

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

June 20, 2024

AGENDA

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

475 West Town Place, Suite 114

St. Augustine, Florida 32092

www.meadowviewattwincreeksbdd.com

June 13, 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, June 20, 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. Organizational Matters
 - A. Acceptance of Resignation from Danielle Simpson
 - B. Consideration of Appointing a New Supervisor to Fill the Vacancy
 - C. Oath of Office for New Supervisor
 - D. Consideration of Resolution Designating Officers
- IV. Approval of Minutes of the May 16, 2024 Meeting
- V. Ratification of Proposal from Future Horizons for Maintenance of Phase 4 Ponds
- VI. Ratification of Addendum to Yellowstone Contract for Phase 4
- VII. Consideration of Resolution 2024-04, Re-Setting the Date of the Public Hearing to Adopt the Fiscal Year 2025 Budget
- VIII. Update on Development Status
- IX. Staff Reports
 - A. District Counsel

- B. District Engineer
- C. District Manager
- D. Amenity Manager
- E. Operations Manager – Report

X. Financial Reports

- A. Financial Statements as of April 30, 2024
- B. Assessment Receipts Schedule
- C. Check Register

XI. Other Business

XII. Supervisors' Requests and Audience Comments

XIII. Next Scheduled Meeting – July 18, 2024 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095

XIV. Adjournment

THIRD ORDER OF BUSINESS

A.

June 6, 2024

via email to: joliver@gmsnf.com

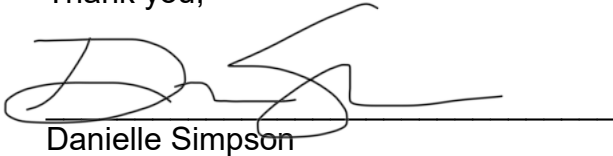
Jim Oliver
Managing Partner
Governmental Management Services, LLC
475 West Town Place, Suite 114
World Golf Village
St. Augustine, Florida 32092

RE: Resignation

Dear Mr. Oliver,

I hereby tender my resignation from Meadow View at Twin Creeks Community Development District as Supervisor.

Thank you,



Danielle Simpson

cc: BBX Capital Real Estate

D.

RESOLUTION 2024-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
MEADOW VIEW AT TWIN CREEKS COMMUNITY
DEVELOPMENT DISTRICT DESIGNATING THE
OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN
EFFECTIVE DATE.**

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

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

NOW, THEREFORE, be it resolved by the Board of Supervisors of Meadow View at Twin Creeks Community Development District:

SECTION 1. _____ is appointed Chairman.

SECTION 2. _____ is appointed Vice Chairman.

SECTION 3. Jim Oliver is appointed Secretary and Treasurer.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Darrin Mossing, Marilee Giles & Daniel Laughlin is appointed Assistant Treasurer.

Darrin Mossing, Marilee Giles & Daniel Laughlin is appointed Assistant Secretary.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 20TH DAY OF JUNE, 2024.

ATTEST

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

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

Present and constituting a quorum were:

Blaz Kovacic	Chairman
Aaron Lyman	Vice Chairman
Tyler Thors	Supervisor
Frank Arias	Supervisor

Also present were:

Jim Oliver	District Manager
Katie Buchanan	District Counsel
Daniel Sims	District Engineer
Jennifer Erickson	Amenity Manager
Emily Wright	Riverside Management Services

The following is a summary of the discussions and actions taken at the May 16, 2024 meeting.

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes of the April 18, 2024 Meeting

There were no comments on the minutes.

On MOTION by Mr. Lyman seconded by Mr. Thors with all in favor the minutes of the April 18, 2024 Board of Supervisors meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Consideration of Policy Establishing Responsibilities for Neighborhood Groups Using the District's Facilities

This item was tabled.

FIFTH ORDER OF BUSINESS

Consideration of Addendum to Yellowstone Contract for Phase 4

This item was tabled.

SIXTH ORDER OF BUSINESS

Consideration of Proposal for Summer Annual Rotation

A proposal from Yellowstone totaling \$13,005 for the summer annual rotation was included in the agenda package for the Board's review.

On MOTION by Mr. Lyman seconded by Mr. Arias with all in favor the proposal from Yellowstone for the summer annual rotation was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-03, Approving the Proposed Budget for Fiscal Year 2025 and Setting a Public Hearing Date for Adoption

Mr. Oliver presented the proposed budget and provided an overview of all the line items requiring an increase including management fees, trustee fees, onsite management staff, property insurance, the addition of a capital reserve fund and landscape expenses. The proposed increase in budget translates to a 16% increase in assessments.

On MOTION by Mr. Thors seconded by Mr. Lyman with all in favor Resolution 2024-03, approving the proposed budget for fiscal year 2025 and setting a public hearing for August 15, 2024 at 10:00 a.m. at the World Golf Village Renaissance Resort was approved.

EIGHTH ORDER OF BUSINESS

Update on Development Status

There being no updates, the next item followed.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being nothing to report, the next item followed.

B. District Engineer

Mr. Sims asked for approval to draft the annual facilities report for the District.

On MOTION by Mr. Kovacic seconded by Mr. Thors with all in favor authorizing the District Engineer to draft the annual facilities report was approved.

Mr. Sims informed the Board that West Orange Nursery put in the wrong landscaping on the Beacon Lake Parkway extension. The retainage for the project is currently being held by the engineer. Mr. Sims asked that the District put pressure on West Orange Nursery to rectify the issue as the county engineer will not approve the road as-is.

Mr. Lyman stated that West Orange Nurseries is working with the county to find out what they will and will not accept.

C. District Manager

1. Report on the Number of Registered Voters

Mr. Oliver informed the Board there are 1,739 registered voters reported to be residing within the District's boundaries as of April 15th.

2. Reminder of the Qualifying Period for the General Election

Mr. Oliver stated that two seats on the Board have terms that will expire in November, and they will be filled by the general election. The qualifying period for the seats runs from noon on June 10th through noon on June 14th. More information can be found on the St. Johns County Supervisor of Elections office www.votesjc.com. He also reminded the Board of the requirement to turn in a Form 1, which will be done electronically this year.

D. Amenity Manager

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

E. Operations Manager - Report

A copy of the operations report was included in the agenda package for the Board's review.

Mr. Arias asked if the lots for sale signs at the entrance can be removed.

Mr. Kovacic responded that he will look into what the obligations are for the home builders.

TENTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of March 31, 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 on-roll assessments are 98% collected was included in the agenda package for the Board's review.

C. Check Register

A copy of the check register totaling \$157,138.66 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.

ELEVENTH ORDER OF BUSINESS

Other Business

There being none the next item followed.

TENTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

Mr. Thors stated that Mr. Gray has received proposals from American Electrical Contracting for three of the six glare shields needed at \$185 each. Those have been put off due to the desire to wait until the county's position on the noise ordinance pertaining to pickleball courts is clear, however he feels there is a legitimate light pollution issue and tilting the lights flat to the court at 90 degrees or tilting them slightly up with the shields on that would

mitigate light pollution issues for the residents. Rich believes the shields could believe installed in-house, and it should not void the warranty given that the shields are produced by the manufacturer.

On MOTION by Mr. Thors seconded by Mr. Lyman with all in favor installing glare shields on the pickleball court lights at a cost of \$185 each was approved.

Mr. Thors stated that there are two gates at Lakeside Park that can be opened by reaching over and unlatching the gate. Additionally, nearby homeowners have noticed kids moving slats to access the park. He also noted there is not an appropriate footing for the gate that results in the gate being left open.

Mr. Oliver stated that he will get with Mr. Gray upon his return.

THIRTEENTH ORDER OF BUSINESS

**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**

FOURTEENTH ORDER OF BUSINESS**Adjournment**

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS



June 10, 2024

ADDENDUM TO CONTRACT

To: Beacon Lakes/Meadow View
 Attn: Rich Gray
 41 Loose Strife Way
 St. Augustine, Florida

rgray@rmsnf.com
 904-759-8890


We are pleased to offer you the following addendum to the Beacon Lakes contract:

Description	Price

Future Horizons, Inc. will add monthly aquatic maintenance at	\$ 515.00/mth*
Beacon Lakes (Phase 4 – 3 ponds approx. 20 acres) to the existing	\$6,180.00/annually
Beacon Lakes monthly aquatic maintenance contract.	

*This monthly price is in addition to the pricing already provided for Beacon Lakes. All other terms and conditions remain the same (schedule, plants treated, etc.)

FUTURE HORIZONS, INC.


 Chris Railing
 Vice-President, Operations and Sales

X _____

*Should legal services become necessary in collection of the outstanding debt of this contract,
 it would become the financial obligation of the proposed client.*

SIXTH ORDER OF BUSINESS



YELLOWSTONE
LANDSCAPE

Excellence
IN COMMERCIAL LANDSCAPING



Landscape Maintenance Services Proposal
prepared for

MEADOWVIEW AT TWIN CREEKS - PHASE 4 ADDENDUM

July 17, 2023



Richard Gray
Operations Manager
GMS-NF, LLC

State of



Florida



YELLOWSTONE
LANDSCAPE

Department of Agriculture and Consumer Services

Bureau of Licensing and Enforcement

CERTIFIED PEST CONTROL OPERATOR

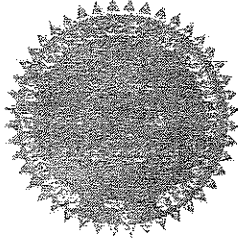
Number: JF279914

KYLE JORDAN SToudenMIRE

This is to Certify that the individual named above is a Certified Pest Control Operator and is privileged to practice

Lawn and Ornamental

*in conformity with an Act of the Legislature of the State of Florida regulating the
practice of Pest Control and imposing penalties for violations.*



*In Testimony Whereof, Witness this
signature at Tallahassee, Florida on December 18, 2018*

Sarah R. Oglesby
Chief, Bureau of Licensing and Enforcement

Adam H. Putnam

Adam H. Putnam
Commissioner of Agriculture

FDACS 13618.0601



The Florida Nursery, Growers & Landscape Association
Confers on

Bradley Poor
H9357303

The Title of
FNGLA Certified Horticulture Professional (FCHP)

Expiration Date: 03/31/2026
Certified Since: 1/25/2023

Eric Smith
Eric Smith, FNGLA President

Merry Mott
Merry Mott, FNGLA Certification Director



YELLOWSTONE
LANDSCAPE







CERTIFICATE OF LIABILITY INSURANCE

4/1/2023

DATE (MM/DD/YYYY)

7/5/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Lockton Companies 3280 Peachtree Road NE, Suite #250 Atlanta GA 30305 (404) 460-3600	CONTACT NAME: PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS:																					
INSURED 1472881 Yellowstone Landscape, Inc. and all Subsidiaries See Attached List 3235 N State Street P.O. Box 849 Bunnell FL 32110	<table border="1"><thead><tr><th colspan="2">INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr></thead><tbody><tr><td colspan="2">INSURER A : Safety National Casualty Corporation</td><td>15105</td></tr><tr><td colspan="2">INSURER B : ACE Property & Casualty Insurance Co</td><td>20699</td></tr><tr><td colspan="2">INSURER C :</td><td></td></tr><tr><td colspan="2">INSURER D :</td><td></td></tr><tr><td colspan="2">INSURER E :</td><td></td></tr><tr><td colspan="2">INSURER F :</td><td></td></tr></tbody></table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A : Safety National Casualty Corporation		15105	INSURER B : ACE Property & Casualty Insurance Co		20699	INSURER C :			INSURER D :			INSURER E :			INSURER F :		
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INSURER E :																						
INSURER F :																						

COVERAGES Main NI COI's **CERTIFICATE NUMBER:** 18692274 **REVISION NUMBER:** XXXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Pesticide & Herbicide <input checked="" type="checkbox"/> SIR: \$250,000 GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:	N	N	GL6676218	4/1/2022	4/1/2023	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 2,000,000 MED EXP (Any one person) \$ 300,000 PERSONAL & ADV INJURY \$ 10,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 \$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY	N	N	CA6676217	4/1/2022	4/1/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$ XXXXXXXX
B	<input checked="" type="checkbox"/> UMBRELLA LIAB EXCESS LIAB DED RETENTIONS	N	N	XOOG72569647	4/1/2022	4/1/2023	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$ XXXXXXXX
A	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> N	N/A	LDS4066360	4/1/2022	4/1/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

REF: Yellowstone Landscape, Inc

CERTIFICATE HOLDER

18692274
Evidence of Coverage

CANCELLATION See Attachments

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ACORD 25 (2016/03)

The ACORD name and logo are registered marks of ACORD



LANDSCAPE MAINTENANCE

Your commercial landscape is a valuable investment and retaining that value ultimately comes down to excellent landscape maintenance.

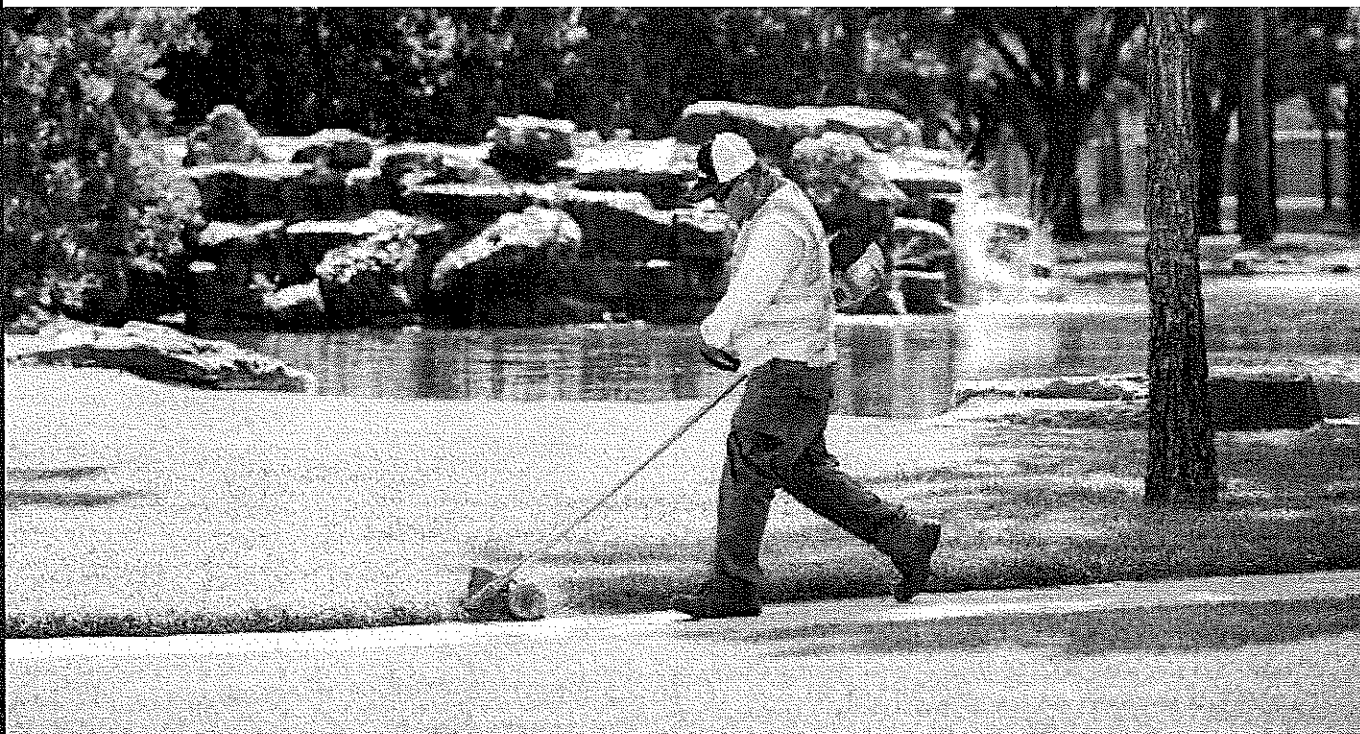
The following is a summary of the proposed scope of services to be provided. It serves as an outline, detailing the Best Practices that our company has developed in order to ensure that we provide consistent landscape maintenance services to your property and meet all the contractual specifications of your landscape maintenance agreement.

MOWING

- Schedule of mowing is determined by the type of turf being serviced and adjusted to coincide with seasonal growth rates to maintain a consistent, healthy appearance.
- Scheduled cuts missed due to inclement weather will be made up as soon as possible.
- Mower blades will be kept sharp at all times to prevent tearing of grass leaves.
- Turf growth regulators may be used to assist in maintaining a consistent and healthy appearance of the turf.
- Various mowing patterns, where applicable, will be employed to ensure the even distribution of clippings and to prevent ruts in the turf caused by mowers. Grass clippings will be left on the lawn to restore nutrients, unless excess clippings create an unsightly appearance.
- Turf will be cut to a desirable height with no more than 1/3 of the leaf blade removed during each mowing to enhance health and vigor.

EDGING & TRIMMING

- Yellowstone Landscape will neatly edge and trim around all plant beds, curbs, streets, trees, buildings, etc. to maintain shape and configuration.
- Edging equipment will be equipped with manufacturer's guards to deflect hazardous debris. All walks will be blown after edging to maintain a clean, well-groomed appearance.
- All grass runners will be removed after edging to keep mulch areas free of weeds and encroaching grass. "Hard" edging, "soft" edging and string trimming will be performed in conjunction with turf mowing operations according to the frequencies laid out on the frequency page.
- Areas mutually agreed to be inaccessible to mowing machinery will be maintained with string trimmers or chemical means, as environmental conditions permit.





DEBRIS REMOVAL

- Prior to mowing, each area will be patrolled for trash and other debris to reduce the risk of object propulsion and scattering, excluding areas concentrated with trash (e.g., dumpster zones, dock areas, and construction sites).
- Landscape debris generated on the property during landscape maintenance is the sole responsibility of Yellowstone Landscape, and will be removed no additional expense to the Client.

FERTILIZER

- Turf grass will be fertilized, as appropriate, in accordance with type using a premium turf fertilizer containing minor elements.
- Various ratios of Nitrogen, Phosphorus, and Potassium (NPK) will be utilized for different growing seasons and environmental conditions. All sidewalks, roads, curbs, and patios will be swept clean of granular fertilizer after applications to minimize staining.

INSECT, DISEASE, & WEED CONTROL

- Treatment of turf areas for damaging insect infestation or disease and weed control will be the responsibility of Yellowstone Landscape.
- All products will be applied as directed by the manufacturer's instructions and in accordance with all state and federal regulations.
- Yellowstone Landscape must possess and maintain an active certified Pest Control License issued through the local governing department responsible for issuing such licenses. Only trained applicators will apply agricultural chemicals.
- Access to a water source on the Client's property must be provided for use in spray applications.

SHRUBS

- All pruning and thinning will be performed to retain the intended shape and function of plant material using proper horticultural techniques. Shrubs will be trimmed with a slight inward slope rising from the bottom of the plant to retain proper fullness of foliage at all levels.
- If shrubs are currently overgrown and require a "heavy prune" requiring more than 6" of debris to be removed and disposed of, Yellowstone will submit a one-time "heavy, correction prune" to get material back to a stage where it can be maintained.
- Plant growth regulators may be used to provide consistent and healthy appearance for certain varieties of plant material and ground covers.
- Clippings are to be removed by Yellowstone Landscape following pruning.

TREE MAINTENANCE

- Canopies will be raised to a maximum height of 10 feet (Excluding palm trees which are pruned according to frequency page) or a maximum 2-inch caliper limb size to maintain the appropriate form of the tree and the appropriate clearance for pedestrians.
- If canopies are overgrown and require more than 4' of elevation to reach the contracted maintenance height, Yellowstone will submit a one-time proposal to reach that contracted height which can then be maintained.
- Palm Trees will have only brown or broken fronds removed at time of pruning.
- Yellowstone Landscape will maintain staking and guying of new trees. Re-staking of trees due to extreme weather is provided as a separate, billable service.

FERTILIZATION

- Shrubs and ground cover will be fertilized with a recommended analysis containing a balanced minor nutrient package with a minimum 50% slow-release Nitrogen source product. Fertilization typically occurs in spring and fall, according to environmental conditions.
- Ornamental and Shade Trees will be fertilized utilizing a balanced tree fertilizer at recommended rates according to size.
- Palm Trees will be fertilized utilizing a balanced palm tree fertilizer at recommended rates according to size.

INSECT, DISEASE, & WEED CONTROL

- Plants will be treated chemically as needed to effectively control insect infestation and disease as environmental and horticultural conditions permit. In extraordinary cases where disease or pests resist standard chemical treatments, Yellowstone Landscape will offer suggestions regarding the best course of action.
- Open ground in plant beds will be treated by manual or chemical means to control weed pressure as environmental, horticultural, and weather conditions permit.
- Yellowstone Landscape will maintain a log listing all applications and will have MSDS sheets available for each product used on the Client's property.
- The Client must provide access to a suitable water source on their property for use by Yellowstone Landscape in spray applications



EDGING & TRIMMING

- Groundcovers will be confined to plant bed areas by manual or chemical means as environmental conditions permit.
- "Weedeating" type edging will not be used around trees.

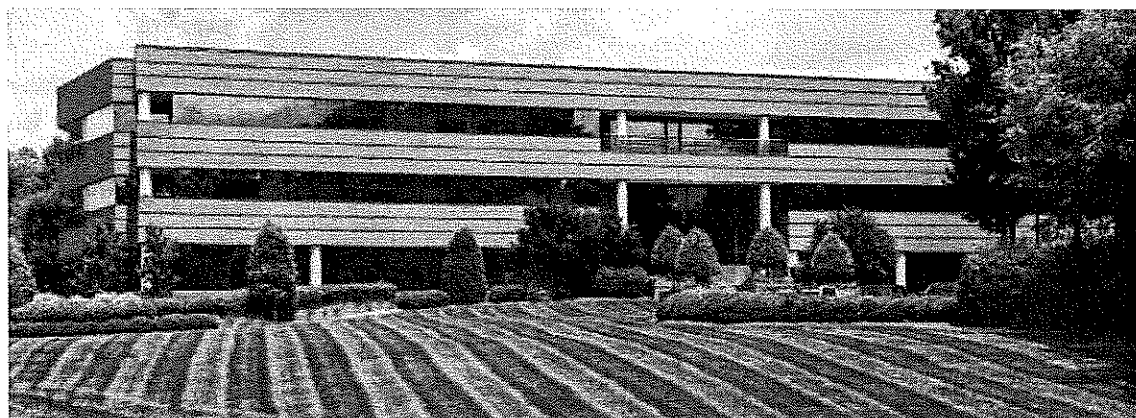
IRRIGATION SYSTEM SPECIFICATIONS

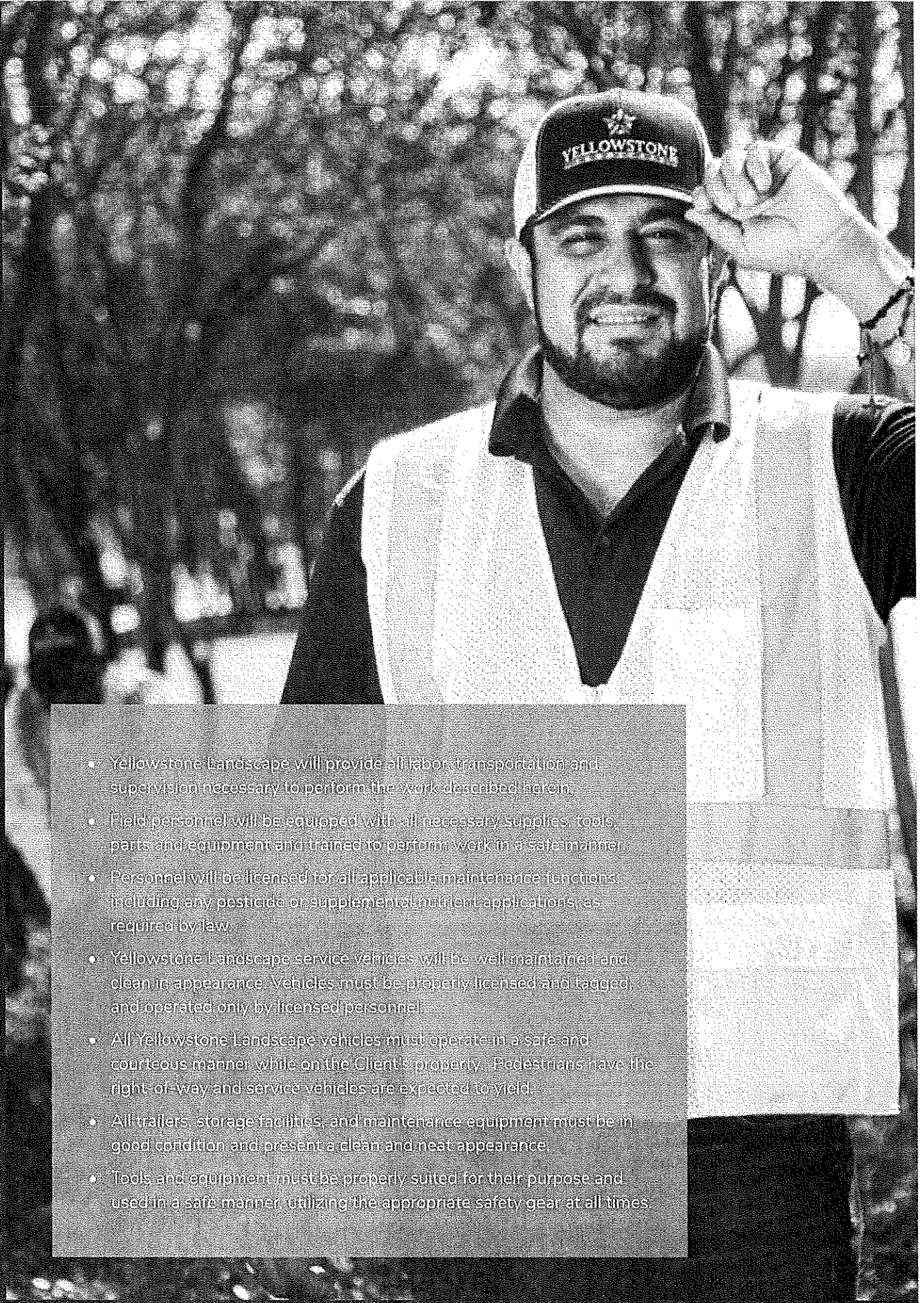
- Irrigation inspections include inspection of sprinkler heads, timer mechanism, and each zone. In addition, the system will be inspected visually for hot spots and line breaks with each additional visit to the property.
- Irrigation rotors and spray nozzles will be kept free of grass and other plant material to ensure proper performance.
- Minor nozzle adjustments and cleaning and timer adjustments will be performed with no additional charge.
- Yellowstone Landscape will promptly inform the client of any system malfunction or deficiencies.
- Repairs for items such as head replacement, broken lines, pumps or timers will be performed upon the client's approval and billed accordingly.
- Any damage caused by Yellowstone Landscape personnel shall be repaired promptly at no cost to the Client.

ANNUAL FLOWERS

- Annual flower beds will be serviced to remove flowers that are fading or dead ("deadheading") to prolong blooming time and to improve the general appearance of the plant.
- All soils are to be roto-tilled after removing and prior to installing new flowers.
- "Flower Saver Plus®" (or comparable product) containing beneficial soil micro-organisms and rich organic soil nutrients, will be incorporated in the annual flower planting soil at the time of each flower change.
- Supplemental top-dressing with a controlled-release fertilizer and/or soluble liquid fertilizer will be applied to enhance flowering and plant vigor.

- Yellowstone Landscape will provide extra services, special services and/or landscape enhancements over and above the specifications of landscape maintenance agreement at an additional charge with written approval from an authorized management representative of the Client.
- Property inspections will be conducted regularly by an authorized Yellowstone Landscape representative. Yellowstone Landscape will document and correct any landscape maintenance deficiencies identified within one week, or provide a status update for work requiring a longer period to accomplish.
- Yellowstone Landscape will provide the Client with a contact list for use in case of emergencies and will have personnel on call after regular business hours to respond accordingly.





- Yellowstone Landscape will provide all labor, transportation and supervision necessary to perform the work described herein.
- Field personnel will be equipped with all necessary supplies, tools, parts and equipment and trained to perform work in a safe manner.
- Personnel will be licensed for all applicable maintenance functions including any pesticide or supplemental nutrient applications as required by law.
- Yellowstone Landscape service vehicles will be well maintained and clean in appearance. Vehicles must be properly licensed and tagged, and operated only by licensed personnel.
- All Yellowstone Landscape vehicles must operate in a safe and courteous manner while on the Client's property. Pedestrians have the right-of-way and service vehicles are expected to yield.
- All trailers, storage facilities, and maintenance equipment must be in good condition and present a clean and neat appearance.
- Tools and equipment must be properly suited for their purpose and used in a safe manner, utilizing the appropriate safety gear at all times.

MEADOWVIEW AT TWIN CREEKS - PHASE 4 ADDENDUM

Managing the needs of your unique landscape requires careful planning and attention to detail. Our experienced professionals use their extensive training and state-of-the-art equipment to ensure the health and sustainability of your living investment. Should you ever have additional needs, questions or concerns, please ask us.

Geographic location and climate play a major role in the timing of our service delivery; schedules are adjusted to coincide with seasonal growth rates in order to maintain a consistent, healthy appearance. Services missed due to inclement weather will be made up as soon as possible. The following table summarizes our planned visits for completing each of the services performed on your property:

SERVICE	VISITS
Mowing | Pond Mowing	Match Current Scope
IPM - Fertilization & Pest Control	Match Current Scope
Detailing	Match Current Scope
Irrigation Inspections	Match Current Scope
Mulch	Match Current Scope - Per Request
Annual Flowers	N/A
Tree Pruning	Match Current Scope
Palm Pruning	Match Current Scope - 41 Sabal Palms

YOUR INVESTMENT

CORE MAINTENANCE SERVICES	PRICE
Mowing, Detailing, and Palm Pruning Includes Mowing, Edging, String Trimming, Shrub/Tree Pruning, Weeding, Palm Pruning, & Cleanup	\$47,520
Integrated Pest Management Includes Fertilization, Pest Control Applications, Amendments	\$5,280
Irrigation Inspections and Repairs 'Valve Out' Includes Standard Irrigation Reports and Non-Warranty Repairs 'Valve Out' Matching CDD Irrigation Scope	\$4,200
ANNUAL GRAND TOTAL	\$57,000

ANNUAL GRAND TOTAL	\$57,000.00
MONTHLY GRAND TOTAL	\$4,750.00

CLIENT NAME:

Meadowview at Twin Creeks

PROPERTY CONTACT:

Richard Gray

PROPERTY CONTACT EMAIL:

rgray@rmsnf.com

CONTRACT EFFECTIVE DATE:

5/1/2024

CONTRACT EXPIRATION DATE:

4/30/2025

INITIAL TERM:

One Year

PROPERTY NAME:

Meadowview at Twin Creeks - Phase 4 Addendum

PROPERTY ADDRESS:

850 Beacon Lake Parkway, St. Augustine, FL, 32259

CONTRACTOR:

Yellowstone Landscape, PO Box 849, Bunnell, FL 32110

YELLOWSTONE CONTACT:

Business Development Manager

YELLOWSTONE CONTACT EMAIL:

bpoor@yellowstonelandscape.com

YELLOWSTONE CONTACT PHONE:

9047607860

YELLOWSTONE SCOPE OF SERVICES:

The Client agrees to engage Yellowstone Landscape to provide the services and work as described.

AGREEMENT

COMPENSATION SCHEDULE:

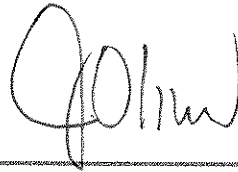
The Client agrees to pay Yellowstone Landscape **\$57,000.00** annually, in equal monthly installments billed in the amount of **\$4,750.00** upon receipt of invoice.

Charges will increase at the commencement of each additional automatic twelve (12) month renewal term per the Agreement Renewal section on the following page of this agreement. Charges for plant materials and ground coverings are subject to change based on market price fluctuations.

The TERMS AND CONDITIONS following and the EXHIBITS attached hereto constitute part of this agreement.

Presented by: Yellowstone Landscape

Accepted by: GMS-NF, LLC



Printed Name: Christopher Adornetti, Officer

Date: Not yet accepted

Printed Name: JAMES Oliver, District Secretary

Date: 4/19/2024



TERMS & CONDITIONS

Entire Agreement: This Landscape Management Agreement contains the entire agreement between the Parties and supersedes all prior and contemporaneous negotiations, promises, understandings, commitments, proposals, or agreements, whether oral or written on the subject matter addressed herein. This Agreement may only be modified or amended by a writing signed by authorized representatives of both Parties.

Acceptance of Agreement: The Agreement constitutes Yellowstone Landscape (hereafter referred to as "Yellowstone") offer to Client and shall become a binding contract upon acceptance by Client's signature on this Agreement and/or instruction to perform the Services by Client's authorized representative. The Parties agree that the provisions of the Agreement shall control and govern over any contract terms and/or Purchase Orders generated by Client and that such documentation may be issued by Client to, and accepted by, Yellowstone without altering the terms hereof.

Price, Quality, and Working Conditions: The amounts in the "Compensation Schedule" include labor, materials, insurance, equipment, and supervision for the performance of the specified Services in the attached exhibits. In the event additional fences, pools or other structures are installed on Client's Property during the Initial Term or any subsequent term of this Agreement, pricing will be adjusted to reflect those additional structures in accordance with the rates used for the Compensation Schedule. Pricing for flowers and mulch will be reviewed on an annual basis. Notwithstanding the foregoing or anything to the contrary herein, Yellowstone also reserves the right to charge Client additional charges for additional services provided by Yellowstone to Client, whether requested or incurred by Client, which may be agreed to orally, in writing or by other actions and practices of the parties, including, without limitation, electronic or online acceptance or payment of the invoice reflecting such changes, and written notice to Client of any such changes. Client's failure to object to such changes via written notice within 30 days shall be deemed to be Client's affirmative consent to such changes.

All materials supplied as part of this agreement are guaranteed to be as specified and all work shall be completed in a workmanlike manner according to standard landscape maintenance practices ("Warranty"). Unless otherwise stated in writing Yellowstone shall have the right to rely on the contents of all documents provided by Client and/or its agents, including, but not limited to, plans, specifications, and test results, without independent verification and analysis by Yellowstone. Client agrees that Yellowstone is not an insurer or guarantor of the appropriateness of any landscape design provided by others, or of the long term viability of plant material utilized within that specified landscape design or of the site constraints (including watering restrictions) under which Yellowstone is required to perform its Services. In no event shall Yellowstone guarantee or provide Warranty for any work or services provided by a third party.

Assignment: Neither Client nor Yellowstone may assign this Agreement or transfer any right, interest, obligation, claim, or relief under this Agreement without the prior written consent of the other party. Client acknowledges that Yellowstone may subcontract portions of the Work to specialty subcontractors.

Relationship of Parties: The legal relationship of Yellowstone to Client with respect to the Services shall be that of an independent contractor, not an agent or employee. Yellowstone is responsible for its own withholding taxes, social security taxes, unemployment taxes, licenses, and insurance pertaining to its employees or operations. If applicable, Yellowstone agrees to pay all sales taxes on materials supplied.

Agreement Renewal: Unless Client notifies Yellowstone regarding its intent to terminate Services prior to expiration of the "Initial Term", this Agreement will renew automatically for an additional twelve (12) month term and will continue to renew at the end of each successive twelve (12) month unless canceled by either party in accordance with the "Termination" provision or by either party with written notice of not less than 30 days prior to the end of the "Initial Term" or any automatic term(s). Charges will increase by 3.0% or the annual CPI percentage increase, whichever is greater, at the commencement of each additional automatic twelve (12) month renewal term.

Payment Terms: Billing for Services occurs in advance at the first of each month in accordance with the "Compensation Schedule" on the preceding page of this agreement. Payment for Service(s) is due upon receipt of monthly invoices. The Parties contractually agree that interest on all past due amounts shall accrue at the maximum allowable rate provided by law per month, beginning on the first day following the month in which the invoice was received. This Agreement constitutes a contract of indebtedness. Our preferred payment method is ACH transfer. If Client chooses to pay by check or money order, payments should be mailed to the address indicated on the invoice.

Termination for Cause: If Yellowstone fails to fully perform its obligations and fails to cure any such default within 30 days after receipt of written notice specifying the acts or omissions, Client shall have the right to terminate this Agreement. In the event of a "Termination for Cause", Client shall notify Yellowstone of the termination date in writing and pay Yellowstone for all Services performed to the effective date of termination.

Default: In the event that Client breaches its obligations under this Agreement to permit and cooperate with Yellowstone's performance of its duties or Client fails to make payment for any Services within 30 days of receipt of Yellowstone's invoice, Yellowstone may, but shall not be obligated to, suspend Services until the breach is cured and/or until all arrearages have been paid in full. This Agreement will terminate automatically and without notice upon the insolvency of, or upon the filing of a bankruptcy petition by or against Client.

Claims: Yellowstone's responsibility with regard to Services not meeting the "Warranty" shall be limited, at the sole choice of Yellowstone, to the re-performance of those defective Services and replacement of those defective materials without charge during the ninety (90) day period following completion of the defective Services or provision of defective materials, or a credit to Client's account of the compensation paid by Client for the portion of such Services determined to be defective. If the attached exhibit(s) expressly provide for a longer "Warranty" period, that "Warranty" period shall apply. The Parties shall endeavor in good faith to resolve any such Claim within 30 days, failing which all claims, counterclaims, disputes, and other matters in question between Client and Yellowstone arising out of or relating to this Agreement or the breach thereof may be decided by the dispute resolution process identified below. Each Party will bear its own costs, including attorneys' fees; however, the prevailing party shall have the right to collect reasonable costs and attorneys fees for enforcing this agreement as allowable by applicable law.

Jurisdiction: By entering into this Agreement and unless otherwise agreed the parties agree that the courts of the State of Florida, or the courts of the United States located in the Middle District of the State of Florida, shall have the sole and exclusive jurisdiction to entertain any action between the parties hereto and the parties hereto waive any and all objections to venue being in the state courts located in Flagler County (and agree that the sole venue for such challenges shall be Flagler County) or the Middle District of Florida, if federal jurisdiction is appropriate. Should the parties not agree on the State of Florida as the appropriate jurisdiction for legal challenges, the parties agree the state in which the job site is located will be designated as the appropriate legal jurisdiction for all legal disputes and challenges to the contract or the work related thereto.

Insurance: Yellowstone shall secure and maintain, throughout the performance of Services under this Agreement, General Liability, Employers Liability, Auto Liability & Umbrella Liability coverage, as specified herein:

- a. Worker's Compensation Insurance with statutory limits;
- b. Employer's Liability Insurance with limits of not less than \$1,000,000;
- c. Commercial General Liability Insurance with combined single limits of not less than \$1,000,000 per occurrence/\$2,000,000 annual aggregate;
- d. Comprehensive Automobile Liability Insurance, including owned, non-owned, and hired vehicles, with combined single limits of not less than \$1,000,000.
- e. Umbrella Coverage \$10,000,000 per occurrence/\$10,000,000 annual aggregate

If required in writing by Client, Yellowstone shall furnish Certificates of Insurance verifying such insurance and Yellowstone agrees to provide written notice to Client at least thirty (30) days prior to any cancellation, non-renewal, or material modification of the policies. When requested by Client, the original insurance policies required of Yellowstone will be made available for review.

Licenses: Yellowstone shall maintain all applicable licenses and permits within the cities, counties, and states of operation.

Indemnification for Third Party Claims: Yellowstone agrees to indemnify, defend, and hold harmless Client from and against any and all claims, losses, liabilities, judgments, costs and expenses, and damages and injuries to third parties ("Claims") arising out of or caused by the negligent act, error, omission or intentional wrongdoing of Yellowstone, its subcontractors or their respective agents, employees or representatives which arise from the performance of the Services or otherwise while present on the Property for the purpose of rendering Services pursuant to this Agreement. Client agrees to indemnify and hold harmless Yellowstone against any Claims based in whole or in part by the conduct or actions of Client. The indemnity rights and obligations identified in this Agreement shall be and are the only indemnity rights and obligations between the Parties, in law or equity, arising out of or related to Yellowstone's Services under this Agreement or any claims asserted in relation thereto.

Limitation of Liability: Except for the indemnification provision applicable to claims by third parties against Client, Yellowstone's total and cumulative liability to Client for any and all claims, losses, costs, expenses and damages, whether in contract, tort or any other theory of recovery, shall in no event exceed the amount Client has paid to Yellowstone for Services under this Agreement during the calendar year in which the claim first occurred. In no event shall Yellowstone be liable for incidental, consequential, special or punitive damages. Yellowstone shall not be responsible for any damage to structures, including, but not limited to, foundations, fences, siding, light poles, decks, signage, air conditioning units, lamp posts, curbs, or similar structures that do not have a minimum buffer of mulch, planting bed space, or other barren or unmaintained area of sufficient size to offer protection to such structures from damage from mowers, weed-trimming lines, or other maintenance equipment (if not otherwise specified and agreed, a minimum of 8 inches). Likewise, Yellowstone will not be responsible for any damage to any cables, wires, irrigation components, or similar items not buried to specification in the event they are damaged during the performance of the Services.

Indirect Damages: Neither Party shall be responsible to the other or to any third party for any economic, consequential, incidental, or punitive damages (including but not limited to loss of use, income, profits, financing, or loss of reputation) arising out of or relating to this Service Agreement or the performance of the Services.

Excusable Delays and Risk of Loss: Yellowstone shall not be in breach of this Agreement nor liable for damages due to (i) delays, (ii) failure to perform any obligation under this Agreement, or (iii) losses caused or attributable, in whole or in part, to circumstances beyond its reasonable control, including but not limited to: drought conditions, acts of God, governmental restrictions or requirements, severe or unusual weather, natural catastrophes, vandalism or acts of third persons. Client assumes the full risk of loss attributable to all such occurrences, including but not limited to, the repair or replacement of landscaping and payment to Yellowstone of all amounts provided in this Agreement, notwithstanding that Yellowstone may not have been able to provide all or any of its Services during such occurrences or until the premises described under this Agreement has been restored to its pre-occurrence condition.

Increased Costs/Additional Services: Yellowstone reserves the right, and Client acknowledges that it should expect Yellowstone to increase or add charges payable by Client hereunder during the Initial Term or any Renewal Term: (i) for any changes or modifications to, or differences between, the actual Services provided by Yellowstone to Client and those specified on the Compensation Schedule; (ii) for any increase in fuel cost, raw material cost, fertilizer or chemical cost, regulatory cost recovery charge, environmental charge, and/or any other charges included or referenced in the Compensation Schedule (which charges are calculated and/or determined on an enterprise-wide basis, including Yellowstone and all affiliates); and (iii) to cover increased costs due to: uncontrollable circumstances, including, without limitation, changes (occurring from and after three (3) months prior to the Effective Date) in local, state, federal or foreign laws or regulations (or the enforcement, interpretation or application thereof), including the imposition of or increase in taxes, fees or surcharges, pandemics or other widespread illness, or acts of God such as floods, fires, hurricanes and natural disasters. Increases to charges specified in this section may be applied singularly or cumulatively and may include an amount for Yellowstone's operating or profit margin. Client acknowledges and agrees that any increased charges under this section are not represented to be solely an offset or pass through of Yellowstone's costs.

Watering Restrictions and Drought Conditions: Should the Property be located in an area which is or becomes subject to governmental restrictions on water usage and/or watering times applicable to the Services Yellowstone will comply with such governmental restrictions which may then impact the performance, viability, and/or looks of plant materials and, as such, shall be deemed circumstances beyond its reasonable control.

Warranty: Yellowstone's warranties shall not be in effect in the event of misuse, abuse or negligence by Client or any party affiliated with same. Additionally, Yellowstone's warranties shall not be in effect in the event of freeze, flood, fire and/or any other acts of God.

Nonwaiver: No delay or omission by Yellowstone in exercising any right under this Agreement, and no partial exercise of any right under this Agreement, shall operate as a waiver of such right or of any other right under this Agreement as provided for by law or equity. No purported waiver of any right shall be effective unless in writing signed by an authorized representative of Yellowstone and no waiver on one occasion shall be construed as a bar to or waiver of any such right on any other occasion. All rights of Yellowstone under this Agreement, at law or in equity, are cumulative and the exercise of one shall not be construed as a bar to or waiver of any other.

Construction: The rule of adverse construction shall not apply. No provision of this Agreement is to be interpreted for or against any Party because that Party or that Party's legal representative drafted the provision. In the event any provision of the Agreement is deemed invalid or unenforceable, the remaining provisions shall continue in full force and effect, and the invalid or unenforceable provision shall be interpreted and enforced as closely as possible to the intent of the Parties as expressed herein.

Change in Law: This Agreement is based on the laws and regulations existing at the date of execution. In the event that a governmental authority enacts laws or modifies regulations in a manner that increases Yellowstone's costs associated with providing the services under this Agreement, Yellowstone reserves the right to notify Client in writing of such material cost increase and to adjust pricing accordingly as of the effective date of such cost increase. Yellowstone must submit clear documentation supporting the cost increase and can only increase pricing to the extent of actual costs incurred.

Prevailing Provisions: In the event of any inconsistency between any terms set out herein and any exhibit, annex, schedule, proposal, or other document attached hereto, the Terms and Conditions of this Agreement shall prevail.



YELLOWSTONE
LANDSCAPE

Excellence

IN COMMERCIAL LANDSCAPING

THANK YOU FOR YOUR TRUST

We look forward to working with you!

YELLOWSTONELANDSCAPE.COM

SEVENTH ORDER OF BUSINESS

RESOLUTION 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOWN VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE ACTIONS OF THE DISTRICT MANAGER RESETTING THE LOCATION OF THE PUBLIC HEARING ON THE PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 AND AMENDING RESOLUTION 2024-03 TO RESET THE HEARING THEREON; RATIFYING THE ACTIONS OF THE DISTRICT MANAGER IN NOTICING THE PUBLIC HEARINGS ON THE PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 AND THE LEVY OF OPERATION AND MAINTENANCE ASSESSMENTS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Meadow View at Twin Creeks Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, as amended, and

WHEREAS, the Board of Supervisors of the District (“Board”) previously adopted Resolution 2024-03, approving the proposed budget for Fiscal Year 2024/2025 and setting the public hearing thereon for August 15, 2024 at 10:00 a.m. at Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095 (“Budget Hearing”); and

WHEREAS, due to an increase in the operations and maintenance budget, the District Manager is also required to hold the public hearing regarding the levying of operations and maintenance assessments to fund the Fiscal Year 2024/2025 budget on August 15, 2024 (“O&M Assessments Hearing” together with the Budget Hearing, the “Public Hearings”); and

WHEREAS, due to a desire to hold the Public Hearings at a larger location, a determination was made to reschedule the Public Hearings to August 8, 2024 at 10:00 a.m. at the Renaissance World Golf Village Resort located at 500 South Legacy Trail, St. Augustine, Florida 32092 and the District Manager will cause the notice of the Public Hearings to be provided pursuant to Florida law; and

WHEREAS, the Board desires to ratify its actions in resetting the date of the Public Hearings and the District Manager’s action in providing the required notice.

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

SECTION 1. RATIFICATION OF PUBLIC HEARINGS RESET. The actions of the District Manager in re-setting the public hearings and providing the notice of the Public Hearings are hereby ratified. Resolution 2024-03 is hereby amended to reflect that the public hearing as

declared in Resolution 2024-03 is re-set to August 8, 2024 at 10:00 a.m. at the Renaissance World Golf Village Resort, St. Augustine, Florida 32092.

SECTION 2. RESOLUTION 2024-03 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2024-03 continue in full force and effect.

SECTION 3. 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.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED AND ADOPTED this 20th day of June, 2024.

ATTEST:

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

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Meadow View at Twin Creeks

Community Development District

*Approved Budget
FY 2025*



May 16, 2024

Presented by:



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Meadow View at Twin Creeks

Community Development District

Approved Budget

General Fund

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Approved Budget FY 2025
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REVENUES:

Special Assessments - On Roll	\$1,547,896	\$1,524,943	\$22,953	\$1,547,896	\$2,204,757
Special Assessments - Gate Monitoring*	25,888	25,888	-	25,888	32,500
Assessments - Direct Bill	392,205	294,799	97,407	392,205	-
Interest/Miscellaneous Income	9,000	23,618	15,000	38,618	25,000
Restricted - Easement Fence Fund	-	12,300	4,200	16,500	-
Facility Revenue	10,000	-	10,000	10,000	10,000
Carry Forward Surplus	-	-	-	-	-

TOTAL REVENUES	\$1,984,989	\$1,881,548	\$149,560	\$2,031,107	\$2,272,257
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EXPENDITURES:

Administrative

Supervisor Fees	\$4,800	\$2,000	\$2,000	\$4,000	\$4,800
FICA Taxes	367	153	153	306	367
Engineering	36,000	8,770	21,988	30,758	36,000
Attorney	30,000	6,951	19,022	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	7,729	5,521	13,250	14,045
Trustee Fees	16,733	20,325	-	20,325	20,400
Management Fees	55,220	32,212	23,008	55,220	58,533
Information Technology	1,675	977	698	1,675	1,776
Website Maintenance	1,200	700	500	1,200	1,272
Telephone	700	346	354	700	700
Postage & Delivery	1,600	749	851	1,600	1,600
Insurance General Liability	8,673	8,161	-	8,161	8,977
Printing & Binding	2,300	327	1,173	1,500	2,300
Legal Advertising	1,500	571	929	1,500	1,500
Other Current Charges	1,600	350	500	850	1,600
Office Supplies	300	4	96	100	300
Dues, Licenses & Subscriptions	175	175	-	175	175

TOTAL ADMINISTRATIVE	\$197,043	\$104,101	\$84,892	\$188,993	\$206,781
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Meadow View at Twin Creeks

Community Development District

Approved Budget

General Fund

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Approved Budget FY 2025
Operations & Maintenance					
<u>Amenity Center</u>					
Utilities					
Telephone/Cable/Internet	\$12,400	\$7,179	\$5,246	\$12,424	\$13,326
Electric	52,500	26,284	20,216	46,500	52,500
Water/Irrigation	31,240	55,706	18,502	74,208	45,000
Gas	2,500	1,074	1,000	2,074	2,500
Trash Removal	8,400	4,823	3,577	8,400	8,400
Security					
Security Monitoring	1,440	777	555	1,331	1,440
Gate Monitoring	22,888	17,180	12,971	30,150	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	11,094	8,906	20,000	20,000
Management Contracts					
Facility Management	85,851	50,080	35,771	85,851	98,729
Facility Attendant	39,149	17,742	21,408	39,149	41,498
Pool Attendants	55,890	7,304	48,586	55,890	61,479
Canoe Launch Attendant	30,750	100	100	200	5,750
Snack Bar Attendant	17,640	-	8,820	8,820	10,000
Field Management / Admin	65,000	37,917	27,083	65,000	95,000
Pool Maintenance	20,000	11,338	7,146	18,483	20,000
Pool Chemicals	20,467	14,241	10,506	24,747	26,475
Janitorial	33,010	12,961	8,905	21,866	25,112
Facility Maintenance	83,200	73,454	27,500	100,954	103,200
Private Event Attendant	5,500	3,278	3,040	6,318	6,500
Repairs & Maintenance	40,000	31,150	16,000	47,150	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	1,914	1,470	3,384	4,000
Pest Control	2,831	1,562	1,130	2,693	2,831
Supplies	2,500	690	1,810	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	22,354	12,646	35,000	35,000
Holiday Decorations	20,000	20,102	-	20,102	20,000
Fitness Center Repairs/Supplies	5,500	3,549	1,951	5,500	5,500
Office Supplies	2,100	584	600	1,184	2,100
ASCAP/BMI Licenses	800	-	-	-	800
Property Insurance	72,545	66,983	-	66,983	84,668
Permit and License	575	224	575	799	800
TOTAL AMENITY CENTER	\$820,626	\$507,382	\$317,930	\$825,312	\$913,057

Meadow View at Twin Creeks

Community Development District

Approved Budget

General Fund

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Approved Budget FY 2025
Grounds Maintenance					
Hydrology Quality/Mitigation	\$6,400	\$-	\$3,200	\$3,200	\$6,400
Electric	34,265	17,843	14,000	31,843	36,321
Landscape Maintenance	646,800	296,625	235,625	532,250	690,755
Landscape Contingency	85,000	33,374	51,626	85,000	85,000
Lake Maintenance	27,000	12,384	8,846	21,230	27,000
Grounds Maintenance	12,000	12,289	6,000	18,289	35,000
Pump Repairs	5,000	24,309	560	24,869	10,000
Streetlighting	58,207	38,304	27,500	65,804	69,294
Streetlight Repairs	5,000	-	500	500	5,000
Irrigation Repairs	50,000	15,634	29,366	45,000	50,000
Miscellaneous	6,500	2,400	4,100	6,500	6,500
Contingency	31,149	12,605	18,543	31,149	31,149
Capital Reserves	-	-	-	-	100,000
TOTAL GROUNDS MAINTENANCE	\$967,320	\$465,767	\$399,866	\$865,633	\$1,152,418
TOTAL EXPENDITURES	\$1,984,989	\$1,077,250	\$802,688	\$1,879,938	\$2,272,257
EXCESS REVENUES (EXPENDITURES)	\$0	\$804,298	(\$653,128)	\$151,170	\$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	\$8,227	\$98,729

Facility Assistant

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

Contract	Monthly	Annual
Riverside Mgmt Services	\$3,458	\$41,498

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	\$7,917	\$95,000

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

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 Loosestrife 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 Loosestrife 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 alongbanks 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

Approved Budget

Debt Service Series 2016A1 Special Assessment Bonds

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Approved Budget FY 2025
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REVENUES:

Special Assessments-Tax Roll	\$443,364	\$436,930	\$6,435	\$443,364	\$443,364
Interest Earnings	5,400	12,111	9,000	21,111	12,000
Carry Forward Surplus ⁽¹⁾	199,313	199,311	-	199,311	221,411
TOTAL REVENUES	\$648,077	\$648,351	\$15,435	\$663,786	\$676,775

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
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EXCESS REVENUES (EXPENDITURES)	\$205,702	\$492,164	\$(270,753)	\$221,411	\$230,250
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⁽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
Approved Budget
Debt Service Series 2018A1 & A2 Special Assessment Bonds

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Approved Budget FY 2025
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REVENUES:

Special Assessments-Tax Roll	\$612,533	\$603,644	\$8,890	\$612,533	\$612,533
Interest Earnings	7,000	15,970	11,300	27,270	14,000
Carry Forward Surplus ⁽¹⁾	261,256	261,245	-	261,245	286,786
TOTAL REVENUES	\$880,789	\$880,859	\$20,190	\$901,048	\$913,319

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
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EXCESS REVENUES (EXPENDITURES)	\$266,526	\$651,228	\$(364,442)	\$286,786	\$300,644
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⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25	\$222,338
	<u>\$222,338</u>

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
Approved Budget
Debt Service Series 2019A1 & A2 Special Assessment Bonds

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Approved 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	5,100	10,373	8,500
Carry Forward Surplus ⁽¹⁾	114,512	114,759	-	114,759	121,848
TOTAL REVENUES	\$374,865	\$398,452	\$9,196	\$407,648	\$387,701
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	\$(178,704)	\$121,848	\$131,746

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25	\$93,788
	<u>\$93,788</u>

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
Approved Budget
Debt Service Series 2020 A1 & A2 Special Assessment Bonds

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Approved Budget FY 2025
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REVENUES:

Special Assessments-Tax Roll	\$113,041	\$111,401	\$1,641	\$113,041	\$114,490
Interest Earnings	1,600	3,519	1,965	5,484	5,500
Carry Forward Surplus ⁽¹⁾	51,604	70,486	-	70,486	60,503
TOTAL REVENUES	\$166,245	\$185,405	\$3,606	\$189,011	\$180,494

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
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EXCESS REVENUES (EXPENDITURES)	\$57,089	\$123,976	\$(63,473)	\$60,503	\$67,400
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⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25	\$40,909
	<u>\$40,909</u>

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
Approved Budget
Debt Service Series 2021 Phase 3 B Special Assessment Bonds

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Approved Budget FY 2025
REVENUES:					
Special Assessments-Tax Roll	\$279,656	\$275,119	\$4,052	\$279,171	\$280,765
Interest Earnings	2,100	8,220	5,838	14,058	8,500
Carry Forward Surplus ⁽¹⁾	112,709	91,528	-	91,528	100,150
TOTAL REVENUES	\$394,465	\$374,867	\$9,890	\$384,756	\$389,415
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	\$285,820	\$(185,670)	\$100,150	\$111,002
 ⁽¹⁾ Carry Forward is Net of Reserve Requirement					
				Interest Due 11/1/25	\$82,886
					<u>\$82,886</u>

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
Approved Budget
Debt Service Series 2021 Phase 4 Special Assessment Bonds

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Approved Budget FY 2025
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REVENUES:

Special Assessments-Direct	\$423,738	\$296,616	\$127,121	\$423,738	\$423,738
Interest Earnings	3,000	7,873	6,130	14,003	9,000
Carry Forward Surplus ⁽¹⁾	136,629	136,133	-	136,133	143,240
TOTAL REVENUES	\$563,366	\$440,622	\$133,251	\$573,874	\$575,977

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)	\$-	\$(6,536)	-	(6,536)	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$(6,536)	\$-	\$(6,536)	\$-

TOTAL EXPENDITURES	\$424,098	\$138,585	\$292,049	\$430,634	\$425,258
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EXCESS REVENUES (EXPENDITURES)	\$139,269	\$302,037	\$(158,798)	\$143,240	\$150,720
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⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25	\$128,149
	<u>\$128,149</u>

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	239,102.19	1,219.91	1,297.74	1,141.96	155.78	239,102.19	14%
43'	472	0.90	472	424.80	647,771.74	1,372.40	1,459.96	1,284.71	175.25	647,771.74	14%
53'	330	1.00	330	330.00	503,212.51	1,524.89	1,622.17	1,427.45	194.72	503,212.51	14%
63'	309	1.10	309	339.90	518,308.89	1,677.38	1,784.39	1,570.20	214.20	518,308.89	14%
73'	66	1.15	66	75.90	115,738.88	1,753.62	1,865.50	1,641.57	223.93	115,738.88	14%
73'P	103	1.15	103	118.45	180,622.79	1,753.62	1,865.50	1,641.57	223.93	180,622.79	14%
TOTAL	1,476		1,476	1,445.85	2,204,756.99					2,204,756.99	

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	
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NINTH ORDER OF BUSINESS

E.

Meadow View at Twin Creeks

6/20/2024

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
June 20th, 2024

To: Board of Supervisors

From: Rich Gray
Manager Of Operations

Jennifer Clark-Erickson
Amenity Manager

RE: Beacon Lake Field Operations & Amenity Management Report – June 20th, 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 once a month
- Chick fil-A – 2nd and 4th Thursday
- Charlie's Grill is now open. Saturday and Sunday 11am-3pm
- Summer Blast on May 25th
- Murder Mystery on June 7th
- Kenny B Music on June 8th
- Luau on June 15th from 5-8pm

Weekly Maintenance Responsibilities

Listed below are weekly maintenance Responsibilities:

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

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



Completed Projects

- Yellowstone completed the trimming of all Palm trees located on the Pool Deck, Amenity Parking Lot, Main Roundabout, & Lakeside Park. They also finished with the Summer Annual Planting and Summer fertilizing of the St. Augustine & Bermuda.
- Big Z Pools completed the patch repair in Splash Park to the pool surface and completed the repair to the float tray in the lap pool.
- East Coast Wells completed the needed repairs to the front entrance pump located off HWY-210.
- Sterling Fence completed the needed repairs from the storm damage to the Pickleball Court and Tennis Court.
- RMS pressure-washed Pool Deck Furniture, Lakeside Park building, Chairs & tables, and Kayak rack located on the beach.
- RMS installed new closing hardware on all trash cans located at the Amenity Center.
- RMS installed new door handles and corrected the busted door frame that is located on the Pool Deck.
- RMS installed new vent guards on the bathroom doors located at Lakeside Park.
- RMS did touch-up painting in the Social Room, Card Room and Pool Deck bathrooms.
- On-site staff completed a lighting inspection, and all issues found will be corrected by on-site staff.

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
April 30, 2024



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Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

April 30, 2024

	General Fund	Debt Service Fund	Capital Project Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 129,422	\$ -	\$ -	\$ 129,422
Assessments Receivable	(0)	-	-	(0)
Due from General Fund	-	14,640	-	14,640
Due from Developer - BBX	-	-	-	-
Due from Other	3,720	-	-	3,720
Investments:				
General Fund Custody	354,714	-	-	354,714
State Board of Administration (SBA)	1,003,025	-	-	1,003,025
Series 2016				
Reserve	-	142,216	-	142,216
Revenue	-	486,984	-	486,984
Series 2018				
Reserve A1	-	196,001	-	196,001
Revenue A1	-	641,162	-	641,162
Reserve A2	-	-	-	-
Revenue A2	-	2,910	-	2,910
Prepayment A 2	-	1	-	1
Series 2019				
Reserve	-	82,491	-	82,491
Revenue	-	273,534	-	273,534
Prepayment A1	-	25,937	-	25,937
Series 2020				
Reserve A1	-	40,111	-	40,111
Revenue A1	-	119,894	-	119,894
Prepayment A1	-	951	-	951
Revenue A2	-	1,793	-	1,793
Series 2021 Ph3B				
Reserve	-	142,314	-	142,314
Revenue	-	281,878	-	281,878
Prepayment	-	3,313	-	3,313
Construction	-	-	7,704	7,704
Series 2021 Ph4				
Reserve	-	211,869	-	211,869
Interest	-	0	-	0
Revenue	-	302,037	-	302,037
Construction	-	-	13,143	13,143
Due From Developer - BBX RETAINAGE	-	-	476,603	476,603
Prepaid Expenses	4,234	-	-	4,234
Deposits	3,760	-	-	3,760
Total Assets	\$ 1,498,874	\$ 2,970,034	\$ 497,450	\$ 4,966,359

Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

April 30, 2024

	General Fund	Debt Service Fund	Capital Project Fund	Totals Governmental Funds
Liabilities:				
Accounts Payable	\$ 69,662	\$ -	\$ -	\$ 69,662
Accrued Expenses	1,637	-	-	1,637
FICA Payable	-	-	-	-
Contracts Payable	-	-	-	-
Retainage Payble	-	-	476,603	476,603
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 Liabilites	\$ 85,939	\$ -	\$ 476,603	\$ 562,542
Fund Balance:				
Nonspendable:				
Deposits	\$ 3,760	\$ -	\$ -	\$ 3,760
Restricted for:				
Debt Service	-	2,970,034	-	2,970,034
Capital Project			20,847	20,847
Assigned for:				
Capital Reserve Fund	-	-	-	-
Capital Reserves	-		-	-
Unassigned	1,404,942	-	-	1,404,942
Total Fund Balances	\$ 1,412,935	\$ 2,970,034	\$ 20,847	\$ 4,403,817
Total Liabilities & Fund Balance	\$ 1,498,874	\$ 2,970,034	\$ 497,450	\$ 4,966,359

Meadow View at Twin Creeks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2024

	Amended	Prorated Budget	Actual	
	Budget	Thru 04/30/24	Thru 04/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,547,896	\$ 1,547,896	\$ 1,524,943	\$ (22,953)
Special Assessments - Gate Monitoring*	25,888	25,888	25,888	-
Assessments - Direct Bill	392,205	196,103	294,799	98,696
Interest/Miscellaneous Income	9,000	5,250	23,618	18,368
Restricted Easement Fence Fund	-	-	12,300	12,300
Facility Revenue	10,000	5,833	-	(5,833)
Total Revenues	\$ 1,984,989	\$ 1,780,970	\$ 1,881,548	\$ 100,578
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 4,800	\$ 2,800	\$ 2,000	\$ 800
PR-FICA	367	214	153	61
Engineering	36,000	21,000	8,770	12,230
Attorney	30,000	17,500	6,951	10,549
Annual Audit	6,750	-	-	-
Assessment Administration	10,600	10,600	10,600	-
Arbitrage Rebate	3,600	3,000	3,000	-
Dissemination Agent	13,250	7,729	7,729	-
Trustee Fees	16,733	16,733	20,325	(3,592)
Management Fees	55,220	32,212	32,212	-
Information Technology	1,675	977	977	-
Website Maintenance	1,200	700	700	-
Telephone	700	408	346	62
Postage & Delivery	1,600	933	749	184
Insurance General Liability/Public Officials	8,673	8,673	8,161	512
Printing & Binding	2,300	1,342	327	1,014
Legal Advertising	1,500	875	571	304
Other Current Charges	1,600	933	350	583
Office Supplies	300	175	4	171
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 197,043	\$ 126,980	\$ 104,101	\$ 22,879

Meadow View at Twin Creeks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2024

	Amended	Prorated Budget	Actual	
	Budget	Thru 04/30/24	Thru 04/30/24	Variance
<i>Operations & Maintenance</i>				
Amenity Center Expenditures				
<i>Utilities</i>				
Telephone/Cable/Internet	\$ 12,400	\$ 7,233	\$ 7,179	\$ 55
Electric	52,500	30,625	26,284	4,341
Water/Sewer/Irrigation	31,240	18,223	55,706	(37,482)
Gas	2,500	1,458	1,074	384
Trash Removal	8,400	4,900	4,823	77
<i>Security</i>				
Security Monitoring	1,440	840	777	63
Gate Monitoring	22,888	13,351	17,180	(3,828)
Gate Repairs	3,000	1,750	475	1,275
Access Cards	3,000	1,750	1,589	161
Contacted Security	20,000	11,667	11,094	573
<i>Management Contracts</i>				
Facility Management	85,851	50,080	50,080	(0)
Facility Attendant	39,149	22,837	17,742	5,095
Pool Attendants	55,890	32,603	7,304	25,298
Canoe Launch Attendant	30,750	17,938	100	17,838
Snack Bar Attendant	17,640	10,290	-	10,290
Field Management / Admin	65,000	37,917	37,917	(0)
Pool Maintenance	20,000	11,667	11,338	329
Pool Chemicals	20,467	11,939	14,241	(2,302)
Janitorial	33,010	19,256	12,961	6,295
Facility Maintenance	83,200	48,533	73,454	(24,921)
Private Event Attendant	5,500	3,208	3,278	(70)
Repairs & Maintenance	40,000	23,333	31,150	(7,817)
New Capital Projects	10,000	5,833	-	5,833
Snack Bar Inventory -CGS	1,000	583	49	534
Food Service License	650	379	-	379
Subscriptions	5,500	3,208	1,914	1,295
Pest Control	2,831	1,651	1,562	89
Supplies	2,500	1,458	690	768
Towel/Linen Service	2,800	1,633	-	1,633
Furnitures, Fixtures & Equipment	5,000	2,917	3,625	(708)
Special Events	35,000	20,417	22,354	(1,937)
Holiday Decorations	20,000	20,000	20,102	(102)
Fitness Center Repairs/Supplies	5,500	3,208	3,549	(340)
Office Supplies	2,100	1,225	584	641
ACA++SCAP/BMI Licenses	800	467	-	467
Property Insurance	72,545	72,545	66,983	5,562
Permit and License	575	335	224	111
Subtotal Amenity Center Expenditures	\$ 820,626	\$ 517,259	\$ 507,382	\$ 9,877

Meadow View at Twin Creeks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2024

	Amended	Prorated Budget	Actual	
	Budget	Thru 04/30/24	Thru 04/30/24	Variance
Ground Maintenance Expenditures				
Hydrology Quality/Mitigation	\$ 6,400	\$ 3,733	\$ -	\$ 3,733
Electric	34,265	19,988	17,843	2,144
Landscape Maintenance	646,800	377,300	296,625	80,675
Landscape Contingency	85,000	49,583	33,374	16,209
Lake Maintenance	27,000	15,750	12,384	3,366
Grounds Maintenance	12,000	7,000	12,289	(5,289)
Pump Repairs	5,000	2,917	24,309	(21,392)
Streetlighting	58,207	33,954	38,304	(4,350)
Streetlight Repairs	5,000	2,917	-	2,917
Storm Cleanup	-	-	-	-
Irrigation Repairs	50,000	29,167	15,634	13,533
Miscellaneous	6,500	3,792	2,400	1,392
Contingency	31,149	18,170	12,605	5,565
	-			
Subtotal Ground Maintenance Expenditures	\$ 967,320	\$ 564,270	\$ 465,767	\$ 98,503
Total Operations & Maintenance	\$ 1,787,946	\$ 1,081,529	\$ 973,149	\$ 108,380
Total Expenditures	\$ 1,984,989.33	\$ 1,208,509	\$ 1,077,250	\$ 131,259
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 572,461	\$ 804,298	\$ 231,837
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ -	\$ -	19,401	\$ 19,401
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 19,401	\$ 19,401
Net Change in Fund Balance	\$ -	\$ 572,461	\$ 823,699	\$ 251,238
Fund Balance - Beginning	\$ -		\$ 589,236	
Fund Balance - Ending	\$ -		\$ 1,412,935	

(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 April 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/24	Thru 04/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 443,364	\$ 443,364	\$ 436,930	\$ (6,434)
Interest Income	5,400	3,150	12,111	8,961
Total Revenues	\$ 448,764	\$ 446,514	\$ 449,041	\$ 2,527
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	\$ 290,327	\$ 292,853	\$ 2,527
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 6,389	\$ 290,327	\$ 292,853	\$ 2,527
Fund Balance - Beginning	\$ 199,313		\$ 340,898	
Fund Balance - Ending	\$ 205,702		\$ 633,751	

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 April 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/24	Thru 04/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 612,533	\$ 612,533	\$ 603,644	\$ (8,889)
Interest Income	7,000	4,083	15,970	11,887
Total Revenues	\$ 619,533	\$ 616,616	\$ 619,614	\$ 2,998
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	\$ 386,985	\$ 389,982	\$ 2,998
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 5,270	\$ 386,985	\$ 389,982	\$ 2,998
Fund Balance - Beginning	\$ 261,256		\$ 456,379	
Fund Balance - Ending	\$ 266,526		\$ 846,361	

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 April 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/24	Thru 04/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 257,353	\$ 257,353	\$ 253,618	\$ (3,735)
Special Assessments - Prepayments	-	-	25,163	25,163
Interest Income	3,000	1,750	6,837	5,087
Total Revenues	\$ 260,353	\$ 259,103	\$ 285,618	\$ 26,515
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	\$ 161,203	\$ 187,718	\$ 26,515
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 4,553	\$ 161,203	\$ 187,718	\$ 26,515
Fund Balance - Beginning	\$ 114,512		\$ 196,885	
Fund Balance - Ending	\$ 119,065		\$ 384,603	

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 April 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/24	Thru 04/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 113,041	\$ 113,041	\$ 111,401	\$ (1,640)
Interest Income	1,600	933	3,519	2,585
Total Revenues	\$ 114,641	\$ 113,974	\$ 114,919	\$ 945
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	\$ 71,896	\$ 72,841	\$ 945
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	\$ 71,896	\$ 53,490	\$ (18,406)
Fund Balance - Beginning	\$ 51,604		\$ 110,419	
Fund Balance - Ending	\$ 57,089		\$ 163,909	

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 April 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/24	Thru 04/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 280,483	\$ 280,483	\$ 275,119	\$ (5,364)
Interest Income	2,100	1,225	8,220	6,995
Total Revenues	\$ 282,583	\$ 281,708	\$ 283,338	\$ 1,630
Expenditures:				
Interest - 11/1	\$ 85,560	\$ 85,560	\$ 85,560	\$ -
Interest - 5/1	85,560	-	-	-
Principal - 5/1	105,000	-	-	-
Total Expenditures	\$ 276,120	\$ 85,560	\$ 85,560	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 6,463	\$ 196,148	\$ 197,778	\$ 1,630
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	\$ 6,463	\$ 196,148	\$ 194,292	\$ (1,856)
Fund Balance - Beginning	\$ 112,709		\$ 233,212	
Fund Balance - Ending	\$ 119,172		\$ 427,504	

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 April 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/24	Thru 04/30/24	Variance
Revenues:				
Special Assessments - Direct	\$ 423,738	\$ 296,616	\$ 296,616	\$ -
Interest Income	3,000	1,750	7,873	6,123
Total Revenues	\$ 426,738	\$ 298,366	\$ 304,489	\$ 6,123
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	\$ 166,318	\$ 172,440	\$ 6,123
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (6,536)	\$ (6,536)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (6,536)	\$ (6,536)
Net Change in Fund Balance	\$ 2,641	\$ 166,318	\$ 165,904	\$ (413)
Fund Balance - Beginning	\$ 136,629		\$ 348,002	
Fund Balance - Ending	\$ 139,269		\$ 513,906	

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 April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 177	\$ 177
Developer Contributions	-	-	360,072	\$ 360,072
Total Revenues	\$ -	\$ -	\$ 360,249	\$ 360,249
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 215,123	\$ (215,123)
Total Expenditures	\$ -	\$ -	\$ 215,123	\$ (215,123)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 145,127	\$ 145,127
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	\$ -		\$ 148,613	
Fund Balance - Beginning	\$ -		\$ (140,909)	
Fund Balance - Ending	\$ -		\$ 7,704	

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 April 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/24	Thru 04/30/24	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 282	\$ 282
Developer Contribution	-	-	1,772,527	1,772,527
Total Revenues	\$ -	\$ -	\$ 1,772,810	\$ 1,772,810
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 749,488	\$ (749,488)
Total Expenditures	\$ -	\$ -	\$ 749,488	\$ (749,488)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 1,023,321	\$ 1,023,321
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 6,536	\$ 6,536
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 6,536	\$ 6,536
Net Change in Fund Balance	\$ -		\$ 1,029,858	
Fund Balance - Beginning	\$ -		\$ (1,016,714)	
Fund Balance - Ending	\$ -		\$ 13,143	

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	\$ 2,210	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,524,943
Special Assessments - Gate Monitoring*	-	-	-	-	25,888	-	-	-	-	-	-	-	25,888
Assessments - Direct Bill	-	-	-	-	-	-	294,799	-	-	-	-	-	294,799
Interest/Miscellaneous Income	2,309	1,357	1,447	1,053	3,941	5,220	8,292	-	-	-	-	-	23,618
Restricted Easement Fence Fund	600	2,550	1,950	2,400	600	2,400	1,800	-	-	-	-	-	12,300
Facility Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	\$ 2,909	\$ 81,293	\$ 214,585	\$ 978,693	\$ 262,714	\$ 34,253	\$ 307,101	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,881,548
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 400	\$ 400	\$ -	\$ 400	\$ 400	\$ -	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	2,000
PR-FICA	31	31	-	31	31	-	31	-	-	-	-	-	153
Engineering	1,730	883	538	1,156	1,444	704	2,317	-	-	-	-	-	8,770
Attorney	3,274	528	174	1,749	377	343	507	-	-	-	-	-	6,951
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	1,104	-	-	-	-	-	7,729
Trustee Fees	5,218	-	12,751	-	-	2,357	-	-	-	-	-	-	20,325
Management Fees	4,602	4,602	4,602	4,602	4,602	4,602	4,602	-	-	-	-	-	32,212
Information Technology	140	140	140	140	140	140	140	-	-	-	-	-	977
Website Maintenance	100	100	100	100	100	100	100	-	-	-	-	-	700
Telephone	48	103	60	38	25	33	39	-	-	-	-	-	346
Postage & Delivery	15	384	14	72	58	133	73	-	-	-	-	-	749
Insurance General Liability/Public Officials	8,161	-	-	-	-	-	-	-	-	-	-	-	8,161
Printing & Binding	46	111	39	17	50	41	22	-	-	-	-	-	327
Legal Advertising	94	185	-	105	94	-	94	-	-	-	-	-	571
Other Current Charges	-	-	-	-	-	-	350	-	-	-	-	-	350
Office Supplies	1	1	1	0	1	1	1	-	-	-	-	-	4
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 35,736	\$ 8,571	\$ 21,922	\$ 9,513	\$ 9,024	\$ 9,558	\$ 9,777	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 104,101

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	\$ 1,050	\$ -	\$ -	\$ -	\$ -	\$ -	7,179
Electric	3,224	3,147	7,186	3,380	3,251	2,958	3,139	-	-	-	-	-	26,284
Water/Sewer/Irrigation	2,418	2,689	22,991	2,810	3,297	16,941	4,561	-	-	-	-	-	55,706
Gas	219	115	43	163	191	189	154	-	-	-	-	-	1,074
Trash Removal	1,015	648	645	633	623	630	630	-	-	-	-	-	4,823
Security													
Security Monitoring	111	111	111	111	111	111	111	-	-	-	-	-	777
Gate Monitoring	2,153	2,457	64	4,817	2,489	2,457	2,745	-	-	-	-	-	17,180
Gate Repairs	-	-	-	-	225	250	-	-	-	-	-	-	475
Access Cards	-	-	389	-	1,200	-	-	-	-	-	-	-	1,589
Contacted Security	3,153	1,577	686	1,867	1,386	-	2,426	-	-	-	-	-	11,094
Management Contracts													
Facility Management	7,154	7,154	7,154	7,154	7,154	7,154	7,154	-	-	-	-	-	50,080
Facility Attendant	2,602	4,025	2,541	2,192	1,940	2,505	1,937	-	-	-	-	-	17,742
Pool Attendants	-	-	-	-	-	4,283	3,021	-	-	-	-	-	7,304
Canoe Launch Attendant	60	-	-	40	-	-	-	-	-	-	-	-	100
Snack Bar Attendant	-	-	-	-	-	-	-	-	-	-	-	-	-
Field Management / Admin	5,417	5,417	5,417	5,417	5,417	5,417	5,417	-	-	-	-	-	37,917
Pool Maintenance	1,298	1,610	1,298	1,363	1,363	1,363	3,043	-	-	-	-	-	11,338
Pool Chemicals	1,946	1,946	1,946	2,101	2,101	2,101	2,101	-	-	-	-	-	14,241
Janitorial	2,620	1,899	1,722	1,714	1,636	1,398	1,972	-	-	-	-	-	12,961
Facility Maintenance	15,025	7,898	14,800	8,536	1,047	11,816	14,331	-	-	-	-	-	73,454
Private Event Attendant	336	281	549	730	270	398	715	-	-	-	-	-	3,278
Repairs & Maintenance	15,745	3,278	3,386	2,394	385	3,962	2,000	-	-	-	-	-	31,150
New Capital Projects	-	-	-	-	-	-	-	-	-	-	-	-	-
Snack Bar Inventory -CGS	-	-	-	-	49	-	-	-	-	-	-	-	49
Food Service License	-	-	-	-	-	-	-	-	-	-	-	-	-
Subscriptions	249	249	297	294	285	291	249	-	-	-	-	-	1,914
Pest Control	219	219	219	226	226	226	226	-	-	-	-	-	1,562
Supplies	-	-	-	433	-	-	258	-	-	-	-	-	690
Towel/Linen Service	-	-	-	-	-	-	-	-	-	-	-	-	-
Furnitures, Fixtures & Equipment	-	-	-	3,625	-	-	-	-	-	-	-	-	3,625
Special Events	1,580	3,535	4,188	1,878	1,681	8,248	1,244	-	-	-	-	-	22,354
Holiday Decorations	14,615	4,906	581	-	-	-	-	-	-	-	-	-	20,102
Fitness Center Repairs/Supplies	723	525	280	21	452	635	913	-	-	-	-	-	3,549
Office Supplies	113	63	290	-	-	-	118	-	-	-	-	-	584
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	\$ 59,513	\$ -	\$ -	\$ -	\$ -	\$ -	507,382

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	2,340	-	-	-	-	-	17,843
Landscape Maintenance	42,375	42,375	42,375	42,375	42,375	42,375	42,375	-	-	-	-	-	296,625
Landscape Contingency	-	945	-	18,265	-	45	14,119	-	-	-	-	-	33,374
Lake Maintenance	1,769	1,769	1,769	1,769	1,769	1,769	1,769	-	-	-	-	-	12,384
Grounds Maintenance	4,914	2,145	903	1,375	278	1,404	1,270	-	-	-	-	-	12,289
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	5,367	-	-	-	-	-	38,304
Streetlight Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Storm Cleanup	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	-	3,157	-	5,754	5,818	905	-	-	-	-	-	-	15,634
Miscellaneous	-	-	-	1,100	-	1,300	-	-	-	-	-	-	2,400
Contingency	-	-	-	1,100	-	9,182	2,323	-	-	-	-	-	12,605
Subtotal Ground Maintenance Expenditures	\$ 56,763	\$ 62,270	\$ 52,404	\$ 82,016	\$ 76,867	\$ 65,884	\$ 69,564	\$ -	\$ -	\$ -	\$ -	\$ -	465,767
Total Operations & Maintenance	\$ 206,800	\$ 117,234	\$ 130,108	\$ 134,994	\$ 114,600	\$ 140,335	\$ 129,077	\$ -	\$ -	\$ -	\$ -	\$ -	973,149
Total Expenditures	\$ 242,536	\$ 125,806	\$ 152,030	\$ 144,507	\$ 123,624	\$ 149,893	\$ 138,854	\$ -	\$ -	\$ -	\$ -	\$ -	1,077,250
Excess (Deficiency) of Revenues over Expenditures	\$ (239,628)	\$ (44,513)	\$ 62,555	\$ 834,186	\$ 139,090	\$ (115,640)	\$ 168,247	\$ -	\$ -	\$ -	\$ -	\$ -	804,298
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)	\$ (44,513)	\$ 62,555	\$ 834,186	\$ 158,491	\$ (115,640)	\$ 168,247	\$ -	\$ -	\$ -	\$ -	\$ -	823,699

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	142,216
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	196,001
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	82,491
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	40,111
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	142,314
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
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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	521,144.08	-	-	-	-	-	-	294,798.62	294,798.62
TOTAL DIRECT INVOICE	521,144.08	-	-	-	-	-	-	294,798.62	294,798.62
TAX ROLL RECEIPTS	47,589.78	436,929.64	603,643.60	253,618.17	111,400.55	275,118.94	-	1,550,830.86	3,231,541.77
TOTAL RECEIPTS	568,733.86	436,929.64	603,643.60	253,618.17	111,400.55	275,118.94	-	1,845,629.48	3,526,340.39

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
INTEREST 2	4/11/2024	622.62	860.19	361.40	158.75	392.04	-	2,209.93	4,604.93
TOTAL TAX ROLL RECEIPTS		436,929.64	603,643.60	253,618.17	111,400.55	275,118.94	-	1,550,830.86	3,231,541.77

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%	75.2%	36.1%
PERCENT COLLECTED TAX ROLL	99%	99%	99%	99%	99%	0%	0%	98.5%	98.5%
PERCENT COLLECTED TOTAL	99%	99%	99%	99%	99%	99%	0%	93.9%	86.1%

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

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 6/12/24		PAGE 1		
*** CHECK DATES 04/01/2024 - 04/30/2024 ***		MEADOW VIEW @ TWIN CREEKS GF									
		BANK A MEADOW VIEW-GENERAL									
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME		STATUS	AMOUNT	.....CHECK..... AMOUNT #		
4/04/24	00038	3/15/24 333651	202403 320-57200-45400	CELLULAR FIRE MONITORING		*	110.95				
ATLANTIC SECURITY								110.95	002510		
4/04/24	00162	4/01/24 5485	202404 320-57200-45506	APR. POOL CHEMICALS		*	2,101.20				
ZACHARY SULLIVAN DBA BIG Z POOL								2,101.20	002511		
4/04/24	00162	4/01/24 5486	202404 320-57200-45505	APR. POOL MAINTENANCE		*	1,362.90				
ZACHARY SULLIVAN DBA BIG Z POOL								1,362.90	002512		
4/04/24	00036	3/16/24 03162024	202403 320-57200-49400	BUNGEE JUMP - EXTENDED		*	2,500.00				
BOUNCERS,SLIDES, AND MORE INC								2,500.00	002513		
4/04/24	00011	4/02/24 18	202404 310-51300-31600	PREPAY \$30K SE2019A-1		*	250.00				
		4/02/24 18	202404 310-51300-31600	PREPAY \$5K SE2021 PH3B		*	100.00				
DISCLOSURE SERVICES, LLC								350.00	002514		
4/04/24	00076	3/27/24 48496	202403 320-53800-45007	REPLC EXST TANK W/MPD96		*	1,450.00				
EAST COAST WELLS & PUMPS SERVICE								1,450.00	002515		
4/04/24	00001	4/01/24 111	202404 310-51300-34000	APR. MANAGEMENT FEES		*	4,601.67				
		4/01/24 111	202404 310-51300-35300	APR. WEBSITE ADMIN.		*	100.00				
		4/01/24 111	202404 310-51300-35100	APR. INFORMATION TECH.		*	139.58				
		4/01/24 111	202404 310-51300-31600	APR. DISSEMINATION SRVCS		*	1,104.17				
		4/01/24 111	202404 310-51300-51000	OFFICE SUPPLIES		*	.57				
		4/01/24 111	202404 310-51300-42000	POSTAGE		*	72.70				
		4/01/24 111	202404 310-51300-42500	COPIES		*	21.75				
		4/01/24 111	202404 310-51300-41000	TELEPHONE		*	38.78				
GOVERNMENTAL MANAGEMENT SERVICES								6,079.22	002516		
4/04/24	00186	4/01/24 244225	202404 320-57200-45507	APR. JANITORIAL SERVICES		*	1,301.00				
NEWVENTURE OF JACKSONVILLE INC DBA								1,301.00	002517		

MVTP MEADOW VIEW TP BPHEREGRINO											

*** CHECK DATES 04/01/2024 - 04/30/2024 ***
 MEADOW VIEW @ TWIN CREEKS GF
 BANK A MEADOW VIEW-GENERAL

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/09/24	00045	3/27/24 83070	202403 320-53800-45005		*	1,769.14	
		MAR. LAKE MAINTENANCE		FUTURE HORIZONS, INC.			1,769.14 002526
4/09/24	00116	4/09/24 06082024	202404 320-57200-49400		*	375.00	
		6/8/2024 GAZEBO POOLSIDE		KENNETH BAXLEY			375.00 002527
4/09/24	00116	4/09/24 07202024	202404 320-57200-49400		*	375.00	
		7/20/24 GAZEBO POOLSIDE		KENNETH BAXLEY			375.00 002528
4/09/24	00048	4/05/24 104175	202404 320-57200-44207		*	75.00	
		REPAIR - PARTS AT SHOP			*	49.00	
		4/05/24 104175	202404 320-57200-44207		*	15.20	
		REPAIR - PULLEY			*	60.00	
		4/05/24 104175	202404 320-57200-44207		*	49.30	
		REPAIR - SCREW			*	535.95	
		4/05/24 104175	202404 320-57200-44207		*	110.00	
		PRODUCT SHIPPING			*	18.75	
		4/05/24 104175	202404 320-57200-44207		*		
		REPAIR - BELT					
		4/05/24 104175	202404 320-57200-44207		*		
		REPAIR - MOTOR/MAIN DRIVE					
		4/05/24 104175	202404 320-57200-44207		*		
		PRODUCT - TRAVEL					
		4/05/24 104175	202404 320-57200-44207		*		
		PRODUCT - LABOR					
				SOUTHEAST FITNESS REPAIR			913.20 002529
4/09/24	00013	2/14/24 CFR #15	202404 300-13100-10101		*	307,648.38	
		PAY APP #3 REQ #95		WEST ORANGE NURSERIES, INC			307,648.38 002530
4/09/24	00040	4/01/24 JAX67797	202404 320-53800-45003		*	42,375.00	
		APR LANDSCAPE MAINTENANCE		YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC			42,375.00 002531
4/09/24	00040	4/02/24 JAX11050	202404 320-53800-45004		*	13,005.00	
		SPRING ANNUAL ROTATION 24		YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC			13,005.00 002532
4/16/24	00038	2/06/24 328909	202402 320-57200-44300		*	1,200.00	
		ACCESS CARDS		ATLANTIC SECURITY			1,200.00 002533

MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/16/24	00005	4/03/24 213105	202403 310-51300-31100	MAR ENGINEERING SERVICES	*	703.75	
				ENGLAND THIMS & MILLER, INC			703.75 002534
4/16/24	00114	4/09/24 740265	202404 320-57200-45410	ADD RES AS OF 3/31/24	*	224.00	
				HIDDEN EYES LLC DBA ENVERA SYSTEMS			224.00 002535
4/16/24	00020	3/31/24 294	202403 320-57200-45510	MAR FACILITY ASSISTANT	*	2,505.05	
				RIVERSIDE MANAGEMENT SERVICES			2,505.05 002536
4/16/24	00020	3/31/24 295	202403 320-57200-45509	MAR PRIVATE EVENT ASSIST	*	397.50	
				RIVERSIDE MANAGEMENT SERVICES			397.50 002537
4/16/24	00020	3/31/24 296	202403 320-57200-49400	MAR SPECIAL EVENTS ASSIST	*	948.17	
				RIVERSIDE MANAGEMENT SERVICES			948.17 002538
4/16/24	00020	3/31/24 297	202403 320-57200-45501	MARCH LIFEGUARDS	*	4,283.40	
				RIVERSIDE MANAGEMENT SERVICES			4,283.40 002539
TOTAL FOR BANK A						420,187.37	
TOTAL FOR REGISTER						420,187.37	

MVTP MEADOW VIEW TP BPEREGRINO



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

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

PLEASE PAY BY	AMOUNT	INVOICE DATE
04/05/2024	\$110.95	03/15/2024

INVOICE NO. 333651

Site: 850 Beacon Lakes Pkwy St
 Augustine
Site Address: 850 Beacon Lakes Pkwy
 St Augustine FL 32092
Period: 04/01/2024 to 04/30/2024
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
04/05/2024	\$110.95	03/15/2024

INVOICE NO. 333651

How To Pay



Credit Card (MasterCard, Visa, Amex)

Please add billing zip if not same as address above.

Credit Card No.

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Card Holder's Name: _____ CCV: _____

Expiry Date: / Signature: _____

NAME: Meadow View at Twin Creeks CCD



Mail

Detach this section and mail check to:

Atlantic Security
1714 Cesery Blvd
Jacksonville, FL 32211

DUE DATE: 04/05/2024 AMOUNT DUE: \$110.95

Please Reference: 333651



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
04/01/2024

Due Date
05/01/2024

Invoice Number
5485

Reference
Monthly Chemical
Only Srvc.-850 Beacon
Lake Pkwy

Amount Due (USD)
\$2,101.20

Description	Rate	Qty	Line Total
Beacon Lakes Monthly Chemicals	\$2,101.20	1	\$2,101.20
Service Schedule: October-March, 2 visits per week, Mondays and Fridays April-September, 3 visits per week, Mondays, Wednesdays and Fridays Chemicals included along with 2-controller leases that monitor and dispense the chemical distribution 24/7: chlorine, acid, bicarb, and stabilizer. Additional chemicals not included, but available and billed at an additional rate when needed or requested: algaecides, metal out, and phosphate treatments. The due date is reflected on the invoice of a net30 based on the originally agreed-upon terms. Late fees of \$70.00 apply after the due date and the 5-day grace period we allot for mail delivery. After 15 days of non-payment or communication, services are suspended and may incur a startup fee, pending the time the pool was down before the account was brought current. Invoices for monthly service are due based on the terms agreed upon setting up services. Other invoices that pertain to materials and repairs are subject to different terms such as net10 in order to meet the suppliers payment terms for said material. Contracts are valid for 1 year from the initial setup and continue month to month unless a new contract is required or requested. Emergency service calls are billed at a rate of \$175.00, 2 hour minimum. This rate applies to calls after 6p, weekends, and holidays. We are closed the week of Thanksgiving and Christmas annually, however we guarantee atleast 1 service during those weeks by the on-call technician.			

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

Date of Issue
04/01/2024

Due Date
05/01/2024

Invoice Number
5486

Reference
Cleaning Only Service
-850 Beacon Lake
Pkwy

Amount Due (USD)
\$1,362.90

Description	Rate	Qty	Line Total
Beacon Lakes Monthly Pool Service Only	\$1,362.90	1	\$1,362.90
Service Schedule: October-March, 2 visits per week, Mondays and Fridays April-September, 3 visits per week, Mondays, Wednesdays and Fridays Service Includes: skimming the pool surface, cleaning the pool gutters, cleaning the skimmer baskets, vacuuming the pool, brushing the walls and steps, waterline tile cleaning, filtration system monitoring, and maintenance such as cleaning out the pump baskets, keeping the orings lubricated, filters back washed and cleaned properly along with maintaining the proper water chemistry and water levels. A log book will be left on site for the doh to verify the dates we are there and the testing completed during those visits. Chemicals : Included and provided, however billed separately on its own monthly invoice as requested. Community or client has a 3rd party vendor for their chemical needs. Additional chemicals not includ. but available and billed at an additional rate when needed or requested: algaecides, metal out, and phosphate treatments. The due date is reflected on the invoice of a net30 based on the originally agreed upon terms. Late fees of \$70.00 apply after the due date and the 5-day grace period we allot for mail delivery. After 15 days of non-payment or communication, services are suspended and may incur a startup fee, pending the time the pool was down before the account was brough 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.

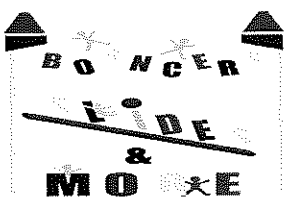
Subtotal	1,362.90
Tax	0.00
Total	1,362.90
Amount Paid	0.00
Amount Due (USD)	\$1,362.90

Notes

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

Terms

Net 30

		Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003		Invoice Date: March 16th, 2024 Invoice No.: 03162024.07		
<u>Name / Address</u> Attn: Jennifer Clark-Ericson Meadow View at Twin Creeks Riverside Management Service Inc. Governmental Management Services Inc.		Additional Details: 1 320 57200 49400 Special Event Approved 4.2.2024 Jen Erickson				
	<u>Description</u>	<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>Subtotal</u>	<u>Extended</u>
1	Atomic Bungee Jump	1	\$1,500.00			\$2,500.00
2	Wrecking Ball	1	\$500.00			
3	Joust	1	\$450.00			
4	Toddler Bounce	1	\$300.00			
5	Generator	1	\$200.00			
6	Onsite attendants (4)	1	\$300.00			
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
Comments:		Subtotal				\$2,500.00
		Sales Tax (0.0%)				\$0.00
		Total				\$2,500.00

Invoice

Date	Invoice #
4/2/2024	18

Terms	Due Date
Net 30	5/2/2024

Total	\$350.00
Payments/Credits	\$0.00
Balance Due	\$350.00

E-mail
tcarter@disclosureservices.info

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

INVOICE

DATE	INVOICE #
3/27/2024	48496

BILL TO:

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

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

QUANTITY	DESCRIPTION	RATE	AMOUNT
	SITE: BEACON LAKE - EXIT SIDE (FRONT ENTRANCE) AS QUOTED: - REPLACED EXISTING TANK WITH MPD 96 & REPLUMBED AS NECESSARY	1,450.00	1,450.00
18% APR will be applied to any invoice not paid in full within 30 days. Visa or Mastercard Accepted		Total	\$1,450.00
*ALL PUMPS CARRY A ONE YEAR MANUFACTURER'S WARRANTY. PARTS & LABOR ARE PROVIDED FREE OF CHARGE FOR A 30 DAY PERIOD FOLLOWING INSTALLATION. LABOR IS NOT COVERED UNDER WARRANTY AFTER THE FIRST 30 DAYS AND WILL BE BILLED AT THE CURRENT BUSINESS RATE. *ALL DISCREPANCIES MUST BE REPORTED WITHIN 10 DAYS. *REASONABLE COLLECTION & ATTORNEY'S FEES WILL BE ASSESSED TO ALL ACCOUNTS PLACED FOR COLLECTION.		Payments/Credits	\$0.00
		Balance Due	\$1,450.00

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 111**Invoice Date:** 4/1/24**Due Date:** 4/1/24**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 -April 2024		4,601.67	4,601.67
Website Administration -April 2024		100.00	100.00
Information Technology - April 2024		139.58	139.58
Dissemination Agent Services - April 2024		1,104.17	1,104.17
Office Supplies		0.57	0.57
Postage		72.70	72.70
Copies		21.75	21.75
Telephone		38.78	38.78
Total			\$6,079.22
Payments/Credits			\$0.00
Balance Due			\$6,079.22



Invoice

Date

Invoice #

4/1/2024

244225

Bill To

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

Please Remit Payment To:

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

Questions about billing?

904-224-0770, 904-507-5020 fax, accounting@htccleaning.com

Questions about service?

Jacksonville area 904-732-7270 ~ Daytona area 386-760-2677

TERMS: NET 10

Quantity	Description	Rate	Amount
	<p>FEE FOR JANITORIAL SERVICE: Month of April 2024</p> <p>Meadow View at Twin Creeks CDD 850 Beacon Lake Pkwy St Augustine, FL 32095</p> <p>FL DR-14 85-8017121617C-7 exp 11/30/2026</p> <p>Billing on behalf of High Tech Commercial Cleaning franchisee, Patrick Cheatham</p> <p>1 320 57200 45507 janitorial approved 3.25.2024 Jen Erickson</p>	1,301.00	1,301.00
Thank you for your business.		Total	\$1,301.00

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 30, 2024

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

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

Invoice No. 3368922
35723-1

Re: General Counsel

For Professional Legal Services Rendered

02/03/24	G. Lovett	0.30	75.00	Monitor legislative process relating to matters impacting special districts
02/15/24	K. Buchanan	0.90	301.50	Prepare for and attend board meeting

TOTAL HOURS 1.20

TOTAL FOR SERVICES RENDERED \$376.50

TOTAL CURRENT AMOUNT DUE \$376.50

Riverside Management Services, Inc

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

Invoice

Invoice #: 293

Invoice Date: 3/26/2024


Due Date: 3/26/2024

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance February 1 - February 29, 2024		8,889.20	8,889.20
Maintenance Supplies		533.23	533.23
Approved			
Facility Maintenance-\$6000.00 001.320.57200.45508			
Repairs & Maintenance-\$1500.00 001.320.57200.44200			
Miscellaneous-\$500.00 001.320.53800.45010			
Contingency- \$500.00 001.320.53800.45011			
Grounds Maintenance-\$922.43 001.320.53800.45006			
Rich Gray			
 3-28-24			

Total \$9,422.43**Payments/Credits** \$0.00**Balance Due** \$9,422.43

**MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF FEBRUARY 2024**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
2/1/24	2	M.C.	Straightened and organized chairs, tables and umbrellas on pool deck and patio, set up for pressure washing food truck alley and fencing along lap pool, finished organizing maintenance attic area
2/1/24	8	J.S.	Pressure washed three trash receptacles, four tables, five signs, two light poles and all of outside fence on right side of the pool area, removed debris around tennis courts, pickleball courts, event field, playground, pool area and parking lot, straightened and organized all pool deck furniture
2/2/24	8	J.S.	Blew leaves and debris off front entryway and back artificial grass by pool, hosed off chalk drawings on concrete and building at lake side park, straightened and organized all pool deck and patio furniture, removed debris around pool deck, lake side park, tennis courts, pickleball courts, sports complex and parking lot, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
2/5/24	8.32	M.C.	Cleaned and scraped off splash park pillars for slides, swapped defective push bar to gazebo exit and gazebo bar was moved to gate for splash park and kayaks at crew house, removed debris around amenity center
2/5/24	8.5	J.S.	Pressure wash and scraped paint off of splash pad pillars, straightened and organized pool deck and patio furniture, removed debris around pool deck, lake side park, tennis courts, pickleball courts, roadways, playgrounds and parking lots, checked and changed all trash receptacles
2/6/24	8.02	M.C.	Straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris around amenity center, pool deck, roadways, playgrounds, sports complex, tennis courts, pickleball courts and parking lot, emptied and restocked dog waste receptacles, removed construction barrel from lake in town homes
2/6/24	8	J.S.	Assembled two squeagees together for pickleball courts and tennis courts, screwed stepping step together for gym, replaced four hoses on splash pool, removed construction debris from lake in town homes, removed debris around amenity center, pickleball courts, tennis courts and pool area
2/7/24	7.85	M.C.	Removed debris around lake in 3B, inspected areas to be painted and areas for maintenance, checked and changed all trash receptacles
2/7/24	7.6	J.S.	Straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris around amenity center, beach area, playground area, pool area, tennis courts, pickleball courts and parking lot, removed debris around lake in 3B section
2/8/24	8.4	M.C.	Removed debris around Stargaze 3B, removed debris around lake, removed debris on second 3B lake and cleared approximately three fourths of the debris
2/8/24	6	J.S.	Changed light out on croquet field, straightened and organized pool deck and patio furniture, removed debris on lakes on section 3B
2/9/24	8	J.S.	Pressure wash splash park equipment, sprayed down nets in splash park, straightened and organized chairs, tables and umbrellas on pool deck and patio, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, removed debris around amenity center, playground, tennis courts, pickleball field and parking lot
2/12/24	3.33	M.C.	Broke down an old bench that will be used for parts on other failing benches, removed debris around amenity center, pool deck, playground and parking lot
2/12/24	5	J.S.	Straightened and organized chairs, tables and umbrellas on pool deck and patio, assisted fixing hammock at lake side park, taken apart old bench and used for parts, hosed off lake side park, checked and changed all trash receptacles
2/13/24	5.1	M.C.	Straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris around amenity center, pool deck, roadways, playgrounds, sports complex, tennis courts, pickleball courts and parking lot, emptied and restocked dog waste receptacles, checked and changed all trash receptacles
2/13/24	5	J.S.	Blew leaves and debris off pool deck, playground area, picnic area, walkways and sidewalks, removed debris around amenity center, pool deck, roadways, playgrounds, sports complex, tennis courts, pickleball courts and parking lot, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
2/14/24	5.8	M.C.	Reattached metal trim around gate posts, removed debris around amenity center, pool deck, roadways, playgrounds, sports complex, tennis courts, pickleball courts and parking lot, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
2/14/24	5.5	J.S.	Cut broken pipe to ground, straightened and organized pool deck furniture, glues down loose fence tiles, removed debris around roadways, lakes, tennis courts, basketball courts, lake side park, pool area and parking lot, checked and changed all trash receptacles
2/15/24	5.2	M.C.	Removed paint/sticker from chalk board on the side of crew house, moved tables and chairs in social room for board meeting
2/15/24	6	J.S.	Straightened and organized chairs, tables and umbrellas on pool deck and patio, organized social hall for board meeting, put social hall back together after meeting, blew leaves and debris off front entry way at amenity center, cleaned pool pack area by splash park, removed debris around roadways, lake side park, basketball courts, pool area, tennis courts, pickleball courts and parking lot, removed debris around 3B section
2/16/24	6.7	M.C.	emptied and restocked all dog waste receptacles, removed debris around playgrounds, food truck alley, tennis courts, pickleball courts, basketball courts and roadways around

**MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF FEBRUARY 2024**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
2/16/24	7.5	J.S.	community, checked and changed all trash receptacles Put ant killer on ant mounds, blew leaves and debris off front entryway, playground area and walkways, straightened and organized all pool deck furniture, removed debris around roadways, pool area, tennis courts, pickleball courts, lake side park, basketball courts and parking lot, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
2/19/24	7.1	M.C.	Removed debris around 3B lake, amenity center, roadways, playgrounds and pool deck, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
2/19/24	7	J.S.	Straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris around the neighborhood, pool area, tennis courts, pickleball courts, playground area, parking lot and around Star Gazing Lake, checked and changed all trash receptacles
2/20/24	8	J.S.	Painted screen and cover on fire place, tightened down tool holder at lake side park, raked wash out on beach area, straightened and organized all pool deck furniture, removed debris around roadways, tennis courts, pickleball courts, lake side park, basketball courts, pool area and parking lot, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
2/21/24	4.05	M.C.	Removed debris around community, roadways and in parking lot
2/21/24	6	J.S.	Painted kayak rack on beach, straightened and organized all pool deck furniture, removed debris around pool area, tennis courts, pickleball courts and parking lot
2/22/24	3.62	M.C.	Cleaned up chalk drawings around lake side park, painting kayak storage holders
2/22/24	3.5	J.S.	Straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris around pool area, tennis courts, pickleball courts and parking lot
2/23/24	5	J.S.	Removed debris around pool area, tennis courts, pickleball courts, basketball courts, lake side park, roadways and parking lot, straightened and organized pool deck furniture, emptied and restocked all dog waste receptacles, checked and changed all trash receptacles
2/26/24	3.25	M.C.	Removed debris around amenity center, pool deck, pickleball courts, food truck alley and playground, checked and changed all trash receptacles
2/26/24	5	J.S.	Straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris around lake side park, checked and changed all trash receptacles
2/27/24	4.86	M.C.	Emptied and restocked all dog waste receptacles, checked and changed all trash receptacles, straightened and organized chairs, tables and umbrellas on pool deck and patio
2/27/24	4	J.S.	Re-zip tied windscreen on pickleball gate, blew leaves and debris off entryway, back upper pool deck and around kayak house, removed debris around pool area, tennis courts, pickleball courts, playgrounds, basketball courts and parking lot
2/28/24	5	J.S.	Straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris around lake side park, pool area, basketball courts, lakes, roadways, pickleball courts and parking lot, checked and changed all trash receptacles
2/29/24	6.13	M.C.	Fixed men's toilet by kayak house, removed debris around community roadways, around amenity center, parking lot, pool and lake by 7/11
2/19/24	6	J.S.	Changed flusher valve in men's bathroom by pool, straightened and organized all pool deck and patio furniture, removed debris around pool deck, lake side park, tennis courts, pickleball courts, playgrounds, roadways and parking lot, checked and changed all trash receptacles

TOTAL 222.23

MILES 0

*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 3/05/24

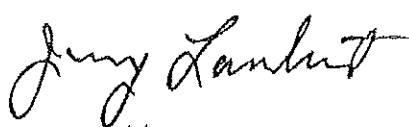
<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
MEADOWVIEW AT TWIN CREEKS CDD (MVTC)	2/2/24	Range Repair	533.23	R.G.
TOTAL			<u>\$533.23</u>	

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

Invoice

Invoice #: 292
Invoice Date: 4/1/2024
Due Date: 4/1/2024
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 - April 2024		5,416.67	5,416.67
1.320.57200.45500 - Facility Management - Meadow View - April 2024		7,154.25	7,154.25
 4-2-24			
Total			\$12,570.92
Payments/Credits			\$0.00
Balance Due			\$12,570.92



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

Invoice

Date	Number
3/20/2024	1056800

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

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

Agreement #	PO #	Terms	Due Date	Sales Rep	WO #
40883		DUE ON RECEIPT	03/20/2024		1213533
Item	Description	Quantity	Price	Amount	
	Commercial Planned Maintenance	1.00	\$505.00	\$505.00	
	Misc. Supplies & Enviromental	1.00	\$20.00	\$20.00	
	QPM \$505 2-21.5X23 5/16X1 4-16X24X2 1-19 7/8X21.5X 1-16X25X1				
	CLOSED ON MONDAYS/TUESDAYS HE WILL BE THERE @ 9 Q.C.M FI \$505.00 1-OUTSIDE CARRIER AIR UNIT 2-CARRIER 5 TON SYSTEMS 1- CARRIER 4 TON SYSTEM ADDING AN ADDITIONAL UNIT TO CHECK QUARTERLY (THIS UNIT IS AT THE WATER PARK BATHROOMS) FILTER SIZES 2-21.5x23 5/16x1 4-16x24x2 1-19 7/8x21.5x1 1- 16X25X1 (WATER PARK BATHROOM UNIT) BELT CHANGE 1 TIME A YR A39				
	Completed maintenance replacing all filters , clearing drainlines and checking all electrical components, pressures, coils and split all systems are fully operational and within spec				
				Sales Tax	\$0.00
				Total	\$525.00
				Balance Due	\$525.00

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



**Turner
Pest
Control**

PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 982503 • Atlanta, Georgia 31192-2503
904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5305 • turnerpest.com

Service Slip/Invoice

INVOICE: 618832800
DATE: 3/25/2024
ORDER: 618832800

Bill To: [385188]

Meadow View at Twin Creeks CDD
Chris Hall
475 W Town pl
Suite 114
Saint Augustine, FL 32092

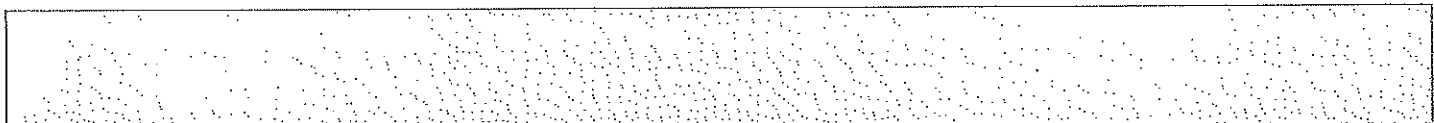
Work

Location:

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

Work Date	Time	Target Pest	Technician	Time In
3/25/2024	01:00 PM	MICE, RATS, ROACH, S		01:00 PM

Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	3/25/2024		02:20 PM



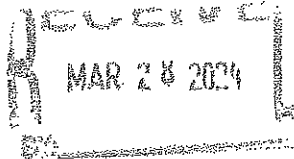
Service	Description	Price
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CPCM

Commercial Pest Control - Monthly Service

\$226.03

SUBTOTAL \$226.03
TAX \$0.00
AMT. PAID \$0.00
TOTAL \$226.03



AMOUNT DUE \$226.03

TECHNICIAN SIGNATURE

Beacon Lake
CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE



MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

7268016



000001903 02 SP 106481999299738 P

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





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

Invoice Number: 7268016
Account Number: 261058000
Invoice Date: 03/25/2024
Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

2/3

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

MEADOW VIEW AT TWIN CREEKS CDD (ST. JOHNS COUNTY, FLORIDA)
SPECIAL ASSESSMENT BONDS, SERIES 2019A-1 AND SERIES 2019A-2

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE

\$4,040.63

All invoices are due upon receipt.

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

MEADOW VIEW AT TWIN CREEKS CDD (ST. JOHNS
COUNTY, FLORIDA)
SPECIAL ASSESSMENT BONDS, SERIES 2019A-1 AND
SERIES 2019A-2

Invoice Number:	7268016
Account Number:	261058000
Current Due:	\$4,040.63
Direct Inquiries To:	Schuhle, Scott A
Phone:	(954)-938-2476

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 261058000
Invoice # 7268016
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





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

Invoice Number: 7268016
Invoice Date: 03/25/2024
Account Number: 261058000
Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

MEADOW VIEW AT TWIN CREEKS CDD (ST. JOHNS
COUNTY, FLORIDA)
SPECIAL ASSESSMENT BONDS, SERIES 2019A-1 AND
SERIES 2019A-2

Accounts Included 261058000 261058001 261058002 261058003 261058004
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 03/01/2024 - 02/28/2025				\$3,750.00
Incidental Expenses 03/01/2024 to 02/28/2025	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,040.63





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
04/04/2024

Due Date
04/14/2024

Invoice Number
5534

Reference
Splash Park VGB
Cover, 4/4/24

Amount Due (USD)
\$352.00

Description	Rate	Qty	Line Total
12x12 VGB Main Drain Grate 7-year lifespan from the date of installation DH4157 form provided for verification after payment is received. Installed: 4/4/24	\$177.00	1	\$177.00
Diver Fee Diver Fee, to dive the pool, remove and dispose of the existing drain cover, and install the new above-listed covers.	\$175.00	1	\$175.00
Subtotal			352.00
Tax			0.00
Total			352.00
Amount Paid			0.00
Amount Due (USD)			\$352.00

Notes
Thank you for your business!

Terms
Net 10



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
04/04/2024

Due Date
04/14/2024

Invoice Number
5535

Reference
Lap pool VGB, 4/4/24

Amount Due (USD)
\$696.00

Description	Rate	Qty	Line Total
18x18 VGB Main Drain Grate eqvil. to 8, 9x9 drain covers Installed: 4/4/24	\$223.00	2	\$446.00
Diver Fee Diver Fee, to dive the pool, remove the existing pool drain covers and install the new ones	\$250.00	1	\$250.00
Subtotal			696.00
Tax			0.00
Total			696.00
Amount Paid			0.00
Amount Due (USD)			\$696.00

Notes
Thank you for your business!

Terms
Net 10

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: 83070
Invoice Date: Mar 27, 2024
Page: 1

Bill To:

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

Ship to:

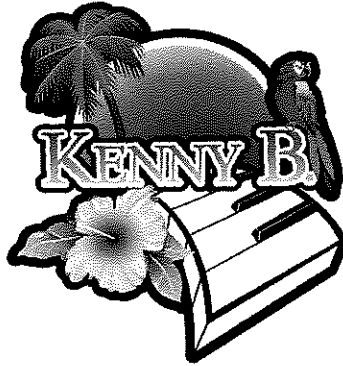
Meadow View at Twin Creeks CDD
District Accountant
1408 Hamlin Avenue, Unit E
Saint Cloud, FL 34771

Customer ID	Customer PO	Payment Terms	
Beacon02	Per Contract	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver	3/4/24	4/26/24

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in March 2024	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.



April 9, 2024

Invoice #06082024

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

Contact: Jennifer Clark-Erickson
beaconmanager@rmsnf.com

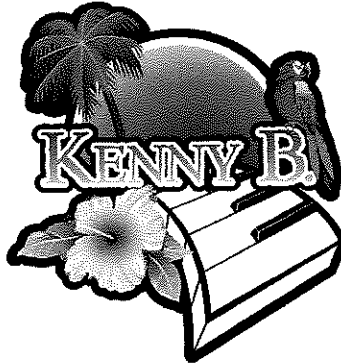
Date of Service: June 8th, 2024 (Saturday)

Location: Beacon Lake Club House (Gazebo Poolside)
850 Beacon Lake Pkwy
St. Augustine, FL 32095

12 pm – 3 pm

Amount Due: \$375.00
(Net 7 from Date of Service)

Payable To: Kenneth Baxley
Mailing: 118 Minwill Cir
Georgetown, FL 32139



April 9, 2024

Invoice #07202024

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

Contact: Jennifer Clark-Erickson
beaconmanager@rmsnf.com

Date of Service: July 20th, 2024 (Saturday)

Location: Beacon Lake Club House (Gazebo Poolside)
850 Beacon Lake Pkwy
St. Augustine, FL 32095

12 pm – 3 pm

Amount Due: \$375.00
(Net 7 from Date of Service)

Payable To: Kenneth Baxley
Mailing: 118 Minwill Cir
Georgetown, FL 32139



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

Invoice #104175
Invoice Date: 4/5/2024

Account #101093
1 320 57200 44207 Fitness center repairs Meadow View At Twin Creeks A.K.A Beacon Lake
Approved 4.8.2024 Jen Erickson

Invoice

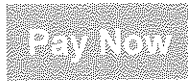
Billing Location Information

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

Service Information

Services	Qty	Rate	Price
850 Beacon Lake Pkwy, St Augustine, FL 32095			
4/5/2024 Repair - Parts at Shop Issue: the drive pulley is stuck on old motor could not remove ~Fix: need drive policy for motor Machine detail: Life Fitness ~Equipment Type: treadmill ~Model Num: 95T ~S/N: AST175920	1.00 hour	\$75.00 / hour	\$75.00
— Product: LF - PULLEY: POLY-V; 1.971 IN. O.D. C - 0K58-01057-0001	1.00 Ea	\$49.00 / Ea	\$49.00
— Product: LF - SCREW: 1/4-20 X 5, HXS, NO, CUP, ST, BO - 0017-00101-0333	10.00 Ea	\$1.52 / Ea	\$15.20
— Product: Shipping	1.00 Ea	\$60.00 / Ea	\$60.00
— Product: LF - TM - BELT: POLY-V; 370J12 - 0K58-01114-0000	1.00 Ea	\$49.30 / Ea	\$49.30
— Product: LF - TM - MOTOR: MAIN DRIVE, 230V/50HZ, W/TAPER - 0K58-01386-0004	1.00 Ea	\$535.95 / Ea	\$535.95
— Product: Travel 60-160 miles w/t	1.00 Ea	\$110.00 / Ea	\$110.00
— Product: Labor over 1 hour	0.25 Ea	\$75.00 / Ea	\$18.75

Subtotal:	\$913.20
Tax:	\$0.00
Total:	\$913.20
Amount Paid:	\$0.00
Balance Due:	\$913.20



Payment is due within 30 days of invoice date.
Please be advised that payments not received within 45 days from the date of this invoice will incur a 3.5% late fee.
Thank you for your business!

Billing Receipt - Please Return With Payment Remittance

Bill To:	Jennifer 850 Beacon Lake Pkwy St Augustine, FL 32095	Account	[101093] Meadow View At Twin Creeks A.K.A Beacon Lake
		Invoice #	104175
		Date	Friday, April 5, 2024
Remit To:	Southeast Fitness Repair 14476 Duval Place West #208 Jacksonville, FL 32218	Amount Paid	_____
		Check Number	_____

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

Meadow View at Twin Creeks

Community Development District
Construction Phase 4 - Dreamfinders

Construction Funding Request #15 - Revised
February 14, 2024

Req. PAYEE

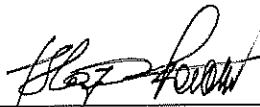
95	West Orange Nurseries Inc Beacon Lake Phase 4 - Application for Payment No. 3 (Dec 2023)	\$	307,648.38
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Total Funding Request	\$	307,648.38
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Please make check payable to:

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

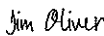
Signature: _____



Chairman/Vice Chairman

DocuSigned by:

Signature: _____



018A56567410418

Secretary/Asst. Secretary



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 677972	4/1/2024
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: May 1, 2024

Invoice Amount: \$42,375.00

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

Invoice Total **\$42,375.00**

IN COMMERCIAL LANDSCAPING

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

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



YELLOWSTONE
LANDSCAPE

Bill To:

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

Month of Service: April 2024

Invoice Amount: \$13,005.00

INVOICE

INVOICE #	INVOICE DATE
JAX 110500	4/2/2024
TERMS	INVOICE DUE DATE
Net 30	5/2/2024

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Description	Current Amount
Flowers/Annuals	
Spring Annual Rotation 2024	\$13,005.00

Invoice Total **\$13,005.00**

IN COMMERCIAL LANDSCAPING

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

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



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
03/05/2024	\$1,200.00	02/06/2024

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

INVOICE NO. 328909

1 320 57200 44300 access cards
approved Jen Erickson 4.11.2024

Site: 850 Beacon Lakes Pkwy St
Augustine
Site Address: 850 Beacon Lakes Pkwy
St Augustine FL 32092
Job No.: 80074
Job Name: Access Credentials
Order No.:

Access Credentials Access Cards

Item	Quantity	Unit Price	Total
Proximity Cards	300.00	\$4.00	\$1,200.00
Installation and Programming	1.00	\$0.00	\$0.00
Sub-Total ex Tax			\$1,200.00
Tax			\$0.00
Total			\$1,200.00

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

IMPORTANT: Please remember to test your system monthly.

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

Sub-Total ex Tax	\$1,200.00
Tax	\$0.00
Total inc Tax	\$1,200.00
Amount Applied	\$0.00
Balance Due	\$1,200.00

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

How To Pay

INVOICE NO. 328909



Credit Card (MasterCard, Visa, Amex)

Please add billing zip if not same as address above.

Credit Card No.

<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
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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: 03/05/2024 AMOUNT DUE: \$1,200.00

Please Reference: 328909



ENGLAND-THIMS & MILLER

14775 Old St. Augustine Road, Jacksonville, FL 32258

etminc.com | 904.642.8990

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

April 03, 2024

Invoice No: 213105

Total This Invoice \$703.75

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 monthly requisitions
Deal with Easement for Fiber send to team for review and comments
Review Townhome for signage and speed limit signs
Review and send off FPL lighting agreement for Beacon Lake Phase 4
Deal with Hydrilla lot issues with Drainage easements violations
Pool Deck / retaining all and artificial turf.

Professional Services rendered through March 30, 2024

Phase 1. General Consulting Engineering Services

Labor

		Hours	Rate	Amount
Senior Engineer/Senior Project Manager				
Lockwood, Scott	3/16/2024	2.00	215.00	430.00
Lockwood, Scott	3/23/2024	.50	215.00	107.50
Adminstrative Support				
Blair, Shelley	3/16/2024	.50	95.00	47.50
Blair, Shelley	3/23/2024	.50	95.00	47.50
Blair, Shelley	3/30/2024	.75	95.00	71.25
Totals		4.25		703.75
Total Labor				703.75

Billing Limits	Current	Prior	To-Date
Total Billings	703.75	5,750.00	6,453.75
Limit			15,000.00
Remaining			8,546.25

Total this Phase \$703.75

Phase XP. Expenses

Total this Phase 0.00**Total This Invoice \$703.75**

Envera

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

1 320 57200 45410 gate monitoring
approved 4.11.2024 Jen Erickson

Invoice	
Invoice Number 740265	Date 04/09/2024
Customer Number 300380	Due Date 06/01/2024

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Meadow View at Twin Creeks CDD	300380		04/09/2024	06/01/2024

Quantity	Description	Months	Rate	Amount
	Meadow View at Twin Creeks CDD - 850 Beacon Lake Pkwy, Saint Augustine, FL			
1.00	Add Res as of 3/31/24 04/01/2024 - 05/31/2024	2.00	\$112.00	\$224.00
			Subtotal:	\$224.00
	Tax			\$0.00
	Payments/Credits Applied			\$0.00
			Invoice Balance Due:	\$224.00

MyEnvera Count as of 3/31/24. 7 additional homes @ \$16.00 each

Date	Invoice #	Description	Amount	Balance Due
4/9/2024	740265	Monitoring Services	\$224.00	\$224.00

Envera

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

Invoice	
Invoice Number 740265	Date 04/09/2024
Customer Number 300380	Due Date 06/01/2024

Net Due: \$224.00
Amount Enclosed: _____

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

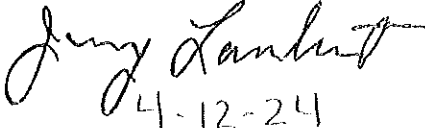
REMIT TO:
Envera
PO Box 2086
Hicksville, NY 11802

Riverside Management Services, Inc

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

Invoice**Invoice #:** 294**Invoice Date:** 3/31/2024**Due Date:** 3/31/2024**Case:****P.O. Number:****Bill To:**

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

Description	Hours/Qty	Rate	Amount
Facility Assistant through March 2024 001.320.57300.45510	94.53	26.50	2,505.05
 4-12-24			

Total \$2,505.05**Payments/Credits** \$0.00**Balance Due** \$2,505.05

MVTC CDD

ASSISTANT MANAGER INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
94.53	Assistant Manager Covers March 2024	\$ 26.50	\$ 2,505.05
TOTAL DUE:			<u>\$ 2,505.05</u>

Facility Management 001.320.57200.45510

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/1/24	1	E.W.	Facility Assistant
3/2/24	2.25	E.W.	Facility Assistant
3/3/24	2.27	E.W.	Facility Assistant
3/4/24	2.25	E.W.	Facility Assistant
3/5/24	2.28	E.W.	Facility Assistant
3/6/24	2.25	E.W.	Facility Assistant
3/7/24	8.13	E.W.	Facility Assistant
3/9/24	10.25	E.W.	Facility Assistant
3/10/24	5.25	E.W.	Facility Assistant
3/11/24	2.25	E.W.	Facility Assistant
3/12/24	2.25	E.W.	Facility Assistant
3/13/24	2.25	E.W.	Facility Assistant
3/14/24	3	E.W.	Facility Assistant
3/16/24	2.25	E.W.	Facility Assistant
3/17/24	4.25	E.W.	Facility Assistant
3/18/24	10.22	E.W.	Facility Assistant
3/20/24	2.25	E.W.	Facility Assistant
3/21/24	2.25	E.W.	Facility Assistant
3/23/24	2.35	E.W.	Facility Assistant
3/24/24	2.27	E.W.	Facility Assistant
3/25/24	2.25	E.W.	Facility Assistant
3/26/24	2.25	E.W.	Facility Assistant
3/27/24	2.25	E.W.	Facility Assistant
3/28/24	6	E.W.	Facility Assistant
3/29/24	8	E.W.	Facility Assistant
3/30/24	2.26	E.W.	Facility Assistant
TOTAL	<u><u>94.53</u></u>		

Riverside Management Services, Inc

9655 Florida Mining Blvd. W.

Building 300, Suite 305

Jacksonville, FL 32257


Invoice**Invoice #:** 295**Invoice Date:** 3/31/2024**Due Date:** 3/31/2024**Case:****P.O. Number:****Bill To:**

Meadow View @ Twin Creeks CDD

475 West Town Place

Suite 114

St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Private Event Assistant through March 2024 1.320.57200.45509	15	26.50	397.50
 4-12-24			
Total			\$397.50
Payments/Credits			\$0.00
Balance Due			\$397.50

MVTC CDD

PRIVATE EVENT ATTENDANT INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
15	Private Event Attendant Covers March 2024	\$ 26.50	\$ 397.50
	TOTAL DUE:		<u>\$ 397.50</u>

Private Event Attendant 1.320.57200.45509

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

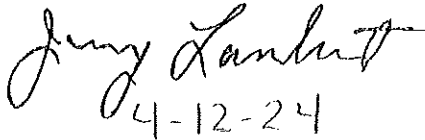
<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/10/24	5	E.W.	Private Event Attendant
3/16/24	4	E.W.	Private Event Attendant
3/17/24	6	E.W.	Private Event Attendant
TOTAL	<u>15</u>		

Riverside Management Services, Inc

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

Invoice**Invoice #:** 296**Invoice Date:** 3/31/2024**Due Date:** 3/31/2024**Case:****P.O. Number:****Bill To:**

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

Description	Hours/Qty	Rate	Amount
Special Event Assistant through March 2024 1.320.57200.49400	35.78	26.50	948.17
 4-12-24			

Total	\$948.17
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Payments/Credits	\$0.00
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Balance Due	\$948.17
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MVTC CDD

SPECIAL EVENT ASSISTANT INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
35.78	Special Event Assistant Covers March 2024	\$ 26.50	\$ 948.17
	TOTAL DUE:		<u>\$ 948.17</u>

Special Event Assistant 1.320.57200.49400

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

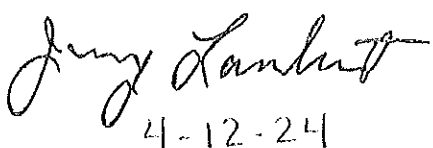
<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/1/24	3.62	J.W.	Special Event - Food Truck Friday
3/8/24	3.67	J.W.	Special Event - Food Truck Friday
3/15/24	3.75	J.W.	Special Event - Food Truck Friday
3/16/24	4	E.W.	Special Event - Spring Bash
3/16/24	4	J.W.	Special Event - Spring Bash
3/22/24	3.75	E.W.	Special Event - Food Truck Friday
3/29/24	3.75	E.W.	Special Event - Food Truck Friday
3/30/24	4.62	E.W.	Special Event - Easter Event
3/30/24	4.62	J.W.	Special Event - Easter Event
TOTAL	<u>35.78</u>		

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

Invoice

Invoice #: 297
Invoice Date: 3/31/2024
Due Date: 3/31/2024
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Lifeguards through March 2024 1,320.57200.45501	214.17	20.00	4,283.40
 4-12-24			
Total			\$4,283.40
Payments/Credits			\$0.00
Balance Due			\$4,283.40

MVTC CDD

LIFEGUARD INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
214.17	Lifeguard Services	\$ 20.00	\$ 4,283.40
	Covers March 2024		
	TOTAL DUE:		<u>\$ 4,283.40</u>

LIFEGUARDS #1.320.57200.45501

MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
LIFEGUARD BILLABLE HOURS MARCH 2024

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/9/24	5.75	E.G.	Lifeguarding
3/9/24	6.65	J.H.	Lifeguarding
3/9/24	3.1	J.W.	Lifeguarding
3/9/24	4.82	B.S.	Lifeguarding
3/10/24	6.78	J.H.	Lifeguarding
3/10/24	6.02	E.G.	Lifeguarding
3/10/24	4.23	B.S.	Lifeguarding
3/11/24	7.3	E.H.	Lifeguarding
3/11/24	2.58	E.R.	Lifeguarding
3/11/24	5.07	J.H.	Lifeguarding
3/12/24	4.3	E.G.	Lifeguarding
3/12/24	4.52	K.J.G.	Lifeguarding
3/12/24	4.25	J.H.	Lifeguarding
3/12/24	4.57	E.R.	Lifeguarding
3/13/24	4.35	E.H.	Lifeguarding
3/13/24	4.3	J.H.	Lifeguarding
3/13/24	3.3	E.R.	Lifeguarding
3/13/24	4.15	B.S.	Lifeguarding
3/14/24	6.67	E.G.	Lifeguarding
3/14/24	4.27	K.J.G.	Lifeguarding
3/14/24	4.3	J.H.	Lifeguarding
3/15/24	4.27	B.S.	Lifeguarding
3/15/24	4.28	E.H.	Lifeguarding
3/15/24	4.22	A.A.	Lifeguarding
3/15/24	4.3	K.J.G.	Lifeguarding
3/16/24	3.32	E.R.	Lifeguarding
3/16/24	4.32	J.H.	Lifeguarding
3/16/24	4.8	E.H.	Lifeguarding
3/16/24	6.83	A.A.	Lifeguarding
3/17/24	3.17	E.R.	Lifeguarding
3/17/24	4.35	J.H.	Lifeguarding
3/17/24	6.88	A.A.	Lifeguarding
3/17/24	6.75	V.G.	Lifeguarding
3/23/24	3.75	E.G.	Lifeguarding
3/23/24	4.28	V.G.	Lifeguarding
3/23/24	4.23	K.G.	Lifeguarding
3/23/24	4.38	E.H.	Lifeguarding
3/24/24	6.57	A.A.	Lifeguarding
3/24/24	6.6	V.G.	Lifeguarding
3/24/24	4	K.G.	Lifeguarding
3/24/24	4.42	E.H.	Lifeguarding
3/30/24	4.42	K.G.	Lifeguarding
3/30/24	4.23	J.H.	Lifeguarding
3/30/24	4.32	E.R.	Lifeguarding
3/30/24	4.2	B.S.	Lifeguarding

TOTAL	<u><u>214.17</u></u>
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