

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

May 16, 2024

AGENDA

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

May 9, 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, May 16, 2024 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment
- III. Approval of Minutes of the April 18, 2024 Meeting
- IV. Consideration of Policy Establishing Responsibilities for Neighborhood Groups Using the District's Facilities (to be provided under separate cover)
- V. Consideration of Addendum to Yellowstone Contract for Phase 4 (to be provided under separate cover)
- VI. Consideration of Proposal for Summer Annual Rotation
- VII. Consideration of Resolution 2024-03, Approving the Proposed Budget for Fiscal Year 2025 and Setting a Public Hearing Date for Adoption
- VIII. Update on Development Status
- IX. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 1. Report on the Number of Registered Voters (1,739)

2. Reminder of the Qualifying Period for the General Election

D. Amenity Manager

E. Operations Manager – Report

X. Financial Reports

A. Financial Statements as of March 31, 2024

B. Assessment Receipts Schedule

C. Check Register

XI. Other Business

XII. Supervisors' Requests and Audience Comments

XIII. Next Scheduled Meeting – June 20, 2024 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095

XIV. 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, April 18, 2024 at 10:03 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
Tyler Thors	Supervisor
Frank Arias	Supervisor

Also present were:

Jim Oliver	District Manager
Katie Buchanan <i>by phone</i>	District Counsel
Daniel Sims	District Engineer
Jennifer Erickson	Amenity Manager
Rich Gray	Operations Manager

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

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Public Comment

David Luebbe stated that he's not seeing a lot of movement on the noise and light issues brought up previously about the pickleball courts and asked what is being done.

A resident stated that he lives right across from the pickleball courts and commented that he has emailed the facilities manager a couple of times regarding the fact that the lights are supposed to be shut off at 9:00 p.m. and they've been on later still.

Andy Renee stated that he assumed when he bought a property on Stargaze that the Phase 3B area would be held to the same standards as the rest of the community, however it seems forgotten in terms of landscaping improvements and the ponds not being mowed.

Mr. Lyman stated that Phase 3B is complete, so the pond banks should be mowed, however there may be a reason they're not being mowed, such as a wash out.

Mr. Oliver asked Mr. Gray to look into it.

Mr. Lyman added that there wasn't a lot of area to do landscape enhancements in Phase 3B. The two retention ponds coming off Beacon Lake Parkway are not the District's property and the rest of the right away is narrow and trees cannot be installed over top of utility mains.

Mr. Oliver added that the Board could decide to do future enhancements.

A resident asked why Phase 3B wasn't planned like Phase 4 such as with the palm trees and the park.

Mr. Kovacic responded that the Phase 4 land was sold to Dream Finders and Dream Finders paid for those improvements.

A resident asked who is responsible for the lighting off Trophy Lake Drive.

Mr. Lyman stated that is an FPL issue. Something is probably broken, and it likely has something to do with the school construction.

Mr. Gray stated that he would take care of it.

A resident asked if there have been any changes to curb the issue of speeding on Twin Creeks Parkway.

Mr. Oliver stated that St. Johns County officers are writing speeding tickets. There is a process that the District can undertake to install speedbumps that involves a traffic study being done by the county and resident support would be needed.

Mr. Arias suggested reporting the speeding issues to the St. Johns County Sheriff's office so they can increase patrols.

A resident asked if there is a timeline on when the county will execute planting of the fields.

Mr. Thors responded that there is no litigation at this point, but it is a point of contention with St. Johns County. It was supposed to be dealt with by Twin Creeks North, which is the entity that was responsible for planting the fields. Within the past two months there have been meetings with the developer's representative about satisfying that obligation, along with satisfying the obligation of funding the widening of Country Road 210.

Mr. Oliver asked Mr. Gray to provide the resident concerned with the pickleball court lighting with his phone number.

Mr. Gray stated that he is working on getting a digital timer installed to address the issue of the lighting being on past 9:00 p.m. He also added that as many steps as possible have been taken to prevent the lights staying on including lighting overrides being installed, cameras being installed, the card reader system has been upgraded and the shut off switches have been installed inside the tennis courts.

Mr. Thors added that he has met with Mr. Gray regarding the need for there to be forward progress with respect to the installation of light shields. He also noted the county is working on changing their noise ordinance to include pickleball courts.

Mr. Oliver added that the Board is planning to put money aside in the upcoming budget for sound abatement for the pickleball courts, but the cost of the project is unknown because the demands of the county are unknown at this time.

A resident stated that the water fountain at the basketball court does not work.

Mr. Lyman stated that a reclaim lid was installed on the meter instead of a potable water lid, and the county is still arguing that it is reclaimed.

Mr. Oliver asked Mr. Sims to contact the county regarding this item.

A resident stated that there is not one speed limit sign on the road from Harbor Side to the amenity center and asked if that is the county's responsibility.

Mr. Sims stated that speed limit signs have been installed at every intersection, but the road has since been turned over to the county, so if speed limit signs have since been knocked down, it is their responsibility to install signs.

Mr. Kovacic asked Mr. Oliver to write a letter on behalf of the District to St. Johns County and the school district petitioning them to reevaluate the number of speed limit signs along Beacon Lake Parkway from the main entrance to the school.

THIRD ORDER OF BUSINESS

Approval of Minutes of the February 15, 2024 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 February 15, 2024 Board of Supervisors meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Discussion of a Policy Establishing Responsibilities for Neighborhood Groups Using the District’s Facilities

Mr. Oliver provided the Board with policies from another District as an example and noted the idea is when there are community groups using the club room that there is a responsible party present at the events. The form describes what the event is, who the responsible party is what the District requires of the responsible party including putting the room back to its previous state and cleaning up trash.

Mr. Arias stated that Mr. Oliver could reach out to him if any assistance is needed on forming the policy. He asked where the District stands on the legalities of the farmer’s market type event that was held on District property as there will be another request for the event.

Mr. Oliver responded that he would get with Ms. Buchanan on that matter. He referenced an event held in another community which required a responsible party for the event and that person signed a document stating such. Another option provided was for the District to adopt and run the event, which provides different levels of protection.

FIFTH ORDER OF BUSINESS

Discussion of the Fiscal Year 2025 Budget

Mr. Oliver stated that a proposed budget will be presented at the May meeting and the adoption of the budget will be scheduled for August. The budget to be presented in May will be a worst-case scenario. Some of the items impacting the budget are landscaping for the new areas, property insurance, capital reserves, noise suppression for the pickleball courts, inflation, well repairs and replacements, and utilities.

SIXTH ORDER OF BUSINESS

Update on Development Status

There being no updates, the next item followed.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being nothing to report, the next item followed.

B. District Engineer - Approval of Requisition Summary

A copy of the requisition summary including requisition numbers 146 and 147 for Series 2021 Phase 3 and numbers 96 through 103 for Series 2021 Phase 4 was included in the agenda package for the Board’s review.

Mr. Oliver went over the construction funding requests on the agenda, including number 15 for Dream Finder’s portion of Phase 4 for ratification, number 6 for Heartwood’s portion of Phase 4, number 16 for Dream Finder’s portion of Phase 4 for approval, and number 57 for BBX’s portion of Phase 3B.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor construction funding request number 15 was ratified.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor construction funding request number 6 was approved.

On MOTION by Mr. Lyman seconded by Mr. Kovacic with all in favor construction funding request number 16 was approved.

On MOTION by Mr. Lyman seconded by Mr. Kovacic with all in favor construction funding request number 57 was approved.

On MOTION by Mr. Lyman seconded by Mr. Kovacic with all in favor the requisition summary was approved.

C. District Manager

Mr. Oliver reminded the Board that two seats will be filled through the general election process this year. Interested candidates would need to qualify with the Supervisor of Elections office. Qualifications include being a registered voter residing within Beacon Lake. The qualification period runs from June 10th through June 14th.

D. Amenity Manager

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

E. Operations Manager - 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. He informed the Board there was substantial damage to the tennis court and pickleball court fence during a recent storm so he is working with insurance adjuster and three fence companies to try to get it replaced as soon as possible and the insurance adjuster has indicated the damage should be covered and the District would only owe the \$5,000 deductible. The three fencing quotes he obtained ranged from \$11,095 to \$42,150. He has been assured by both Sterling and Silverman that they could move on the project within 7 to 10 days of approval, where the third vendor, Armstrong, would be looking at 30 to 60 days. Mr. Gray’s preferred vendor is Sterling as they were the original vendor for the fencing.

On MOTION by Mr. Arias seconded by Mr. Lyman with all in favor the proposal from Sterling totaling \$14,000 was approved.

Mr. Arias stated that he felt some of the camera views are redundant and there are some areas that could use better coverage and asked Mr. Gray to address that if there is no cost to the district.

The following items were taken out of order of the agenda.

NINTH ORDER OF BUSIENSS

Other Business

There being none the next item followed.

TENTH ORDER OF BUSINESS

Supervisors’ Requests and Audience Comments

Mr. Arias asked what the plan is for food at the pool during the summer.

Ms. Erickson responded that Beach Dogs will be providing food and Patriot Pizza will be onsite on the weekends from May through September.

Mr. Arias thanked Mr. Gray and Ms. Erickson on their efforts in the community.

A resident asked if one of the blue lights will be installed at the entrance of Convex.

Mr. Lyman stated that Supervisor Simpson has been handling the decorative streetlights.

Mr. Oliver asked Mr. Gray to reach out to Supervisor Simpson to ask about the streetlight plan.

A resident asked about the timeline regarding CDD fees and homeowner's fees and when they will transfer over.

Mr. Oliver stated that with the 2024 election cycle, two more residents will be elected to the Board, and there will then be four residents on the Board. The assessment process will remain the same, but the Board will decide what the budget will be and what the assessment level will be.

A resident stated that a lot of residents are questioning when they can put signs can be installed in their yards or leave their trash can in front of their driveway.

Mr. Arias stated that those are HOA related issues.

EIGHTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of February 29, 2024

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 78.8% collected was included in the agenda package for the Board's review.

C. Check Register

A copy of the check register totaling \$744,430.45 was included in the agenda package for the Board's review.

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

D. Ratification of 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)

The construction funding requests were discussed earlier in the meeting.

ELEVENTH ORDER OF BUSINESS

**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**

TWELFTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SIXTH ORDER OF BUSINESS



Proposal #: 416675

Date: 4/24/2024

From: Brad Poor

Proposal for Meadow View at Twin Creeks CDD

Rich Gray
GMS-CF, LLC
475 West Town Place
Suite 114
St. Augustine, FL 32092
RGray@rmsnf.com

LOCATION OF PROPERTY
850 Beacon Lake Pkwy
St. Augustine, FL 32095

Summer Annual Rotation 2024

Table with 4 columns: DESCRIPTION, QTY, UNIT PRICE, AMOUNT. Row 1: Summer Annuals Installed, 7,650, \$1.70, \$13,005.00

Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape's control...

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title _____

Date _____

Meadow View at Twin Creeks CDD

Summary table with 2 columns: Item, Amount. Rows: Subtotal (\$13,005.00), Sales Tax (\$0.00), Proposal Total (\$13,005.00)

Summer Rotations



1



**Oxblood, Rustic Orange,
Gold Lace Coleus**

2



Mixed Coleus

3



**Gold Lace Coleus,
Lipstick Penta, Blue My
Mind**

**Subject to Additional \$6.35 per
Blue My Mind after quantity
adjustment*

4



**Gold Lace Coleus,
Purple or White
Angelonia, Lipstick**

5



Mixed Vinca

SEVENTH ORDER OF BUSINESS

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Meadow View at Twin Creeks Community Development District (“**District**”) prior to June 15, 2024, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 15, 2024

HOUR: 10:00 a.m.

LOCATION: Lake House at Beacon Lake
850 Beacon Lake Parkway
St. Augustine, Florida 32095

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to St. Johns County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 16TH DAY OF MAY 2024.

ATTEST:

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

Secretary / Assistant Secretary

Chairperson / Vice Chairperson, Board of
Supervisors

Exhibit A: Fiscal Year 2024/2025 Proposed Budget

Exhibit A

Fiscal Year 2024/2025 Proposed Budget

Meadow View at Twin Creeks

Community Development District

Proposed Budget

FY 2025



May 16, 2024

Presented by:



Table of Contents

1-3	<u>General Fund</u>
4-8	<u>Narratives</u>
9-10	<u>Debt Service Fund Series 2016</u>
11-12	<u>Debt Service Fund Series 2018</u>
13-14	<u>Debt Service Fund Series 2019</u>
15-17	<u>Debt Service Fund Series 2020</u>
18-19	<u>Debt Service Fund Series 2021 Phase 3</u>
20-21	<u>Debt Service Fund Series 2021 Phase 4</u>
22	<u>Assessment Schedule</u>

Meadow View at Twin Creeks

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
REVENUES:					
Special Assessments - On Roll	\$1,547,896	\$1,522,733	\$25,163	\$1,547,896	\$2,214,532
Special Assessments - Gate Monitoring*	25,888	25,888	-	25,888	32,500
Assessments - Direct Bill	392,205	-	392,205	392,205	-
Interest/Miscellaneous Income	9,000	15,326	10,000	25,326	15,000
Restricted - Easement Fence Fund	-	10,500	1,200	11,700	-
Facility Revenue	10,000	-	10,000	10,000	10,000
Carry Forward Surplus	-	-	-	-	-
TOTAL REVENUES	\$1,984,989	\$1,574,447	\$438,568	\$2,013,015	\$2,272,032

EXPENDITURES:

Administrative

Supervisor Fees	\$4,800	\$1,600	\$2,400	\$4,000	\$4,800
FICA Taxes	367	122	184	306	367
Engineering	36,000	6,454	24,304	30,758	36,000
Attorney	30,000	6,101	19,872	25,973	30,000
Annual Audit	6,750	-	7,500	7,500	7,600
Assessment Administration	10,600	10,600	-	10,600	11,236
Arbitrage Rebate	3,600	3,000	600	3,600	3,600
Dissemination Agent	13,250	6,625	6,625	13,250	14,045
Trustee Fees	16,733	20,325	-	20,325	20,400
Management Fees	55,220	27,610	27,610	55,220	58,533
Information Technology	1,675	837	838	1,675	1,776
Website Maintenance	1,200	600	600	1,200	1,272
Telephone	700	307	393	700	700
Postage & Delivery	1,600	677	923	1,600	1,600
Insurance General Liability	8,673	8,161	-	8,161	8,977
Printing & Binding	2,300	306	1,194	1,500	2,300
Legal Advertising	1,500	477	1,023	1,500	1,500
Other Current Charges	1,600	-	500	500	1,600
Office Supplies	300	4	96	100	300
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$197,043	\$93,981	\$94,662	\$188,643	\$206,781

Meadow View at Twin Creeks

Community Development District

Proposed Budget General Fund

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
Operations & Maintenance					
Amenity Center					
Utilities					
Telephone/Cable/Internet	\$12,400	\$6,129	\$6,295	\$12,424	\$13,326
Electric	52,500	23,146	23,354	46,500	52,500
Water/Irrigation	31,240	51,145	23,063	74,208	45,000
Gas	2,500	920	1,580	2,500	2,500
Trash Removal	8,400	4,193	4,207	8,400	8,400
Security					
Security Monitoring	1,440	666	666	1,331	1,440
Gate Monitoring	22,888	14,435	16,080	30,515	32,500
Gate Repairs	3,000	475	2,525	3,000	3,000
Access Cards	3,000	1,589	1,411	3,000	3,000
Contracted Security	20,000	8,669	11,331	20,000	20,000
Management Contracts					
Facility Management	85,851	42,926	42,925	85,851	98,729
Facility Attendant	39,149	15,805	23,345	39,149	41,498
Pool Attendants	55,890	4,283	51,607	55,890	61,479
Canoe Launch Attendant	30,750	100	30,650	30,750	5,750
Snack Bar Attendant	17,640	-	17,640	17,640	10,000
Field Management / Admin	65,000	32,500	32,500	65,000	95,000
Pool Maintenance	20,000	8,295	9,225	17,520	20,000
Pool Chemicals	20,467	12,140	12,607	24,747	26,475
Janitorial	33,010	10,989	10,206	21,195	25,112
Facility Maintenance	83,200	59,122	30,000	89,122	103,200
Private Event Attendant	5,500	2,563	3,755	6,318	6,500
Repairs & Maintenance	40,000	29,150	19,200	48,350	62,800
New Capital Projects	10,000	-	5,000	5,000	10,000
Snack Bar Inventory- CGS	1,000	49	951	1,000	1,000
Food Service License	650	-	650	650	650
Subscriptions	5,500	1,665	1,764	3,429	4,000
Pest Control	2,831	1,336	1,356	2,693	2,831
Supplies	2,500	433	2,067	2,500	2,500
Towel/Linen Service	2,800	-	-	-	-
Furniture, Fixtures & Equipment	5,000	3,625	1,375	5,000	5,000
Special Events	35,000	21,110	13,890	35,000	35,000
Holiday Decorations	20,000	20,102	-	20,102	20,000
Fitness Center Repairs/Supplies	5,500	2,636	2,864	5,500	5,500
Office Supplies	2,100	467	600	1,067	2,100
ASCAP/BMI Licenses	800	-	-	-	800
Property Insurance	72,545	66,983	-	66,983	84,668
Permit and License	575	224	351	575	575
TOTAL AMENITY CENTER	\$820,626	\$447,869	\$405,040	\$852,908	\$912,832

Meadow View at Twin Creeks

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
Grounds Maintenance					
Hydrology Quality/Mitigation	\$6,400	\$-	\$3,200	\$3,200	\$6,400
Electric	34,265	15,503	16,800	32,303	36,321
Landscape Maintenance	646,800	254,250	254,250	508,500	690,755
Landscape Contingency	85,000	19,255	65,745	85,000	85,000
Lake Maintenance	27,000	10,615	10,615	21,230	27,000
Grounds Maintenance	12,000	11,019	7,200	18,219	35,000
Pump Repairs	5,000	24,309	500	24,809	10,000
Streetlighting	58,207	32,936	33,000	65,936	69,294
Streetlight Repairs	5,000	-	2,500	2,500	5,000
Irrigation Repairs	50,000	12,150	32,850	45,000	50,000
Miscellaneous	6,500	2,400	4,100	6,500	6,500
Contingency	31,149	10,282	20,867	31,149	31,149
Capital Reserves	-	-	-	-	100,000
TOTAL GROUNDS MAINTENANCE	\$967,320	\$392,719	\$451,626	\$844,346	\$1,152,418
TOTAL EXPENDITURES	\$1,984,989	\$934,569	\$951,328	\$1,885,897	\$2,272,032
EXCESS REVENUES (EXPENDITURES)	\$0	\$639,878	(\$512,760)	\$127,118	\$0

*Special Assessments for Gate Monitoring included in Tax Roll Assessments collection.

Meadow View at Twin Creeks

Community Development District

Budget Narrative

Fiscal Year 2025

REVENUES

Special Assessments-Tax Roll

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessments-Tax Roll

The District will levy a non ad-valorem special assessment to owners of 73' Premium lots for the cost incurred for gate monitoring used for the fiscal year and will be included in the tax roll collection.

Interest/Miscellaneous Income

The District will have all excess funds invested with the US Bank Corporate Trust Services. Interest amount is based upon the estimated average balance of funds available during the fiscal year. Miscellaneous Income is any other deposit for the District.

Restricted-Easement Fence Fund

Fees received from residents to install fences within District easements located on residents' lots.

Facility Revenue

Income received from residents for rental of clubroom and purchase of access cards.

Expenditures - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 4 meetings.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Engineering

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Attorney

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Arbitrage

The District is required to annually have an arbitrage rebate calculation on the District's Series 2016 A-1/A-2, 2016 B, 2018A-1/A-2, 2019 A-1/A-2, 2020 A1, A2, A3, 2021 Phase 3B and 2021 Phase 4 Special Assessment Bonds. The District is contracted with Grau and Associates, an independent certified public accounting firm, to calculate the rebate liability and submit a report to the District.

Assessment Roll Administration

GMS, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Contract	Monthly	Annual
GMS	\$1,170	\$14,045

Trustee Fees

The District's Series 2016 A-1/A-2, 2016 B, 2018A-1/A-2, 2019 A-1/A-2, 2020A1-A3, 2021 Phase 3B. and 2021 Phase 4 Special Assessment Bonds are held by a Trustee with US Bank. The amount represents the fee for the administration of the District's bond issue.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-South Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Meadow View at Twin Creeks

Community Development District

Budget Narrative

Fiscal Year 2025

Expenditures - Administrative (continued)
--

Information Technology

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services Florida, LLC.

Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS, LLC and updated monthly.

Communication - Telephone

New internet and Wi-Fi service for Office.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon estimated premium.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Other Current Charges

Bank charges, amortization schedules, and any other miscellaneous expenses incurred during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

Expenditures - Amenity Center

Telephone/Cable/Internet

The District will provide phone, internet & cable television services for the Amenity Center.

Contract	Monthly	Annual
Comcast	\$897	\$10,764
AT&T (2 accounts)	\$155	\$1,862
Contingency	\$58	\$700
Total	\$1,110	\$13,326

Electric

The cost of electric associated with the Recreation Facility provided by FPL.

Account #	Location	Monthly	Annual
67216-50049	850 Beacon Lake Prkwy	\$3,875	\$46,500
	Contingency	\$500	\$6,000
	Total	\$4,375	\$52,500

Water/Irrigation

Water, sewer and irrigation systems cost for the district provided by St Johns County Utility Department.

Account #	Location	Monthly	Annual
567190-135186	840&850 Beacon Lk Pkwy	\$1,815	\$21,780
567190-138495	205 Concave Ln	\$110	\$1,320
567190-141222	744 Windmere Way Irr	\$19	\$228
567190-141243	255 Stamberg Ct Park	\$369	\$4,428
567190-145674	35 Loosestrife Way	\$50	\$594
567190-148759	234 Twilight Ln	\$110	\$1,320
567190-148757	148 Heron Oaks Dr	\$500	\$6,000
567190-148758	19 Twilight Ln	\$20	\$240
	Contingency	\$758	\$9,090
	Total	\$3,750	\$45,000

Meadow View at Twin Creeks

Community Development District

Budget Narrative

Fiscal Year 2025

Expenditures - Amenity Center (continued)
--

Gas

The District has contracted with TECO and Florida Natural Gas to provide propane delivery for amenity center use.

Trash Removal

Estimated cost of garbage disposal service will be provided by Republic Services for the District.

Security Monitoring

The District contracted with Atlantic Companies for security monitoring for the Amenity Center.

Contract	Monthly	Annual
Atlantic Companies	\$111	\$1,332
Contingency	\$9	\$108
Total	\$120	\$1,440

Gate Monitoring

The District contracted with Hidden Eyes LLC dba Envera for gate monitoring for the community.

Contract	Monthly	Annual
Envera	\$2,569	\$30,822
Contingency	\$140	\$1,678
Total	\$2,708	\$32,500

Access Cards

Represents the estimated cost for access cards purchased by the District's Amenity Center.

Contracted Security

Represents the annual cost for private security services.

Facility Management

The District contracted with Riverside Management Services to provide management services for the Amenity Center.

Contract	Monthly	Annual
Riverside Mgmt Services	\$7,154	\$85,848

Facility Assistant

Services provided by Riverside Management Services, Inc. to provide part time staffing of amenity center.

Contract	Monthly	Annual
Riverside Mgmt Services	\$3,262	\$39,144

Pool Attendants

The District has contracted with Riverside Management Services, Inc. to provide pool lifeguards/or pool attendants during the operating season for the pool.

Canoe Launch Attendant

The District has contracted with Riverside Management Services, Inc. to provide canoe launch attendants during the operating season.

Snack Bar Attendant

The District has contracted with Riverside Management Services, Inc. to provide snack bar attendants during the operating season.

Field Management and Admin

The District contracted Riverside Management Services, Inc. for onsite field management of contracts for District Services such as landscaping, amenity & pool facilities, lake maintenance, etc.

Contract	Monthly	Annual
Riverside Mgmt Services	\$5,417	\$65,004

Pool Maintenance

The estimated amount based on proposed contract with Riverside Management Services, Inc. to provide maintenance of the Amenity Center swimming pool.

Contract	Monthly	Annual
Big Z Pool	\$1,363	\$17,174
Contingency	\$304	\$2,826
Total	\$1,667	\$20,000

Pool Chemicals

The estimated amount based on proposed contract with Poolsure to provide chemicals to maintain the Amenity Center swimming pool.

Meadow View at Twin Creeks

Community Development District

Budget Narrative

Fiscal Year 2025

Expenditures - Amenity Center (continued)

Janitorial

The estimated amount based on proposed contract with Riverside Management Services, Inc. to provide janitorial services for the Amenity Center which includes the purchase of janitorial supplies such as paper towels, soap, garbage bags and cleaning supplies.

Contract	Monthly	Annual
High Tech Commercial Cleaning	\$1,301	\$15,612
Deep Cleaning	\$208	\$2,500
Janitorial Supplies	\$583	\$7,000
Total	\$2,093	\$25,112

Facility Maintenance

The estimated amount based on proposed contract with vendors to provide routine repairs and maintenance for the Amenity Center.

Private Event Attendant

The estimated amount for service to cover cost of attendant at private parties.

Repair & Maintenance

Regular maintenance and replacement cost incurred by the Amenity Center of the District.

New Capital Projects

The District will establish a fund for the renewal and replacement of District's capital related facilities.

Snack Bar Inventory - CGS

Represents the estimated cost to purchase inventory for food or beverages in the event the District operates the snack bar.

Food Service License

Represents estimated annual cost to obtain licenses and permits to operate the snack bar and gourmet kitchen

Rental & Leases

Monthly fitness room lease payment to Municipal Asset Management in the amount of \$2,307.62

Subscriptions

All annual subscriptions to include Wellbeats, computer software, Constant Contact, Prime subscriptions etc.

Pest Control

The District will contract for pest control services for amenity center.

Supplies

Represents the District expenses for amenity supplies purchased for the amenity center.

Towel/Linen Service

Represents the District expenses for the cleaning of towels and linen used by the amenity center.

Furniture, Fixtures & Equipment

Represents the District expenses for furniture, fixtures and equipment for the amenity center.

Special Events

Represents estimated costs for the District to host special events for the community throughout the Fiscal Year.

Holiday Decorations

Represents estimated costs for the District to decorate the amenity center throughout the Fiscal Year.

Fitness Center Repairs/Supplies

Represents estimated costs for the Fitness Center repairs of equipment, purchase of supplies, and preventative maintenance contract.

Office Supplies

Represents estimated cost for office supplies for the Amenity Center.

ASCAP/BMI Licenses

License fee required to broadcast music to the amenity center.

Property Insurance

The District's Property insurance policy is with Florida Insurance Alliance. FIA specializes in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for property insurance related to the Amenity Center.

Permit and License

Cost of pool permit renewals with Florida Department of Health.

Meadow View at Twin Creeks

Community Development District

Budget Narrative

Fiscal Year 2025

Expenditures - Grounds Maintenance

Hydrology Quality/Mitigation

Cost to preserve beneficial aquatic plants in the wetland mitigation area and control nuisance and exotic pest plant populations.

Electric

Electric cost billed to district by FPL for common area electric.

Account #	Location	Monthly	Annual
51650-60509	45 Beacon Lake Pkwy # Pump	\$84	\$1,008
17096-40500	44 Beacon Lake Pkwy # Pump	\$628	\$7,536
08979-60506	333 Beacon Lake Pkwy # Pump	\$176	\$2,112
70640-86478	550 Beacon Lake Pkwy #FNTN	\$684	\$8,208
24276-26128	595 Convex Lane Lighting	\$28	\$336
05494-57141	246 Beacon Lake Pkwy #STOP	\$28	\$336
52485-29017	129 Charlie Way #Well	\$135	\$1,620
45848-73154	136 Charlie Way #Well	\$250	\$3,000
60307-71510	35 Loosetrife Way #IRR	\$215	\$2,580
98273-97077	1624 Beacon Lake Pkwy	\$42	\$504
31743-08423	18 Charlie Way	\$35	\$420
07823-65365	21 Lomond Ct #SIGN	\$30	\$360
66553-45301	35 Loosetrife Way #Clubhse	\$320	\$3,840
	Contingency	\$372	\$4,461
	Total	\$3,027	\$36,321

Landscape Maintenance

Cost to maintain the common areas and amenity center of the District and is contracted with Yellowstone Landscape.

Contract	Monthly	Annual
Landscape Maintenance	\$43,646	\$523,755
Mulching	\$8,021	\$96,250
Phase 4 Landscaping	\$4,750	\$57,000
Phase 4 Mulching	\$1,146	\$13,750
Total	\$57,563	\$690,755

Landscape Contingency

Other landscape costs that is not under contract which includes landscape light repairs and replacements.

Lake Maintenance

Cost to provide aquatic plant management for thirteen lakes within the District. Includes treatment of lakes with herbicides and technology to control vegetation, and trash disposal along banks and lakes.

Contract	Monthly	Annual
Future Horizons Inc	\$1,769	\$21,228
Additional Lakes	\$481	\$5,772
Total	\$2,250	\$27,000

Grounds Maintenance

Contracted staff for repairs and trash pick-up on District owned property.

Pump Repairs

Provision for pool pump repair or replacements as needed.

Streetlighting

FPL provides the District street lighting cost for the community. The amount is based upon the agreement plus estimated cost for fuel

Account #	Location	Monthly	Annual
11082-69190	200 Twin Creeks Dr-SL	\$5,500	\$66,000
	Contingency	\$275	\$3,294
	Total	\$5,775	\$69,294

Streetlight Repairs

Estimated costs for street lighting and parking lot repairs and replacements.

Irrigation Repairs

Miscellaneous irrigation repairs and maintenance cost for the District.

Miscellaneous

Any unanticipated and unscheduled maintenance cost to the District.

Contingency

A contingency for any unanticipated and unscheduled cost to the District.

Meadow View at Twin Creeks
Community Development District
Proposed Budget
Debt Service Series 2016A1 Special Assessment Bonds

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
REVENUES:					
Special Assessments-Tax Roll	\$443,364	\$436,307	\$7,057	\$443,364	\$443,364
Interest Earnings	5,400	9,349	9,000	18,349	12,000
Carry Forward Surplus ⁽¹⁾	199,313	199,311	-	199,311	218,649
TOTAL REVENUES	\$648,077	\$644,966	\$16,057	\$661,024	\$674,013
EXPENDITURES:					
Interest - 11/1	\$156,188	\$156,188	\$-	\$156,188	\$153,263
Interest - 5/1	156,188	-	156,188	156,188	153,263
Principal - 5/1	130,000	-	130,000	130,000	140,000
TOTAL EXPENDITURES	\$442,375	\$156,188	\$286,188	\$442,375	\$446,525
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$-	-	-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$442,375	\$156,188	\$286,188	\$442,375	\$446,525
EXCESS REVENUES (EXPENDITURES)	\$205,702	\$488,779	\$(270,130)	\$218,649	\$227,488
⁽¹⁾ Carry Forward is Net of Reserve Requirement					Interest Due 11/1/25
					\$150,113
					<u>\$150,113</u>

Meadow View at Twin Creeks

Community Development District

Series 2016A-1 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	5,835,000			153,263	153,263
05/01/25	5,835,000		140,000	153,263	
11/01/25	5,695,000			150,113	443,375
05/01/26	5,695,000		145,000	150,113	
11/01/26	5,550,000			146,850	441,963
05/01/27	5,550,000		150,000	146,850	
11/01/27	5,400,000			143,475	440,325
05/01/28	5,400,000		160,000	93,225	
11/01/28	5,240,000			93,225	346,450
05/01/29	5,240,000		165,000	93,225	
11/01/29	5,075,000			93,225	351,450
05/01/30	5,075,000		175,000	93,225	
11/01/30	4,900,000			93,225	361,450
05/01/31	4,900,000		185,000	93,225	
11/01/31	4,715,000			93,225	371,450
05/01/32	4,715,000		195,000	93,225	
11/01/32	4,520,000			93,225	381,450
05/01/33	4,520,000		205,000	93,225	
11/01/33	4,315,000			93,225	391,450
05/01/34	4,315,000		215,000	93,225	
11/01/34	4,100,000			93,225	401,450
05/01/35	4,100,000		225,000	93,225	
11/01/35	3,875,000			93,225	411,450
05/01/36	3,875,000		235,000	93,225	
11/01/36	3,640,000			93,225	421,450
05/01/37	3,640,000		250,000	93,225	
11/01/37	3,390,000			93,225	436,450
05/01/38	3,390,000		260,000	93,225	
11/01/38	3,130,000			86,075	439,300
05/01/39	3,130,000		275,000	86,075	
11/01/39	2,855,000			78,513	439,588
05/01/40	2,855,000		290,000	78,513	
11/01/40	2,565,000			70,538	439,050
05/01/41	2,565,000		310,000	70,538	
11/01/41	2,255,000			62,013	442,550
05/01/42	2,255,000		325,000	62,013	
11/01/42	1,930,000			53,075	440,088
05/01/43	1,930,000		345,000	53,075	
11/01/43	1,585,000			43,588	441,663
05/01/44	1,585,000		365,000	43,588	
11/01/44	1,220,000			33,550	442,138
05/01/45	1,220,000		385,000	33,550	
11/01/45	835,000			22,963	441,513
05/01/46	835,000		405,000	22,963	
11/01/46	430,000			11,825	439,788
05/01/47	430,000		430,000	11,825	441,825
Total			\$5,835,000	\$3,925,925	\$9,760,925

Meadow View at Twin Creeks

Community Development District

Proposed Budget

Debt Service Series 2018A1 & A2 Special Assessment Bonds

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
REVENUES:					
Special Assessments-Tax Roll	\$612,533	\$602,783	\$9,750	\$612,533	\$612,533
Interest Earnings	7,000	12,283	13,000	25,283	14,000
Carry Forward Surplus ⁽¹⁾	261,256	261,245	-	261,245	284,799
TOTAL REVENUES	\$880,789	\$876,311	\$22,750	\$899,061	\$911,332
EXPENDITURES:					
Interest - 11/1	\$229,631	\$229,631	\$-	\$229,631	\$226,338
Interest - 5/1	229,631	-	229,631	229,631	226,338
Principal - 5/1	155,000	-	155,000	155,000	160,000
TOTAL EXPENDITURES	\$614,263	\$229,631	\$384,631	\$614,263	\$612,675
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$614,263	\$229,631	\$384,631	\$614,263	\$612,675
EXCESS REVENUES (EXPENDITURES)	\$266,526	\$646,680	\$(361,881)	\$284,799	\$298,657
				Interest Due 11/1/25	\$222,338
					<u>\$222,338</u>

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Meadow View at Twin Creeks

Community Development District

Series 2018A-1 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	8,245,000			226,338	226,338
05/01/25	8,245,000		160,000	226,338	
11/01/25	8,085,000			222,338	608,675
05/01/26	8,085,000		170,000	222,338	
11/01/26	7,915,000			218,088	610,425
05/01/27	7,915,000		180,000	218,088	
11/01/27	7,735,000			213,588	611,675
05/01/28	7,735,000		185,000	213,588	
11/01/28	7,550,000			208,963	607,550
05/01/29	7,550,000		195,000	208,963	
11/01/29	7,355,000			204,088	608,050
05/01/30	7,355,000		205,000	204,088	
11/01/30	7,150,000			198,963	608,050
05/01/31	7,150,000		220,000	198,963	
11/01/31	6,930,000			192,913	611,875
05/01/32	6,930,000		230,000	192,913	
11/01/32	6,700,000			186,588	609,500
05/01/33	6,700,000		245,000	186,588	
11/01/33	6,455,000			179,850	611,438
05/01/34	6,455,000		260,000	179,850	
11/01/34	6,195,000			172,700	612,550
05/01/35	6,195,000		270,000	172,700	
11/01/35	5,925,000			165,275	607,975
05/01/36	5,925,000		285,000	165,275	
11/01/36	5,640,000			157,438	607,713
05/01/37	5,640,000		305,000	157,438	
11/01/37	5,335,000			149,050	611,488
05/01/38	5,335,000		320,000	149,050	
11/01/38	5,015,000			140,250	609,300
05/01/39	5,015,000		340,000	140,250	
11/01/39	4,675,000			130,900	611,150
05/01/40	4,675,000		360,000	130,900	
11/01/40	4,315,000			120,820	611,720
05/01/41	4,315,000		380,000	120,820	
11/01/41	3,935,000			110,180	611,000
05/01/42	3,935,000		400,000	110,180	
11/01/42	3,535,000			98,980	609,160
05/01/43	3,535,000		425,000	98,980	
11/01/43	3,110,000			87,080	611,060
05/01/44	3,110,000		450,000	87,080	
11/01/44	2,660,000			74,480	611,560
05/01/45	2,660,000		475,000	74,480	
11/01/45	2,185,000			61,180	610,660
05/01/46	2,185,000		500,000	61,180	
11/01/46	1,685,000			47,180	608,360
05/01/47	1,685,000		530,000	47,180	
11/01/47	1,155,000			32,340	609,520
05/01/48	1,155,000		560,000	32,340	
11/01/48	595,000			16,660	609,000
05/01/49	595,000		595,000	16,660	611,660
Total			\$8,245,000	\$7,232,450	\$15,477,450

Meadow View at Twin Creeks

Community Development District

Proposed Budget

Debt Service Series 2019A1 & A2 Special Assessment Bonds

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
REVENUES:					
Special Assessments-Tax Roll	\$257,353	\$253,257	\$4,096	\$257,353	\$257,353
Special Assessments - Prepayments	\$-	\$25,163	\$-	\$25,163	\$-
Interest Earnings	3,000	5,273	6,760	12,033	8,500
Carry Forward Surplus ⁽¹⁾	114,512	114,759	-	114,759	123,508
TOTAL REVENUES	\$374,865	\$398,452	\$10,856	\$409,308	\$389,361
EXPENDITURES:					
Interest - 11/1	\$97,900	\$97,900	\$-	\$97,900	\$95,478
Interest - 5/1	97,900	-	97,900	97,900	95,478
Principal - 5/1	60,000	-	60,000	60,000	65,000
Principal Prepayment- 5/1	-	-	30,000	30,000	-
TOTAL EXPENDITURES	\$255,800	\$97,900	\$187,900	\$285,800	\$255,955
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$255,800	\$97,900	\$187,900	\$285,800	\$255,955
EXCESS REVENUES (EXPENDITURES)	\$119,065	\$300,552	\$(177,044)	\$123,508	\$133,406

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25	\$93,788
	\$93,788

Meadow View at Twin Creeks

Community Development District

Series 2019A-1 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	3,355,000			95,478	95,478
05/01/25	3,355,000		65,000	95,478	
11/01/25	3,290,000			93,788	254,265
05/01/26	3,290,000		65,000	93,788	
11/01/26	3,225,000			92,098	250,885
05/01/27	3,225,000		70,000	92,098	
11/01/27	3,155,000			90,278	252,375
05/01/28	3,155,000		75,000	90,278	
11/01/28	3,080,000			88,328	253,605
05/01/29	3,080,000		80,000	88,328	
11/01/29	3,000,000			86,248	254,575
05/01/30	3,000,000		85,000	86,248	
11/01/30	2,915,000			84,038	255,285
05/01/31	2,915,000		85,000	84,038	
11/01/31	2,830,000			81,615	250,653
05/01/32	2,830,000		90,000	81,615	
11/01/32	2,740,000			79,050	250,665
05/01/33	2,740,000		100,000	79,050	
11/01/33	2,640,000			76,200	255,250
05/01/34	2,640,000		105,000	76,200	
11/01/34	2,535,000			73,208	254,408
05/01/35	2,535,000		110,000	73,208	
11/01/35	2,425,000			70,073	253,280
05/01/36	2,425,000		115,000	70,073	
11/01/36	2,310,000			66,795	251,868
05/01/37	2,310,000		125,000	66,795	
11/01/37	2,185,000			63,233	255,028
05/01/38	2,185,000		130,000	63,233	
11/01/38	2,055,000			59,528	252,760
05/01/39	2,055,000		135,000	59,528	
11/01/39	1,920,000			55,680	250,208
05/01/40	1,920,000		145,000	55,680	
11/01/40	1,775,000			51,475	252,155
05/01/41	1,775,000		155,000	51,475	
11/01/41	1,620,000			46,980	253,455
05/01/42	1,620,000		165,000	46,980	
11/01/42	1,455,000			42,195	254,175
05/01/43	1,455,000		175,000	42,195	
11/01/43	1,280,000			37,120	254,315
05/01/44	1,280,000		185,000	37,120	
11/01/44	1,095,000			31,755	253,875
05/01/45	1,095,000		195,000	31,755	
11/01/45	900,000			26,100	252,855
05/01/46	900,000		205,000	26,100	
11/01/46	695,000			20,155	251,255
05/01/47	695,000		220,000	20,155	
11/01/47	475,000			13,775	253,930
05/01/48	475,000		230,000	13,775	
11/01/48	245,000			7,105	250,880
05/01/49	245,000		245,000	7,105	252,105
Total			\$3,355,000	\$3,064,585	\$6,419,585

Meadow View at Twin Creeks

Community Development District

Proposed Budget

Debt Service Series 2020 A1 & A2 Special Assessment Bonds

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY 2025	
REVENUES:						
Special Assessments-Tax Roll	\$113,041	\$111,242	\$1,799	\$113,041	\$114,490	
Interest Earnings	1,600	2,804	3,804	6,608	5,500	
Carry Forward Surplus ⁽¹⁾	51,604	70,486	-	70,486	61,628	
TOTAL REVENUES	\$166,245	\$184,532	\$5,603	\$190,135	\$181,618	
EXPENDITURES:						
Interest - 11/1	\$42,078	\$42,078	\$-	\$42,078	\$41,547	
Interest - 5/1	42,078	-	42,078	42,078	41,547	
Principal - 5/1	25,000	-	25,000	25,000	30,000	
TOTAL EXPENDITURES	\$109,156	\$42,078	\$67,078	\$109,156	\$113,094	
Other Sources/(Uses)						
Interfund transfer In/(Out)	\$-	\$(19,351)	-	(19,351)	\$-	
TOTAL OTHER SOURCES/(USES)	\$-	\$(19,351)	\$-	\$(19,351)	\$-	
TOTAL EXPENDITURES	\$109,156	\$61,429	\$67,078	\$128,507	\$113,094	
EXCESS REVENUES (EXPENDITURES)	\$57,089	\$123,103	\$(61,475)	\$61,628	\$68,524	
⁽¹⁾ Carry Forward is Net of Reserve Requirement					Interest Due 11/1/25	\$40,909
						\$40,909

Meadow View at Twin Creeks

Community Development District

Series 2020 A-1 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/1/24	1,590,000			41,547	41,547
5/1/25	1,590,000		30,000	41,547	
11/1/25	1,560,000			40,909	112,456
5/1/26	1,560,000		30,000	40,909	
11/1/26	1,530,000			40,272	111,181
5/1/27	1,530,000		30,000	40,272	
11/1/27	1,500,000			39,559	109,831
5/1/28	1,500,000		35,000	39,559	
11/1/28	1,465,000			38,728	113,288
5/1/29	1,465,000		35,000	38,728	
11/1/29	1,430,000			37,897	111,625
5/1/30	1,430,000		35,000	37,897	
11/1/30	1,395,000			37,066	109,963
5/1/31	1,395,000		35,000	37,066	
11/1/31	1,360,000			36,234	108,300
5/1/32	1,360,000		40,000	36,234	
11/1/32	1,320,000			35,184	111,419
5/1/33	1,320,000		40,000	35,184	
11/1/33	1,280,000			34,134	109,319
5/1/34	1,280,000		45,000	34,134	
11/1/34	1,235,000			32,953	112,088
5/1/35	1,235,000		45,000	32,953	
11/1/35	1,190,000			31,772	109,725
5/1/36	1,190,000		50,000	31,772	
11/1/36	1,140,000			30,459	112,231
5/1/37	1,140,000		50,000	30,459	
11/1/37	1,090,000			29,147	109,606
5/1/38	1,090,000		55,000	29,147	
11/1/38	1,035,000			27,703	111,850
5/1/39	1,035,000		55,000	27,703	
11/1/39	980,000			26,259	108,963
5/1/40	980,000		60,000	26,259	
11/1/40	920,000			24,684	110,944
5/1/41	920,000		65,000	24,684	
11/1/41	855,000			22,978	112,663
5/1/42	855,000		65,000	22,978	
11/1/42	790,000			21,231	109,209
5/1/43	790,000		70,000	21,231	
11/1/43	720,000			19,350	110,581
5/1/44	720,000		75,000	19,350	
11/1/44	645,000			17,334	111,684
5/1/45	645,000		80,000	17,334	
11/1/45	565,000			15,184	112,519
5/1/46	565,000		85,000	15,184	
11/1/46	480,000			12,900	113,084
5/1/47	480,000		85,000	12,900	
11/1/47	395,000			10,616	108,516
5/1/48	395,000		90,000	10,616	
11/1/48	305,000			8,197	108,813
5/1/49	305,000		95,000	8,197	

Meadow View at Twin Creeks

Community Development District

Series 2020 A-1 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/1/49	210,000			5,644	108,841
5/1/50	210,000		100,000	5,644	
11/1/50	110,000			2,956	108,600
5/1/51	110,000		110,000	2,956	112,956
Total			\$1,590,000	\$1,441,800	\$3,031,800

Meadow View at Twin Creeks

Community Development District

Proposed Budget

Debt Service Series 2021 Phase 3 B Special Assessment Bonds

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
REVENUES:					
Special Assessments-Tax Roll	\$279,656	\$274,727	\$4,444	\$279,171	\$280,765
Interest Earnings	2,100	6,341	7,684	14,025	8,500
Carry Forward Surplus ⁽¹⁾	112,709	91,528	-	91,528	100,118
TOTAL REVENUES	\$394,465	\$372,597	\$12,128	\$384,724	\$389,383
EXPENDITURES:					
Interest - 11/1	\$85,560	\$85,560	\$-	\$85,560	\$84,206
Interest - 5/1	85,560	-	85,560	85,560	84,206
Principal - 5/1	105,000	-	105,000	105,000	110,000
Special Call - 5/1	-	-	5,000	5,000	-
TOTAL EXPENDITURES	\$276,120	\$85,560	\$195,560	\$281,120	\$278,413
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$(3,487)	-	(3,487)	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$(3,487)	\$-	\$(3,487)	\$-
TOTAL EXPENDITURES	\$276,120	\$89,047	\$195,560	\$284,607	\$278,413
EXCESS REVENUES (EXPENDITURES)	\$118,345	\$283,550	\$(183,432)	\$100,118	\$110,970
(1) Carry Forward is Net of Reserve Requirement				Interest Due 11/1/25	\$82,886
					\$82,886

Meadow View at Twin Creeks

Community Development District

Special Assessment Bonds Series 2021 Phase 3B

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	4,905,000			84,206	84,206
05/01/25	4,905,000		110,000	84,206	
11/01/25	4,795,000			82,886	277,093
05/01/26	4,795,000		115,000	82,886	
11/01/26	4,680,000			81,506	279,393
05/01/27	4,680,000		115,000	81,506	
11/01/27	4,565,000			79,781	276,288
05/01/28	4,565,000		120,000	79,781	
11/01/28	4,445,000			77,981	277,763
05/01/29	4,445,000		125,000	77,981	
11/01/29	4,320,000			76,106	279,088
05/01/30	4,320,000		125,000	76,106	
11/01/30	4,195,000			74,231	275,338
05/01/31	4,195,000		130,000	74,231	
11/01/31	4,065,000			72,281	276,513
05/01/32	4,065,000		135,000	72,281	
11/01/32	3,930,000			70,088	277,369
05/01/33	3,930,000		140,000	70,088	
11/01/33	3,790,000			67,813	277,900
05/01/34	3,790,000		145,000	67,813	
11/01/34	3,645,000			65,456	278,269
05/01/35	3,645,000		150,000	65,456	
11/01/35	3,495,000			63,019	278,475
05/01/36	3,495,000		155,000	63,019	
11/01/36	3,340,000			60,500	278,519
05/01/37	3,340,000		160,000	60,500	
11/01/37	3,180,000			57,900	278,400
05/01/38	3,180,000		165,000	57,900	
11/01/38	3,015,000			55,219	278,119
05/01/39	3,015,000		170,000	55,219	
11/01/39	2,845,000			52,456	277,675
05/01/40	2,845,000		175,000	52,456	
11/01/40	2,670,000			49,613	277,069
05/01/41	2,670,000		180,000	49,613	
11/01/41	2,490,000			46,688	276,300
05/01/42	2,490,000		185,000	46,688	
11/01/42	2,305,000			43,219	274,906
05/01/43	2,305,000		195,000	43,219	
11/01/43	2,110,000			39,563	277,781
05/01/44	2,110,000		200,000	39,563	
11/01/44	1,910,000			35,813	275,375
05/01/45	1,910,000		210,000	35,813	
11/01/45	1,700,000			31,875	277,688
05/01/46	1,700,000		215,000	31,875	
11/01/46	1,485,000			27,844	274,719
05/01/47	1,485,000		225,000	27,844	
11/01/47	1,260,000			23,625	276,469
05/01/48	1,260,000		235,000	23,625	
11/01/48	1,025,000			19,219	277,844
05/01/49	1,025,000		245,000	19,219	
11/01/49	780,000			14,625	278,844
05/01/50	780,000		250,000	14,625	
11/01/50	530,000			9,938	274,563
05/01/51	530,000		260,000	9,938	
11/01/51	270,000			5,063	275,000
05/01/52	270,000		270,000	5,063	275,063
Total			\$4,905,000	\$2,937,023	\$7,842,023

Meadow View at Twin Creeks

Community Development District

Proposed Budget

Debt Service Series 2021 Phase 4 Special Assessment Bonds

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
REVENUES:					
Special Assessments-Direct	\$423,738	\$-	\$423,738	\$423,738	\$423,738
Interest Earnings	3,000	6,906	5,703	12,609	9,000
Carry Forward Surplus ⁽¹⁾	136,629	136,133	-	136,133	142,789
TOTAL REVENUES	\$563,366	\$143,040	\$429,441	\$572,480	\$575,526
EXPENDITURES:					
Interest - 11/1	\$132,049	\$132,049	\$-	\$132,049	\$130,129
Interest - 5/1	132,049	-	132,049	132,049	130,129
Principal - 5/1	160,000	-	160,000	160,000	165,000
TOTAL EXPENDITURES	\$424,098	\$132,049	\$292,049	\$424,098	\$425,258
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$(5,594)	-	(5,594)	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$(5,594)	\$-	\$(5,594)	\$-
TOTAL EXPENDITURES	\$424,098	\$137,642	\$292,049	\$429,691	\$425,258
EXCESS REVENUES (EXPENDITURES)	\$139,269	\$5,397	\$137,392	\$142,789	\$150,269
⁽¹⁾ Carry Forward is Net of Reserve Requirement			Interest Due 11/1/25	\$128,149	\$128,149

Meadow View at Twin Creeks

Community Development District

Special Assessment Bonds Series 2021 Phase 4

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	7,300,000			130,129	130,129
05/01/25	7,300,000		165,000	130,129	
11/01/25	7,135,000			128,149	423,278
05/01/26	7,135,000		165,000	128,149	
11/01/26	6,970,000			126,169	419,318
05/01/27	6,970,000		170,000	126,169	
11/01/27	6,800,000			123,619	419,788
05/01/28	6,800,000		175,000	123,619	
11/01/28	6,625,000			120,994	419,613
05/01/29	6,625,000		180,000	120,994	
11/01/29	6,445,000			118,294	419,288
05/01/30	6,445,000		190,000	118,294	
11/01/30	6,255,000			115,444	423,738
05/01/31	6,255,000		195,000	115,444	
11/01/31	6,060,000			112,519	422,963
05/01/32	6,060,000		200,000	112,519	
11/01/32	5,860,000			109,269	421,788
05/01/33	5,860,000		205,000	109,269	
11/01/33	5,655,000			105,938	420,206
05/01/34	5,655,000		215,000	105,938	
11/01/34	5,440,000			102,444	423,381
05/01/35	5,440,000		220,000	102,444	
11/01/35	5,220,000			98,869	421,313
05/01/36	5,220,000		225,000	98,869	
11/01/36	4,995,000			95,213	419,081
05/01/37	4,995,000		235,000	95,213	
11/01/37	4,760,000			91,394	421,606
05/01/38	4,760,000		240,000	91,394	
11/01/38	4,520,000			87,494	418,888
05/01/39	4,520,000		250,000	87,494	
11/01/39	4,270,000			83,431	420,925
05/01/40	4,270,000		260,000	83,431	
11/01/40	4,010,000			79,206	422,638
05/01/41	4,010,000		265,000	79,206	
11/01/41	3,745,000			74,900	419,106
05/01/42	3,745,000		275,000	74,900	
11/01/42	3,470,000			69,400	419,300
05/01/43	3,470,000		290,000	69,400	
11/01/43	3,180,000			63,600	423,000
05/01/44	3,180,000		300,000	63,600	
11/01/44	2,880,000			57,600	421,200
05/01/45	2,880,000		310,000	57,600	
11/01/45	2,570,000			51,400	419,000
05/01/46	2,570,000		325,000	51,400	
11/01/46	2,245,000			44,900	421,300
05/01/47	2,245,000		340,000	44,900	
11/01/47	1,905,000			38,100	423,000
05/01/48	1,905,000		350,000	38,100	
11/01/48	1,555,000			31,100	419,200
05/01/49	1,555,000		365,000	31,100	
11/01/49	1,190,000			23,800	419,900
05/01/50	1,190,000		380,000	23,800	
11/01/50	810,000			16,200	420,000
05/01/51	810,000		395,000	16,200	
11/01/51	415,000			8,300	419,500
05/01/52	415,000		415,000	8,300	
					423,300
Total			\$7,300,000	\$4,615,743	\$11,915,743

O&M ALLOCATION - ALL LOTS AT PLATTED RATE

LAND USE	TOTAL UNITS	ERU	TOTAL UNITS	TOTAL ERUS	FY25 TOTAL O&M	FY25 NET O&M PER UNIT	FY25 GROSS O&M PER UNIT	FY24 GROSS O&M UNIT	\$ INCREASE GROSS PER UNIT	TOTAL O&M PROCEEDS NET	% Change
TH	196	0.80	196	156.80	243,103.17	1,240.32	1,319.45	1,141.96	177.49	243,103.17	16%
43'	472	0.90	472	424.80	658,611.13	1,395.36	1,484.39	1,284.71	199.68	658,611.13	16%
53'	330	1.00	330	330.00	511,632.94	1,550.40	1,649.32	1,427.45	221.87	511,632.94	16%
63'	309	1.10	309	339.90	526,981.93	1,705.44	1,814.25	1,570.20	244.05	526,981.93	16%
73'	66	1.15	66	75.90	117,675.58	1,782.96	1,896.72	1,641.57	255.15	117,675.58	16%
73'P	103	1.15	103	118.45	183,645.22	1,782.96	1,896.72	1,641.57	255.15	183,645.22	16%
TOTAL	1,476		1,476	1,445.85	2,241,649.96					2,241,649.96	

O&M Special Assessment - Gate Monitoring

73'P	103	1.39	103	143.17	32,500.00	315.53	335.67	-	335.67	32,500.00	
------	-----	------	-----	--------	-----------	--------	--------	---	--------	-----------	--

NINTH ORDER OF BUSINESS

C.

1.



April 26, 2024

Meadow View at Twin Creeks Community Development District
Attn: Courtney Hogge, Recording Secretary
475 West Town Place, Ste. 114
St. Augustine, FL 32092

Dear Ms. Hogge:

In response to your request regarding Section 190.006(3)(a)(2)(d), Florida Statutes, the following information is applicable for:

Meadow View at Twin Creeks CDD

1739 registered voters in St. Johns County

This number is based on the streets within the legal description on file with this office as of April 15, 2024.

Please contact us if we may be of further assistance.

Sincerely,

A handwritten signature in blue ink that reads "Vicky C. Oakes".

Vicky C. Oakes
Supervisor of Elections

VO/db

E.

Meadow View at Twin Creeks

5/16/2024

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
May 16th, 2024

To: Board of Supervisors

From: Rich Gray
Manager Of Operations

Jennifer Clark-Erickson
Amenity Manager

RE: Beacon Lake Field Operations & Amenity Management Report – May 16th, 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 July 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
- 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
- Euchre Club – New card club 1st Monday monthly
- Rubix Cube Club – Meet 2 times monthly
- Chick fil-A – 2nd and 4th Thursday
- Charlie's Grill is now open. Saturday and Sunday 11am-3pm
- Kid's Bingo – Tuesday, May 7, 2024 at 6pm
- Adult's Bingo – Wednesday, May 8, 2024 at 6pm
- SJC update – May 20th hosted by the Chamber of Commerce
- Upcoming event – Summer Break Blast – Saturday, May 25th 10am-1pm – water slides, bouncers, food trucks and a DJ

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 (28) Arbor Jet injections on palms throughout the property and increased watering times for the current drought. Removed dead Bermuda on embankment on 210 and replaced with new sod at (No cost to the district). Continued chemical treatment is being applied to the Bermuda and St. Augustine
- FPL completed the lighting repair to the light damaged during the storm at the Amenity Center. However, we still have active issues for Trophy Lake Drive/Horsetail Court Area. (Estimated completion time from FPL is 40-60 days).
- RMS staff pressure-washed Kayak Ramps, Lap Pool Furniture, Lighting Poles, Gazebo, Lakeside Park building, and Patio Furniture.
- RMS staff reset the leaning stop signs on Horsetail Court, Carbide Court, and Stargaze Lane.
- RMS installed (6) Children at Play Signage on Connector Road, Garza Court, and Constance Lane.
- RMS staff patched (4) potholes located on Stargaze Lane, Daymark Lane, and Hydrilla Court.
- RMS staff reset (12) landscape retaining blocks and (2) poles at the Amenity Center Pool deck.
- RMS staff recently touched up painting in the Social Room, Front Amenity entrance, and Breezeway.
- Currently, RMS staff is working on replacement lighting from the last lighting inspection completed. With the intention of project completion of all downed lighting by the end of May.

Conclusion

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



TENTH ORDER OF BUSINESS

A.

Meadow View at Twin Creeks
Community Development District

Unaudited Financial Reporting
March 31, 2024



Table of Contents

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

Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

March 31, 2024

	General Fund	Debt Service Fund	Capital Project Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 163,218	\$ -	\$ -	\$ 163,218
Assessments Receivable	-	-	-	-
Due from General Fund	-	14,640	-	14,640
Due from Developer - BBX	-	-	-	-
Due from Other	3,720	-	-	3,720
Investments:				
General Fund Custody	1,152,438	-	-	1,152,438
State Board of Administration (SBA)	-	-	-	-
Series 2016				
Reserve	-	141,587	-	141,587
Revenue	-	484,228	-	484,228
Series 2018				
Reserve A1	-	195,134	-	195,134
Revenue A1	-	637,496	-	637,496
Reserve A2	-	-	-	-
Revenue A2	-	2,897	-	2,897
Prepayment A 2	-	1	-	1
Series 2019				
Reserve	-	82,126	-	82,126
Revenue	-	271,973	-	271,973
Prepayment A1	-	25,937	-	25,937
Series 2020				
Reserve A1	-	39,933	-	39,933
Revenue A1	-	119,210	-	119,210
Prepayment A1	-	947	-	947
Revenue A2	-	1,785	-	1,785
Series 2021 Ph3B				
Reserve	-	141,684	-	141,684
Revenue	-	280,252	-	280,252
Prepayment	-	3,298	-	3,298
Construction	-	-	7,670	7,670
Series 2021 Ph4				
Reserve	-	211,869	-	211,869
Interest	-	0	-	0
Revenue	-	5,397	-	5,397
Construction	-	-	12,147	12,147
Due From Developer - BBX RETAINAGE	-	-	250,728	250,728
Prepaid Expenses	4,234	-	-	4,234
Deposits	3,760	-	-	3,760
Total Assets	\$ 1,327,370	\$ 2,660,393	\$ 270,544	\$ 4,258,307

Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

March 31, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Liabilities:				
Accounts Payable	\$ 62,578	\$ -	\$ -	\$ 62,578
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	\$ 78,854	\$ -	\$ 250,728	\$ 329,582
Fund Balance:				
Nonspendable:				
Deposits	\$ 3,760	\$ -	\$ -	\$ 3,760
Restricted for:				
Debt Service	-	2,660,393	-	2,660,393
Capital Project	-	-	19,817	19,817
Assigned for:				
Capital Reserve Fund	-	-	-	-
Capital Reserves	-	-	-	-
Unassigned	1,240,521	-	-	1,240,521
Total Fund Balances	\$ 1,248,515	\$ 2,660,393	\$ 19,817	\$ 3,928,725
Total Liabilities & Fund Balance	\$ 1,327,370	\$ 2,660,393	\$ 270,544	\$ 4,258,307

Meadow View at Twin Creeks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2024

	Amended Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,547,896	\$ 1,547,896	\$ 1,522,733	\$ (25,163)
Special Assessments - Gate Monitoring*	25,888	25,888	25,888	-
Assessments - Direct Bill	392,205	196,103	-	(196,103)
Interest/Miscellaneous Income	9,000	4,500	15,326	10,826
Restricted Easement Fence Fund	10,000	5,000	10,500	5,500
Facility Revenue	10,000	5,000	-	(5,000)
Total Revenues	\$ 1,994,989	\$ 1,784,386	\$ 1,574,447	\$ (209,940)
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 4,800	\$ 2,400	\$ 1,600	\$ 800
PR-FICA	367	184	122	61
Engineering	36,000	18,000	6,454	11,546
Attorney	30,000	15,000	6,101	8,899
Annual Audit	6,750	-	-	-
Assessment Administration	10,600	10,600	10,600	-
Arbitrage Rebate	3,600	3,000	3,000	-
Dissemination Agent	13,250	6,625	6,625	-
Trustee Fees	17,968	17,968	20,325	(2,357)
Management Fees	55,220	27,610	27,610	-
Information Technology	1,675	837	837	-
Website Maintenance	1,200	600	600	-
Telephone	700	350	307	43
Postage & Delivery	1,600	800	677	123
Insurance General Liability/Public Officials	8,673	8,673	8,161	512
Printing & Binding	2,300	1,150	306	844
Legal Advertising	1,500	750	477	273
Other Current Charges	1,600	800	-	800
Office Supplies	300	150	4	146
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 198,278	\$ 115,672	\$ 93,981	\$ 21,691

Meadow View at Twin Creeks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2024

	Amended Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
<i>Operations & Maintenance</i>				
Amenity Center Expenditures				
<i>Utilities</i>				
Telephone/Cable/Internet	\$ 12,400	\$ 6,200	\$ 6,129	\$ 71
Electric	52,500	26,250	23,146	3,104
Water/Sewer/Irrigation	31,240	15,620	51,145	(35,525)
Gas	2,500	1,250	920	330
Trash Removal	8,400	4,200	4,193	7
<i>Security</i>				
Security Monitoring	1,440	720	666	54
Gate Monitoring	22,888	11,444	14,435	(2,991)
Gate Repairs	3,000	1,500	475	1,025
Access Cards	3,000	1,500	1,589	(89)
Contacted Security	20,000	10,000	8,669	1,331
<i>Management Contracts</i>				
Facility Management	85,851	42,926	42,926	-
Facility Attendant	39,149	19,575	15,805	3,770
Pool Attendants	55,890	27,945	4,283	23,662
Canoe Launch Attendant	30,750	15,375	100	15,275
Snack Bar Attendant	2,640	1,320	-	1,320
Field Management / Admin	65,000	32,500	32,500	(0)
Pool Maintenance	20,000	10,000	8,295	1,705
Pool Chemicals	20,467	10,234	12,140	(1,907)
Janitorial	33,010	16,505	10,989	5,516
Facility Maintenance	83,200	41,600	59,122	(17,522)
Private Event Attendant	5,500	2,750	2,563	187
Repairs & Maintenance	40,000	20,000	29,150	(9,150)
New Capital Projects	5,000	2,500	-	2,500
Snack Bar Inventory -CGS	1,000	500	49	451
Food Service License	650	325	-	325
Subscriptions	5,500	2,750	1,665	1,085
Pest Control	2,831	1,416	1,336	79
Supplies	2,500	1,250	433	817
Towel/Linen Service	2,800	1,400	-	1,400
Furnitures, Fixtures & Equipment	5,000	2,500	3,625	(1,125)
Special Events	35,000	17,500	21,110	(3,610)
Holiday Decorations	20,000	20,000	20,102	(102)
Fitness Center Repairs/Supplies	5,500	2,750	2,636	114
Office Supplies	2,100	1,050	467	583
ACA++SCAP/BMI Licenses	800	400	-	400
Property Insurance	71,310	71,310	66,983	4,327
Permit and License	575	288	224	64
Subtotal Amenity Center Expenditures	\$ 799,391	\$ 445,351	\$ 447,869	\$ (2,518)

Meadow View at Twin Creeks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2024

	Amended Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Ground Maintenance Expenditures				
Hydrology Quality/Mitigation	\$ 6,400	\$ 3,200	\$ -	\$ 3,200
Electric	34,265	17,133	15,503	1,629
Landscape Maintenance	646,800	323,400	254,250	69,150
Landscape Contingency	85,000	42,500	19,255	23,245
Lake Maintenance	27,000	13,500	10,615	2,885
Grounds Maintenance	12,000	6,000	11,019	(5,019)
Pump Repairs	25,000	12,500	24,309	(11,809)
Streetlighting	58,207	29,104	32,936	(3,833)
Streetlight Repairs	5,000	2,500	-	2,500
Storm Cleanup	-	-	-	-
Irrigation Repairs	50,000	25,000	12,150	12,850
Miscellaneous	6,500	3,250	2,400	850
Contingency	31,149	15,574	10,282	5,292
Subtotal Ground Maintenance Expenditures	\$ 987,320	\$ 493,660	\$ 392,719	\$ 100,941
Total Operations & Maintenance	\$ 1,786,711	\$ 939,011	\$ 840,588	\$ 98,422
Total Expenditures	\$ 1,984,989	\$ 1,054,683	\$ 934,569	\$ 120,113
Excess (Deficiency) of Revenues over Expenditures	\$ 10,000	\$ 729,704	\$ 639,878	\$ (89,826)
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	\$ 10,000	\$ 729,704	\$ 659,279	\$ (70,425)
Fund Balance - Beginning	\$ (10,000)		\$ 589,236	
Fund Balance - Ending	\$ -		\$ 1,248,515	

(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 March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 443,364	\$ 443,364	\$ 436,307	\$ (7,057)
Interest Income	5,400	2,700	9,349	6,649
Total Revenues	\$ 448,764	\$ 446,064	\$ 445,656	\$ (408)
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	\$ 289,877	\$ 289,468	\$ (408)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 6,389	\$ 289,877	\$ 289,468	\$ (408)
Fund Balance - Beginning	\$ 199,313		\$ 340,898	
Fund Balance - Ending	\$ 205,702		\$ 630,366	

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 March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 612,533	\$ 612,533	\$ 602,783	\$ (9,749)
Interest Income	7,000	3,500	12,283	8,783
Total Revenues	\$ 619,533	\$ 616,033	\$ 615,066	\$ (966)
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	\$ 386,401	\$ 385,435	\$ (966)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 5,270	\$ 386,401	\$ 385,435	\$ (966)
Fund Balance - Beginning	\$ 261,256		\$ 456,379	
Fund Balance - Ending	\$ 266,526		\$ 841,814	

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 March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 257,353	\$ 257,353	\$ 253,257	\$ (4,096)
Special Assessments - Prepayments	\$ -	\$ -	\$ 25,163	\$ 25,163
Interest Income	3,000	1,500	5,273	3,773
Total Revenues	\$ 260,353	\$ 258,853	\$ 283,693	\$ 24,840
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	\$ 160,953	\$ 185,793	\$ 24,840
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 4,553	\$ 160,953	\$ 185,793	\$ 24,840
Fund Balance - Beginning	\$ 114,512		\$ 196,885	
Fund Balance - Ending	\$ 119,065		\$ 382,678	

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 March 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/24	Thru 03/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 113,041	\$ 113,041	\$ 111,242	\$ (1,799)
Interest Income	1,600	800	2,804	2,004
Total Revenues	\$ 114,641	\$ 113,841	\$ 114,046	\$ 205
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	\$ 71,763	\$ 71,968	\$ 205
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	\$ 71,763	\$ 52,617	\$ (19,146)
Fund Balance - Beginning	\$ 51,604		\$ 110,419	
Fund Balance - Ending	\$ 57,089		\$ 163,036	

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 March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 280,483	\$ 280,483	\$ 274,727	\$ (5,756)
Interest Income	2,100	1,050	6,341	5,291
Total Revenues	\$ 282,583	\$ 281,533	\$ 281,068	\$ (465)
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	\$ 195,632	\$ 195,508	\$ (123)
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	\$ 195,632	\$ 192,022	\$ (3,610)
Fund Balance - Beginning	\$ 112,709		\$ 233,212	
Fund Balance - Ending	\$ 113,489		\$ 425,234	

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 March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Special Assessments - Direct	\$ 423,738	\$ -	\$ -	\$ -
Interest Income	3,000	1,500	6,906	5,406
Total Revenues	\$ 426,738	\$ 1,500	\$ 6,906	\$ 5,406
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	\$ (130,549)	\$ (125,143)	\$ 5,406
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (5,594)	\$ (5,594)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (5,594)	\$ (5,594)
Net Change in Fund Balance	\$ 2,641	\$ (130,549)	\$ (130,736)	\$ (187)
Fund Balance - Beginning	\$ 136,629		\$ 348,002	
Fund Balance - Ending	\$ 139,269		\$ 217,266	

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 March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 143	\$ 143
Developer Contributions	-	-	360,072	\$ 360,072
Total Revenues	\$ -	\$ -	\$ 360,215	\$ 360,215
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 360,072	\$ (360,072)
Total Expenditures	\$ -	\$ -	\$ 360,072	\$ (360,072)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 143	\$ 143
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	\$ -		\$ 3,630	
Fund Balance - Beginning	\$ -		\$ 4,040	
Fund Balance - Ending	\$ -		\$ 7,670	

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 March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 229	\$ 229
Developer Contribution	-	-	1,239,003	1,239,003
Total Revenues	\$ -	\$ -	\$ 1,239,232	\$ 1,239,232
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 988,276	\$ (988,276)
Total Expenditures	\$ -	\$ -	\$ 988,276	\$ (988,276)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 250,956	\$ 250,956
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 5,594	\$ 5,594
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 5,594	\$ 5,594
Net Change in Fund Balance	\$ -		\$ 256,550	
Fund Balance - Beginning	\$ -		\$ (244,403)	
Fund Balance - Ending	\$ -		\$ 12,147	

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	\$ 26,633	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,522,733
Special Assessments - Gate Monitoring*	-	-	-	-	25,888	-	-	-	-	-	-	-	25,888
Assessments - Direct Bill	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest/Miscellaneous Income	2,309	1,357	1,447	1,053	3,941	5,220	-	-	-	-	-	-	15,326
Restricted Easement Fence Fund	600	2,550	1,950	2,400	600	2,400	-	-	-	-	-	-	10,500
Facility Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	\$ 2,909	\$ 81,293	\$ 214,585	\$ 978,693	\$ 262,714	\$ 34,253	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,574,447
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	704	-	-	-	-	-	-	6,454
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	1,104	-	-	-	-	-	-	6,625
Trustee Fees	5,218	-	12,751	-	-	2,357	-	-	-	-	-	-	20,325
Management Fees	4,602	4,602	4,602	4,602	4,602	4,602	-	-	-	-	-	-	27,610
Information Technology	140	140	140	140	140	140	-	-	-	-	-	-	837
Website Maintenance	100	100	100	100	100	100	-	-	-	-	-	-	600
Telephone	48	103	60	38	25	33	-	-	-	-	-	-	307
Postage & Delivery	15	384	14	72	58	133	-	-	-	-	-	-	677
Insurance General Liability/Public Officials	8,161	-	-	-	-	-	-	-	-	-	-	-	8,161
Printing & Binding	46	111	39	17	50	41	-	-	-	-	-	-	306
Legal Advertising	94	185	-	105	94	-	-	-	-	-	-	-	477
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	1	1	1	0	1	1	-	-	-	-	-	-	4
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 35,736	\$ 8,571	\$ 21,922	\$ 9,513	\$ 9,024	\$ 9,215	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 93,981

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	\$ 1,119	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,129
Electric	3,224	3,147	7,186	3,380	3,251	2,958	-	-	-	-	-	-	23,146
Water/Sewer/Irrigation	2,418	2,689	22,991	2,810	3,297	16,941	-	-	-	-	-	-	51,145
Gas	219	115	43	163	191	189	-	-	-	-	-	-	920
Trash Removal	1,015	648	645	633	623	630	-	-	-	-	-	-	4,193
Security													
Security Monitoring	111	111	111	111	111	111	-	-	-	-	-	-	666
Gate Monitoring	2,153	2,457	64	4,817	2,489	2,457	-	-	-	-	-	-	14,435
Gate Repairs	-	-	-	-	225	250	-	-	-	-	-	-	475
Access Cards	-	-	389	-	1,200	-	-	-	-	-	-	-	1,589
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	7,154	-	-	-	-	-	-	42,926
Facility Attendant	2,602	4,025	2,541	2,192	1,940	2,505	-	-	-	-	-	-	15,805
Pool Attendants	-	-	-	-	-	4,283	-	-	-	-	-	-	4,283
Canoe Launch Attendant	60	-	-	40	-	-	-	-	-	-	-	-	100
Snack Bar Attendant	-	-	-	-	-	-	-	-	-	-	-	-	-
Field Management / Admin	5,417	5,417	5,417	5,417	5,417	5,417	-	-	-	-	-	-	32,500
Pool Maintenance	1,298	1,610	1,298	1,363	1,363	1,363	-	-	-	-	-	-	8,295
Pool Chemicals	1,946	1,946	1,946	2,101	2,101	2,101	-	-	-	-	-	-	12,140
Janitorial	2,620	1,899	1,722	1,714	1,636	1,398	-	-	-	-	-	-	10,989
Facility Maintenance	15,025	7,898	14,800	8,536	1,047	11,816	-	-	-	-	-	-	59,122
Private Event Attendant	336	281	549	730	270	398	-	-	-	-	-	-	2,563
Repairs & Maintenance	15,745	3,278	3,386	2,394	385	3,962	-	-	-	-	-	-	29,150
New Capital Projects	-	-	-	-	-	-	-	-	-	-	-	-	-
Snack Bar Inventory -CGS	-	-	-	-	49	-	-	-	-	-	-	-	49
Food Service License	-	-	-	-	-	-	-	-	-	-	-	-	-
Subscriptions	249	249	297	294	285	291	-	-	-	-	-	-	1,665
Pest Control	219	219	219	226	226	226	-	-	-	-	-	-	1,336
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	8,248	-	-	-	-	-	-	21,110
Holiday Decorations	14,615	4,906	581	-	-	-	-	-	-	-	-	-	20,102
Fitness Center Repairs/Supplies	723	525	280	21	452	635	-	-	-	-	-	-	2,636
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	\$ 37,733	\$ 74,451	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 447,869

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	2,074	-	-	-	-	-	-	15,503
Landscape Maintenance	42,375	42,375	42,375	42,375	42,375	42,375	-	-	-	-	-	-	254,250
Landscape Contingency	-	945	-	18,265	-	45	-	-	-	-	-	-	19,255
Lake Maintenance	1,769	1,769	1,769	1,769	1,769	1,769	-	-	-	-	-	-	10,615
Grounds Maintenance	4,914	2,145	903	1,375	278	1,404	-	-	-	-	-	-	11,019
Pump Repairs	270	4,250	-	2,564	15,775	1,450	-	-	-	-	-	-	24,309
Streetlighting	4,777	4,777	4,777	4,679	8,546	5,380	-	-	-	-	-	-	32,936
Streetlight Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Storm Cleanup	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	-	2,613	-	5,754	2,878	905	-	-	-	-	-	-	12,150
Miscellaneous	-	-	-	1,100	-	1,300	-	-	-	-	-	-	2,400
Contingency	-	-	-	1,100	-	9,182	-	-	-	-	-	-	10,282
Subtotal Ground Maintenance Expenditures	\$ 56,763	\$ 61,726	\$ 52,404	\$ 82,016	\$ 73,927	\$ 65,884	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 392,719
Total Operations & Maintenance	\$ 206,800	\$ 116,690	\$ 130,108	\$ 134,994	\$ 111,660	\$ 140,335	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 840,588
Total Expenditures	\$ 242,536	\$ 125,262	\$ 152,030	\$ 144,507	\$ 120,684	\$ 149,550	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 934,569
Excess (Deficiency) of Revenues over Expenditures	\$ (239,628)	\$ (43,969)	\$ 62,555	\$ 834,186	\$ 142,030	\$ (115,297)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 639,878
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	\$ 161,431	\$ (115,297)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 659,279

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	141,587
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	195,134
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	82,126
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	39,933
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	141,684
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		
3/7/24	2470-2483	\$40,669.75
3/12/24	2484-2502	62,365.94
3/14/24	2503-2504	11,417.00
3/19/24	2505-2506	343.84
3/22/24	2507	11,560.00
3/26/24	2508-2509	13,290.45
TOTAL		\$139,646.98
Autopayments		
3/1/24	AT&T	\$69.55
3/1/24	TECO	\$137.33
3/4/24	Wellbeats	\$249.00
3/5/24	Florida National Gas	\$51.69
3/8/24	Republic Services	\$629.75
3/18/24	St Johns County Utility Dept	\$3,650.36
3/20/24	AT&T	\$85.60
3/21/24	Comcast	\$894.70
3/28/24	FPL	\$10,411.47
3/29/24	WF Bus Credit - Rich Gray	\$93.17
3/29/24	WF Bus Credit - Jennifer Clark-Erickson	\$1,219.06
Total Paid Electronically		\$17,491.68
Total General Fund		\$157,138.66

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/07/24	00174	3/04/24	12142024	202403 320-57200-49400		SANTA FOR CHRISTMAS2024 ANTHONY PISELLI	*	900.00	900.00	002470
3/07/24	00038	2/15/24	329830	202402 320-57200-45400		CELLULAR FIRE MONITORING ATLANTIC SECURITY	*	110.95	110.95	002471
3/07/24	00036	3/23/24	01122024	202403 320-57200-49400		80'S DJ/GAMES/ETC.	*	800.00		
		3/23/24	01122024	202403 320-57200-49400		LIGHTS,FOG,DECOR ITEMS	*	800.00		
		3/23/24	01122024	202403 320-57200-49400		SETUP & TAKEDOWN (ONSITE)	*	225.00		
		3/23/24	01122024	202403 320-57200-49400		PHOTO BOOTH BOUNCERS,SLIDES, AND MORE INC	*	450.00	2,275.00	002472
3/07/24	00187	2/28/24	24145	202402 320-53800-45007		ENTRANCE BORE REPAIR DOBSON ELECTRIC INC	*	8,725.00	8,725.00	002473
3/07/24	00114	2/28/24	738083	202402 320-57200-45410		ADD RES OF 1.31.24 HIDDEN EYES LLC DBA ENVERA SYSTEMS	*	64.00	64.00	002474
3/07/24	00114	3/01/24	738520	202403 320-57200-45410		GATE MONITOR 4/01-4/30/24 HIDDEN EYES LLC DBA ENVERA SYSTEMS	*	2,456.54	2,456.54	002475
3/07/24	00045	1/28/24	81869	202312 320-53800-45005		DEC. LAKE MAINTENANCE FUTURE HORIZONS, INC.	*	1,769.14	1,769.14	002476
3/07/24	00045	2/29/24	82746	202402 320-53800-45005		FEB. LAKE MAINTENACE FUTURE HORIZONS, INC.	*	1,769.14	1,769.14	002477
3/07/24	00001	3/01/24	110	202403 310-51300-34000		MAR. MGMT FEES	*	4,601.67		
		3/01/24	110	202403 310-51300-35300		MAR. WEBSITE ADMIN.	*	100.00		
		3/01/24	110	202403 310-51300-35100		MAR. INFORMATON TECH	*	139.58		
		3/01/24	110	202403 310-51300-31600		MAR. DISSEMINATION SRVCS	*	1,104.17		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		3/01/24	110	202403 310-51300-51000		OFFICE SUPPLIES	*	.57		
		3/01/24	110	202403 310-51300-42000		POSTAGE	*	133.38		
		3/01/24	110	202403 310-51300-42500		COPIES	*	41.40		
		3/01/24	110	202403 310-51300-41000		TELEPHONE	*	33.22		
									6,153.99	002478

3/07/24	00047	2/27/24	25212	202402 310-51300-31200		ARB SE2019 FYE 1/31/24	*	600.00		
									600.00	002479

3/07/24	00186	3/01/24	243329	202403 320-57200-45507		MAR. JANITORIAL SERVICES	*	1,301.00		
									1,301.00	002480

3/07/24	00178	2/29/24	3355856	202401 310-51300-31500		JAN GENERAL COUNSEL	*	1,749.07		
									1,749.07	002481

3/07/24	00020	3/01/24	286	202403 320-57200-45504		FIELD MGMT/ADMIN	*	5,416.67		
		3/01/24	286	202403 320-57200-45500		FACILITY MANAGEMENT	*	7,154.25		
									12,570.92	002482

3/07/24	00148	2/26/24	24356	202402 320-57200-45420		GATE REPAIRS	*	225.00		
									225.00	002483

3/12/24	00162	3/01/24	5377	202403 320-57200-45506		POOL CHEMICALS	*	2,101.20		
									2,101.20	002484

3/12/24	00162	3/01/24	5378	202403 320-57200-45505		POOL MAINTENANCE	*	1,362.90		
									1,362.90	002485

3/12/24	00162	3/11/24	5419	202403 320-57200-44200		FLOAT TRAY REPAIR & REPLC	*	364.00		
									364.00	002486

3/12/24	00065	3/07/24	11173	202403 320-53800-45004		ANNUAL BACKFLOW TESTING	*	45.00		
									45.00	002487

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 #
3/12/24	00005	3/01/24	212714	202402	310	51300	31100		FEB ENGINEERING SERVICES	*	1,443.75		
									ENGLAND THIMS & MILLER, INC			1,443.75	002488
3/12/24	00114	2/13/24	00076748	202402	300	13100	10200		VANDALISM KIOSK/LIGHTPOLE	*	245.00		
									HIDDEN EYES LLC DBA ENVERA SYSTEMS			245.00	002489
3/12/24	00020	2/29/24	288	202402	320	57200	45510		FACILITY ASSISTANT - FEB	*	1,939.80		
									RIVERSIDE MANAGEMENT SERVICES			1,939.80	002490
3/12/24	00020	2/29/24	289	202402	320	57200	45509		PVT EVENT ASSISTANT - FEB	*	269.51		
									RIVERSIDE MANAGEMENT SERVICES			269.51	002491
3/12/24	00020	2/29/24	290	202402	320	57200	49400		SPECIAL EVENT ASSTISTANT	*	901.53		
									RIVERSIDE MANAGEMENT SERVICES			901.53	002492
3/12/24	00020	3/08/24	291	202403	320	53800	45011		SPLASH PARK REAPIRS	*	5,300.00		
									RIVERSIDE MANAGEMENT SERVICES			5,300.00	002493
3/12/24	00048	3/11/24	106257	202403	320	57200	44207		BELT	*	49.30		
		3/11/24	106257	202403	320	57200	44207		MOTOR/MAIN DRIVE	*	535.95		
		3/11/24	106257	202403	320	57200	44207		SHIPPING	*	50.00		
									SOUTHEAST FITNESS REPAIR			635.25	002494
3/12/24	00171	3/05/24	003	202403	320	57200	49400		4/13 COOKING CLASS	*	1,200.00		
									DEAN CHASE DBA THE GROOVY LADLE			1,200.00	002495
3/12/24	00087	2/21/24	1110561	202402	320	57200	45508		ANN.SPRINKLE INSP./ALARM	*	400.00		
									WAYNE AUTOMATIC FIRE SPRINKLERS INC			400.00	002496
3/12/24	00040	3/05/24	667328	202402	320	53800	45009		REPAIRS - TENNIS COURTS	*	579.50		
									YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC			579.50	002497
3/12/24	00040	3/05/24	667329	202402	320	53800	45009		REPAIRS - POOL CONTROLLER	*	1,119.50		
									YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC			1,119.50	002498

MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
3/12/24	00040	3/05/24 667330	202402 320-53800-45009	REPAIRS - CONTROLLER C YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC	*	579.50	579.50 002499
3/12/24	00040	3/05/24 667326	202403 320-53800-45009	REPAIR - 2 WIRE FAILURE YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC	*	905.00	905.00 002500
3/12/24	00040	3/05/24 667327	202402 320-53800-45009	REPAIRS - ENTRANCE TIMER YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC	*	599.50	599.50 002501
3/12/24	00040	3/11/24 669167	202403 320-53800-45003	MAR. LANDSCAPE MAINTENACE YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC	*	42,375.00	42,375.00 002502
3/14/24	00049	2/14/24 CFR 56 R	202403 300-13100-10100	REQ 144 SIGNAGE INV 1906 HARBINGER	*	9,805.00	9,805.00 002503
3/14/24	00122	2/14/24 CFR 56 R	202403 300-13100-10100	REQ 145 SMITH MANUS BAL MEADOW VIEW AT TWIN CREEKS CDD	*	1,612.00	1,612.00 002504
3/19/24	00153	3/12/24 6269645	202402 310-51300-48000	2/15 MEETING #9784208 GANNETT MEDIA CORP DBA GANNETT FL	*	93.84	93.84 002505
3/19/24	00148	3/13/24 24545	202403 320-57200-45420	GATE REPAIR - EXIT LOOP THE GATE STORE, INC.	*	250.00	250.00 002506
3/22/24	00190	11/15/23 CFR #14	202403 300-13100-10101	BOND #EACX4028403 ACRISURE LLC	*	11,560.00	11,560.00 002507
3/26/24	00098	12/18/23 03252024	202403 320-57200-45911	186 RIPPLE RD DOG PARK ST JOHNS COUNTY UTILITY DEPARTMENT	*	10,241.66	10,241.66 002508
3/26/24	00098	12/18/23 03252024	202403 320-57200-45911	551 WHIRLWIND PL MAILBOX ST JOHNS COUNTY UTILITY DEPARTMENT	*	3,048.79	3,048.79 002509

TOTAL FOR BANK A 139,646.98

MVTP MEADOW VIEW TP BPEREGRINO

AP300R
*** CHECK NOS. 002470-002509

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
MEADOW VIEW @ TWIN CREEKS GF
BANK A MEADOW VIEW-GENERAL

RUN 5/08/24

PAGE 5

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
---------------	-------	-----------------------------------	--	-------------	--------	--------	----------------------------

TOTAL FOR REGISTER 139,646.98

MVTP MEADOW VIEW TP BPEREGRINO

The Santa Anthony

Anthony Piselli
 1301 Royal Troon Lane
 Saint Augustine, FL 32086
 Phone: 203.809.4411

DATE: December 14, 2024

INVOICE # 12142024

FOR: Jennifer Clark-Erickson

BILL TO: **Beacon Lake Amenity Ma
 850 Beacon Lake Parkway
 St. Augustine, Florida 32084**

DESCRIPTION	AMOUNT
Santa Visit 3hrs	\$900.00
1 320 57200 49400 special events approved 3.4.2024 jen erickson	
	<p style="text-align: right;"><i>SUBTOTAL</i> \$ 900.00</p> <p style="text-align: right;"><i>TAX RATE</i> 0.00%</p> <p style="text-align: right;"><i>SALES TAX</i> -</p> <p style="text-align: right;"><i>OTHER</i> -</p> <p style="text-align: right;"><i>TOTAL</i> \$ 900.00</p>

Make Checks Payable to: Anthony Piselli

THANK YOU FOR YOUR BUSINESS!



SMARTHOME.BIZ
SMART HOME SPECIALISTS

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

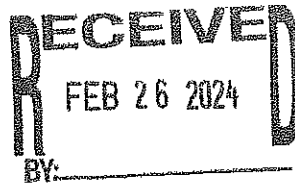
PLEASE PAY BY	AMOUNT	INVOICE DATE
03/07/2024	\$110.95	02/15/2024

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

INVOICE NO. 329830

1 320 57200 45410 gate monitoring
approved Jen erickson 2.26.2024

Site: 850 Beacon Lakes Pkwy St
Augustine
Site Address: 850 Beacon Lakes Pkwy
St Augustine FL 32092
Period: 03/01/2024 to 03/31/2024
Recurring No.: 4197
Job Name:
Order No.:



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
03/07/2024	\$110.95	02/15/2024

INVOICE NO. 329830

How To Pay

INVOICE NO. 329830



Credit Card (MasterCard, Visa, Amex)

Please add billing zip if not same as address above.

Credit Card No.

16 digit credit card number input boxes

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: 03/07/2024

AMOUNT DUE: \$110.95

Please Reference: 329830



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

Invoice

Date: JMarch 123rd 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 49440 special events
 approved 3.5.2024 jen erickson

	<u>Description</u>	<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>Subtotal</u>	<u>Extended</u>
1	80's DJ/Games/etc.	1	\$1,000.00	20%	\$800.00	\$800.00
2	Lights, Fog, Décor Items	1	\$1,000.00	20%	\$800.00	\$800.00
3	Setup and take down (onsite presence)	3	\$75.00	n/a	\$75.00	\$225.00
4	Photo Booth	1	\$600.00	25%	\$450.00	\$450.00
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
<u>Comments:</u>		Subtotal				\$2,275.00
		Sales Tax (0.0%)				\$0.00
		Total				\$2,275.00

Invoice

Remit To

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

Date	Invoice #
2/28/2024	24145

Bill To

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

Location

Beacon Lakes
 45 Beacon Lake Pkwy
 St Augustine, FL 32095

DEI No.	P.O. No.	Terms
24051		Due on receipt

Quantity	Description	Rate	Amount
	TASK: Entrance Bore per proposal Labor performed 2/19, 2/20/2024 Directional bore 1-2" PVC conduit from the existing pad mount transformer to the well meter Supply and install new 4/0 aluminum wire TOTAL COST \$8,725 Coordination with FPL is included Permit is included	8,725.00	8,725.00

We appreciate your prompt payment.

Payments/Credits \$0.00

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

Balance Due \$8,725.00

Envera

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

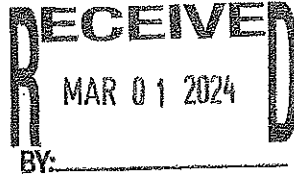
1 320 57200 45410 gate monitoring
approved jen erickson 3.1.2024

Invoice	
Invoice Number 738520	Date 03/01/2024
Customer Number 300380	Due Date 04/01/2024

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Meadow View at Twin Creeks CDD	300380		03/01/2024	04/01/2024

Quantity	Description	Months	Rate	Amount
<i>2358 - Gate Access - Meadow View at Twin Creeks CDD</i>		<i>Saint Augustine, FL</i>		
1.00	Envera Kiosk System 04/01/2024 - 04/30/2024	1.00	\$500.00	\$500.00
1.00	Data Management 04/01/2024 - 04/30/2024	1.00	\$150.00	\$150.00
1.00	Service & Maintenance 04/01/2024 - 04/30/2024	1.00	\$334.54	\$334.54
1.00	Virtual Gate Guard Monitoring 04/01/2024 - 04/30/2024	1.00	\$1,472.00	\$1,472.00
Subtotal:				\$2456.54
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$2456.54



Date	Invoice #	Description	Amount	Balance Due
3/1/2024	738520	Monitoring Services	\$2456.54	\$2456.54

Envera

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

Invoice	
Invoice Number 738520	Date 03/01/2024
Customer Number 300380	Due Date 04/01/2024

Net Due: \$2,456.54
Amount Enclosed: _____

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

RECEIVED

Envera
PO Box 2086
Hicksville, NY 11802

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

INVOICE

Invoice Number: 81869
 Invoice Date: Dec 29, 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	12/14/23	1/28/24

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in December 14, 2023 Approved Lake Maintenance 001.320.53800.45005 Rich Gray	1,769.14	1,769.14
RECEIVED				
FEB 29 2024				
BY: _____				
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.

Future Horizons, Inc

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

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

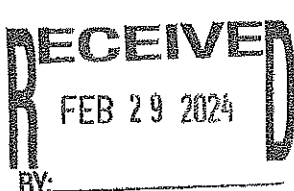
INVOICE

Invoice Number: 82746
 Invoice Date: Feb 29, 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	2/6/24	3/30/24

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in February 2024 Approved Lake Maintenance 001.320.53800.45005 Rich Gray <div style="text-align: center;">  </div>	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 #: 110
Invoice Date: 3/1/24
Due Date: 3/1/24
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 -March 2024		4,601.67	4,601.67
Website Administration -March 2024		100.00	100.00
Information Technology - March 2024		139.58	139.58
Dissemination Agent Services - March 2024		1,104.17	1,104.17
Office Supplies		0.57	0.57
Postage		133.38	133.38
Copies		41.40	41.40
Telephone		33.22	33.22

RECEIVED
MAR 05 2024
BY: _____

Total	\$6,153.99
Payments/Credits	\$0.00
Balance Due	\$6,153.99

Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 25212
Date 02/27/2024

SERVICE	AMOUNT
Project: Arbitrage - Series 2019 FYE 1/31/24 Arbitrage Services	\$ <u>600.00</u>
Subtotal:	<u>600.00</u>
Total	600.00
Current Amount Due	\$ <u>600.00</u>

RECEIVED
 FEB 27 2024
 BY: _____

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

Payment due upon receipt.



HIGH TECH

COMMERCIAL CLEANING

Invoice	
Date	Invoice #
3/1/2024	243329

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
	FEE FOR JANITORIAL SERVICE: Month of March 2024 Meadow View at Twin Creeks CDD 850 Beacon Lake Pkwy St Augustine, FL 32095 FL DR-14 85-8017121617C-7 exp 11/30/2026 Billing on behalf of High Tech Commercial Cleaning franchisee, Patrick Cheatham 1 320 57200 45507 janitorial approved jen nerickson 2.20.2024	1,301.00	1,301.00
Thank you for your business.		Total	\$1,301.00

RECEIVED
FEB 20 2024
BY: _____

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 29, 2024

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157



A/C # 24690470

Reference: Invoice No. 3355856

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. 3355856
35723-1

Re: General Counsel

For Professional Legal Services Rendered

01/04/24	K. Buchanan	0.30	100.50	Review tentative agenda and confer with district manager
01/06/24	L. Whelan	0.30	115.50	Monitor legislative process relating to matters impacting special districts
01/18/24	K. Buchanan	3.50	1,172.50	Prepare for and attend board meeting
01/22/24	K. Buchanan	0.30	100.50	Perform meeting follow up
01/23/24	J. Gillis	0.40	76.00	Review and revise Grau engagement letter and confer with staff regarding same
01/24/24	J. Gillis	0.20	38.00	Review board supervisor terms and 2024 election dates and deadlines and update elections tracking chart
TOTAL HOURS		5.00		

KUTAK ROCK LLP

Meadow View at Twin Creeks CDD

February 29, 2024

Client Matter No. 35723-1

Invoice No. 3355856

Page 2

TOTAL FOR SERVICES RENDERED \$1,603.00

DISBURSEMENTS

Meals 11.20

Travel Expenses 134.87

TOTAL DISBURSEMENTS 146.07

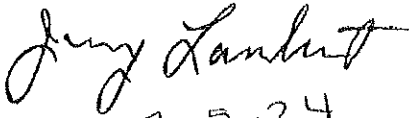
TOTAL CURRENT AMOUNT DUE \$1,749.07

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

Invoice

Invoice #: 286
Invoice Date: 3/1/2024
Due Date: 3/1/2024
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 - March 2024		5,416.67	5,416.67
1.320.57200.45500 - Facility Management - Meadow View - March 2024		7,154.25	7,154.25
 3-5-24			

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



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

Invoice

DATE	INVOICE NO.
2/26/2024	24356

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

SHIP TO

P.O. NO.	TERMS	DUE DATE	REP	SHIP DATE	SHIP VIA	FOB	PROJECT
	net-15	3/12/2024	ML	2/26/2024			

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
Labor	To check exit gates reported not closing. Found the exit loop sensor module had tripped. Reset the loop module and checked it, working properly. gates are now closing properly. This includes all travel time on 13 FEB 2024.	2.5	90.00	225.00
RECEIVED FEB 26 2024 BY: _____ 1 320 57200 45420 gate repairs approved jen erickson 2.26.2024				

Thank You For Being Our Customer	Subtotal	\$225.00
	Sales Tax (6.5%)	\$0.00
	Total	\$225.00
	Payments/Credits	\$0.00
	Balance Due	\$225.00



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)	03/01/2024	5377	\$2,101.20
850 Beacon Lake Parkway St. Augustine, FL 32095	Due Date 03/31/2024	Reference Monthly Chemical Only Srvc.-850 Beacon Lake Pkwy	

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

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)	03/01/2024	5378	\$1,362.90
850 Beacon Lake Parkway St. Augustine, FL 32095	Due Date 03/31/2024	Reference 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 week of	\$1,362.90	1	\$1,362.90

Thanksgiving and Christmas annually, however we guarantee atleast 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
CPC1459355
9048684660
172 Stokes Landing Rd.
Saint Augustine, FL 32095

Billed To
Meadow View at Twin Creeks CDD
(Beacon Lakes)
850 Beacon Lake Parkway
St. Augustine, FL 32095

Date of Issue
03/11/2024

Due Date
03/21/2024

Invoice Number
5419

Reference
auto fill-3/11

Amount Due (USD)
\$364.00

Description	Rate	Qty	Line Total
Float tray for fresh water auto fill	\$189.00	1	\$189.00
Labor to install above listed item	\$175.00	1	\$175.00
	Subtotal		364.00
	Tax		0.00
	Total		364.00
	Amount Paid		0.00
	Amount Due (USD)		\$364.00

Terms
Net 10

Bob's Backflow & Plumbing Services

4640 Subchaser Ct., Ste 113
Jacksonville, FL 32244

Invoice

11173
Invoice Date
3/7/2024

Bill To
Meadow View at Twin Creeks CDD 850 Beacon Lake Pkwy Jacksonville, FL 32095

Job Location
Lakeside Park 35 Loosestrife way Saint Augustine, FL 32095

Bob's Backflow & Plumbing Services
4640 Subchaser Ct., Ste 113
Jacksonville, FL 32244

Phone # (904) 268-8009 Fax # (904) 292-4403

P.O. Number	Terms	Due Date
	Net 30	4/6/2024

Serviced	Description	Quantity	Price Each	Amount
3/5/2024	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider Irrigation: 1" Wilkins 975XL2 serial# ABS0942 - Passed	1	45.00	45.00

Total	\$45.00
Payments/Credits	\$0.00
Balance Due	\$45.00

Thank you for your business. We appreciate your prompt payment.
Please make checks payable to Bob's Backflow and include your invoice number.



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

March 01, 2024

Invoice No: 212714

Total This Invoice \$1,443.75

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 distribute February Requisitions. Update and add as team sent additional requisitions for review from WON and others.

Review multiple emails for Dock at Lot 106 and calls with team to discuss.

Meeting Online for the CDD

Review WON Pay Apps

Professional Services rendered through February 24, 2024

Phase 1. General Consulting Engineering Services

Labor

		Hours	Rate	Amount
Senior Engineer/Senior Project Manager				
Lockwood, Scott	2/3/2024	1.25	215.00	268.75
Lockwood, Scott	2/10/2024	1.50	215.00	322.50
Lockwood, Scott	2/17/2024	2.75	215.00	591.25
Administrative Support				
Blair, Shelley	2/10/2024	1.25	95.00	118.75
Blair, Shelley	2/17/2024	1.00	95.00	95.00
Blair, Shelley	2/24/2024	.50	95.00	47.50
Totals		8.25		1,443.75
Total Labor				1,443.75

Billing Limits	Current	Prior	To-Date
Total Billings	1,443.75	4,306.25	5,750.00
Limit			15,000.00
Remaining			9,250.00

Total this Phase \$1,443.75

Phase XP. Expenses

Total this Phase 0.00

Total This Invoice \$1,443.75



Please remit to: Envera Systems
 PO Box 2086
 Hicksville, NY 11802

Invoice Number 00076748
 Ticket Number 04103615

Completed Date 2/13/2024
 Payment Amount \$245.00

Account & Contact Information

Account Meadow View at Twin Creeks CDD - Beacon Lake HOA - St. Augustine Legal Name of Entity Meadow View at Twin Creeks Community Development District
 Billing Address 850 Beacon Lake Pkwy St. Augustine, 32095 United States

Work Details

Subject Meadow View at Twin Creeks - Main - Vis Entry - Gate Strike Root Cause Vandalism/Accident
 Address 850 BEACON LAKE PKWAY St Augustine, Florida 32095 United States Time on Site 0.50

Work Performed

Description Reported: On 2/12 at 19:32 a vehicle enter the community and strike the kiosk and light pole. The kiosk and the gate currently functioning normally. Community is requesting tech to visit and assessing the situation on site, to determine equipment that may need to be replaced.

Steps taken: please contact Rich Gray (904-759-8890) when onsite.

Work Performed Checked in with onsite personnel;Cleaned equipment;Performed system test- Fail;Return trip to be scheduled;Coordination with Community required;Additional technician required

The following parts and material were included above as part of this work order's line item detail. They are broken out in this section for quick reference.

Parts & Material

Manufacturer Product Code	Product Code	Product Name	Quantity Consumed	Unit Price	Consumed Cost
	TRIP CHARGE	TRIP CHARGE	1.00	\$60.00	\$60.00
	Service Labor	SERVICE	1.00	\$185.00	\$185.00

Subtotal \$245.00
 Tax Rate 0.00%
 Tax Amount \$0.00
 Grand Total \$245.00

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

Invoice

Invoice #: 288
Invoice Date: 2/29/2024
Due Date: 2/29/2024
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 February 2024 001.320.57200.45510	73.2	26.50	1,939.80
<i>Jerry Lambert</i> 3-7-24			
Total			\$1,939.80
Payments/Credits			\$0.00
Balance Due			\$1,939.80

MVTC CDD
ASSISTANT MANAGER INVOICE DETAIL

Quantity	Description	Rate	Amount
73.2	Assistant Manager Covers February 2024	\$ 26.50	\$ 1,939.80
	TOTAL DUE:		<u>\$ 1,939.80</u>

Facility Management 001.320.57200.45510

MEADOW VIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT
 ASSISTANT MANAGER BILLABLE HOURS
 THROUGH FEBRUARY 2024

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
2/1/24	2.25	E.W.	Facility Assistant
2/2/24	2	E.W.	Facility Assistant
2/5/24	10.25	E.W.	Facility Assistant
2/6/24	2.18	E.W.	Facility Assistant
2/7/24	2.25	E.W.	Facility Assistant
2/8/24	3	E.W.	Facility Assistant
2/10/24	2.25	E.W.	Facility Assistant
2/11/24	2.25	E.W.	Facility Assistant
2/12/24	2.25	E.W.	Facility Assistant
2/13/24	2.27	E.W.	Facility Assistant
2/14/24	2.23	E.W.	Facility Assistant
2/15/24	10.25	E.W.	Facility Assistant
2/18/24	2.27	E.W.	Facility Assistant
2/19/24	4.75	E.W.	Facility Assistant
2/20/24	2.25	E.W.	Facility Assistant
2/21/24	4	E.W.	Facility Assistant
2/22/24	3	E.W.	Facility Assistant
2/24/24	2.25	E.W.	Facility Assistant
2/25/24	2.25	E.W.	Facility Assistant
2/26/24	2.25	E.W.	Facility Assistant
2/27/24	2.25	E.W.	Facility Assistant
2/28/24	2.25	E.W.	Facility Assistant
2/29/24	2.25	E.W.	Facility Assistant
TOTAL	<u>73.2</u>		

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

Invoice

Invoice #: 289
Invoice Date: 2/29/2024
Due Date: 2/29/2024
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
Private Event Assistant through February 2024 1.320.51200.45509	10.17	26.50	269.51
<i>Jerry Lambert</i> 3-7-24			
Total			\$269.51
Payments/Credits			\$0.00
Balance Due			\$269.51

MVTC CDD

PRIVATE EVENT ATTENDANT INVOICE DETAIL

Quantity	Description	Rate	Amount
10.17	Private Event Attendant Covers February 2024	\$ 26.50	\$ 269.51
	TOTAL DUE:		<u>\$ 269.51</u>

Private Event Attendant 1.320.57200.45509

MEADOW VIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT
PRIVATE EVENT ATTENDANT BILLABLE HOURS
THROUGH FEBRUARY 2024

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
2/10/24	4.92	E.W.	Private Event Attendant
2/25/24	5.25	E.W.	Private Event Attendant
TOTAL	<u>10.17</u>		

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

Invoice

Invoice #: 290
Invoice Date: 2/29/2024
Due Date: 2/29/2024
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 February 2024 1,320.57200.49400	34.02	26.50	901.53
<i>Jerry Lambert</i> 3-7-24			
Total			\$901.53
Payments/Credits			\$0.00
Balance Due			\$901.53

MVTC CDD

SPECIAL EVENT ASSISTANT INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
34.02	Special Event Assistant Covers February 2024	\$ 26.50	\$ 901.53
	TOTAL DUE:		<u>\$ 901.53</u>

Special Event Assistant 1.320.57200.49400

MEADOW VIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL EVENT ASSISTANT BILLABLE HOURS
THROUGH FEBRUARY 2024

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
2/2/24	3.75	E.W.	Special Event - Food Truck Friday
2/9/24	3.75	E.W.	Special Event - Food Truck Friday
2/16/24	3.67	J.W.	Special Event - Food Truck Friday
2/17/24	5.75	N.C.	Special Event - Paint Night
2/17/24	5.35	E.W.	Special Event - Paint Night
2/23/24	3.75	E.W.	Special Event - Food Truck Friday
2/24/24	8	E.W.	Special Event - Klds Paint Day
TOTAL	<u>34.02</u>		

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

Invoice

Invoice #: 291
Invoice Date: 3/8/2024
Due Date: 3/8/2024
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
Install new pillow top bearing for proper operation and grease. Remove all ropes and netting. Apply a chemical drench, wash and reinstall. Replace (4) 1/2 yellow spray tube features. Install new dump ropes for overhead dumping feature. Pressure wash entire structure, repaint white railing and concrete footers.		5,300.00	5,300.00
		Total	\$5,300.00
		Payments/Credits	\$0.00
		Balance Due	\$5,300.00

MEADOW VIEW AT TWIN CREEKS CDD
RIVERSIDE MANAGEMENT SERVICES, INC.
INVOICE DETAIL

<u>Description</u>	<u>Amount</u>
Install new pillow top bearing for proper operation and grease. Remove all ropes and netting. Apply a chemical drench, wash and reinstall. Replace (4) 1/2 yellow spray tubes features. Install new dump ropes for overhead dumping feature. Pressure wash entire structure, repaint white railing and concrete footers.	\$ 5,300.00
TOTAL DUE:	<u>\$ 5,300.00</u>



Southeast Fitness Repair
 14476 Duval Place West #208
 Jacksonville, FL 32218
 (904) 683-1439

**Parts Deposit Invoice
 #106257**

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

Parts Deposit Invoice

Service Location Information

Account	[101093] Meadow View At Twin Creeks A.K.A Beacon Lake	Service Contact	Marc or Denise
		Main Number	(904) 217-3052
		Mobile Number	(904) 316-9279
		Email	Beaconmanager@Rmsnf.Com

Visit Information

Duration	01:00	Commitment	None
Start/Stop	Not Available		
* Assignments	Unassigned		

Service Information

Services	Price
Repair - Parts at Shop	\$0.00
Life Fitness ~Equipment Type: treadmill ~Model Num: 95T ~S/N: AST175920 Replace: Drive Motor and Poly Belt.	
— Product: Travel 60-160 miles w/t	\$0.00
— Product: LF - TM - BELT: POLY-V; 370J12 - 0K58-01114-0000	\$49.30
— Product: LF - TM - MOTOR: MAIN DRIVE, 230V/50HZ, W/TAPER - 0K58-01386-0004	\$535.95
— Product: Shipping	\$50.00

Subtotal:	\$635.25
Tax:	\$0.00
Total:	\$635.25

Customer Authorization Signature: _____ Date: _____

INVOICE FOR CATERING EVENTS

Date of Invoice

03/05/24

Event Date: 04/13/24

Client: Meadow View at Twin Creeks CDD

Invoice number 003

Cooking Class at Beacon Lake

Labor Cost:\$400

Food Cost: 600\$

Fee:150\$

Material (plates, utensils, napkins, cheese boards):\$50

Total:1200\$

The total cost reflects the breakdown for labor, food, Materials, and fee for my services. My commitment to the client is to provide the best customer service and food while ensuring a memorable experience for the customer. I look forward to providing great food, atmosphere and service to my customers.

Groovy Ladle LLC

Address: 228 Charlie Way Saint Augustine FL 32095



INVOICE
1110561
INVOICE DATE
02/21/2024

**MINUTES
MATTER.®**

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

Saint Augustine, FL 32095

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

Saint Augustine, FL 32095

CALL NO.	CUSTOMER NO.	P. O. NUMBER	TERMS	BRANCH
721417	MVA002		COD	11326 Distribution Ave W Jacksonville, FL 32256-2745
COMMENTS				

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE (BEFORE TAXES)
1.00	NFPA 25 Annual Sprinkler Inspection 02/19/2024	\$250.00	\$250.00
1.00	NFPA 72 Annual Alarm Inspection 02/19/2024 Taxable	\$150.00	\$150.00

Please reference invoice number on payment. Thank You!

VISA & MASTERCARD ACCEPTED

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

Questions Regarding this invoice please contact:

Name: Holly B Bartle
Phone: (904) 268 3030
Email: hbbartle@waynefire.com

SUBTOTAL:	\$400.00
SALES TAX:	\$0.00
TOTAL:	\$400.00

Remit To:

Dept # 9942
Wayne Automatic Fire Sprinklers Inc
PO Box 850001
Orlando, FL 32885-9942
Phone: (407)656-3030
Fax: (407)656-8026

1 320 57200 45508 amenities maint
approved jen erickson 3.11.2024



INVOICE

INVOICE #	INVOICE DATE
JAX 667328	3/5/2024
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: April 4, 2024

Invoice Amount: \$579.50

Description	Current Amount
February Irrigation Repairs *****Tennis Court*****	
Irrigation Repairs	\$579.50
Invoice Total	\$579.50

IN COMMERCIAL LANDSCAPING

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



YELLOWSTONE LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 667329	3/5/2024
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: April 4, 2024

Invoice Amount: \$1,119.50

Description	Current Amount
February Irrigation Repairs *****Pool Controller*****	
Irrigation Repairs	\$1,119.50

Invoice Total **\$1,119.50**

IN COMMERCIAL LANDSCAPING

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



INVOICE

INVOICE #	INVOICE DATE
JAX 667330	3/5/2024
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: April 4, 2024

Invoice Amount: \$579.50

Description	Current Amount
February Irrigation Repairs *****Controller C*****	
Irrigation Repairs	\$579.50

Invoice Total **\$579.50**

IN COMMERCIAL LANDSCAPING

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



INVOICE

INVOICE #	INVOICE DATE
JAX 667326	3/5/2024
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: April 4, 2024

Invoice Amount: \$905.00

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

Locate, troubleshoot and repair 2-wire failure

Irrigation Repairs \$905.00

Invoice Total \$905.00

IN COMMERCIAL LANDSCAPING

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



INVOICE

INVOICE #	INVOICE DATE
JAX 667327	3/5/2024
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: April 4, 2024

Invoice Amount: \$599.50

Description	Current Amount
February Irrigation Repairs *****Entrance timer*****	
Irrigation Repairs	\$599.50
Invoice Total	\$599.50

IN COMMERCIAL LANDSCAPING

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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 669167	3/11/2024
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: April 10, 2024

Invoice Amount: \$42,375.00

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

Invoice Total \$42,375.00

IN COMMERCIAL LANDSCAPING

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

Meadow View at Twin Creeks


Community Development District
Construction Phase 3B - BBX

Construction Funding Request #56
February 14, 2024

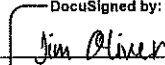
Req.	PAYEE		
144	Harbinger Phase 3 Signage - Invoice 1906	\$	9,805.00
145	Meadow View at Twin Creeks CDD Balance due on Smith Manus Invoice #LICX1211483	\$	1,612.00
Total Funding Request			\$ 11,417.00

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

DocuSigned by:


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



ACCOUNT NAME Meadow View At Twin Creeks Cdd		ACCOUNT # 764130	PAGE # 1 of 1
INVOICE # 0006269645	BILLING PERIOD Feb 1- Feb 29, 2024	PAYMENT DUE DATE March 20, 2024	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL CASH AMT DUE* \$93.84	

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.

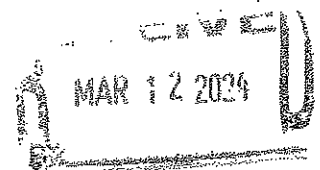
BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com **FEDERAL ID 47-2390983**

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

Date	Description	Amount
2/1/24	Balance Forward	\$104.72
2/28/24	PAYMENT - THANK YOU	-\$104.72

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
2/5/24	9784208	SAG St Augustine Record	2/15 meeting		\$93.84



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	\$93.84
Service Fee 3.99%	\$3.74
*Cash/Check/ACH Discount	-\$3.74
*Payment Amount by Cash/Check/ACH	\$93.84
Payment Amount by Credit Card	\$97.58

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Meadow View At Twin Creeks Cdd		ACCOUNT NUMBER 764130		INVOICE NUMBER 0006269645		AMOUNT PAID
CURRENT DUE \$93.84	30 DAYS PAST DUE \$0.00	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* \$93.84
REMITTANCE ADDRESS (Include Account# & Invoice# on check) Gannett Florida LocalIQ PO Box 631244 Cincinnati, OH 45263-1244				TO PAY WITH CREDIT CARD PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$97.58
To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com						

00007641300000000000000062696450000938467178

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:

02/05/2024

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 02/05/2024

Keegan Moran
Legal Clerk

M. Oliver
Notary, State of WI, County of Brown
87526

My commission expires

Publication Cost: \$93.84
Order No: 9784208 # 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 NOTICE OF BOARD OF SUPERVISORS MEETING

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, February 15, 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"). An electronic copy of the agenda 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.meadowviewattwincreeksdcd.com at least seven days prior to the meeting.

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that 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 Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by 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
#9784208; 2/5/2024



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

Invoice

DATE	INVOICE NO.
3/13/2024	24545

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

SHIP TO
1 320 57200 45420 gate repairs approved jen erickson 3.14.2024

P.O. NO.	TERMS	DUE DATE	REP	SHIP DATE	SHIP VIA	FOB	PROJECT
	net-15	3/28/2024	ML	3/13/2024			

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
Labor	To check why exit gate is not closing. Found the same issue as last time the exit loop is staying on. The loop wire is good. They are still working on the first house and maybe they are parking on the loop for a long period of time. Called the phone number of the maintenance department and left a voicemail. Spoke with Rich and sent him a video. This includes all travel time for March 11, 2024.	2.5	100.00	250.00

Thank You For Being Our Customer	Subtotal	\$250.00
	Sales Tax (6.5%)	\$0.00
	Total	\$250.00
	Payments/Credits	\$0.00
	Balance Due	\$250.00

Meadow View at Twin Creeks

Community Development District
Construction Phase 4 - Dreamfinders

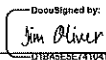
Construction Funding Request #14
November 15, 2023

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

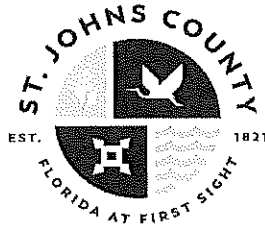
Please make check payable to:

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

SmithManus is now Acrisure LLC

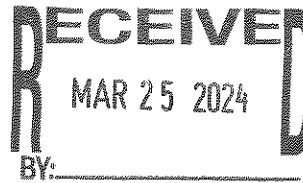


December 18, 2023

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

via email: dsimpson@bbxcapital.com

Re: Beacon Lake Ph4C
 SUBCON21-22/MODCP22-82
 Reuse Unit Connection Fees



Dear Ms. Simpson,

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

Service Address: 186 Ripple Rd – Dog Park – Reuse Meter
 EIC Calculation: $40,024\text{S.F.}/100\text{S.F.} = 400.24 \times 0.0278 = 11.126672$

Item	Unit Cost	Quantity	Cost
• Reuse Unit Connection Fees:	\$870.58	11.126672EIC	\$9,686.66
• 1" Pre-Run Reuse Meter	\$310.00	1 Ea.	\$310.00
• MXU	\$145.00	1 Ea.	\$145.00
• Deposit	\$100.00	1 Ea.	\$100.00
Total Utility Fees:			\$10,241.66

Service Address: 551 Whirlwind Pl – Mailbox Kiosks - Reuse Meter
 EIC Calculation: $10,304\text{S.F.}/100\text{S.F.} = 103.04 \times 0.0278 = 2.864512$

Item	Unit Cost	Quantity	Cost
• Reuse Unit Connection Fees:	\$870.58	2.864512EIC	\$2,493.79
• 1" Pre-Run Reuse Meter	\$310.00	1 Ea.	\$310.00
• MXU	\$145.00	1 Ea.	\$145.00
• Deposit	\$100.00	1 Ea.	\$100.00
Total Utility Fees:			\$3,048.79

Utilities

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

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

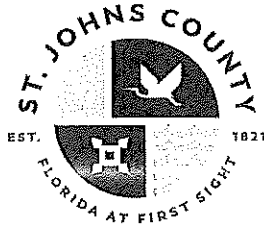
Please call the Customer Service office, 904-209-2677 to schedule a time to make payment of the above fees. Please submit the attached Commercial Account Application to utiltch@sjcfl.us

Sincerely,

Teri Shoemaker

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

cc: Ericka Brown
Enc: Commercial Account Application

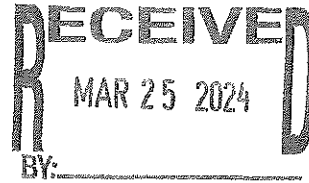


December 18, 2023

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

via email: dsimpson@bbxcapital.com

Re: Beacon Lake Ph4C
 SUBCON21-22/MODCP22-82
 Reuse Unit Connection Fees



Dear Ms. Simpson,

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

Service Address: 186 Ripple Rd – Dog Park – Reuse Meter
 EIC Calculation: $40,024S.F./100S.F. = 400.24 \times 0.0278 = 11.126672$

Item	Unit Cost	Quantity	Cost
• Reuse Unit Connection Fees:	\$870.58	11.126672EIC	\$9,686.66
• 1" Pre-Run Reuse Meter	\$310.00	1 Ea.	\$310.00
• MXU	\$145.00	1 Ea.	\$145.00
• Deposit	\$100.00	1 Ea.	\$100.00
Total Utility Fees:			\$10,241.66

Service Address: 551 Whirlwind Pl – Mailbox Kiosks – Reuse Meter
 EIC Calculation: $10,304S.F./100S.F. = 103.04 \times 0.0278 = 2.864512$

Item	Unit Cost	Quantity	Cost
• Reuse Unit Connection Fees:	\$870.58	2.864512EIC	\$2,493.79
• 1" Pre-Run Reuse Meter	\$310.00	1 Ea.	\$310.00
• MXU	\$145.00	1 Ea.	\$145.00
• Deposit	\$100.00	1 Ea.	\$100.00
Total Utility Fees:			\$3,048.79

Utilities

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

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

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

Sincerely,

Teri Shoemaker

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

cc: Ericka Brown
Enc: Commercial Account Application