas on pool deck and patio, removed debris from amenity center parking lot, emptied and restocked dog waste receptacles, decorated Christmas tree in social room
11/28/23	8.3	M.C.	Plugged in air fresheners around amenity center, filled in pot hole on Stargaze Lane, decorated Christmas tree in gazebo, spray painted electrical conduit at pickleball courts black, straightened and organized chairs and tables on pool deck and patio, removed debris in parking lot and the round about in front of amenity center, made sand bags for trees
11/29/23	9.3	M.C.	Decorated outside Christmas tree, cleared office of fall and Christmas storage and decorations, worked on right hand rail that was loose, reset pavers and pole with concrete and plymaz adhesive, caution tape placed on railings, straightened and organized chairs and tables on pool deck and patios, removed debris on roadways from Publix to amenity center
11/30/23	5.12	M.C.	Removed debris in the amenity center road round about, flower beds and roadways around community, checked and changed all trash receptacles, removed debris in pool pack area, Inspected areas in community in need of adjustments
11/30/23	4	R.M.	Replaced burnt bulbs in men's restroom in social room, reset breaker for parking lot lights at lakeside park, cleaned up broken glass in basketball court parking lot, removed debris in amenity parking lot and around pool deck area
TOTAL	<u>193.07</u>		
MILES	<u>0</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445



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

Invoice #103123
 Invoice Date: 12/7/2023

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

Invoice

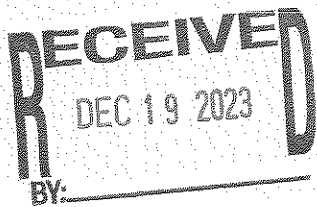
Approved
 Fitness Center Repairs
 001.320.57200.44207
 Rich Gray

Billing Location Information

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

Service Information

Services	Qty	Rate	Price
850 Beacon Lake Pkwy, St Augustine, FL 32095			
12/7/2023 Diagnosis or Repair Far left TM not working. Interior parts make sound, but the belt isn't working.	1.00 hour	\$70.00 / hour	\$70.00
Subtotal:			\$70.00
Tax:			\$0.00
Total:			\$70.00
Amount Paid:			\$0.00
Balance Due:			\$70.00



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

Billing Receipt - Please Return With Payment Remittance

Bill To:	Marc or Denise 850 Beacon Lake Pkwy St Augustine, FL 32095	Account	[101093] Meadow View At Twin Creeks A.K.A Beacon Lake
		Invoice #	103123
		Date	Thursday, December 7, 2023
Remit To:	Southeast Fitness Repair 14476 Duval Place West #208 Jacksonville, FL 32218	Amount Paid	_____
		Check Number	_____

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



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

Invoice #103124
 Invoice Date: 12/7/2023

Invoice

Approved
 Fitness Center Repairs Meadow View At Twin Creeks A.K.A Beacon Lake
 001.320.57200.44207
 Rich Gray

Account #101093

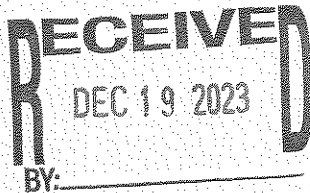
Billing Location Information

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

Service Information

Services	Qty	Rate	Price
850 Beacon Lake Pkwy, St Augustine, FL 32095			
12/7/2023 Repair - Parts at Shop Life Fitness TM Console SN: GIT101050 SN: AST175918 Replace: Console	1.00 hour	\$70.00 / hour	\$70.00
— Product: Travel 60-160 miles	1.00 Other	\$110.00 / Other	\$110.00
— Product: LF - Console - NC TR CONS DIS3 19" LCD IPTV-STB WIRELESS - 19DT-XWXXI-04	1.00 Ea	\$2,000.00 / Ea	\$2,000.00
— Product: Shipping	1.00 Ea	\$30.00 / Ea	\$30.00

Subtotal:	\$2,210.00
Tax:	\$0.00
Total:	\$2,210.00
Amount Paid:	\$2,000.00
Balance Due:	\$210.00



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

Billing Receipt - Please Return With Payment Remittance

Bill To:	Marc or Denise 850 Beacon Lake Pkwy St Augustine, FL 32095	Account	[101093] Meadow View At Twin Creeks A.K.A Beacon Lake
		Invoice #	103124
		Date	Thursday, December 7, 2023
Remit To:	Southeast Fitness Repair 14476 Duval Place West #208 Jacksonville, FL 32218	Amount Paid	_____
		Check Number	_____

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



PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
 904-355-5300 • Fax: 904-353-1499 • 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: 618205226
DATE: 12/20/2023
ORDER: 618205226

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
12/20/2023	04:44 PM	MICE, RATS, ROACH, S		04:44 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	12/20/2023		05:45 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

1 320 57200 45917 pest control
 approved jen erickson
 12.22.2023

RECEIVED
 DEC 22 2023
 BY: _____

[Handwritten Signature]

TECHNICIAN SIGNATURE

[Handwritten Signature]

EW
 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

102800002-2023-1051 11/20/2023 10:00:00 AM at 11/20/2023



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7166333
Invoice Date: 12/22/2023
Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

Meadow View At Twin Creeks CDD
ATTN District Manager
475 West Town Place Suite 114
St Augustine, FL 32092
United States

MEADOWVIEW AT TWIN CREEKS 2018A1 & 2018A2

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,040.63

All invoices are due upon receipt.

FY24 - \$3,367.20
FY25 - \$673.43

RECEIVED
DEC 28 2023
BY: _____

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

MEADOWVIEW AT TWIN CREEKS 2018A1 & 2018A2

Invoice Number: 7166333
Current Due: \$4,040.63
Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 St. Paul, MN 55107

Invoice Number: 7166333
 Invoice Date: 12/22/2023
 Direct Inquiries To: Schuhle, Scott A
 Phone: (954)-938-2476

MEADOWVIEW AT TWIN CREEKS 2018A1 & 2018A2

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 12/01/2023 - 11/30/2024				\$3,750.00
Incidental Expenses 12/01/2023 to 11/30/2024	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,040.63





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7168890
Invoice Date: 12/22/2023
Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

Meadow View At Twin Creeks CDD
ATTN District Manager
475 West Town Place Suite 114
St Augustine, FL 32092
United States

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2021 (PHASE 3B) AND SERIES2021 (PHASE 4)

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$7,003.75

All invoices are due upon receipt.

*FY24-\$5,836.50
FY25-\$1,167.25*

RECEIVED
DEC 28 2023
BY: _____

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2021 (PHASE 3B) AND SERIES2021 (PHASE 4)

Invoice Number:	7168890
Current Due:	\$7,003.75
Direct Inquiries To:	Schuhle, Scott A
Phone:	(954)-938-2476

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 St. Paul, MN 55107

Invoice Number: 7168890
 Invoice Date: 12/22/2023

Direct Inquiries To: Schuhle, Scott A
 Phone: (954)-938-2476

MEADOW VIEW AT TWIN CREEKS COMMUNITY
 DEVELOPMENT DISTRICT SPECIAL ASSESSMENT
 BONDS,
 SERIES 2021 (PHASE 3B) AND SERIES2021 (PHASE 4)

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04111 Paying Agent / Regist / Trustee Agent	1.00	3,750.00	100.00%	\$3,750.00
04111 Paying Agent / Regist / Trustee Agent	1.00	2,750.00	100.00%	\$2,750.00
Subtotal Administration Fees - In Advance 12/01/2023 - 11/30/2024				\$6,500.00
Incidental Expenses 12/01/2023 to 11/30/2024	6,500.00	0.0775		\$503.75
Subtotal Incidental Expenses				\$503.75
TOTAL AMOUNT DUE				\$7,003.75





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7169093
Invoice Date: 12/22/2023
Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

Meadow View At Twin Creeks CDD
ATTN District Manager
475 West Town Place Suite 114
St Augustine, FL 32092
United States

MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2016A-1

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,256.13

All invoices are due upon receipt.

*FY24 - \$3,546.80
FY25 - \$709.33*

RECEIVED
DEC 28 2023
BY: _____

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2016A-1

Invoice Number:	7169093
Current Due:	\$4,256.13
Direct Inquiries To:	Schuhle, Scott A
Phone:	(954)-938-2476

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 St. Paul, MN 55107

Invoice Number: 7169093
 Invoice Date: 12/22/2023

Direct Inquiries To: Schuhle, Scott A
 Phone: (954)-938-2476

MEADOWVIEW AT TWIN CREEKS COMMUNITY
 DEVELOPMENT DISTRICT SPECIAL ASSESSMENT
 BONDS, SERIES 2016A-1

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,950.00	100.00%	\$3,950.00
Subtotal Administration Fees - In Advance 12/01/2023 - 11/30/2024				\$3,950.00
Incidental Expenses 12/01/2023 to 11/30/2024	3,950.00	0.0775		\$306.13
Subtotal Incidental Expenses				\$306.13
TOTAL AMOUNT DUE				\$4,256.13





INVOICE

INVOICE #	INVOICE DATE
JAX 628094	11/30/2023
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
 PO Box 101017
 Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks
 CDD

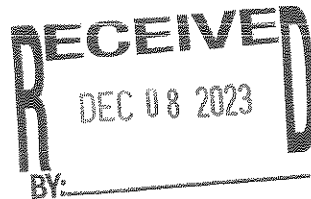
Invoice Due Date: December 30, 2023

Balance Due: \$2,613.00

Description	Current Amount
Mainline repair at Lakeside Park	
Irrigation Repairs	\$4,350.76

Approved
 Irrigation Repairs
 001.320.53800.45009
 Rich Gray

Subtotal	\$4,350.76
Amount Paid	\$1,737.76
BALANCE DUE	\$2,613.00



Valued Customer:

It has been brought to our attention of a recent criminal check fraud scheme that took place targeting US mail in the Atlanta region. Checks bound for financial institutions were intercepted and fraudulently processed. If you are currently paying by check, to enhance your transaction security, we recommend you consider the option for electronic payments. Instructions for electronic payments can be provided upon request.

Please reach out to jpowell@yellowstonelandscape.com if you would like to confirm prior payment status or if you have any additional questions.

Yellowstone Landscape

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



INVOICE

INVOICE #	INVOICE DATE
JAX 630703	12/1/2023
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks
CDD

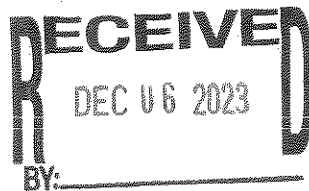
Invoice Due Date: December 31, 2023

Invoice Amount: \$42,375.00

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

Approved
Landscape Maintenance
001.320.53800.45003
Rich Gray

Invoice Total \$42,375.00



IN COMMERCIAL LANDSCAPING

Valued Customer:

It has been brought to our attention of a recent criminal check fraud scheme that took place targeting US mail in the Atlanta region. Checks bound for financial institutions were intercepted and fraudulently processed. If you are currently paying by check, to enhance your transaction security, we recommend you consider the option for electronic payments. Instructions for electronic payments can be provided upon request.

Please reach out to jpowell@yellowstonelandscape.com if you would like to confirm prior payment status or if you have any additional questions.

Yellowstone Landscape

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



SMARTHOME.BIZ
SMART HOME SPECIALISTS

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

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

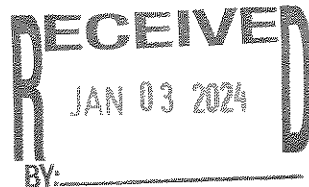
Approved
Facility Maintenance
001.320.57200.45508
Rich Gray

PLEASE PAY BY	AMOUNT	INVOICE DATE
01/17/2024	\$1,922.50	12/20/2023

INVOICE NO. 323507 - FINAL INVOICE

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

Equipment & Installation Surveillance System



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

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

IMPORTANT: Please remember to test your system monthly.
Need automation for your home? Visit us online at www.smarthome.biz

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

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

How To Pay

INVOICE NO. 323507



Credit Card (MasterCard, Visa, Amex)

Please add zip code if it not the same.

Credit Card No.

Card Holder's Name: _____ CCV: _____

Expiry Date: / Signature: _____



Mail

NAME: Meadow View at Twin Creeks CCD **DUE DATE:** 01/17/2024 **AMOUNT DUE:** \$1,922.50

Please Reference: 323507



SMARTHOME.BIZ
SMART HOME SPECIALISTS

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

PLEASE PAY BY	AMOUNT	INVOICE DATE
01/17/2024	\$1,922.50	12/20/2023

INVOICE NO. 323507 - FINAL INVOICE

Original Contract					
Description	Total Value	Current		To Date	
		%	\$	%	\$
Surveillance System	\$3,845.00	50.00	\$1,922.50	100.00	\$3,845.00
Total	\$3,845.00	50.00	\$1,922.50	100.00	\$3,845.00

Claim Breakdown (Amount including Tax)				
Date	Invoice No.	Claimed	Paid	Amount Outstanding
10/09/2023	312265	\$1,922.50	\$1,922.50	\$0.00
12/20/2023	323507	\$1,922.50	\$0.00	\$1,922.50
Total		\$3,845.00	\$1,922.50	\$1,922.50

Contract Summary	
Claim to Date	\$3,845.00
Remaining Claim Balance	\$0.00

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

Terms and Conditions

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

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

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

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

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

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

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

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

Distributed by Atlantic Companies
1714 Cesery Boulevard
Jacksonville, FL 32211

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

14. **CHANGES AND ASSIGNMENT** - Purchaser acknowledges that the sale or transfer of the Premise by the Purchaser to a third party does not relieve Purchaser of his obligations under this Agreement. Purchaser may not assign this Agreement unless Purchaser obtains prior written consent from Seller.

Seller may assign this Agreement or subcontract the work to be performed without notice to Purchaser or Purchaser's consent.

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



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

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

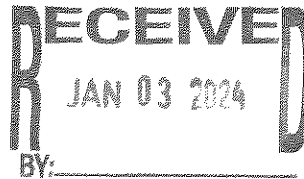
PLEASE PAY BY	AMOUNT	INVOICE DATE
01/17/2024	\$5,120.00	12/20/2023

INVOICE NO. 323508 - FINAL INVOICE

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

Approved
Facility Maintenance
001.320.57200.45508
Rich Gray

Equipment & Installation
Surveillance System



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

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

IMPORTANT: Please remember to test your system monthly.

Need automation for your home? Visit us online at www.smarthome.biz

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

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

How To Pay

INVOICE NO. 323508



Credit Card (MasterCard, Visa, Amex)

Please add zip code if it not the same.

Credit Card No.

Card Holder's Name: _____ CCV: _____

Expiry Date: / Signature: _____



Mail

NAME: Meadow View at Twin Creeks CCD **DUE DATE:** 01/17/2024 **AMOUNT DUE:** \$5,120.00

Please Reference: 323508



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
01/17/2024	\$5,120.00	12/20/2023

INVOICE NO. 323508 - FINAL INVOICE

Original Contract					
Description	Total Value	Current		To Date	
		%	\$	%	\$
Surveillance System	\$10,240.00	50.00	\$5,120.00	100.00	\$10,240.00
Total	\$10,240.00	50.00	\$5,120.00	100.00	\$10,240.00

Claim Breakdown (Amount including Tax)				
Date	Invoice No.	Claimed	Paid	Amount Outstanding
10/09/2023	312264	\$5,120.00	\$5,120.00	\$0.00
12/20/2023	323508	\$5,120.00	\$0.00	\$5,120.00
Total		\$10,240.00	\$5,120.00	\$5,120.00

Contract Summary	
Claim to Date	\$10,240.00
Remaining Claim Balance	\$0.00

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

Terms and Conditions

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

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

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

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

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

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

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

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

Distributed by Atlantic Companies
1714 Cesary Boulevard
Jacksonville, FL 32211

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



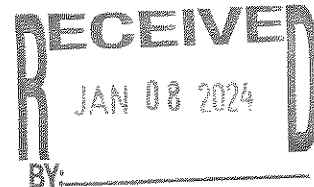
Big Z Pool Service LLC
 CPC1459355
 904.868.4660
 172 Stokes Landing Rd.
 Saint Augustine, FL 32095

Billed To	Date of Issue	Invoice Number	Amount Due (USD)
Meadow View at Twin Creeks	01/01/2024	5139	\$2,101.20
CDD (Beacon Lakes)	Due Date	Reference	
850 Beacon Lake Parkway	01/31/2024	Monthly Chemical	
St. Augustine, FL 32095		Only Srvc.-850	
		Beacon Lake Pkwy	

Description	Rate	Qty	Line Total
Beacon Lakes Monthly Chemicals	\$2,101.20	1	\$2,101.20

Service Schedule:
 October-March, 2 visits per week, Mondays and Fridays
 April-September, 3 visits per week, Mondays, Wednesdays and Fridays
 Chemicals included along with 2-controller leases that monitor and dispense the chemical distribution 24/7: chlorine, acid, bicarb, and stabilizer.
 Additional chemicals not included, but available and billed at an additional rate when needed or requested: algaecides, metal out, and phosphate treatments.
 The due date is reflected on the invoice of a net30 based on the originally agreed-upon terms. Late fees of \$70.00 apply after the due date and the 5-day grace period we allot for mail delivery. After 15 days of non-payment or communication, services are suspended and may incur a startup fee, pending the time the pool was down before the account was brought current. Invoices for monthly service are due based on the terms agreed upon setting up services. Other invoices that pertain to materials and repairs are subject to different terms such as net10 in order to meet the suppliers payment terms for said material. Contracts are valid for 1 year from the initial setup and continue month to month unless a new contract is required or requested. Emergency service calls are billed at a rate of \$175.00, 2 hour minimum. This rate applies to calls after 6p, weekends, and holidays. We are closed the week of Thanksgiving and Christmas annually, however we guarantee atleast 1 service during those weeks by the on-call technician.

Approved
 Pool Chemicals
 001.320.57200.45006
 Rich Gray



Subtotal	2,101.20
Tax	0.00

Total	2,101.20
Amount Paid	0.00
<hr/>	
Amount Due (USD)	\$2,101.20

Notes

Thank you for your business! Questions or concerns? Email: office@bigzpoolservice.com. Hours of operation: M-F, 9a-6p.

Terms

Net 30

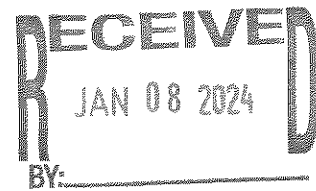


Big Z Pool Service LLC
 CPC1459355
 904.868.4660
 172 Stokes Landing Rd.
 Saint Augustine, FL 32095

Billed To	Date of Issue	Invoice Number	Amount Due (USD)
Meadow View at Twin Creeks	01/01/2024	5140	\$1,362.90
CDD (Beacon Lakes)			
850 Beacon Lake Parkway	Due Date	Reference	
St. Augustine, FL 32095	01/31/2024	Cleaning Only	
		Service -850	
		Beacon Lake Pkwy	

Description	Rate	Qty	Line Total
Beacon Lakes Monthly Pool Service Only Service Schedule: October-March, 2 visits per week, Mondays and Fridays April-September, 3 visits per week, Mondays, Wednesdays and Fridays Service Includes: skimming the pool surface, cleaning the pool gutters, cleaning the skimmer baskets, vacuuming the pool, brushing the walls and steps, waterline tile cleaning, filtration system monitoring, and maintenance such as cleaning out the pump baskets, keeping the orings lubricated, filters back washed and cleaned properly along with maintaining the proper water chemistry and water levels. A log book will be left on site for the doh to verify the dates we are there and the testing completed during those visits. Chemicals : Included and provided, however billed separately on its own monthly invoice as requested. Community or client has a 3rd party vendor for their chemical needs. Additional chemicals not includ. but available and billed at an additional rate when needed or requested: algaecides, metal out, and phosphate treatments. The due date is reflected on the invoice of a net30 based on the originally agreed upon terms. Late fees of \$70.00 apply after the due date and the 5-day grace period we allot for mail delivery. After 15 days of non-payment or communication, services are suspended and may incur a startup fee, pending the time the pool was down before the account was brought current. Invoices for monthly service are due based on the terms agreed upon setting up services. Other invoices that pertain to materials and repairs are subject to different terms such as net10 in order to meet the suppliers payment terms for said material. Contracts are valid for 1 year from the initial setup and continue month to month unless a new contract is required or requested. Emergency service calls are billed at a rate of \$175.00, 2 hour minimum. This rate applies to calls after 6p, weekends, and holidays. We are closed the	\$1,362.90	1	\$1,362.90

Approved
 Pool Maintenance
 001.320.57200.45006
 Rich Gray



week of Thanksgiving and Christmas annually, however we guarantee at least 1 service during those weeks by the on-call technician.

Subtotal 1,362.90

Tax 0.00

Total 1,362.90

Amount Paid 0.00

Amount Due (USD) \$1,362.90

Notes

Thank you for your business! Questions or concerns? Email: office@bigzpoolservice.com. Hours of operation: M-F, 9a-6p.

Terms

Net 30



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

Invoice 13275

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

DATE
12/01/2023

PLEASE PAY
\$1,298.00

DUE DATE
12/30/2023

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

RECEIVED
JAN 03 2024
BY: _____

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

Zach Sullivan

Big Z Pool Service, LLC

Licensed & Insured CPC#1459355

PRODUCT/SERVICE	QTY	RATE	AMOUNT
Services:Monthly Service	1	1,298.00	1,298.00

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

- Cleaning Services Include the Following:
- Skimming of the pool surface, keeping the gutters free from debris.
 - Vacuum
 - Brushing of the walls/stairs
 - Waterline Tile Cleaning
 - Backwashing of the filters
 - Filtration Maintenance i.e., pump baskets, Orings
 - Water Chemistry, to check and balance chemicals
 - DOH Documentation Logging

Note: we will keep the feature pump trap free of debris.
 Chemicals such as Algaecides, Phosphate Removers and Metal Out Treatments are not included, but avail. as needed and billed accordingly for amount used.

Thank you for your business!

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

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

THANK YOU.

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

Zach Sullivan

Big Z Pool Service, LLC

Licensed & Insured CPC#1459355

Invoice

Remit To

Dobson Electric, Inc.
 9378 Arlington Expressway Suite #220
 Jacksonville, FL 32225

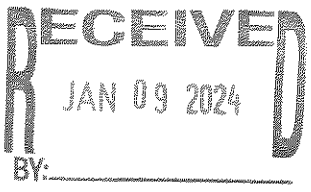
Date	Invoice #
12/12/2023	23737

PAST DUE

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

Location
45 Beacon Lake Pkwy St Augustine, FL 32095

DEI No.	P.O. No.	Terms
23669		Due on receipt

Quantity	Description	Rate	Amount
	TASK: Beacon Lakes 12/9/2023 Attempt / pull wire out of the existing conduit. COST \$1,450 Needs core bore to re-do wire <div style="text-align: center;">  </div>	1,450.00	1,450.00

We appreciate your prompt payment.

Payments/Credits \$0.00

Past due balances are subject to late charge at 1.5% per month.

Balance Due \$1,450.00

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

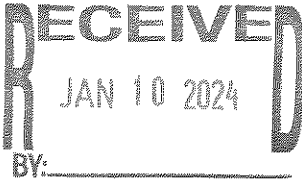
INVOICE

DATE	INVOICE #
11/29/2023	47691

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

Approved
 Pump Repairs
 001.320.53800.45007
 Rich Gray

P.O. NO	TERMS	REP	PERMIT #
	DUE UPON RECEIPT	BM	

QUANTITY	DESCRIPTION	RATE	AMOUNT
	SITE: BEACON LAKE AS QUOTED: - INSTALL 2" FLOW METERS ON PUMPS 1, 2, 4 & 7 - REPLUMB AS NECESSARY - REPLACE PILOT VALVE ON PUMP 3 FOR CYCLE STOP - TEST SYSTEM <div style="text-align: center;">  </div>	4,250.00	4,250.00

18% APR will be applied to any invoice not paid in full within 30 days. Visa or Mastercard Accepted	Total \$4,250.00
--	-------------------------

*ALL PUMPS CARRY A ONE YEAR MANUFACTURER'S WARRANTY. PARTS & LABOR ARE PROVIDED FREE OF CHARGE FOR A 30 DAY PERIOD FOLLOWING INSTALLATION. LABOR IS NOT COVERED UNDER WARRANTY AFTER THE FIRST 30 DAYS AND WILL BE BILLED AT THE CURRENT BUSINESS RATE. *ALL DISCREPANCIES MUST BE REPORTED WITHIN 10 DAYS. *REASONABLE COLLECTION & ATTORNEY'S FEES WILL BE ASSESSED TO ALL ACCOUNTS PLACED FOR COLLECTION.	Payments/Credits \$0.00
	Balance Due \$4,250.00



Elite Power Washing

2270 South State Street | Bunnell, Florida 32110
386-631-4610 | elite.powerwashing@aol.com | EliteWashNSeal.com

RECIPIENT:

Meadow View At Twin Creeks CDD

850 Beacon Lake Parkway
St. Augustine, Florida 32095

Invoice #1022

Issued Jan 03, 2024
Due Feb 02, 2024

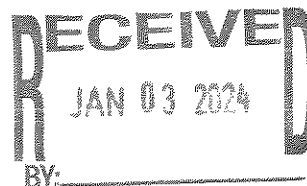
Total \$425.00

Account Balance \$425.00

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Sign cleanings	(9) signs top to bottom all four sides cleaned with detergents for a longer clean. We are bringing our own water.	1	\$425.00	\$425.00

Approved
Grounds Maintenance
001.320.53800.45006
Rich Gray



Thank you for your business. Please contact us with any questions regarding this invoice.

Total \$425.00
Account balance \$425.00



Envera

8281 Blaikie Court
Sarasota, FL 34240
(941) 556-0743

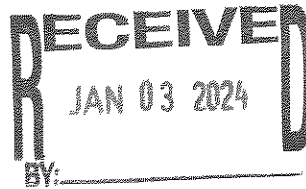
<h1>Invoice</h1>	
Invoice Number 736360	Date 01/02/2024
Customer Number 300380	Due Date 02/01/2024

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Meadow View at Twin Creeks CDD	300380		01/02/2024	02/01/2024

Quantity	Description	Months	Rate	Amount
<i>2358 - Gate Access - Meadow View at Twin Creeks CDD - 850 Beacon Lake Pkwy, Saint Augustine, FL</i>				
1.00	Envera Kiosk System 02/01/2024 - 02/29/2024	1.00	\$500.00	\$500.00
1.00	Data Management 02/01/2024 - 02/29/2024	1.00	\$150.00	\$150.00
1.00	Service & Maintenance 02/01/2024 - 02/29/2024	1.00	\$334.54	\$334.54
1.00	Virtual Gate Guard Monitoring 02/01/2024 - 02/29/2024	1.00	\$1,408.00	\$1,408.00
Subtotal:				\$2392.54
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$2392.54

1 320 57200 45410 gate monitoring
Approved Jen Erickson 1.3.2024



Date	Invoice #	Description	Amount	Balance Due
1/2/2024	736360	Alarm Monitoring Services	\$2392.54	\$2392.54

Envera

8281 Blaikie Court
Sarasota, FL 34240
(941) 556-0743

<h1>Invoice</h1>	
Invoice Number 736360	Date 01/02/2024
Customer Number 300380	Due Date 02/01/2024

Net Due: \$2,392.54

Amount Enclosed: _____

Meadow View at Twin Creeks CDD
475 W Park Place Ste 114
Saint Augustine, FL 32092

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Future Horizons, Inc

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

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

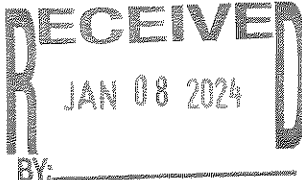
INVOICE

Invoice Number: 81235
 Invoice Date: Oct 31, 2023
 Page: 1

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

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

Customer ID	Customer PO	Payment Terms	
Beacon02	Per Contract	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver	10/24/23	11/30/23

Quantity	Item	Description	Unit Price	Amount
1.00	Aerator Service	Aerator Service Call - 5 hp Kasco. Parts and bench labor covered under warranty. Price is for removal and reinstallation of repaired fountain. Approved Repair & Replace 001.320.57200.44200 Rich Gray 	285.00	285.00
Subtotal				285.00
Sales Tax				
Freight				
Total Invoice Amount				285.00
Payment/Credit Applied				
TOTAL				285.00

Check/Credit Memo No:

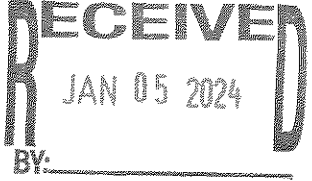
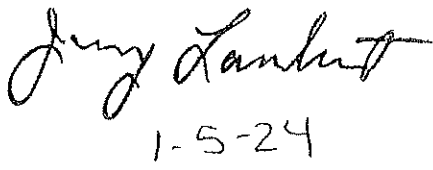
Overdue invoices are subject to finance charges.

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

Invoice

Invoice #: 275
 Invoice Date: 1/1/2024
 Due Date: 1/1/2024
 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 - January 2024		5,416.67	5,416.67
1.320.57200.45500 - Facility Management - Meadow View - January 2024		7,154.25	7,154.25
			
			

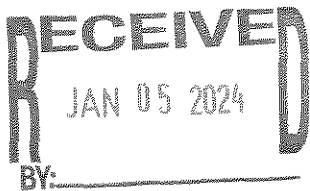
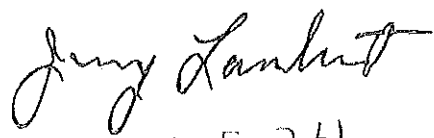
Total	\$12,570.92
Payments/Credits	\$0.00
Balance Due	\$12,570.92

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

Invoice

Invoice #: 276
Invoice Date: 12/31/2023
Due Date: 12/31/2023
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Assistant through December 2023 001.320.57200.45500	95.88	26.50	2,540.82
			
 1-5-24			

Total	\$2,540.82
Payments/Credits	\$0.00
Balance Due	\$2,540.82

MVTC CDD
ASSISTANT MANAGER INVOICE DETAIL

Quantity	Description	Rate	Amount
95.88	Assistant Manager Covers December 2023	\$ 26.50	\$ 2,540.82
	TOTAL DUE:		<u>\$ 2,540.82</u>
	Facility Management 001.320.57200.45500		

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
12/2/23	2.3	E.W.	Facility Assistant
12/3/23	2.32	E.W.	Facility Assistant
12/4/23	2.78	E.W.	Facility Assistant
12/5/23	2.25	E.W.	Facility Assistant
12/6/23	10.27	E.W.	Facility Assistant
12/7/23	3.2	E.W.	Facility Assistant
12/9/23	2.25	J.W.	Facility Assistant
12/10/23	2.27	E.W.	Facility Assistant
12/11/23	10.22	E.W.	Facility Assistant
12/12/23	2.27	E.W.	Facility Assistant
12/13/23	2.22	J.W.	Facility Assistant
12/14/23	2.9	E.W.	Facility Assistant
12/15/23	4.23	E.W.	Facility Assistant
12/18/23	10.02	E.W.	Facility Assistant
12/19/23	2.23	E.W.	Facility Assistant
12/20/23	2.33	E.W.	Facility Assistant
12/21/23	7.33	E.W.	Facility Assistant
12/23/23	2.27	E.W.	Facility Assistant
12/26/23	10.23	E.W.	Facility Assistant
12/27/23	2.33	E.W.	Facility Assistant
12/28/23	3.25	E.W.	Facility Assistant
12/29/23	4.13	E.W.	Facility Assistant
12/30/23	2.28	J.W.	Facility Assistant
TOTAL	<u>95.88</u>		

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

Invoice

Invoice #: 277
Invoice Date: 12/31/2023
Due Date: 12/31/2023
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Special Event Assistant through December 2023 1.320.57200.49400	47.46	26.50	1,257.69

RECEIVED
JAN 05 2024
BY: _____

Jerry Lambert
1-5-24

Total	\$1,257.69
Payments/Credits	\$0.00
Balance Due	\$1,257.69

MVTC CDD

SPECIAL EVENT ASSISTANT INVOICE DETAIL

Quantity	Description	Rate	Amount
47.46	Special Event Assistant Covers December 2023	\$ 26.50	\$ 1,257.69
	TOTAL DUE:		<u>\$ 1,257.69</u>

Special Event Assistant 1.320.57200.49400

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
12/1/23	3.61	J.W.	Special Event - Food Truck Friday
12/8/23	4.32	J.W.	Special Event - Food Truck Friday & Paint Night
12/8/23	4.32	E.W.	Special Event - Paint Night
12/8/23	3.87	N.C.	Special Event - Paint Night
12/9/23	3.85	E.W.	Special Event - Kids Event
12/16/23	4.42	N.C.	Special Event - Christmas Event
12/16/23	3.88	L.H.	Special Event - Christmas Event
12/22/23	3.1	J.W.	Special Event - Food Truck Friday
12/29/23	3.72	J.W.	Special Event - Food Truck Friday
12/30/23	4.25	E.W.	Special Event - Winter Wonderland
12/30/23	3.95	N.C.	Special Event - Winter Wonderland
12/30/23	4.17	J.W.	Special Event - Winter Wonderland
TOTAL	<u>47.46</u>		

Riverside Management Services, Inc

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

Invoice

Invoice #: 278
Invoice Date: 12/31/2023
Due Date: 12/31/2023
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Private Event Assistant through December 2023 1,320.572-00.45509	20.73	26.50	549.35

RECEIVED
R JAN 05 2024
BY: _____

Jerry Lambert
1-5-24

Total	\$549.35
Payments/Credits	\$0.00
Balance Due	\$549.35

MVTC CDD

PRIVATE EVENT ATTENDANT INVOICE DETAIL

Quantity	Description	Rate	Amount
20.73	Private Event Attendant Covers December 2023	\$ 26.50	\$ 549.35
	TOTAL DUE:		<u>\$ 549.35</u>

Private Event Attendant 1.320.57200.45509

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
12/1/23	4.25	E.W.	Private Event Attendant
12/9/23	5.5	E.W.	Private Event Attendant
12/22/23	3.15	E.W.	Private Event Attendant
12/30/23	7.83	E.W.	Private Event Attendant
TOTAL	<u>20.73</u>		

DENNIS W. HOLLINGSWORTH, CFC

2023 REAL ESTATE

25697.0000

ST JOHNS COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

SAVE TIME PAY ONLINE @ www.sjctax.us

PARCEL NUMBER	ESCROW CD	MILLAGE CODE
023712-0010		329

Real Estate

W COUNTY ROAD 210 SAINT AUGUSTINE 32095
 1-2A PT OF SECS 9 10 11 14 & 15 -
 PARCEL 2A (EX PT OF FDOT PARCEL
 113 IN OR3535/1905) (EX PT
 PLAT AS MB80P55-65 CREEKSIDE
 AT TWIN CREEKS PHASE 1C)
 PLEASE SEE TAX ROLL FOR FULL LEGAL.



8 - 32126

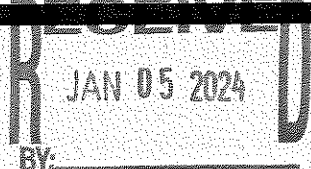
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT D
 C/O GOVERNMENTAL MGT SERVICES LLC
 475 W TOWN PL STE 114
 SAINT AUGUSTINE FL 32092-3649



MAILING ADDRESS: P.O. BOX 9001 ST AUGUSTINE, FL 32084
 (904) 209-2250

AD VALOREM TAXES					
TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY GENERAL	997	4.6537		997	4.64
ROAD	997	0.8444		997	0.84
HEALTH	997	0.0160		997	0.02
SCHOOL					
SCHOOL-STATE LAW	1,640	3.1620		1,640	5.19
SCHOOL - LOCAL BOARD	1,640	2.2480		1,640	3.69
SJRWMD	997	0.1793		997	0.18
FIRE	997	1.3813		997	1.38
MOSQUITO	997	0.1800		997	0.18
FL INLAND NAV DISTRICT	997	0.0288		997	0.03
TOTAL MILLAGE		12.6935	AD VALOREM TAXES		\$16.15

NON AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
4158 MEADOW VIEW AT TWIN CREEKS	1.00 unit @ 0.0800	0.00
NON-AD VALOREM ASSESSMENTS		\$0.00



COMBINED TAXES AND ASSESSMENTS		\$16.15				See reverse side for important information	
Please Pay	November 30 2023	December 31 2023	January 31 2024	February 29 2024	March 31 2024	IF PAID BY	
	15.50	15.67	15.83	15.99	16.15		

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

DENNIS W. HOLLINGSWORTH, CFC

2023 REAL ESTATE

25697.0000

ST JOHNS COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

SAVE TIME PAY ONLINE @ www.sjctax.us

PARCEL NUMBER	ESCROW CD	MILLAGE CODE
023712-0010		329

Real Estate



W COUNTY ROAD 210 SAINT AUGUSTINE 32095
 1-2A PT OF SECS 9 10 11 14 & 15 -
 PARCEL 2A (EX PT OF FDOT PARCEL
 113 IN OR3535/1905) (EX PT
 PLAT AS MB80P55-65 CREEKSIDE
 AT TWIN CREEKS PHASE 1C)
 PLEASE SEE TAX ROLL FOR FULL LEGAL.

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMEN
 C/O GOVERNMENTAL MGT SERVICES LLC
 475 W TOWN PL STE 114
 SAINT AUGUSTINE FL 32092

DO NOT WRITE BELOW THIS PORTION

PLEASE PAY IN U.S. FUNDS TO DENNIS W. HOLLINGSWORTH, CFC • P.O. BOX 9001 ST AUGUSTINE, FL 32084

Please Pay	November 30 2023	December 31 2023	January 31 2024	February 29 2024	March 31 2024	IF PAID BY
	15.50	15.67	15.83	15.99	16.15	

RETURN WITH PAYMENT.

0000000000 0000001615 0000000256970000 0001 0



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

Invoice

Date	Number
12/21/2023	1055262

Bill To Address:
Meadow View At Twin Creeks CDD Jennifer 850 Beacon Lake Pkwy Saint Augustine, FL 32095

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

Customer Phone: 904 217-3052

Agreement #	PO #	Terms	Due Date	Sales Rep	WO #
10018		COD	12/21/2023		45741

Item	Description	Quantity	Price	Amount
	Commercial Planned Maintenance	1.00	\$505.00	\$505.00
	Misc. Supplies & Enviromental	1.00	\$20.00	\$20.00
	PM Visit			
	Approved 001.320.57200.45508 Facilities Maintenance Rich Gray CLOSED ON MONDAYS/TUESDAYS HE WILL BE THERE @ 9 Q.C.M FI \$505.00 1-OUTSIDE CARRIER AIR UNIT 2-CARRIER 5 TON SYSTEMS 1- CARRIER 4 TON SYSTEM ADDING AN ADDITIONAL UNIT TO CHECK QUARTERLY (THIS UNIT IS AT THE WATER PARK BATHROOMS) FILTER SIZES 2-21.5x23 5/16x1 4-16x24x2 1-19 7/8x21.5x1 1- 16X25X1 (WATER PARK BATHROOM UNIT) BELT CHANGE 1 TIME A YR A39 Completed maintenance on all systems replacing all filters and verifying belt tension and all volts, pressures and amps are good			

RECEIVED
 R JAN 04 2024
 BY: _____

Subtotal	\$525.00
Sales Tax	\$0.00
Total	\$525.00
Payments	\$0.00
Balance Due	\$525.00

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



INVOICE

INVOICE #	INVOICE DATE
JAX 643391	1/5/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks CDD

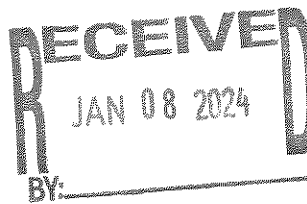
Address: 850 Beacon Lake Pkwy
St. Augustine , FL 32095

Invoice Due Date: February 4, 2024

Invoice Amount: \$2,978.00

Description	Current Amount
Locate, troubleshoot, and repair 2-wire failure	
Irrigation Repairs	\$2,978.00
Approved Irrigation Repairs 001.320.53800.45009 Rich Gray	
Invoice Total	\$2,978.00

IN COMMERCIAL LANDSCAPING



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



INVOICE

INVOICE #	INVOICE DATE
JAX 643882	1/5/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
 PO Box 101017
 Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks CDD

Address: 850 Beacon Lake Pkwy
 St. Augustine , FL 32095

Invoice Due Date: February 4, 2024

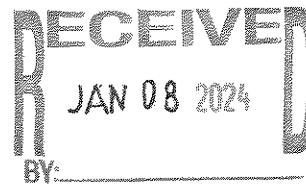
Invoice Amount: \$42,375.00

Description	Current Amount
Monthly Landscape Maintenance January 2024	\$42,375.00

Approved
 Landscape Maintenance
 001.320.53800.45003
 Rich Gray

Invoice Total \$42,375.00

IN COMMERCIAL LANDSCAPING



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



YELLOWSTONE LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 555540	7/5/2023
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

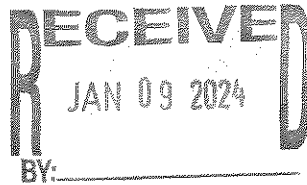
Yellowstone Landscape
 PO Box 101017
 Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks
 CDD

Invoice Due Date: August 4, 2023

Invoice Amount: \$5,854.73

Description	Current Amount
Spring Annual Rotation 2023	
Flowers/Annuals	\$5,854.73



Invoice Total \$5,854.73

IN COMMERCIAL LANDSCAPING

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



INVOICE

INVOICE #	INVOICE DATE
JAX 577888	8/25/2023
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

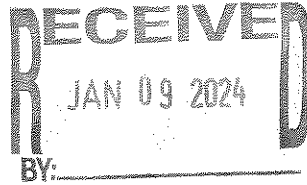
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks
CDD

Invoice Due Date: September 24, 2023

Invoice Amount: \$309.00

Description	Current Amount
Townhome Pump Repair	
Irrigation Repairs	\$309.00



Invoice Total **\$309.00**

IN COMMERCIAL LANDSCAPING

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



INVOICE

INVOICE #	INVOICE DATE
JAX 577889	8/25/2023
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks
CDD

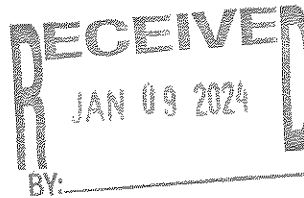
Invoice Due Date: September 24, 2023

Invoice Amount: \$815.00

Description	Current Amount
Valve replacement Controller C	
Irrigation Repairs	\$815.00

Invoice Total \$815.00

IN COMMERCIAL LANDSCAPING



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

Meadow View at Twin Creeks

Community Development District
Construction Phase 4 - Dreamfinders

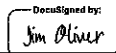
Construction Funding Request #14
November 15, 2023

Req.	PAYEE		
87	Smith Manus Surety Bonds - Phase 4 - Bond Number EACX4028403	\$	11,560.00
88	West Orange Nurseries Inc Beacon Lake Phase 4 - Application for Payment No. 2 (November 2023)	\$	137,354.40
Total Funding Request		\$	148,914.40

Please make check payable to:

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

Signature: 
Chairman/Vice Chairman

Signature: 
Secretary/Asst. Secretary

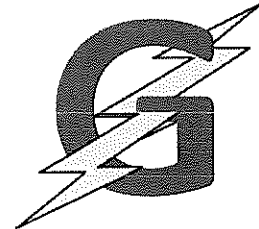
INVOICE

Alfred W. Grover, Electrical Contractor

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

FL License: EC 13010167

DATE: 1/10/2024
INVOICE # 11024
TERMS: Due upon receipt

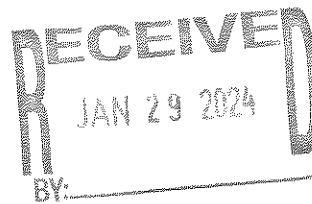


Bill To:

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

Job Location: Beacon Lake Amenity Center

DESCRIPTION OF WORK	AMOUNT
1) Replaced 1 intermatic 2 hr spring would time switch for pickleball court lights	
2) Replaced 1 GFCI weather resistant outlet and 1 in-use cover in pool equipment area	
Materials:	100.00
Labor: 1 electrician 3.0 hrs @ \$80 per hr	240.00
Per R Grey	
TOTAL	\$ 340.00



Accepted methods of payment:

Check payable to: Alfred W. Grover

THANK YOU FOR YOUR BUSINESS!

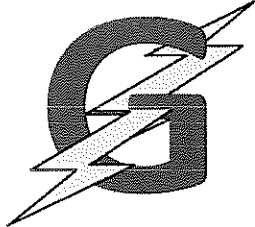
INVOICE

Alfred W. Grover, Electrical Contractor

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

FL License: EC 13010167

DATE: 12/12/2023
INVOICE # 121223
TERMS: Due upon receipt



Bill To:

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

Job Location: Beacon Lake Pkwy and Route 210

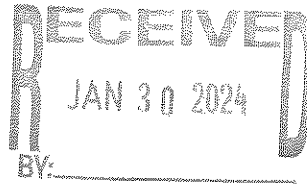
DESCRIPTION OF WORK	AMOUNT
1) Install 1, new weather resistant GFCI outlet and in-use outdoor cover at electrical equipment on exit side of road. <p style="text-align: center;">RECEIVED JAN 17 2024 BY: _____</p>	
Materials:	40.00
Labor: 1 electrician 2.5 hrs @ \$80 per hr	200.00
TOTAL	\$ 240.00

Accepted methods of payment:
Check payable to: Alfred W. Grover

THANK YOU FOR YOUR BUSINESS!



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



PLEASE PAY BY	AMOUNT	INVOICE DATE
12/07/2023	\$110.95	11/16/2023

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

INVOICE NO. 319574

Site: 850 Beacon Lakes Pkwy St
Augustine
Site Address: 850 Beacon Lakes Pkwy
St Augustine FL 32092
Period: 12/01/2023 to 12/31/2023
Recurring No.: 4197
Job Name:
Order No.:

Approved
Security Monitoring
001.320.57200.45400
Rich Gray

Description

Meadow View @ Twin Creeks

Monthly Security Monitoring

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

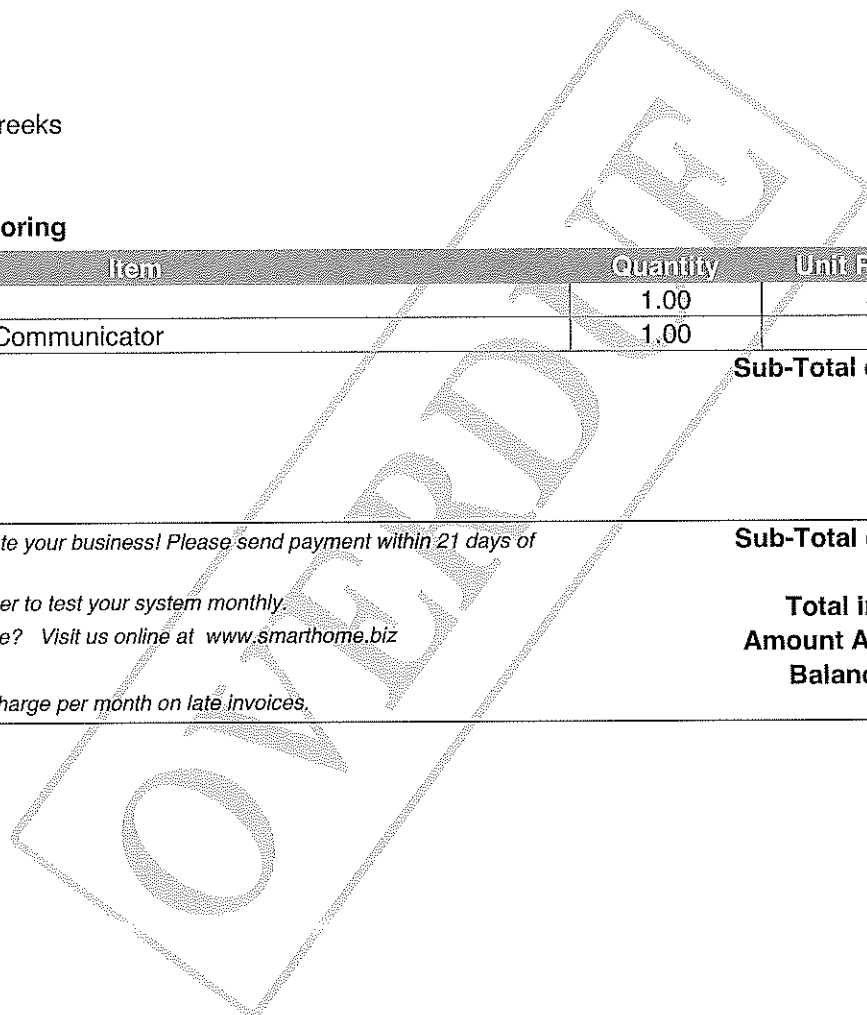
"Thank you—we really appreciate your business! Please send payment within 21 days of receiving this invoice.

IMPORTANT: Please remember to test your system monthly.

Need automation for your home? Visit us online at www.smarthome.biz

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

Sub-Total ex Tax	\$110.95
Tax	\$0.00
Total inc Tax	\$110.95
Amount Applied	\$0.00
Balance Due	\$110.95





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

PLEASE PAY BY	AMOUNT	INVOICE DATE
12/07/2023	\$110.95	11/16/2023

INVOICE NO. 319574

How To Pay

INVOICE NO. 319574



Credit Card (MasterCard, Visa, Amex)

Please add billing zip if not same as address above.

Credit Card No.

Card Holder's Name: _____ CCV: _____

Expiry Date: / Signature: _____



Mail

Detach this section and mail check to:

**Atlantic Security
1714 Cesery Blvd
Jacksonville, FL 32211**

NAME: Meadow View at Twin Creeks CCD DUE DATE: 12/07/2023 AMOUNT DUE: \$110.95

Please Reference: 319574

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

Terms and Conditions

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

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

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

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

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

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

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

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

Distributed by Atlantic Companies
1714 Cesary Boulevard
Jacksonville, FL 32211

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



1 320 57200 45410 gate monitoring
approved Jen Erickson 1.23.2024

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

PLEASE PAY BY	AMOUNT	INVOICE DATE
02/05/2024	\$110.95	01/15/2024

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

INVOICE NO. 325721

Site: 850 Beacon Lakes Pkwy St
Augustine
Site Address: 850 Beacon Lakes Pkwy
St Augustine FL 32092
Period: 02/01/2024 to 02/29/2024
Recurring No.: 4197
Job Name:
Order No.:

RECEIVED
JAN 23 2024
BY: _____

Description

Meadow View @ Twin Creeks

Monthly Security Monitoring

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

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

IMPORTANT: Please remember to test your system monthly.

Need automation for your home? Visit us online at www.smarthome.biz

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

Sub-Total ex Tax	\$110.95
Tax	\$0.00
Total inc Tax	\$110.95
Amount Applied	\$0.00
Balance Due	\$110.95



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
02/05/2024	\$110.95	01/15/2024

INVOICE NO. 325721

How To Pay

INVOICE NO. 325721



Credit Card (MasterCard, Visa, Amex)

Please add zip code if it not the same.



Mail

Credit Card No.

Card Holder's Name: _____ CCV: _____

Expiry Date: / Signature: _____

NAME: Meadow View at Twin Creeks CCD

DUE DATE: 02/05/2024

AMOUNT DUE:

\$110.95

Please Reference: **325721**

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

Terms and Conditions

- 1. PRINTED AGREEMENT** - None of the PRINTED AGREEMENT or its items and conditions may be altered without the express written approval of an officer of the Seller.
- 2. SELLER** agrees to install specified systems on premises and to make any necessary inspections and tests to deliver system to Purchaser in operating condition in accordance with standard installation procedures of Seller. The installation will be completed within a reasonable length of time based on the conditions inherent in the premises and Seller's installation schedule.
- 3. FULL ONE-YEAR WARRANTY** - Seller/Atlantic Companies promises to furnish a replacement part for any portion of Purchaser's security system that proves to be defective in workmanship or material under normal use for a period of one year from the date of installation. Seller reserves the right to use reconditioned parts in fulfillment of this warranty.

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

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

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

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

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

Distributed by Atlantic Companies
1714 Cesary Boulevard
Jacksonville, FL 32211

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

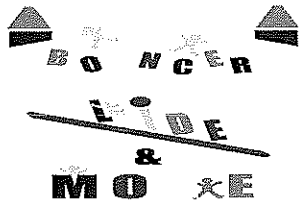
If any of the terms or provisions of this Agreement shall be determined to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

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

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

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

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



Bouncers, Slides, and More Inc.
 1915 Bluebonnet Way
 Fleming Island, FL
 32003

Invoice

Date: January 12th, 2024
 Invoice No.: 01122024.03

Name / Address

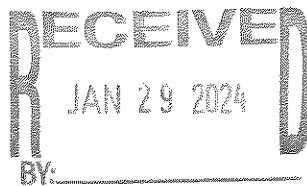
Attn: Jennifer Clark-Ericson
 Meadow View at Twin Creeks
 Riverside Management Service Inc.
 Governmental Management Services Inc.

Additional Details:

1 320 57200 49400 special events
 approved 1.28.2024
 Jen Erickson

	Description	Quantity	Rate	Discount	Subtotal	Extended
1	Silent Disco (50)	1	\$1,000.00	20%	\$800.00	\$800.00
2	Lights, Fog, Décor Items	1	\$750.00	50%	\$350.00	\$350.00
3	Setup and take down (onsite presence)	3	\$75.00	n/a	\$75.00	\$225.00
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20	Credit for Snow Machine/Movie Night	1	\$600.00			\$600.00
Comments:		Subtotal				\$825.00
		Sales Tax (0.0%)				\$0.00
		Total				\$825.00

\$775.00



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

INVOICE

DATE	INVOICE #
1/24/2024	48009

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

Approved
 Pump Repairs
 001.320.53800.45007
 Rich Gray

P.O. NO	TERMS	REP	PERMIT #
	DUE UPON RECEIPT	DH	

QUANTITY	DESCRIPTION	RATE	AMOUNT
	SITE: BEACON LAKE - EXIT SIDE		
	SERVICE CALL: - REPLACED BAD RUN CAPACITORS - START WINDINGS ARE BURNT UP IN MOTOR - PROVIDING PROPOSAL	90.00	90.00
1	LABOR PER HOUR:	180.00	180.00
	MATERIAL: (2) RUN CAPACITORS	84.00	84.00

RECEIVED
 JAN 25 2024
 BY: _____

18% APR will be applied to any invoice not paid in full within 30 days. Visa or Mastercard Accepted	Total	\$354.00
*ALL PUMPS CARRY A ONE YEAR MANUFACTURER'S WARRANTY. PARTS & LABOR ARE PROVIDED FREE OF CHARGE FOR A 30 DAY PERIOD FOLLOWING INSTALLATION. LABOR IS NOT COVERED UNDER WARRANTY AFTER THE FIRST 30 DAYS AND WILL BE BILLED AT THE CURRENT BUSINESS RATE. *ALL DISCREPANCIES MUST BE REPORTED WITHIN 10 DAYS. *REASONABLE COLLECTION & ATTORNEY'S FEES WILL BE ASSESSED TO ALL ACCOUNTS PLACED FOR COLLECTION.	Payments/Credits	\$0.00
	Balance Due	\$354.00



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

January 08, 2024

Invoice No: 211852

Total This Invoice \$537.50

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:

Review and respond to emails about encroachments-Lomond Court.

Review and respond to emails about 94 Hydrilla Court-Violations of easement

Professional Services rendered through December 30, 2023

Phase 1. General Consulting Engineering Services

Labor

			Hours	Rate	Amount
Senior Engineer/Senior Project Manager					
Lockwood, Scott	12/2/2023		.50	215.00	107.50
Lockwood, Scott	12/9/2023		1.00	215.00	215.00
Lockwood, Scott	12/23/2023		1.00	215.00	215.00
Totals			2.50		537.50
Total Labor					537.50

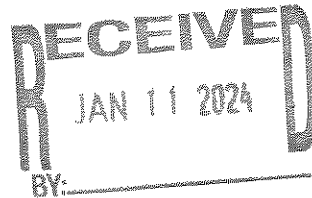
Billing Limits	Current	Prior	To-Date
Total Billings	537.50	2,612.50	3,150.00
Limit			15,000.00
Remaining			11,850.00

Total this Phase \$537.50

Phase XP. Expenses

Total this Phase 0.00

Total This Invoice \$537.50



1.320.57200.45508 amenity maint
approved Jen Erickson 1.17.2024



FIRE & SAFETY EQUIPMENT

5905 Macy Avenue
Jacksonville, Florida 32211
www.firstcoastfire.net
904-346-0111

Invoice

Date	Invoice #
1/3/2024	1524010324

Bill To
Meadowview at Twin Lakes Riverside Management Services 850 Beacon Lakes Parkway St. Augustine, FL 32085

Ship To
Meadowview at Twin Lakes 850 Beacon Lakes Parkway St. Augustine, FL 32085

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 15	WTR	1/3/2024			Beacon Lakes Clubhouse - 11...

Quantity	Item Code	Description	Price Each	Est Qty	Est Rate	Est Amt	Amount
1	System Serv...	Hood System Service	175.00				175.00T
1	System Serv...	Additional System Service	85.00				85.00T
3	SYA439232	Ansul APC 500 HL Fuse Links	25.00				75.00T
2	SYA439231	Ansul APC 450 HL Fuse Links	20.00				40.00T
3	SYA439230	Ansul APC 360 HL Fuse Link	20.00				60.00T
1	New K Clas...	Ansul K-Class Extinguisher	345.95				345.95T
4	Tag	Annual Maintenance	9.00				36.00T
			0.00				0.00

RECEIVED
JAN 17 2024
BY: _____

	Total	\$816.95
--	--------------	----------

LifeSafe Services LLC

1.320.57200.45508 amenity maintenance
approved Jen Erickson 1.17.2024

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



INVOICE

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

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

INVOICE # 111105220
DATE 01/01/2024
DUE DATE 01/31/2024
TERMS Net 30

EQUIPMENT & SERVICES - EMERGENCY USE ONLY	QTY	RATE	AMOUNT
Basic Service for Client-Owned Automated External Defibrillator (AED) Annual Billing Remember... LifeSafe Services offers on-site safety training. Please contact us for more information!	2	216.30	432.60

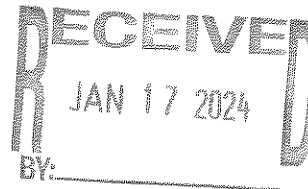
Remit to:
LifeSafe Services LLC
5971 Powers Avenue, Ste108
Jacksonville, FL 32217

SUBTOTAL	432.60
TAX	0.00
TOTAL	432.60
BALANCE DUE	\$432.60

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

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

Please disregard this invoice if you have already submitted payment.





YELLOWSTONE LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 644976	1/9/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
 PO Box 101017
 Atlanta, GA 30392-1017

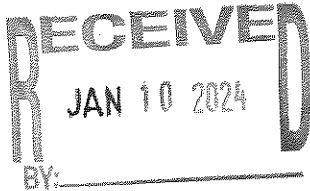
Property Name: Meadow View at Twin Creeks CDD

Address: 850 Beacon Lake Pkwy
 St. Augustine, FL 32095

Invoice Due Date: February 8, 2024

Invoice Amount: \$13,005.00

Description	Current Amount
Winter Annual Rotation 2023	
Flowers/Annuals	\$13,005.00



Approved
 Landscape Contingency
 001.320.53800.45004
 Rich Gray

Invoice Total \$13,005.00

IN COMMERCIAL LANDSCAPING

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



INVOICE

INVOICE #	INVOICE DATE
JAX 646923	1/16/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks CDD

Invoice Due Date: February 15, 2024

Invoice Amount: \$468.00

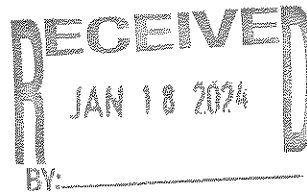
Description	Current Amount
Irrigation remediation due to construction	
Irrigation Repairs	\$468.00

Approved
Irrigation Repairs
001.320.53800.45009
Rich Gray

Invoice Total

\$468.00

IN COMMERCIAL LANDSCAPING



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



INVOICE

INVOICE #	INVOICE DATE
JAX 647111	1/17/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks CDD

Address: 850 Beacon Lake Pkwy
St. Augustine , FL 32095

Invoice Due Date: February 16, 2024

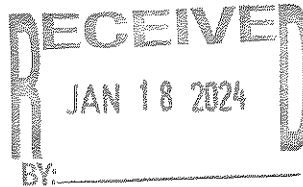
Invoice Amount: \$583.00

Description	Current Amount
Mainline repair at pump near Harbor entrance	
Irrigation Repairs	\$583.00

Approved
Irrigation Repairs
001.320.53800.45009
Rich Gray

Invoice Total \$583.00

IN COMMERCIAL LANDSCAPING



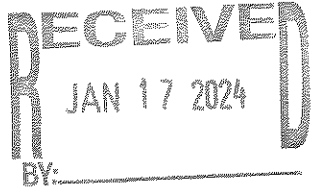
Should you have any questions or inquiries please call (386) 437-6211.

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

Invoice

Invoice #: 279
 Invoice Date: 1/12/2024
 Due Date: 1/12/2024
 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 Maintenance December 1 - December 31, 2023		9,180.40	9,180.40
<p>Approved</p> <p>Facility Maintenance-\$6,500.40 001.320.57200.45508</p> <p>Grounds Maintenance-\$680.00 001.320.53800.45006</p> <p>Repairs & Maintenance-\$2,000.00 001.320.57200.44200</p> <p>Rich Gray</p> <div style="text-align: center;">  </div> <p style="text-align: center;"><i>Jerry Lambert</i> 1-17-24</p>			

Total	\$9,180.40
Payments/Credits	\$0.00
Balance Due	\$9,180.40

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
12/1/23	5.82	M.C.	Inspected tables, chairs and umbrellas around pool deck and patio, removed decorations on Christmas tree, trimmed tree and branches that were broken, hung Christmas lights on tree and redecorated, straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris around tennis courts, pickleball courts, pool area, roadways, playground and parking lot, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
12/1/23	7	R.M.	Ran extension cord for Christmas tree and tested, adjusted float on lap pool for better skimming operation, troubleshoot issues with downed treadmill and reported issue, emptied and restocked dog waste receptacles as needed, cleaned up debris on connector road, townhome entrance, Publix and entrance and 210 main entrance, reattached rubber guard on gym doors at amenity center
12/4/23	8.1	M.C.	Cleaned off basketball area from what looked like a small bum, collected zip ties between pickleball and tennis courts, straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris around tennis courts, pickleball courts, pool area, roadways, playground and parking lot, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
12/6/23	8.03	M.C.	Inspected benches around community, worked to tighten benches and secure hand rails, assisted covering extension cord for outdoors Christmas tree, emptied and restocked dog waste receptacles, removed debris around amenity center, pool deck and roadways
12/6/23	8	J.S.	Straightened and organized pool deck furniture, removed debris around pool area, lake side park, tennis courts, pickleball courts and parking lot, inspected and tightened up benches around common area, emptied and restocked dog waste receptacles, checked and changed trash receptacles
12/6/23	6	R.M.	Installed extension cord at Christmas tree and taped down, set up cones around for safety, cleaned up sand and debris off sidewalk and water area at lakeside park, measured for windscreens replacement at tennis court entrance, cleaned up social room and wiped down bar top, inspected all gym equipment for defects and repairs, reattached trim on aerobic room door, removed debris at lakeside park and basketball park
12/7/23	8.1	M.C.	Pressure washed zero entry in kids splash park, removed bench from kayak house, pressure washed and reinstalled where frog over looks pond, broken bench was moved inside kayak house, used basketball windscreens to replace damage tennis court windscreens, raked and replaced sand on kaya beach drain areas
12/7/23	8	J.S.	Assisted putting up and taking down windscreens at tennis courts, raked wash outs on and around beach area, removed one bench and fixed it and added another bench, pressure washed splash pad area, straightened and organized pool deck furniture, removed debris around tennis courts, pickleball courts, pool area, food court area, lakeside park, beach area and parking lot
12/7/23	4	R.M.	Changed out gym bags, inspected all gym equipment for proper operation, worked on water fountain at playground to stop constant flow, sprayed pool deck, patio, sidewalk, food truck alley and handicap ramp for weeds, removed debris around pool deck and amenity center, rehung new windscreens on tennis courts and adjusted gate at tennis entry
12/8/23	4	M.C.	Set up chairs and tables in social room for upcoming event, walked all the lakes and collected debris, removed debris from amenity center to 210 exit, checked and changed trash receptacles and dog pots as needed
12/8/23	4.15	J.S.	Removed debris around pool area, lakeside park, tennis courts, basketball courts, roadways, lakes and parking lot, checked and changed all trash receptacles and dog pots as needed, straightened and organized pool deck furniture
12/11/23	8.02	M.C.	Due to storm over the week tables, chairs and umbrella were blown all over pool deck and patio, straightened and organized all tables, chairs and umbrellas on pool deck and patio, reset breakers at lakeside park and reset GFI's, removed debris from storm including fall balls, pumpkins and other items to be disposed of, hung windscreens that have come down during the storm at pickleball and tennis courts
12/11/23	6	R.M.	Removed debris at 210, Publix, Harborside and amenity center parking lot, reattached Christmas lights at amenity center, washed front entrance rug at amenity center, rehung downed windscreens at pickleball and tennis courts, restocked gym wipes and cleaned up in aerobics room, removed debris at lakeside park and the landings entrance, reset GFCI at lakeside park for parking lot lights and tested photocell
12/13/23	8.43	M.C.	Cleaned pickleball and tennis nets, set up Christmas tree on coffee tables, removed debris around development, emptied and restocked dog waste receptacles, checked and changed all trash receptacles
12/13/23	8	J.S.	Straightened and organized pool deck furniture, removed debris around pool area, lake side park, tennis courts, pickleball courts, basketball courts and parking lot, checked and changed all trash receptacles, emptied and restocked dog waste receptacles, cleaned pickleball nets, set up small Christmas tree
12/14/23	8	M.C.	Fixed sign in town homes to face straighten on street, removed debris along 7/11 and Publix entrance to amenity center and Windemere to amenity center, fixed and straightened street signs at Twin Creeks Drive/Windemere and Twin Creeks Drive/Lomond Court, removed debris on Beacon Lake Parkway from lighthouse to amenity center
12/14/23	8	J.S.	Sprayed weed killer around pool, put ant killer down on event field, soccer field and around pool area, straightened and organized pool deck furniture, changed out two blue lights on croquet field, assisted tightening down two Twin Creek Street signs, removed debris around tennis courts, pickleball courts, roadways, lakeside park and parking lot
12/15/23	7.7	M.C.	Zip tied windscreens that came down from yesterdays storms, drove around amenity and community collecting debris, removed silk fence as requested by Danielle, straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris around pool deck, amenity center and parking lot
12/15/23	4	R.M.	Addressed down windscreens at tennis courts and pickleball courts, removed silk fence at the start of phase four, removed debris at 210, Publix and around the town homes entrance

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
12/18/23	8	M.C.	Downed windscreens on tennis and pickleball courts were rehung, lakeside park removed debris and changed trash receptacles, straightened and organized pool deck and patio chairs, tables and umbrellas, removed debris around amenity center, pool deck, fields, courts, roadways, playground and parking lot, checked and changed all trash receptacles
12/18/23	5	R.M.	Added new timer to Christmas tree at gazebo, restocked gym wipes at amenity center, changed trash receptacles in food truck alley, addressed down windscreens on pickleball and tennis courts, removed debris from lakeside park and entrance off 210
12/19/23	8.7	M.C.	Walked around lakes collecting debris in water and on lake bank, moved red and blue hose drains to inside dumpster area, organized chairs, tables and umbrellas on pool deck and patio, checked and changed trash receptacles, emptied and restocked dog waste receptacles
12/20/23	8.4	M.C.	Spray painted light missing cover in amenity center hallway and cable at bottom of door to lakeside park, installed dog pot on connector road, removed debris along roadways, installed a shading library at lakeside park, reattached zip ties that had come down on tennis court windscreens
12/20/23	8.85	J.S.	Pressure washed lakeside park building, concrete slab, tables and chairs, assisted installing book library at lakeside park, assisted with windscreens on tennis courts, straightened and organized pool deck furniture, removed debris around tennis courts, pickleball courts, pool area, lakeside park, basketball courts, fields and parking lots
12/21/23	8.6	M.C.	Spray painted electrical box at pickleball courts, raked the lakeside park volleyball courts, disassembled fountain button at basketball courts and tried to swap it with the broken one at the amenity center playground, removed debris on pond by 7/11
12/21/23	7.15	J.S.	Raked volleyball courts at lakeside park and beach area at amenity center, checked and changed trash receptacles as needed, straightened and organized pool deck furniture, removed debris around tennis courts, pool area, lakeside park, pickleball courts, basketball courts and parking lot
12/22/23	6.5	M.C.	Removed debris around amenity center, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, prepare for holiday and weekend, straightened and organized chairs, tables and umbrellas on pool deck and patio
12/22/23	5	R.M.	Cleaned up social room and reorganized furniture, placed children's books inside of book drop at lakeside park, checked and changed trash receptacles at lakeside park, basketball courts, tennis courts, pickleball courts, and around amenity center, emptied and restocked dog waste receptacles
12/27/23	6.13	M.C.	Removed Christmas trees and other decorations at the front of the amenity center, emptied and restocked all dog waste receptacles, checked and changed all trash receptacles, removed debris from roadways, removed small Christmas trees and outside decorations
12/27/23	6	R.M.	Removed debris at amenity center, food truck alley, lakeside park, basketball courts, front entrance and parking lot, emptied and restocked dog waste receptacles, cleaned up pool patio area, cleaned sand out of drinking fountain, stocked gym wipes, checked all machines for proper operation
12/28/23	6.53	M.C.	Straightened and organized tables and chairs on pool deck and patio, removed lights and decorations from outside Christmas tree, fixed broken sign on road, cleaned and organized maintenance room, picked up supplies, removed debris around amenity center and roadways
12/29/23	7.3	M.C.	Removed debris around amenity center, pool deck, tennis courts, pickleball courts, playgrounds, basketball courts, event field, soccer field, lakeside park, roadways and parking lot, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
12/29/23	6	R.M.	Took down Christmas decorations and stored in attic, touched up bike rack at lakeside park, straightened and organized pool deck and patio furniture, cleaned up social room, removed debris around community in common areas, emptied and restocked all dog waste receptacles
TOTAL	<u>229.61</u>		
MILES	<u>0</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

Meadow View at Twin Creeks

Community Development District
Construction Phase 3B - BBX

Construction Funding Request #55
January 11, 2024

Req. PAYEE

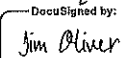
143	Gemini Engineering & Science Beacon Lake Phase 3B LOMR Review - Invoice 4	\$	2,500.00
-----	---	----	----------

Total Funding Request			\$ 2,500.00
------------------------------	--	--	--------------------

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

Meadow View at Twin Creeks

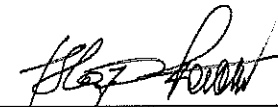
Community Development District
Construction Phase 4 - HEARTWOOD

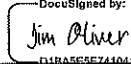
Construction Funding Request #5
January 11, 2024

Req.	PAYEE		
89	Quantum Electrical Electrical backbone for 299 lots - Invoice BeaconP4-3	\$	115,120.25
90	Quantum Electrical Electrical backbone for 299 lots - Invoice BeaconP4-2	\$	82,228.75
91	W. Gardner, LLC Beacon Lake Phase 4 (Paving/Drainage) Application for Payment No. 20 (Nov 2023)	\$	11,263.15
92	W. Gardner, LLC Beacon Lake Phase 4 (Clearing/Earthwork) Application for Payment No. 22 (Nov 2023)	\$	1,814.79
93	Yellowstone Landscape Beacon Lake Phase 4 sod installation - Invoice JAX-644977	\$	5,770.02
94	W. Gardner, LLC Beacon Lake Phase 4 (Paving/Drainage) Application for Payment No. 21 (Dec 2023)	\$	30,264.27
Total Funding Request			\$ 246,461.23

Please make check payable to:

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

Signature:  _____
Chairman/Vice Chairman

DocuSigned by:
Signature:  _____
D1BA5E5E7410418
Secretary/Asst. Secretary

Check Approval Form

Date: February 9, 2024

District: Meadow View at Twin Creek

Fund Code: 1

Beginning Check #: 2440

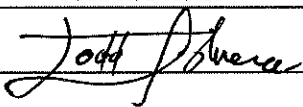
Ending Check #: 2459

Total Amount of Checks: \$ 53,130.44 New Balance

Balance in Account***: \$ 178,369.53 \$ 125,239.09

Recent Deposits: _____

Prepared by: Todd R. Polvere

Signature: 

Approved by: Jim Oliver

Signature: _____

AYERS DISTRIBUTING

1119 Staghorn Trail
 Nicholson, GA 30565
 1-800-647-3509
 1-706-757-3939 (Fax)

INVOICE 2275

DATE

2-7-24

SALES PERSON

SM

SOLD TO

Meadow View at Twin Creeks
 WORLD GOLF VILLAGE
 475 W TOWN PLACE, STE 114
 ST AUGUSTINE, FL 32092
 FOR MEADOWVIEW AT TWIN CREEKS CDD

SHIP TO

RMS CO TIMI & JEN
 9655 FLORIDA MINING BLVD W
 BLDG 300, STE 305
 JACKSONVILLE, FL 32257

YOUR ORDER NO.

3000102

DATE SHIPPED

2-5-24

SHIPPED VIA

UPS

F.O.B. POINT

Dest

TERMS

DUE UPON RECEIPT

QUAN.	UNIT	DESCRIPTION	UNIT PRICE	TOTAL
2	CASE 1000	TOY-FILLED PLASTIC EGGS	\$ 165	\$ 330
2	CASE 1000	CANDY-FILLED PLASTIC EGGS	\$ 165	\$ 330
			SHIPPING \$	\$ —
		THANK YOU, FROM THE AYERS FAMILY	TOTAL DUE \$	\$ 660. ⁰⁰

1 320 57200 49400 special events
 approved by jen erickson
 2.6.2024

RECEIVED
 FEB 06 2024
 BY: _____

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

INVOICE

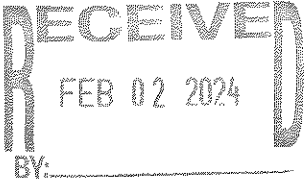
DATE	INVOICE #
1/31/2024	47934

BILL TO:

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

Approved
 Pump Repairs
 001.320.53800.45007
 Rich Gray

P.O. NO	TERMS	REP	PERMIT #
	DUE UPON RECEIPT	DH	

QUANTITY	DESCRIPTION	RATE	AMOUNT
	SITE: BEACON LAKES (165 TAMAR COURT) PO # JAX 211169 (YELLOWSTONE) AS QUOTED: - REPAIRED AIR LEAK ON 3" SUCTION LINE - REPLUMBED PUMP - REPLACED SHAFT SEAL <div style="text-align: center;">  </div>	2,210.00	2,210.00

18% APR will be applied to any invoice not paid in full within 30 days.
 Visa or Mastercard Accepted

Total \$2,210.00

*ALL PUMPS CARRY A ONE YEAR MANUFACTURER'S WARRANTY. PARTS & LABOR ARE PROVIDED FREE OF CHARGE FOR A 30 DAY PERIOD FOLLOWING INSTALLATION. LABOR IS NOT COVERED UNDER WARRANTY AFTER THE FIRST 30 DAYS AND WILL BE BILLED AT THE CURRENT BUSINESS RATE.
 *ALL DISCREPANCIES MUST BE REPORTED WITHIN 10 DAYS.
 *REASONABLE COLLECTION & ATTORNEY'S FEES WILL BE ASSESSED TO ALL ACCOUNTS PLACED FOR COLLECTION.

Payments/Credits \$0.00

Balance Due \$2,210.00

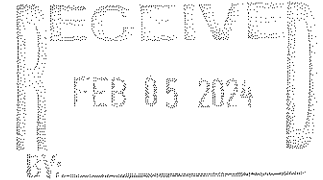
East Coast Wells & Pump Service
 135 Jenkins Street, Ste.105B#322
 St. Augustine, FL 32086-5182
 904 824-6630
 www.eastcoastwells.com
 eastcoastwells@gmail.com

INVOICE

DATE	INVOICE #
2/2/2024	48088

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

Approved
 Pump Repairs
 001.320.53800.45007
 Rich Gray



P.O. NO	TERMS	REP	PERMIT #
	DUE UPON RECEIPT	BELOW	

QUANTITY	DESCRIPTION	RATE	AMOUNT
	SITE: BEACON LAKE - EXIT SIDE (FRONT ENTRANCE)		
	AS QUOTED: PULLED & SET SUBMERSIBLE PUMP	2,200.00	2,200.00
	MATERIAL: 5 HP, 230V, SINGLE PHASE MOTOR 5 HP LIQUID END (2) STICKS - 2" GALVANIZED DROP PIPE 10/3 SUB WIRE 2" CYCLE STOP VALVE 2" BRASS CHECK VALVE MISC. FITTINGS & MATERIAL	4,850.00	4,850.00
	*MPD 96 TANK WATERLOGGED - NEEDS REPLACEMENT - SENDING PROPOSAL TO REPLACE		

18% APR will be applied to any invoice not paid in full within 30 days.
 Visa or Mastercard Accepted

Total \$7,050.00

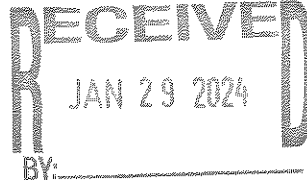
*ALL PUMPS CARRY A ONE YEAR MANUFACTURER'S WARRANTY. PARTS & LABOR ARE PROVIDED FREE OF CHARGE FOR A 30 DAY PERIOD FOLLOWING INSTALLATION. LABOR IS NOT COVERED UNDER WARRANTY AFTER THE FIRST 30 DAYS AND WILL BE BILLED AT THE CURRENT BUSINESS RATE.
 *ALL DISCREPANCIES MUST BE REPORTED WITHIN 10 DAYS.
 *REASONABLE COLLECTION & ATTORNEY'S FEES WILL BE ASSESSED TO ALL ACCOUNTS PLACED FOR COLLECTION.

Payments/Credits \$0.00

Balance Due \$7,050.00

Envera

8281 Blaikie Court
Sarasota, FL 34240
(941) 556-0743



Invoice	
Invoice Number 737019	Date 01/26/2024
Customer Number 300380	Due Date 03/01/2024

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Meadow View at Twin Creeks CDD	300380		01/26/2024	03/01/2024

Quantity	Description	Months	Rate	Amount
1.00	Meadow View at Twin Creeks CDD - 850 Beacon Lake Pkwy, Saint Augustine, FL Add Res as of 12/31/23 01/01/2024 - 02/29/2024	2.00	\$32.00	\$64.00
			Subtotal:	\$64.00
	Tax			\$0.00
	Payments/Credits Applied			\$0.00
			Invoice Balance Due:	\$64.00

MyEnvera Count as of 12/31/23. 2 additional homes @ \$16.00 each

1 320 57200 45410 gate monitoring
approved 1.28.2024 Jen Erickson

Date	Invoice #	Description	Amount	Balance Due
1/26/2024	737019	Alarm Monitoring Services	\$64.00	\$64.00

Envera

8281 Blaikie Court
Sarasota, FL 34240
(941) 556-0743

Invoice	
Invoice Number 737019	Date 01/26/2024
Customer Number 300380	Due Date 03/01/2024

Net Due: \$64.00

Amount Enclosed: _____

Meadow View at Twin Creeks CDD
475 W Park Place Ste 114
Saint Augustine, FL 32092

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Envera

8281 Blaikie Court
Sarasota, FL 34240
(941) 556-0743

1 320 57200 45410 gate monitoring
approved 2.1.2024 Jen Erickson

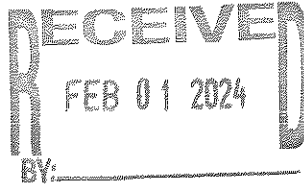
Invoice

Invoice Number 737415	Date 02/01/2024
Customer Number 300380	Due Date 03/01/2024

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Meadow View at Twin Creeks CDD	300380		02/01/2024	03/01/2024

Quantity	Description	Months	Rate	Amount
<i>2358 - Gate Access - Meadow View at Twin Creeks CDD - 850 Beacon Lake Pkwy, Saint Augustine, FL</i>				
1.00	Envera Kiosk System 03/01/2024 - 03/31/2024	1.00	\$500.00	\$500.00
1.00	Data Management 03/01/2024 - 03/31/2024	1.00	\$150.00	\$150.00
1.00	Service & Maintenance 03/01/2024 - 03/31/2024	1.00	\$334.54	\$334.54
1.00	Virtual Gate Guard Monitoring 03/01/2024 - 03/31/2024	1.00	\$1,440.00	\$1,440.00
Subtotal:				\$2424.54
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$2424.54



Date	Invoice #	Description	Amount	Balance Due
2/1/2024	737415	Alarm Monitoring Services	\$2424.54	\$2424.54

Envera

8281 Blaikie Court
Sarasota, FL 34240
(941) 556-0743

Invoice

Invoice Number 737415	Date 02/01/2024
Customer Number 300380	Due Date 03/01/2024

Net Due: \$2,424.54

Amount Enclosed: _____

Meadow View at Twin Creeks CDD
475 W Park Place Ste 114
Saint Augustine, FL 32092

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Envera

8281 Blaikie Court
Sarasota, FL 34240
(941) 556-0743

1 320 57200 45410 gate monitoring

approved 1.25.2024 Jen Erickson

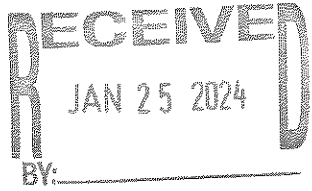
Invoice

Invoice Number 735191	Date 12/01/2023
Customer Number 300380	Due Date 01/01/2024

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Meadow View at Twin Creeks CDD	300380		12/01/2023	01/01/2024

Quantity	Description	Months	Rate	Amount
<i>2358 - Gate Access - Meadow View at Twin Creeks CDD - 850 Beacon Lake Pkwy, Saint Augustine, FL</i>				
1.00	Envera Kiosk System 01/01/2024 - 01/31/2024	1.00	\$500.00	\$500.00
1.00	Data Management 01/01/2024 - 01/31/2024	1.00	\$150.00	\$150.00
1.00	Service & Maintenance 01/01/2024 - 01/31/2024	1.00	\$334.54	\$334.54
1.00	Virtual Gate Guard Monitoring 01/01/2024 - 01/31/2024	1.00	\$1,376.00	\$1,376.00
			Subtotal:	\$2360.54
	Tax			\$0.00
	Payments/Credits Applied			\$0.00
			Invoice Balance Due:	\$2360.54



Date	Invoice #	Description	Amount	Balance Due
12/1/2023	735191	Alarm Monitoring Services	\$2360.54	\$2360.54

Envera

8281 Blaikie Court
Sarasota, FL 34240
(941) 556-0743

Invoice

Invoice Number 735191	Date 12/01/2023
Customer Number 300380	Due Date 01/01/2024

Net Due: \$2,360.54

Amount Enclosed: _____

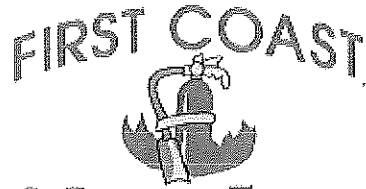
Meadow View at Twin Creeks CDD
475 W Park Place Ste 114
Saint Augustine, FL 32092

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Invoice

Invoice #4780020524
Date 2/6/2024
Due Date 2/21/2024



FIRE & SAFETY EQUIPMENT

First Coast Fire and Safety

Billing

Meadow View at Twin Lakes
Riverside Management Services
850 Beacon Lakes Parkway
St. Augustine FL 32085

Service

Meadow View at Twin Lakes
850 Beacon Lakes Parkway

St. Augustine FL 32085

PO #

Terms

Project

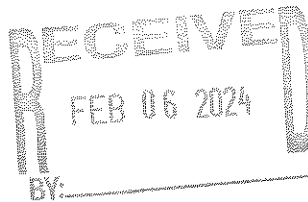
Net 15

Beacon Lakes Clubhouse - Recharge

Item	Description	Qty	Rate	Amount
Service Call	Service Call	1	\$125.0000	\$125.00
10lb Recharge DC	6 yr. Maint./Recharge	1	\$79.9500	\$79.95
			Subtotal	\$204.95
			Sales Tax	\$0.00
			Payment Total	\$0.00
			Total Due	\$204.95

Make a Payment

1 320 57200 45508 amenity maint
approved 2.4.2024 jen erickson



Contact First Coast Fire and Safety

5905 Macy Ave
Jacksonville FL 32211

(904) 346-0111
office@firstcoastfire.net

Thank You!

www.firstcoastfire.net

Future Horizons, Inc

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

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

INVOICE

Invoice Number: 82284
 Invoice Date: Jan 31, 2024
 Page: 1

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

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

Customer ID	Customer PO	Payment Terms	
Beacon02	Per Contract	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver	1/2/24	3/1/24

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed January 2, 15, 25, 2024 Approved Lake Maintenance 001.320.53800.45005 Rich Gray RECEIVED JAN 31 2024 BY: _____	1,769.14	1,769.14
Subtotal				1,769.14
Sales Tax				
Freight				
Total Invoice Amount				1,769.14
Payment/Credit Applied				
TOTAL				1,769.14

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

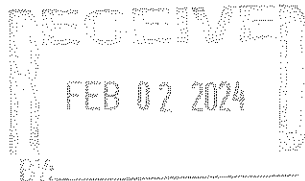
Invoice

Invoice #: 109
Invoice Date: 2/1/24
Due Date: 2/1/24
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 -February 2024		4,601.67	4,601.67
Website Administration -February 2024		100.00	100.00
Information Technology - February 2024		139.58	139.58
Dissemination Agent Services - February 2024		1,104.17	1,104.17
Credit for AFCD Meeting Charge on January 2024 Billing		-12.25	-12.25
Office Supplies		0.72	0.72
Postage		57.88	57.88
Copies		50.40	50.40
Telephone		24.99	24.99



Total \$6,067.16

Payments/Credits \$0.00

Balance Due \$6,067.16



Invoice	
Date	Invoice #
2/1/2024	242417

Bill To
Meadow View at Twin Creeks CDD Attn: Jenn Clark-Erickson 850 Beacon Lake Pkwy St Augustine, FL 32095

Please Remit Payment To:

NewVenture of Jacksonville, Inc. DBA High Tech Commercial Cleaning 8130 Baymeadows Circle W., #306 Jacksonville, FL 32256-1837

Questions about billing?
904-224-0770, 904-507-5020 fax, accounting@htccleaning.com
Questions about service?
Jacksonville area 904-732-7270 ~ Daytona area 386-760-2677

TERMS: NET 10

Quantity	Description	Rate	Amount
	<p>FEE FOR JANITORIAL SERVICE: Month of February 2024</p> <p>Meadow View at Twin Creeks CDD 850 Beacon Lake Pkwy St Augustine, FL 32095</p> <p>FL DR-14 85-8017121617C-7 exp 11/30/2026</p> <p>Billing on behalf of High Tech Commercial Cleaning franchisee, Patrick Cheatham</p> <p>1 320 57200 45507 amenity janitorial Approved Jen Erickson 1.23.2024</p>	1,301.00	1,301.00
<p>RECEIVED</p> <p>JAN 23 2024</p> <p>BY: _____</p>			
<p>Thank you for your business.</p>		Total	\$1,301.00

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600
Facsimile 404-222-4654

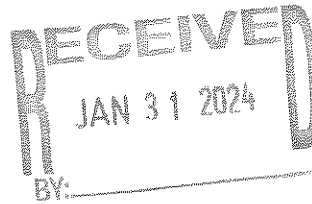
Federal ID 47-0597598

January 31, 2024

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

Reference: Invoice No. 3342395
Client Matter No. 35723-1
Notification Email: eftgroup@kutakrock.com

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



Invoice No. 3342395
35723-1

Re: General Counsel

For Professional Legal Services Rendered

12/02/23	G. Lovett	0.30	75.00	Perform legislative monitoring activities
12/29/23	K. Buchanan	0.30	99.00	Review outstanding action items
TOTAL HOURS		0.60		
TOTAL FOR SERVICES RENDERED				\$174.00
TOTAL CURRENT AMOUNT DUE				<u>\$174.00</u>

Riverside Management Services, Inc

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

Invoice

Invoice #: 281
Invoice Date: 1/30/2024
Due Date: 1/30/2024
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
Laptop for Amenity Center		3,411.35	3,411.35

RECEIVED
FEB 01 2024
BY: _____

Total	\$3,411.35
Payments/Credits	\$0.00
Balance Due	\$3,411.35

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

Invoice

Invoice #: 282
Invoice Date: 1/31/2024
Due Date: 1/31/2024
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 January 2024 001.320.57200.45510	82.72	26.50	2,192.08

RECEIVED
FEB 07 2024
BY: _____

Jerry Lambert
2-7-24

Total	\$2,192.08
Payments/Credits	\$0.00
Balance Due	\$2,192.08

MVTC CDD

ASSISTANT MANAGER INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
82.72	Assistant Manager Covers January 2024	\$ 26.50	\$ 2,192.08
	TOTAL DUE:		<u>\$ 2,192.08</u>

Facility Management 001.320.57200.45510

MEADOW VIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT
 ASSISTANT MANAGER BILLABLE HOURS
 THROUGH JANUARY 2024

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
1/2/24	2.27	E.W.	Facility Assistant
1/3/24	2.32	E.W.	Facility Assistant
1/4/24	4.02	E.W.	Facility Assistant
1/5/24	0.87	E.W.	Facility Assistant
1/6/24	2.3	E.W.	Facility Assistant
1/7/24	2.28	E.W.	Facility Assistant
1/8/24	10.2	E.W.	Facility Assistant
1/9/24	0.5	E.W.	Facility Assistant
1/10/24	2.18	J.W.	Facility Assistant
1/11/24	2.9	E.W.	Facility Assistant
1/13/24	2.1	J.W.	Facility Assistant
1/14/24	2.28	E.W.	Facility Assistant
1/15/24	10.27	E.W.	Facility Assistant
1/16/24	2.5	E.W.	Facility Assistant
1/17/24	2.35	E.W.	Facility Assistant
1/18/24	2.12	E.W.	Facility Assistant
1/19/24	1	E.W.	Facility Assistant
1/23/24	2.27	E.W.	Facility Assistant
1/24/24	10.17	E.W.	Facility Assistant
1/25/24	2.27	E.W.	Facility Assistant
1/27/24	0.75	E.W.	Facility Assistant
1/28/24	2.25	E.W.	Facility Assistant
1/29/24	2.25	E.W.	Facility Assistant
1/30/24	8.08	E.W.	Facility Assistant
1/31/24	2.22	E.W.	Facility Assistant
TOTAL	82.72		

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

Invoice

Invoice #: 283
Invoice Date: 1/31/2024
Due Date: 1/31/2024
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 January 2024 1,320.57200.49400	18.1	26.50	479.65
Total			\$479.65
Payments/Credits			\$0.00
Balance Due			\$479.65

RECEIVED
FEB 07 2024
By: _____

Jerry Lambert
2-7-24

MVTC CDD

SPECIAL EVENT ASSISTANT INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
18.1	Special Event Assistant Covers January 2024	\$ 26.50	\$ 479.65
	TOTAL DUE:		<u>\$ 479.65</u>

Special Event Assistant 1.320.57200.49400

MEADOW VIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL EVENT ASSISTANT BILLABLE HOURS
THROUGH JANUARY 2024

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
1/5/24	3.72	J.W.	Special Event - Food Truck Friday
1/12/24	4.15	J.W.	Special Event - Food Truck Friday & Silent Disco Clean Up
1/12/24	3.37	E.W.	Special Event - Silent Disco
1/19/24	3.33	E.W.	Special Event - Food Truck Friday
1/26/24	3.53	J.W.	Special Event - Food Truck Friday
TOTAL	<u>18.1</u>		

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

Invoice

Invoice #: 284
Invoice Date: 1/31/2024
Due Date: 1/31/2024
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 January 2024 1.320.57200.45509	27.55	26.50	730.08
Total			\$730.08
Payments/Credits			\$0.00
Balance Due			\$730.08

RECEIVED
FEB 07 2024
BY: _____

Jerry Lambert
2-7-24

MVTC CDD

PRIVATE EVENT ATTENDANT INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
27.55	Private Event Attendant Covers January 2024	\$ 26.50	\$ 730.08
	TOTAL DUE:		<u>\$ 730.08</u>

Private Event Attendant 1,320.57200.45509

MEADOW VIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT
PRIVATE EVENT ATTENDANT BILLABLE HOURS
THROUGH JANUARY 2024

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
1/13/24	6.25	E.W.	Private Event Attendant
1/13/24	4.5	E.W.	Private Event Attendant
1/22/24	5.8	E.W.	Private Event Attendant
1/27/24	5	E.W.	Private Event Attendant
1/28/24	6	E.W.	Private Event Attendant
TOTAL	<u>27.55</u>		

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

Invoice

Invoice #: 285
Invoice Date: 1/31/2024
Due Date: 1/31/2024
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Kayak Attendant through January 2024 1,320.57200.45502	2	20.00	40.00

RECEIVED
FEB 07 2024
BY: _____

Jerry Lambert
2-7-24

Total	\$40.00
Payments/Credits	\$0.00
Balance Due	\$40.00

MVTC CDD

KAYAK ATTENDANT INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
2	Kayak Attendant	\$ 20.00	\$ 40.00
	Covers January 2024		
	TOTAL DUE:		<u>\$ 40.00</u>

Kayak Attendant #1.320.57200.45502

MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
KAYAK ATTENDANT BILLABLE HOURS JANUARY 2024

Date	Hours	Employee	Description
1/12/24	2	E.W.	Kayak Attendant
TOTAL	<u>2</u>		

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

Invoice

Invoice #: 280
Invoice Date: 2/1/2024
Due Date: 2/1/2024
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 - February 2024		5,416.67	5,416.67
1.320.57200.45500 - Facility Management - Meadow View - February 2024		7,154.25	7,154.25

RECEIVED
FEB 06 2024
BY: _____

Jerry Lambert
2-6-24

Total \$12,570.92

Payments/Credits \$0.00

Balance Due \$12,570.92



PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
 904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-226-5305 • turnerpest.com

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

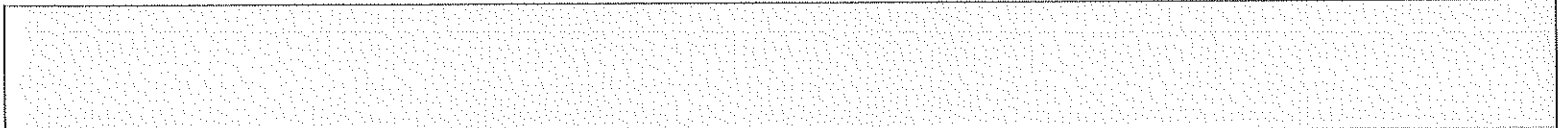
Service Slip/Invoice

INVOICE:	618592905
DATE:	1/23/2024
ORDER:	618592905

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
1/23/2024	04:40 PM	MICE, RATS, ROACH, S		04:40 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	1/23/2024		05:45 PM



Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$226.03
1 320 57200 45917 amenity pest control approved Jen Erickson 1.25.2024		
SUBTOTAL		\$226.03
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$226.03

RECEIVED
 JAN 25 2024
 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.



YELLOWSTONE LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 560918	7/19/2023
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
 PO Box 101017
 Atlanta, GA 30392-1017

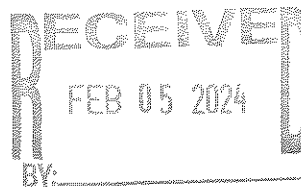
Property Name: Meadow View at Twin Creeks
 CDD

Invoice Due Date: August 18, 2023

Invoice Amount: \$3,935.00

Description	Current Amount
Irrigation remediation at townhome entrance	
Irrigation Repairs	\$3,935.00
Due from 7-11	
Rich Gray	
Invoice Total	\$3,935.00

IN COMMERCIAL LANDSCAPING



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



YELLOWSTONE LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 655128	2/6/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
 PO Box 101017
 Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks CDD

Address: 850 Beacon Lake Pkwy
 St. Augustine, FL 32095

Invoice Due Date: March 7, 2024

Invoice Amount: \$5,260.00

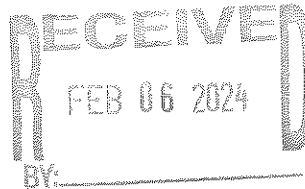
Description	Current Amount
-------------	----------------

Amenity Center Playground Mulch Application January 2024

Mulch (Sub)	Approved Landscape Contingency 001.320.53800.45004 Rich Gray	\$5,260.00
-------------	---	------------

Invoice Total \$5,260.00

IN COMMERCIAL LANDSCAPING



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

INVOICE

Alfred W. Grover, Electrical Contractor

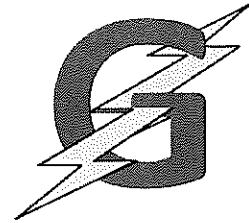
1304 Padola Road
St Augustine, FL 32092
215-847-5339
awg7422@gmail.com

FL License: EC 13010167

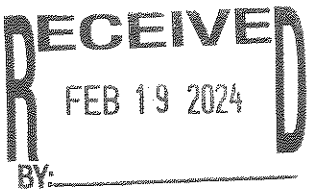
DATE: 2/16/2024
INVOICE # 21624
TERMS: Due upon receipt

Bill To:

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



Job Location: Beacon Lake Tennis Court

DESCRIPTION OF WORK	AMOUNT
1) Relocated 2 outdoor spring wound time switches for tennis court lights	
	
Approved Grounds Maintenance 001.320.53800.45006 Rich Gray	
Materials:	65.00
Labor: 1 electrician 4.0 hrs @ \$80 per hr	320.00
Per R Gray	
TOTAL	\$ 385.00

Accepted methods of payment:

Check payable to: Alfred W. Grover


THANK YOU FOR YOUR BUSINESS!



ACCOUNT NAME		ACCOUNT #	PAGE #
Meadow View At Twin Creeks Cdd		764130	1 of 1
INVOICE #	BILLING PERIOD	PAYMENT DUE DATE	
0006201227	Jan 1- Jan 31, 2024	February 20, 2024	
PREPAY (Memo Info)	UNAPPLIED (Included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$104.72	

BILLING ACCOUNT NAME AND ADDRESS

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



Legal Entity: Gannett Media Corp.
Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.
 All funds payable in US dollars.

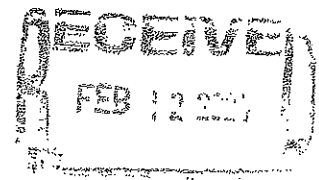
BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com **FEDERAL ID** 47-2390983

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com. Previous account number: MOR 15651

Date	Description	Amount
1/1/24	Balance Forward	\$184.96
1/16/24	PAYMENT - THANK YOU	-\$184.96

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
1/4/24	9645696	SAG St Augustine Record	Monthly Meeting Notice		\$104.72



As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$104.72
Service Fee 3.99%	\$4.18
*Cash/Check/ACH Discount	-\$4.18
*Payment Amount by Cash/Check/ACH	\$104.72
Payment Amount by Credit Card	\$108.90

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Meadow View At Twin Creeks Cdd		764130		0006201227		\$104.72
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$104.72	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$104.72
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY WITH CREDIT CARD PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$108.90
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

00007641300000000000000062012270001047267178

LOCALIQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Courtney Hogge
Meadow View At Twin Creeks Cdd
475 W Town PL # 114

Saint Augustine FL 32092-3649

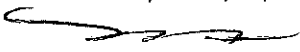
STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

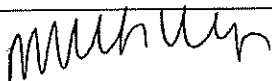
01/04/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 01/04/2024



Legal Clerk



Notary, State of WI, County of Brown

8-25-26

My commission expires

Publication Cost: \$104.72
Order No: 9645696 # of Copies:
Customer No: 764130 1
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF AUDIT COMMITTEE MEETING AND REGULAR MEETING OF THE BOARD OF SUPERVISORS OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Meadow View at Twin Creeks Community Development District ("District") will hold a regular meeting on Thursday, January 18, 2024 at 10:00 a.m. at the Lake House Amenity Center located at 850 Beacon Lake Parkway, St. Augustine, Florida 32095, where the Board may consider any business that may properly come before it ("Meeting"). Immediately prior to the regular meeting will be an audit committee meeting for the purpose of reviewing and ranking proposals received in response to a request for proposals for audit services. Electronic copies of the agendas may be obtained by contacting the office of the District Manager, c/o Governmental Management Services, L.L.C. at (904) 940-5850 or loliver@gmsnf.com ("District Manager's Office") and is also expected to be available on the District's website, www.meadowviewatwincreeksdcd.com at least seven days prior to the meeting.

The meetings will be conducted in accordance with the provisions of Florida law for community development districts and will be open to the public. The meetings may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meetings.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the Meetings because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. If you are unable to participate by telephone, please contact the District Manager's office at (904) 940-5850 or loliver@gmsnf.com for further accommodations.

James Oliver
District Manager
Pub: Jan 4, 2024; #9645696



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

February 05, 2024

Invoice No: 212443

Total This Invoice \$1,156.25

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
Finalize requisitions and send out to team.
Review Fence issues in Phase I
Review Beacon Phase 3B Lots 52 and 53 easement fencing and email team.
sign requisitions

Professional Services rendered through January 27, 2024

Phase 1. General Consulting Engineering Services

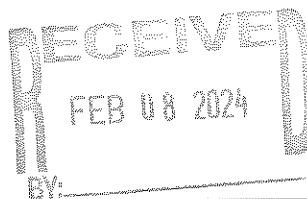
Labor

		Hours	Rate	Amount
Senior Engineer/Senior Project Manager				
Lockwood, Scott	1/13/2024	2.25	215.00	483.75
Lockwood, Scott	1/27/2024	1.25	215.00	268.75
Administrative Support				
Blair, Shelley	1/6/2024	1.00	95.00	95.00
Blair, Shelley	1/13/2024	1.25	95.00	118.75
Blair, Shelley	1/20/2024	1.00	95.00	95.00
Blair, Shelley	1/27/2024	1.00	95.00	95.00
Totals		7.75		1,156.25
Total Labor				1,156.25

Billing Limits	Current	Prior	To-Date
Total Billings	1,156.25	3,150.00	4,306.25
Limit			15,000.00
Remaining			10,693.75
Total this Phase			\$1,156.25

Phase	XP.	Expenses	Total this Phase
			0.00

Total This Invoice \$1,156.25



Outstanding Invoices

Number	Date	Balance
211852	1/8/2024	537.50
Total		537.50

Total Now Due **\$1,693.75**



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

Invoice #103740
 Invoice Date: 2/16/2024

1 320 57200 44207 fitness center repairs
 approved jen erickson 2.19.2024

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

Invoice

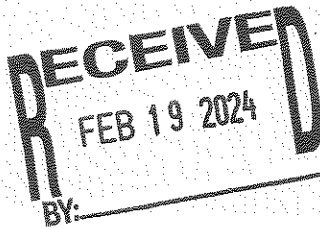
Billing Location Information

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

Service Information

Services	Qty	Rate	Price
850 Beacon Lake Pkwy, St Augustine, FL 32095			
2/16/2024 Diagnosis or Repair Tm unit needs a belt tightened	1.00 hour	\$75.00 / hour	\$75.00
— Product: Travel 60-160 miles w/t	1.00 Ea	\$110.00 / Ea	\$110.00
2/16/2024 Additional Unit - Repair The first treadmill on the left is also out of order. The machine is spinning but the belt isn't moving	0.25 hour	\$0.00 / hour	\$0.00
2/16/2024 Additional Unit - Repair Our leg lift needs repaired. The top anchor screw is off	0.25 hour	\$0.00 / hour	\$0.00

Subtotal:	\$185.00
Tax:	\$0.00
Total:	\$185.00
Amount Paid:	\$0.00
Balance Due:	\$185.00



Payment is due within 30 days of invoice date.
 Please be advised that payments not received within 45 days from the date of this invoice will incur a 3.5% late fee.
 Thank you for your business!

Billing Receipt - Please Return With Payment Remittance

Bill To:	Marc or Denise 850 Beacon Lake Pkwy St Augustine, FL 32095	Account	[101093] Meadow View At Twin Creeks A.K.A Beacon Lake
		Invoice #	103740
		Date	Friday, February 16, 2024
Remit To:	Southeast Fitness Repair 14476 Duval Place West #208 Jacksonville, FL 32218	Amount Paid	_____
		Check Number	_____

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



PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
 904-555-5300 • Fax: 904-353-4499 • Toll Free: 800-225-5395 • turnerpest.com

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

Service Slip/Invoice

INVOICE: 618728792
DATE: 2/14/2024
ORDER: 618728792

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
2/14/2024	04:28 PM	MICE, RATS, ROACH, S		04:28 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	2/14/2024		05:18 PM

Service	Description	Price
---------	-------------	-------

CPCM Commercial Pest Control - Monthly Service \$226.03

SUBTOTAL \$226.03
TAX \$0.00
AMT. PAID \$0.00
TOTAL \$226.03

1 320 57200 45917 aMENITY PEST CONTROL
 APPROVED JEN ERICKSON 2.19.2024

AMOUNT DUE \$226.03

RECEIVED
 FEB 19 2024
 BY: _____

[Signature]

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

10/20/2024 10:58:11 AM 10/20/2024 10:58:11 AM 10/20/2024 10:58:11 AM



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 657684	2/8/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks CDD

Address: 850 Beacon Lake Pkwy
St. Augustine, FL 32095

Invoice Due Date: March 9, 2024

Invoice Amount: \$1,725.00

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

January Irrigation Repairs

Irrigation Repairs

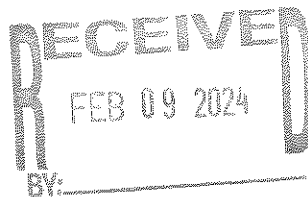
\$1,725.00

Approved
Irrigation Repairs
001.320.53800.45009
Rich Gray

Invoice Total

\$1,725.00

IN COMMERCIAL LANDSCAPING



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



INVOICE

INVOICE #	INVOICE DATE
JAX 659906	2/19/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks CDD

Address: 850 Beacon Lake Pkwy
St. Augustine, FL 32095

Invoice Due Date: March 20, 2024

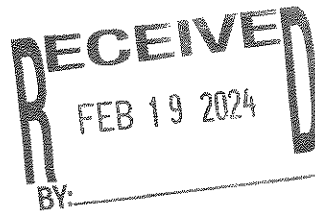
Invoice Amount: \$42,375.00

Description	Current Amount
Monthly Landscape Maintenance February 2024	\$42,375.00

Approved
Landscape Maintenance
001.320.53800.45003
Rich Gray

Invoice Total **\$42,375.00**

IN COMMERCIAL LANDSCAPING



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



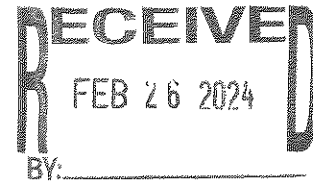
Big Z Pool Service LLC
 CPC1459355
 9048684660
 172 Stokes Landing Rd.
 Saint Augustine, FL 32095

Billed To	Date of Issue	Invoice Number	Amount Due (USD)
Meadow View at Twin Creeks CDD (Beacon Lakes)	02/01/2024	5263	\$2,101.20
850 Beacon Lake Parkway St. Augustine, FL 32095	Due Date 03/02/2024	Reference Monthly Chemical Only Srvc.-850 Beacon Lake Pkwy	

Description	Rate	Qty	Line Total
Beacon Lakes Monthly Chemicals	\$2,101.20	1	\$2,101.20

Service Schedule:
 October-March, 2 visits per week, Mondays and Fridays
 April-September, 3 visits per week, Mondays, Wednesdays and Fridays
 Chemicals included along with 2-controller leases that monitor and dispense the chemical distribution 24/7: chlorine, acid, bicarb, and stabilizer.
 Additional chemicals not included, but available and billed at an additional rate when needed or requested: algaecides, metal out, and phosphate treatments.
 The due date is reflected on the invoice of a net30 based on the originally agreed-upon terms. Late fees of \$70.00 apply after the due date and the 5-day grace period we allot for mail delivery. After 15 days of non-payment or communication, services are suspended and may incur a startup fee, pending the time the pool was down before the account was brought current. Invoices for monthly service are due based on the terms agreed upon setting up services. Other invoices that pertain to materials and repairs are subject to different terms such as net10 in order to meet the suppliers payment terms for said material. Contracts are valid for 1 year from the initial setup and continue month to month unless a new contract is required or requested. Emergency service calls are billed at a rate of \$175.00, 2 hour minimum. This rate applies to calls after 6p, weekends, and holidays. We are closed the week of Thanksgiving and Christmas annually, however we guarantee atleast 1 service during those weeks by the on-call technician.

Approved
 Pool Chemicals
 001.320.57200.45006
 Rich Gray



Subtotal	2,101.20
Tax	0.00
Total	2,101.20

Amount Paid

0.00

Amount Due (USD)

\$2,101.20

Notes

Thank you for your business! Questions or concerns? Email: office@bigzpoolservice.com. Hours of operation: M-F, 9a-6p.

Terms

Net 30



Big Z Pool Service LLC
 CPC1459355
 9048684660
 172 Stokes Landing Rd.
 Saint Augustine, FL 32095

Billed To	Date of Issue	Invoice Number	Amount Due (USD)
Meadow View at Twin Creeks CDD (Beacon Lakes)	02/01/2024	5264	\$1,362.90
850 Beacon Lake Parkway St. Augustine, FL 32095	Due Date 03/02/2024	Reference Cleaning Only Service -850 Beacon Lake Pkwy	

Description	Rate	Qty	Line Total
Beacon Lakes Monthly Pool Service Only	\$1,362.90	1	\$1,362.90

Service Schedule:

October-March, 2 visits per week, Mondays and Fridays
 April-September, 3 visits per week, Mondays, Wednesdays and Fridays

Service Includes:

skimming the pool surface, cleaning the pool gutters, cleaning the skimmer baskets, vacuuming the pool, brushing the walls and steps, waterline tile cleaning, filtration system monitoring, and maintenance such as cleaning out the pump baskets, keeping the orings lubricated, filters back washed and cleaned properly along with maintaining the proper water chemistry and water levels. A log book will be left on site for the doh to verify the dates we are there and the testing completed during those visits.

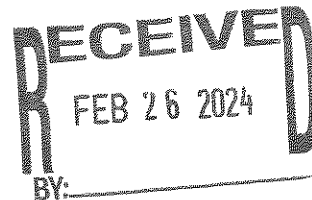
Chemicals : Included and provided, however billed separately on its own monthly invoice as requested. Community or client has a 3rd party vendor for their chemical needs.

Additional chemicals not includ. but available and billed at an additional rate when needed or requested:

algaecides, metal out, and phosphate treatments.

The due date is reflected on the invoice of a net30 based on the originally agreed upon terms. Late fees of \$70.00 apply after the due date and the 5-day grace period we allot for mail delivery. After 15 days of non-payment or communication, services are suspended and may incur a startup fee, pending the time the pool was down before the account was brought current. Invoices for monthly service are due based on the terms agreed upon setting up services. Other invoices that pertain to materials and repairs are subject to different terms such as net10 in order to meet the suppliers payment terms for said material. Contracts are valid for 1 year from the initial setup and continue month to month unless a new contract is required or requested. Emergency service calls are billed at a rate of \$175.00, 2 hour minimum. This rate applies to calls after 6p, weekends, and holidays. We are closed the week of

Approved
 Pool Maintenance
 001.320.57200.45006
 Rich Gray



Thanksgiving and Christmas annually, however we guarantee at least 1 service during those weeks by the on-call technician.

Subtotal	1,362.90
Tax	0.00
Total	1,362.90
Amount Paid	0.00
Amount Due (USD)	\$1,362.90

Notes

Thank you for your business! Questions or concerns? Email: office@bigzpoolservice.com. Hours of operation: M-F, 9a-6p.

Terms

Net 30

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

Invoice

Invoice #: 287
 Invoice Date: 2/19/2024
 Due Date: 2/19/2024
 Case:
 P.O. Number:

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

RECEIVED
 FEB 22 2024
 BY: _____

Description	Hours/Qty	Rate	Amount
Facility Maintenance January 1 - January 31, 2024		11,948.40	11,948.40
Maintenance Supplies		140.04	140.04
Approved Facility Maintenance-\$7088.44 001.320.57200.45508			
Repairs & Maintenance-\$2,000 001.320.57200.44200			
Miscellaneous-\$1,100 001.320.53800.45010			
Contingency- \$1,100 001.320.53800.45011			
Grounds Maintenance-\$800.00 001.320.53800.45006			
Rich Gray			
<i>Jimmy Lambert</i> 2-22-24			

Total \$12,088.44

Payments/Credits \$0.00

Balance Due \$12,088.44

**MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF JANUARY 2024**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
1/2/24	8.32	M.C.	Replaced scented outlet plug-ins, adjusted pickleball court number two net, straighten and organized chairs, tables and umbrellas on pool deck and patio, removed debris around pool area, amenity center, lake side park, tennis courts, pickleball courts, basketball courts and parking lot, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
1/3/24	8.3	M.C.	Removed decorations on Christmas tree and prepared attic area for holiday decorations, straightened and organized chairs, tables and umbrellas on pool deck and patio, straightened furniture in social room, removed debris around amenity center, removed white styrofoam around lake near entrance
1/4/24	9.43	M.C.	Pressure washed lakeside park smore area and other stain on cement and walkway, hung new nautical flags to replaced tom old ones, started cleaning lake around amenity center of debris, straightened and organized pool deck and patio chairs, tables and umbrellas, straightened and organized furniture at lakeside park, inspected pool acid and chlorine levels, removed debris around pool area, amenity center, lakeside park, tennis courts, pickleball courts, basketball courts and parking lot, checked and changed all trash receptacles
1/5/24	6.92	M.C.	Finished collecting debris up to lakeside park from amenity center, removed debris in parking lot, around amenity center, pool area, playgrounds and fields, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, straightened and organized chairs, tables and umbrellas on pool deck and patio
1/8/24	8.33	M.C.	Straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris around pool area, amenity center, lake side park, tennis courts, pickleball courts, basketball courts and parking lot, checked and changed all trash receptacles, emptied and restocked dog waste receptacles, put rug down in social room, started planning and organizing attic space
1/8/24	6	R.M.	Installed new area rug in movie room at amenity center, changed out air freshener in gym and men's bathroom, emptied and restocked all dog waste receptacles, removed all debris at 210 entrance, townhome entrance, lakeside park, basketball courts, amenity center, food truck alley and parking lot
1/8/24	1	J.W.	Preparation for incoming storm, put umbrellas away, flipped tables upside down, laid all lounge chairs flat
1/9/24	7.5	M.C.	Continued preparing for the storm, take down windscreens on pickleball and tennis courts, cleaned gazebo from light that fell from ceiling, removed debris around amenity center, field, playground, parking lot, pickleball courts, tennis courts, basketball courts, lakeside park and parking lot, checked and changed all trash receptacles
1/9/24	7.5	J.S.	Secured windscreens on pickleball courts and tennis court for storm, secured pool deck furniture, remove debris around pool area, tennis courts and pickleball courts
1/10/24	9	M.C.	Straightened and organized chairs, tables and umbrellas on pool deck and patio, put all umbrellas that were stored away from yesterdays storm back out, tables flipped back to correct position, chairs were rearranged, picked up supplies, rehung pickleball courts windscreens
1/10/24	8.95	J.S.	Assisted putting up windscreens on pickleball courts, straightened and organized pool deck furniture after storm, removed debris around pool area, roadways, tennis courts, pickleball courts, playgrounds, lakeside park and basketball courts, emptied and restocked all dog waste receptacles, checked and changed all trash receptacles
1/11/24	8.4	M.C.	Hung all tennis windscreens, removed debris around amenity center, checked and changed trash receptacles
1/11/24	8.9	J.S.	Changed out light bulbs and air fresheners in bathrooms by pool, lakeside park, amenity center and gym, assisted put back up all windscreens on tennis courts, removed debris around lakeside park, pool area, basketball courts, tennis courts, pickleball courts and parking lot
1/12/24	7.07	M.C.	Rearranged social room furniture for event tonight, removed all paint that was up in the attic, sorted out paint and most cans were unusable, removed debris around amenity center, straightened and organized chairs, tables and umbrellas on pool deck and patio
1/12/24	6.65	J.S.	Assembled coffee table, rearranged social room furniture for event, pulled all paint from attic, changed trash receptacles in gym and office, removed debris around pool area, tennis courts, pickleball courts, roadways, lakeside park, basketball courts and parking lots, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
1/16/24	8.52	M.C.	Started cleaning attic of holiday decorations, straightened and organized holiday decorations and different event items in attic, straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris around amenity center, pool deck, fields and parking lot
1/16/24	6	J.S.	Changed out two light bulbs at lake side park, assisted cleaning rust stain off wall in women's bathroom by pool, straightened and organized pool deck furniture, emptied and restocked all dog waste receptacles, removed debris around pool area, tennis courts, pickleball courts, lake side park, playground areas, roadways and parking lot
1/17/24	8.5	M.C.	Street light inspection, removed debris in roadways, cleaned out attic space and organized storage for seasonal decorations
1/17/24	10	J.S.	Set up room for board meeting, blew leaves and debris off walkway by kayak launch, blew leaves and debris off artificial grass on pool deck, spray painted bottom of tennis court pole, straightened and organized both sides of storage area in attic, raked wash out by beach area, straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris around pool deck, lake side park, roadways, tennis courts, pickleball courts, playgrounds and parking lot, checked and changed all trash receptacles
1/18/24	8.02	M.C.	Checked FPL street lights for number unable to find any on light poles, checked paint cans

**MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF JANUARY 2024**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
			for usable paint, moved rest of decorations to attic above social room, fixed amenity center playground gate, spray painted gate to blend in repairs made, spray painted electrical pipe and box at front entrance
1/18/24	8	J.S.	Raked up holes at lake side park beach area, went through all paint cans and disposed of them properly, put screws in playground fence and painted white, straightened and organized pool deck and patio furniture, removed debris around pool deck, tennis courts, pickleball courts, playground, beach area, amenity center and parking lot, checked and changed all trash receptacles
1/19/24	7.2	M.C.	Emptied and restocked all dog waste receptacles, removed debris along roadways, straightened up lakeside park tables and chairs, moved ladder to amenity center to assist with pressure washing, removed debris at basketball courts
1/19/24	8	J.S.	Pressure washed back patio, back wall, pool deck furniture, garbage cans and pavers, checked and changed trash receptacles in area that was pressure washed, changed out light bulb by fire place, straightened and organized all pool deck and patio furniture
1/22/24	8	M.C.	Assisted to set up for pressure washing, worked on maintenance door lock that would not open, hung all twelve Beacon Lake triangular signs along 210 entrance, picked up dolly at lake side park to move acid barrel to lap pool chemical enclosure, swept and shoveled sand at lake side park back in beach area, straightened and organized all chairs, removed debris, fixed crash bar exit by pool pack and kayak house
1/22/24	8	J.S.	Pressure wash back wall, upper deck, pool deck furniture and trash receptacles, pressure washed playground canopy, tables, trash receptacles, sign, water fountain area, gate and concrete slab, removed debris around pool area, playground area and amenity center, straightened and organized pool deck furniture
1/23/24	8.55	M.C.	Straightened and organized chairs, tables and umbrellas on pool deck and patio, emptied and restocked all dog waste receptacles, removed debris along roads, parking lot, entrance and around two lakes
1/23/24	6	J.S.	Pressure washed two canopy's, one sign, one light, two trash receptacles and pool deck furniture, performed light inspection around amenity center
1/24/24	8.3	M.C.	Cleared pond by 7/11 from all trash and debris, second pond just before 7/11 was clear of all debris, checked next pot hole repairs
1/24/24	10	J.S.	Pressure washed two light poles, two trash receptacles and all of pool deck furniture around deep end of pool and one canopy, changed out light for blue light at lake side park, installed missing bolt in playground by amenity center, removed debris around lake side park, straightened pool deck furniture
1/25/24	8.4	M.C.	Removed debris in parking lot, organized attic, removed old items and found more holiday decorations, moved to other attic, adjusted fans on patio
1/25/24	8	J.S.	Straighten and organized pool deck furniture, removed debris around pool area, tennis courts, playground area, pickleball courts, lake side park, roadways and parking lot, took down fan covers and cleaned them, assisted fix two fans and blades from back patio area
1/26/24	8	J.S.	Pressure washed four light poles, kayak house, four trash receptacles, two swings, all life guard rescue tubes, pool deck furniture, kayak holding station and eight pillars on bridge between pools
1/29/24	8.12	M.C.	Lake side park shoveled sand back on volleyball courts covered holes and swept rest of sand on sidewalks back on courts, installed crash bar at gate near fire pit and kayak house, straightened and organized pool deck chairs, removed debris around pool deck and basketball courts
1/29/24	8	J.S.	Wire brushed all four fan covers, straightened and organized pool deck furniture, installed crash bar on pool gate, removed debris around pool area, tennis courts, pickleball courts, playground area, lake side park, roadways and parking lot, checked and changed all trash receptacles
1/30/24	8	M.C.	Painted shower column at kids splash park and by lap pool, removed debris in parking lot
1/30/24	8	J.S.	Pressure washed half of inside gazebo and pool deck furniture, installed fan covers back on fans in the main entrance breezeway, straightened and organized pool deck furniture, emptied and restocked all dog waste receptacles, removed debris around pool area, roadways, tennis courts, pickleball courts, lake side park, playgrounds and parking lot, checked and changed all trash receptacles
1/31/24	8.83	M.C.	Painted beach kayak poles and outside fire place mantel
1/31/24	8	J.S.	Steam cleaned main rug in entryway, pressure washed half of inside gazebo and all of the outside of gazebo, removed debris around pool area, tennis courts, pickleball courts and parking lot, straightened and organized all pool deck furniture
TOTAL	<u>298.71</u>		
MILES	<u>0</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

D.

Meadow View at Twin Creeks

Community Development District
Construction Phase 4 - Dreamfinders

Construction Funding Request #15 - Revised
February 14, 2024

Req. PAYEE


95	West Orange Nurseries Inc Beacon Lake Phase 4 - Application for Payment No. 3 (Dec 2023)	\$	307,648.38
----	--	----	------------

Total Funding Request		\$	307,648.38
------------------------------	--	-----------	-------------------

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

E.

Meadow View at Twin Creeks

Community Development District
Construction Phase 4 - HEARTWOOD

Construction Funding Request #6
April 17, 2024

Req.	PAYEE		
97	W. Gardner, LLC Beacon Lake Phase 4 (Paving/Drainage) Application for Payment No. 22 (Feb 2024)	\$	4,493.73
98	W. Gardner, LLC Beacon Lake Phase 4 (Paving/Drainage) Application for Payment No. 23 Retainage (March 2024)	\$	183,389.30
99	W. Gardner, LLC Beacon Lake Phase 4 (Utilities) Application for Payment No. 22 (Feb 2024)	\$	67,096.28
100	W. Gardner, LLC Beacon Lake Phase 4 (Utilities) Application for Payment No. 23 (March 2024)	\$	1,123.43
101	W. Gardner, LLC Beacon Lake Phase 4 (Utilities) Application for Payment No. 24 Retainage (March 2024)	\$	152,948.88
102	W. Gardner, LLC Beacon Lake Phase 4 (Clearing/Earthwork) Application for Payment No. 23 Retainage (March 2024)	\$	31,062.53
103	W. Gardner, LLC Beacon Lake Phase 4 (Clearing/Earthwork) Application for Payment No. 24 (Feb 2024)	\$	151,058.99
Total Funding Request			\$ 591,173.14

Please make check payable to:

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

Signature: _____
Chairman/Vice Chairman

Signature: _____
Secretary/Asst. Secretary

F.

Meadow View at Twin Creeks

Community Development District
Construction Phase 4 - Dreamfinders

Construction Funding Request #16
April 16, 2024

Req. PAYEE

96	West Orange Nurseries Inc Beacon Lake Phase 4 - Application for Payment No. 4 (March 2024)	\$	85,068.64
Total Funding Request			\$ 85,068.64

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

G.

Meadow View at Twin Creeks

Community Development District
Construction Phase 3B - BBX

Construction Funding Request #57
April 16, 2024

Req.	PAYEE		
146	West Orange Nurseries Inc Beacon Lake Road Extension - Application No. 2 (March 2024)	\$	22,148.00
147	Harbinger Beacon Lakes Townhomes signage - Deposit Invoice 00000818	\$	3,080.00
Total Funding Request		\$	25,228.00

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