

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

*July 18, 2024*

## *AGENDA*

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

475 West Town Place, Suite 114

St. Augustine, Florida 32092

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

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July 11, 2024

Board of Supervisors  
Meadow View at Twin Creeks CDD

Dear Board Members:

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

Following is the revised agenda for the meeting:

- I. Roll Call
- II. Public Comment
- III. Consideration of Resolution 2024-05, Designating Officers
- IV. Approval of Minutes of the June 20, 2024 Meeting
- V. Acceptance of the Fiscal Year 2023 Audit Report
- VI. Update Regarding the Fiscal Year 2025 Budget Process
- VII. Discussion of Park Access Path
- VIII. Update on Development Status
- IX. Staff Reports
  - A. District Counsel
  - B. District Engineer
    - 1. Acceptance of the Annual Engineer's Report
    - 2. Approval of Requisition Summary
  - C. District Manager
  - D. Amenity Manager

E. Operations Manager

1. Report

2. Consideration of Proposal for Fall Annuals

X. Financial Reports

A. Financial Statements as of May 31, 2024

B. Assessment Receipts Schedule

C. Check Register

D. Consideration of Construction Funding Request No. 58

XI. Other Business

XII. Supervisors' Requests and Audience Comments

XIII. Next Scheduled Meeting – August 8, 2024 at 10:00 a.m. at the Renaissance Resort at World Golf Village, 500 South Legacy Trail, St. Augustine, Florida 32092

XIV. Adjournment



### *THIRD ORDER OF BUSINESS*

**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.** \_\_\_\_\_ is appointed Secretary and Treasurer.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Treasurer.

\_\_\_\_\_ is appointed Assistant Secretary.

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

**PASSED AND ADOPTED THIS 18TH DAY OF JULY, 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, June 20, 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:

Aaron Lyman	Vice Chairman
Tyler Thors	Supervisor
Frank Arias	Supervisor

Also present were:

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

The following is a summary of the discussions and actions taken at the June 20, 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**

**Organizational Matters**

**A. Acceptance of Resignation from Danielle Simpson**

**B. Consideration of Appointing a New Supervisor to Fill the Vacancy**

Mr. Lyman nominated Marcy McBride to fill the vacancy.

On MOTION by Mr. Lyman seconded by Mr. Arias with all in favor appointing Marcy McBride to fill the vacancy was approved.
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**C. Oath of Office for Newly Appointed Supervisor****D. Consideration of Resolution Designating Officers**

Mr. Oliver noted Ms. McBride was listening to the meeting by telephone and cannot participate in the meeting until she is sworn in by oath. The above two items were tabled.

**FOURTH ORDER OF BUSINESS****Approval of Minutes of the May 16, 2024 Meeting**

There were no comments on the minutes.

On MOTION by Mr. Lyman seconded by Mr. Arias with all in favor the minutes of the May 16, 2024 Board of Supervisors meeting were approved as presented.

**FIFTH ORDER OF BUSINESS****Ratification of Proposal from Future Horizons for Maintenance of Phase 4 Ponds**

Mr. Oliver stated that as improvements are assumed by the District, they are added to the maintenance contracts by addendum. The proposal for the Phase 4 ponds was signed between meetings.

On MOTION by Mr. Thors seconded by Mr. Arias with all in favor the proposal from Future Horizons for maintenance of the Phase 4 ponds was ratified.

**SIXTH ORDER OF BUSINESS****Ratification of Addendum to Yellowstone Contract for Phase 4**

Mr. Oliver stated that the addendum to the Yellowstone contract adds the Phase 4 common areas to the landscape maintenance contract. He also noted both the Yellowstone and Future Horizons addendums were factored into the Fiscal Year 2025 budget.

On MOTION by Mr. Lyman seconded by Mr. Arias with all in favor the addendum to the Yellowstone contract for Phase 4 was ratified.

**SEVENTH ORDER OF BUSINESS****Consideration of Resolution 2024-04, Re-Setting the Date of the Public Hearing to Adopt the Fiscal Year 2025 Budget**

Mr. Oliver stated that the public hearing on the budget is being moved to August 8<sup>th</sup> to allow for the meeting to be held at the World Golf Village Renaissance Resort in order to accommodate for more public attendance.

On MOTION by Mr. Lyman seconded by Mr. Thors with all in favor Resolution 2024-04, re-setting the date of the public hearing to adopt the budget to August 8, 2024 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**

Mr. Arias asked what the status is on allowing residents to hold a market event on the District's property.

Ms. Buchanan responded that the structure of how it's going to be organized need to be discussed. District staff could work with one person that organizes the vendor fair and the District would enter into a contract with that person, or the District could independently coordinate with vendors.

**B. District Engineer**

Mr. Sims presented a draft copy of the annual engineer's report noting there are a few control structures that still need to be inspected.

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.

**C. District Manager**

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. There is one seat with two candidates that will

be placed on the ballot, while the other seat has a candidate running unopposed so he will assume his seat after November 14<sup>th</sup>.

Next Mr. Oliver informed the Board that he received a request from two residents for the CDD to address an easement that is being used as a public walkway and causing damage to their properties. The homeowners stated that both of their yards are fenced, so they propose adding a gate that the CDD's contractors could use to access the easement if needed.

This item will be added to the next agenda for further discussion. A resident offered to pay for the fencing if the Board is concerned about the budget. Mr. Lyman asked Mr. Gray to get a quote from Sterling for the gates.

Lastly, Mr. Oliver informed the Board that the St. Johns County Supervisor of Elections has asked to use the District's amenity center as an early voting location in August, in addition to using it for the general election from October 21<sup>st</sup> through November 2<sup>nd</sup>. He responded that August would not be possible given the traffic the amenity center receives during that time period.

The Board agreed they were not in favor of allowing use of the facilities for the dates requested.

#### **D. Amenity Manager**

Ms. Erickson went over the events held at the amenity center since the last meeting as well as upcoming events. She also informed the Board of damage to the restroom doors due to minors kicking in the doors. Staff was able to identify the minors and are working to get reimbursement from the families for the cost of repairs.

#### **E. Operations Manager - Report**

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

Mr. Gray informed the Board there have been issues with cars parking in the pull-off area near the pond. He has been leaving his card on the windshields and informing the drivers that they are not allowed to park there. He asked if the Board would like to install signage to try to deter the parking.

Mr. Arias asked if the signs on Windemere have been successful in deterring the parking in that area.

Mr. Gray responded that it has for cars, although golf carts are still an issue.

Mr. Arias suggested possibly pulling two signs from another area to install on Hutchinson.

Mr. Thors stated that he would advocate for signage in the parking lot by Lakeside Park as well as there is a vehicle that has been parking overnight there for months.

A resident suggested placing trees along the path instead of signs.

Mr. Thors asked for an update on the request for Sterling to repair the foundation for the gate.

Mr. Gray responded that Sterling stated the original install was signed off as complete and paid, so they are not responsible for any liability related to repairs.

Mr. Thors stated that he does not believe it would be expensive to add a concrete footing so that the gate will remain closed. He also stated that the fencing for the side gates is not high enough.

## **TENTH ORDER OF BUSINESS**

### **Financial Reports**

#### **A. Financial Statements as of April 30, 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 98.5% 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. Arias seconded by Mr. Lyman with all in favor the check register was approved.

## **ELEVENTH ORDER OF BUSINESS**

### **Other Business**



There being none the next item followed.

## **TWELFTH ORDER OF BUSINESS**

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

Mr. Arias asked if there is an update on getting an estimate to irrigate the green space behind the mailboxes in Phase 3.

Mr. Gray responded that he is still working on getting estimates.

Mr. Arias suggested rather than continuing to spend money on the landscaping in the current dog park since it will continue to get worse, moving the benches to the new dog park that is in the works.

A resident stated that the back of the community is very dark and night due to lack of streetlights on Twin Creeks Drive.

Mr. Lyman stated that is not the District's property, so the District cannot install lights there.

A resident stated that he has called FPL regarding three or four streetlights on Trophy Lake that are not working, and he has been told it is not a resident's responsibility to request a repair or request to get them activated.

Mr. Gray stated that he has reported the lights to FPL as well, however their turnaround time is 40 to 60 days.

A resident asked if the tennis court lights can remain on until 10pm during the summer.

Mr. Oliver stated that the District has restricted the lighting hours as a compromise to the residents that live near the courts. He noted that staff has received direction from the Board to install light shields and adjust the position of the lighting to reduce the lighting pollution, which could allow the hours to be extended.

Mr. Gray stated that the light shields are on order and have a 10-to-15-week lead time.

Mr. Oliver stated that a discussion on the lighting will be included on the next agenda for further discussion.

A resident commented on speeding issues continuing and asked what the cost would be to add four-way stops on Beacon Lake Parkway.

Mr. Sims stated that he does not believe more stop signs are going to improve the speeding issues.

Mr. Oliver recommended residents contact the local county commissioners and the public works director as the county owns many of the roads in the community.

A resident commented that illegal golf carts in the community are still an issue.

Mr. Oliver stated that the Sheriff's office is writing tickets for the golf carts in addition to speeding.

Mr. Oliver answered a resident's questions on various budget line items.

A resident questioned whether he can replace trees in the CDD right of way.

Mr. Oliver asked that the Board be provided more information and photos so they can make a more informed decision.

**THIRTEENTH ORDER OF BUSINESS**

**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**

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

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

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Chairman/Vice Chairman

## *FIFTH ORDER OF BUSINESS*

**MEADOW VIEW AT TWIN CREEKS  
COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2023**

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA**

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
Meadow View at Twin Creeks Community Development District  
St. Johns County, Florida

### Report on the Audit of the Financial Statements

#### Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Meadow View at Twin Creeks Community Development District, St. Johns County, Florida ("District") as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2023, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

#### Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

#### Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### ***Other Information Included in the Financial Report***

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c), but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated June 27, 2024, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 27, 2024

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Meadow View at Twin Creeks Community Development District, St. Johns County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2023. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$34,848,278.
- The change in the District's total net position in comparison with the prior fiscal year was \$5,963,577, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2023, the District's governmental funds reported combined ending fund balances of \$1,529,427, a decrease of (\$873,450) in comparison with the prior fiscal year. The total fund balance is restricted for debt service, non-spendable for prepaid items and deposits, unassigned deficit fund balance in the capital projects fund and the remainder is unassigned fund balance in the general fund which is available for spending at the District's discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments. The District does not have any business-type activities. The District does not have any business-type activities. The governmental activities of the District include the general government (management), maintenance and recreational functions.

#### Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.



## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflow of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

### GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2023	2022
Assets, excluding capital assets	\$ 2,785,887	\$ 4,057,943
Capital assets, net of depreciation	65,901,987	59,670,565
Total assets	68,687,874	63,728,508
Liabilities, excluding long-term liabilities	1,875,965	2,857,984
Long-term liabilities	31,963,631	31,985,823
Total liabilities	33,839,596	34,843,807
Net Position		
Net investment in capital assets	33,938,356	28,217,010
Restricted	1,066,291	241,946
Unrestricted	(156,369)	425,745
Total net position	\$ 34,848,278	\$ 28,884,701

## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2023	2022
Revenues:		
Program revenues		
Charges for services	\$ 4,005,665	\$ 9,082,611
Operating grants and contributions	48,698	748,777
Capital grants and contributions	5,109,188	979,704
General revenues		
Miscellaneous	43,775	3,183
Unrestricted investment earnings	21,989	38,271
Total revenues	9,229,315	10,852,546
Expenses:		
General government	178,075	183,097
Maintenance and operations	951,881	841,052
Conveyance of infrastructure	-	3,661,978
Amenity center	637,352	515,274
Interest on long-term debt	1,498,430	2,108,841
Total expenses	3,265,738	7,310,242
Change in net position	5,963,577	3,542,304
Net position - beginning	28,884,701	25,342,397
Net position - ending	\$ 34,848,278	\$ 28,884,701

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2023 was \$3,265,738. The majority of the costs of the District's activities were paid by program revenues. Program revenues are comprised primarily of assessments and Developer contributions. The remainder of the current fiscal year revenue includes interest revenue and miscellaneous income. The majority of the decrease in program revenues is the result of a decrease in prepaid assessments. The majority of prior fiscal year expenses related to conveyances of completed infrastructure to other entities. None occurred in the current fiscal year, therefore, total expenses decreased. Additional information related to Developer contributions and the District's capital assets is reflected in the notes to the financial statements.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2023, the District had \$65,956,579 invested in capital assets. In the government-wide financial statements depreciation of \$54,592 has been taken, which resulted in a net book value of \$65,901,987. More detailed information about the District's capital assets is presented in the notes of the financial statements.

### Capital Debt

At September 30, 2023, the District had \$31,900,000 in Bonds outstanding. More detailed information about the District's capital debt is presented in the notes of the financial statements.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS

Subsequent to fiscal year end, the District anticipates that the cost of general operations will increase as the infrastructure of the District are complete and placed in service.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Meadow View at Twin Creeks Community Development District's Finance Department at 475 West Town Place, Suite 114, St. Augustine, Florida, 32092.

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2023**

	Governmental Activities
<b>ASSETS</b>	
Cash	\$ 258,526
Investments	292,008
Assessments receivable	35,722
Due from Developer	432,429
Deposits and prepaids	94,322
Restricted assets:	
Investments	1,672,880
Capital assets:	
Nondepreciable	65,820,104
Depreciable, net	81,883
Total assets	<u>68,687,874</u>
<b>LIABILITIES</b>	
Accounts payable	88,471
Contracts and retainage payable	1,167,989
Accrued interest payable	619,505
Non-current liabilities:	
Due within one year	640,000
Due in more than one year	31,323,631
Total liabilities	<u>33,839,596</u>
<b>NET POSITION</b>	
Net investment in capital assets	33,938,356
Restricted for debt service	1,066,291
Unrestricted	(156,369)
Total net position	<u>\$ 34,848,278</u>

See notes to the financial statements

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 178,075	\$ 178,075	\$ -	\$ -	\$ -
Maintenance and operations	951,881	990,166	-	5,109,188	5,147,473
Amenity center	637,352	662,986	-	-	25,634
Interest on long-term debt	1,498,430	2,174,438	48,698	-	724,706
Total governmental activities	3,265,738	4,005,665	48,698	5,109,188	5,897,813
General revenues:					
					43,775
					21,989
					65,764
					5,963,577
					28,884,701
					\$ 34,848,278

See notes to the financial statements

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2023**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
<b>ASSETS</b>				
Cash	\$ 258,526	\$ -	\$ -	\$ 258,526
Investments	292,008	1,662,515	10,365	1,964,888
Assessments receivable	27,116	8,606	-	35,722
Due from Developer	20,410	-	412,019	432,429
Due from other funds	-	14,675	-	14,675
Deposits and prepaids	94,322	-	-	94,322
Total assets	<u>\$ 692,382</u>	<u>\$ 1,685,796</u>	<u>\$ 422,384</u>	<u>\$ 2,800,562</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable	\$ 88,471	\$ -	\$ -	\$ 88,471
Contracts and retainage payable	-	-	1,167,989	1,167,989
Due to other funds	14,675	-	-	14,675
Total liabilities	<u>103,146</u>	<u>-</u>	<u>1,167,989</u>	<u>1,271,135</u>
Fund balances:				
Nonspendable:				
Prepaids and deposits	94,322	-	-	94,322
Restricted for:				
Debt service	-	1,685,796	-	1,685,796
Unassigned	494,914	-	(745,605)	(250,691)
Total fund balances	<u>589,236</u>	<u>1,685,796</u>	<u>(745,605)</u>	<u>1,529,427</u>
Total liabilities and fund balances	<u>\$ 692,382</u>	<u>\$ 1,685,796</u>	<u>\$ 422,384</u>	<u>\$ 2,800,562</u>

See notes to the financial statements

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2023**

Fund balance - governmental funds \$ 1,529,427

Amounts reported for governmental activities in the statement of  
net position are different because:

Capital assets used in governmental activities are not financial  
resources and, therefore, are not reported as assets in the  
governmental funds. The statement of net position includes  
those capital assets, net of any accumulated depreciation, in the  
net position of the government as a whole.

Cost of capital assets	65,956,579	
Accumulated depreciation	<u>(54,592)</u>	65,901,987

Liabilities not due and payable from current available resources  
are not reported as liabilities in the governmental fund  
statements. All liabilities, both current and long-term, are  
reported in the government-wide financial statements.

Accrued interest payable	(619,505)	
Bonds payable	<u>(31,963,631)</u>	<u>(32,583,136)</u>
Net position of governmental activities		<u><u>\$ 34,848,278</u></u>

See notes to the financial statements

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>REVENUES</b>				
Assessments	\$ 1,831,227	\$ 2,174,438	\$ -	\$ 4,005,665
Developer contributions	55,283	-	5,103,657	5,158,940
Interest	21,989	48,698	5,531	76,218
Miscellaneous revenues	43,775	-	-	43,775
Total revenues	<u>1,952,274</u>	<u>2,223,136</u>	<u>5,109,188</u>	<u>9,284,598</u>
<b>EXPENDITURES</b>				
Current:				
General government	178,075	-	-	178,075
Maintenance and operations	951,881	-	-	951,881
Amenity center	623,704	-	-	623,704
Debt Service:				
Principal	9,068	640,000	-	649,068
Interest	162	1,510,088	-	1,510,250
Capital outlay	-	-	6,245,070	6,245,070
Total expenditures	<u>1,762,890</u>	<u>2,150,088</u>	<u>6,245,070</u>	<u>10,158,048</u>
Excess (deficiency) of revenues over (under) expenditures	189,384	73,048	(1,135,882)	(873,450)
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in	29,390	-	9,061	38,451
Transfers out	-	(38,451)	-	(38,451)
Total other financing sources (uses)	<u>29,390</u>	<u>(38,451)</u>	<u>9,061</u>	<u>-</u>
Net change in fund balances	218,774	34,597	(1,126,821)	(873,450)
Fund balances - beginning	<u>370,462</u>	<u>1,651,199</u>	<u>381,216</u>	<u>2,402,877</u>
Fund balances - ending	<u>\$ 589,236</u>	<u>\$ 1,685,796</u>	<u>\$ (745,605)</u>	<u>\$ 1,529,427</u>

See notes to the financial statements



**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

Net change in fund balances - total governmental funds	\$ (873,450)
Amounts reported for governmental activities in the statement of activities are different because:	
Depreciation on capital assets is not recognized in the governmental fund statement but is reported as an expense in the statement of activities.	(13,648)
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.	6,245,070
Certain revenues were unavailable for the governmental fund financial statements in the prior fiscal year. In the current fiscal year, these revenues were recorded in the governmental fund financial statements.	(55,283)
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	649,068
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	2,192
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	9,628
Change in net position of governmental activities	<u>\$ 5,963,577</u>

See notes to the financial statements

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

Meadow View at Twin Creeks Community Development District ("District") was established by Ordinance 2016-11 of the Board of County Commissioners of St. Johns County, pursuant to the Uniform Community Development District Act of 1980, and otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue Bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the landowners within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2023, Three of the Board members are affiliated with Heartwood 23, LLC ("Developer").

The Board has the responsibility for, among other things:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

### **Assessments**

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the “Uniform Method of Collection” under Florida Statutes. Direct collected assessments are due as set forth in the annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the Uniform Method are noticed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

### **General Fund**

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

### **Debt Service Fund**

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

### **Capital Projects Fund**

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity

#### Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

#### Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

#### Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

#### Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Equipment	10

#### Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### **Long-Term Obligations**

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

#### **Deferred Outflows/Inflows of Resources**

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

#### **Fund Equity/Net Position**

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Other Disclosures

#### Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

## NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

## NOTE 4 – DEPOSITS AND INVESTMENTS

### Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

### Investments

The District's investments were held as follows at September 30, 2023:

	Amortized cost	Credit Risk	Maturities
US Bank Money Market	\$ 1,964,888	N/A	N/A
	<u>\$ 1,964,888</u>		

*Credit risk* – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

*Concentration risk* – The District places no limit on the amount the District may invest in any one issuer.

*Interest rate risk* – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

## NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

### Investments (Continued)

*Fair Value Measurement* – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

## NOTE 5 – INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS

Interfund receivables and payables at September 30, 2023 were as follows:

Fund	Receivable	Payable
General	\$ -	\$ 14,675
Debt service	14,675	-
	<u>\$ 14,675</u>	<u>\$ 14,675</u>

The outstanding balances between funds result primarily from the time lag between the dates that transactions are recorded in the accounting system and payments between funds are made. In the case of the District, the balances between the general fund and the debt service fund relate to assessments collected in the general fund that have not yet been transferred to the debt service fund.

Interfund transfers for the fiscal year ended September 30, 2023 were as follows:

Fund	Transfers in	Transfers out
General	\$ 29,390	\$ -
Debt service	-	38,451
Capital projects	9,061	-
	<u>\$ 38,451</u>	<u>\$ 38,451</u>

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, the transfers from the debt service fund to the general fund and the capital projects fund were made in accordance with the Bond indentures.

## NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2023 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Construction in progress	\$ 59,575,034	\$ 6,245,070	\$ -	\$ 65,820,104
Total capital assets, not being depreciated	59,575,034	6,245,070	-	65,820,104
Capital assets, being depreciated				
Equipment	136,475	-	-	136,475
Total capital assets, being depreciated	136,475	-	-	136,475
Less accumulated depreciation for:				
Equipment	40,944	13,648	-	54,592
Total accumulated depreciation	40,944	13,648	-	54,592
Total capital assets, being depreciated, net	95,531	(13,648)	-	81,883
Governmental activities capital assets, net	\$ 59,670,565	\$ 6,231,422	\$ -	\$ 65,901,987

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$94,000,000. The infrastructure will include earthwork, stormwater management, roadways and transportation improvements, sewer and wastewater utilities, water supply, landscaping, irrigations, hardscaping, and recreation improvements. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District or other governmental entities. Upon completion, the water, sewer, and reclaim utilities systems are to be conveyed to others for ownership and maintenance responsibilities.

Developer contributions to the capital projects fund for the current fiscal year were \$5,103,657, which includes a receivable of \$412,019.

## NOTE 7 – LONG TERM LIABILITIES

### Series 2016A

On October 27, 2016 the District issued \$12,030,000 of Special Assessment Bonds, Series 2016A consisting of multiple term bonds with due dates ranging from May 1, 2027 to May 1, 2047 and fixed interest rates ranging from 4.5% to 5.8%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2017.

The Bonds are subject to optional redemption prior to maturity as outlined in the Bond Indenture. The Bonds are also subject to extraordinary mandatory redemption prior to their selected maturity in the manner outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2023.

### Series 2018

On October 10, 2018 the District issued \$16,490,000 of Special Assessment Bonds, Series 2018 consisting of multiple term bonds with due dates ranging from May 1, 2024 to May 1, 2049 and fixed interest rates ranging from 4.25% to 5.6%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2020.



## **NOTE 7 – LONG TERM LIABILITIES (Continued)**

### **Series 2018 (Continued)**

The Bonds are subject to optional redemption prior to maturity as outlined in the Bond Indenture. The Bonds are also subject to extraordinary mandatory redemption prior to their selected maturity in the manner outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2023.

### **Series 2019**

On February 25, 2019 the District issued \$8,110,000 of Special Assessment Bonds, Series 2019 consisting of multiple term bonds with due dates ranging from May 1, 2030 to May 1, 2049 and fixed interest rates ranging from 5.2% to 5.8%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2020.

The Bonds are subject to optional redemption prior to maturity as outlined in the Bond Indenture. The Bonds are also subject to extraordinary mandatory redemption prior to their selected maturity in the manner outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2023.

### **Series 2020**

In May 2020, the District issued \$8,575,000 of Special Assessment Bonds, Series 2020 consisting of multiple term bonds with due dates ranging from May 1, 2026 to May 1, 2051 and fixed interest rates ranging from 4.25% to 5.375%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2022.

The Bonds are subject to optional redemption prior to maturity as outlined in the Bond Indenture. The Bonds are also subject to extraordinary mandatory redemption prior to their selected maturity in the manner outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2023.

### **Series 2021**

On October 27, 2021, the District issued \$5,140,000 Special Assessments Bonds, Series 2021 (Phase 3B) and \$7,615,000 Special Assessment Bonds, Series (Phase 4). The Bonds consist of multiple bonds with due dates ranging from May 1, 2026 to May 1, 2052 and interest rates ranging from 2.40% to 4.00%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2022.

## NOTE 7 – LONG TERM LIABILITIES (Continued)

### Series 2021 (Continued)

The Bonds are subject to optional redemption prior to maturity as outlined in the Bond Indenture. The Bonds are also subject to extraordinary mandatory redemption prior to their selected maturity in the manner outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2023.

### Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2023 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2016	\$ 6,090,000	\$ -	\$ 125,000	\$ 5,965,000	\$ 130,000
Series 2018	8,550,000	-	150,000	8,400,000	155,000
Series 2019	3,505,000	-	60,000	3,445,000	60,000
Series 2020	1,640,000	-	25,000	1,615,000	25,000
Series 2021 (Phase 3B)	5,140,000	-	125,000	5,015,000	110,000
Less: original issue discount	(41,637)	-	1,387	(40,250)	
Series 2021 (Phase 4)	7,615,000	-	155,000	7,460,000	160,000
Plus: original issue premium	107,460	-	(3,579)	103,881	
Capital lease	9,068	-	9,068	-	-
Total	<u>\$ 32,614,891</u>	<u>\$ -</u>	<u>\$ 646,876</u>	<u>\$ 31,963,631</u>	<u>\$ 640,000</u>

At September 30, 2023, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2024	\$ 640,000	\$ 1,487,495	\$ 2,127,495
2025	670,000	1,464,395	2,134,395
2026	690,000	1,438,840	2,128,840
2027	715,000	1,412,440	2,127,440
2028	750,000	1,332,825	2,082,825
2029-2033	4,280,000	6,029,982	10,309,982
2034-2038	5,365,000	5,223,434	10,588,434
2039-2043	6,790,000	3,951,749	10,741,749
2044-2048	8,275,000	2,072,732	10,347,732
2049-2052	3,725,000	339,589	4,064,589
Total	<u>\$ 31,900,000</u>	<u>\$ 24,753,481</u>	<u>\$ 56,653,481</u>

## **NOTE 8 – DEVELOPER TRANSACTIONS**

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$55,283. See Note 6 for additional developer contributions.

## **NOTE 9 – CONCENTRATION**

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

## **NOTE 10 – MANAGEMENT COMPANY**

The District has contracted with a management company to perform management services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

## **NOTE 11 – COMMITMENTS AND CONTINGENCIES**

As of September 30, 2023, the District had open contracts for various construction projects. The contracts totaled approximately \$12.1 million, of which approximately \$2.5 million was uncompleted at September 30, 2023.

## **NOTE 12 – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

## **NOTE 13 – SUBSEQUENT EVENTS**

### **Bond Payments**

Subsequent to fiscal year end, the District prepaid a total of \$30,000 and \$105,000 of the Series 2019 and 2021 Bonds, respectively. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indenture.

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
<b>REVENUES</b>			
Assessments	\$ 1,813,311	\$ 1,831,227	\$ 17,916
Developer contributions	-	55,283	55,283
Interest	5,000	21,989	16,989
Miscellaneous income	10,000	43,775	33,775
Total revenues	<u>1,828,311</u>	<u>1,952,274</u>	<u>123,963</u>
<b>EXPENDITURES</b>			
Current:			
General government	198,921	178,075	20,846
Maintenance and operations	925,439	951,881	(26,442)
Amenity center	703,951	623,704	80,247
Debt Service:			
Principal	-	9,068	(9,068)
Interest	-	162	(162)
Total expenditures	<u>1,828,311</u>	<u>1,762,890</u>	<u>65,421</u>
Excess (deficiency) of revenues over (under) expenditures	-	189,384	189,384
<b>OTHER FINANCING SOURCES</b>			
Carryforward surplus	67,499	-	(67,499)
Transfer in (out)	-	29,390	29,390
Total other financing sources	<u>67,499</u>	<u>29,390</u>	<u>(38,109)</u>
Net change in fund balance	<u>\$ 67,499</u>	218,774	<u>\$ 151,275</u>
Fund balance - beginning		<u>370,462</u>	
Fund balance - ending		<u>\$ 589,236</u>	

See notes to required supplementary information

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023.

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA  
OTHER INFORMATION – DATA ELEMENTS  
REQUIRED BY FL STATUTE 218.39(3)(C)  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023  
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	2
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	23
Employee compensation	\$2,955.20
Independent contractor compensation	\$9,986,990.00
Construction projects to begin on or after October 1; (\$65K)	
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Millage rate	Not applicable
Ad valorem taxes collected	Not applicable
Outstanding Bonds:	see Note X for details
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$1,057.77 - \$1,688.23 Debt service - \$1,233.86 - \$2,146.75
Special assessments collected	\$4,005,665.00
Outstanding Bonds:	see Note 7 for details



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL  
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT  
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH  
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Meadow View at Twin Creeks Community Development District  
St. Johns County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Meadow View at Twin Creeks Community Development District, St. Johns County, Florida ("District") as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 27, 2024.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

**Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 27, 2024





**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280  
Boca Raton, Florida 33431  
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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
Meadow View at Twin Creeks Community Development District  
St. Johns County, Florida

We have examined Meadow View at Twin Creeks Community Development District, St. Johns County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2023. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2023.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Meadow View at Twin Creeks Community Development District, St. Johns County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 27, 2024



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## **MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors  
Meadow View at Twin Creeks Community Development District  
St. Johns County, Florida

### **Report on the Financial Statements**

We have audited the accompanying basic financial statements of Meadow View at Twin Creeks Community Development District, St. Johns County, Florida ("District") as of and for the fiscal year ended September 30, 2023, and have issued our report thereon dated June 27, 2024.

### **Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

### **Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 27, 2024, should be considered in conjunction with this management letter.

### **Purpose of this Letter**

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Meadow View at Twin Creeks Community Development District, St. Johns County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Meadow View at Twin Creeks Community Development District, St. Johns County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 27, 2024

## **REPORT TO MANAGEMENT**

### **I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS**

None

### **II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS**

None

### **III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2022.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2023.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2023.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 25.

*SIXTH ORDER OF BUSINESS*

# *Meadow View at Twin Creeks*

*Community Development District*

*Approved Budget  
FY 2025*



July 18, 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 5/31/24	Projected Next 4 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	\$2,144,757
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	30,936	7,682	38,618	25,000
Restricted - Easement Fence Fund	-	15,300	3,000	18,300	-
Facility Revenue	10,000	9,130	3,000	12,130	10,000
Carry Forward Surplus	-	-	-	-	-

<b>TOTAL REVENUES</b>	<b>\$1,984,989</b>	<b>\$1,900,996</b>	<b>\$134,041</b>	<b>\$2,035,037</b>	<b>\$2,212,257</b>
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#### **EXPENDITURES:**

##### **Administrative**

Supervisor Fees	\$4,800	\$2,400	\$1,600	\$4,000	\$4,800
FICA Taxes	367	184	122	306	367
Engineering	36,000	10,804	19,954	30,758	36,000
Attorney	30,000	8,526	17,447	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	8,833	4,417	13,250	14,045
Trustee Fees	16,733	20,325	-	20,325	20,400
Management Fees	55,220	36,813	18,407	55,220	58,533
Information Technology	1,675	1,117	558	1,675	1,776
Website Maintenance	1,200	800	400	1,200	1,272
Telephone	700	371	329	700	700
Postage & Delivery	1,600	805	795	1,600	1,600
Insurance General Liability	8,673	8,161	-	8,161	8,977
Printing & Binding	2,300	372	1,500	1,872	2,300
Legal Advertising	1,500	737	763	1,500	1,500
Other Current Charges	1,600	350	1,100	1,450	1,600
Office Supplies	300	5	10	15	300
Dues, Licenses & Subscriptions	175	175	-	175	175

<b>TOTAL ADMINISTRATIVE</b>	<b>\$197,043</b>	<b>\$114,378</b>	<b>\$75,502</b>	<b>\$189,880</b>	<b>\$206,781</b>
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# Meadow View at Twin Creeks

## Community Development District

### Approved Budget

### General Fund

Description	Adopted Budget FY2024	Actuals Thru 5/31/24	Projected Next 4 Months	Projected Thru 9/30/24	Approved Budget FY 2025
<b>Operations &amp; Maintenance</b>					
<b><u>Amenity Center</u></b>					
<b>Utilities</b>					
Telephone/Cable/Internet	\$12,400	\$8,228	\$4,201	\$12,429	\$13,326
Electric	52,500	29,175	17,325	46,500	52,500
Water/Irrigation	31,240	61,262	12,946	74,208	45,000
Gas	2,500	1,370	1,130	2,500	2,500
Trash Removal	8,400	5,451	2,949	8,400	8,400
<b>Security</b>					
Security Monitoring	1,440	888	444	1,331	1,440
Gate Monitoring	22,888	19,748	10,482	30,230	32,500
Gate Repairs	3,000	475	2,525	3,000	3,000
Access Cards	3,000	1,589	1,200	2,789	3,000
Contracted Security	20,000	13,365	9,200	22,565	20,000
<b>Management Contracts</b>					
Facility Management	85,851	57,234	28,617	85,851	98,729
Facility Attendant	39,149	20,069	19,081	39,149	41,498
Pool Attendants	55,890	12,536	43,354	55,890	61,479
Canoe Launch Attendant	30,750	100	400	500	5,750
Snack Bar Attendant	17,640	-	-	-	10,000
Field Management / Admin	65,000	43,333	21,667	65,000	95,000
Pool Maintenance	20,000	13,032	5,452	18,483	20,000
Pool Chemicals	20,467	16,373	8,405	24,778	26,475
Janitorial	33,010	14,712	7,604	22,316	25,112
Facility Maintenance	83,200	83,592	17,362	100,954	103,200
Private Event Attendant	5,500	4,600	2,800	7,400	6,500
Repairs & Maintenance	40,000	33,165	13,985	47,150	62,800
New Capital Projects	10,000	-	2,000	2,000	5,000
Snack Bar Inventory- CGS	1,000	49	951	1,000	1,000
Food Service License	650	242	250	492	650
Subscriptions	5,500	2,163	1,176	3,339	4,000
Pest Control	2,831	1,789	904	2,693	2,831
Supplies	2,500	715	1,785	2,500	2,500
Towel/Linen Service	2,800	-	-	-	-
Furniture, Fixtures & Equipment	5,000	3,984	1,016	5,000	5,000
Special Events	35,000	21,798	13,202	35,000	35,000
Holiday Decorations	20,000	20,102	-	20,102	20,000
Fitness Center Repairs/Supplies	5,500	4,204	2,400	6,604	5,500
Office Supplies	2,100	628	600	1,228	2,050
ASCAP/BMI Licenses	800	-	-	-	800
Property Insurance	72,545	66,983	-	66,983	84,668
Permit and License	575	266	575	841	850
<b>TOTAL AMENITY CENTER</b>	<b>\$820,626</b>	<b>\$563,219</b>	<b>\$255,986</b>	<b>\$819,205</b>	<b>\$908,057</b>



# Meadow View at Twin Creeks

## Community Development District

### Approved Budget

#### General Fund

Description	Adopted Budget FY2024	Actuals Thru 5/31/24	Projected Next 4 Months	Projected Thru 9/30/24	Approved Budget FY 2025
<b>Grounds Maintenance</b>					
Hydrology Quality/Mitigation	\$6,400	\$-	\$2,000	\$2,000	\$6,400
Electric	34,265	20,512	11,200	31,712	36,321
Landscape Maintenance	646,800	343,750	188,500	532,250	690,755
Landscape Contingency	85,000	33,374	51,626	85,000	85,000
Lake Maintenance	27,000	14,153	9,137	23,290	27,000
Grounds Maintenance	12,000	13,660	4,629	18,289	35,000
Pump Repairs	5,000	24,869	-	24,869	10,000
Streetlighting	58,207	45,261	22,000	67,261	69,294
Streetlight Repairs	5,000	1,000	-	1,000	5,000
Irrigation Repairs	50,000	22,293	22,707	45,000	50,000
Miscellaneous	6,500	3,220	3,280	6,500	6,500
Contingency	31,149	15,650	15,498	31,149	31,149
Capital Reserves	-	-	-	-	45,000
<b>TOTAL GROUNDS MAINTENANCE</b>	<b>\$967,320</b>	<b>\$537,742</b>	<b>\$330,577</b>	<b>\$868,319</b>	<b>\$1,097,418</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,984,989</b>	<b>\$1,215,339</b>	<b>\$662,065</b>	<b>\$1,877,404</b>	<b>\$2,212,257</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>	<b>\$685,657</b>	<b>(\$528,024)</b>	<b>\$157,633</b>	<b>\$0</b>

\*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-Gate Monitoring

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.

##### Telephone

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
<b>Total</b>	<b>\$1,110</b>	<b>\$13,326</b>

##### 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
<b>Total</b>		<b>\$4,375</b>	<b>\$52,500</b>

##### 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 Loosetrife 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
<b>Total</b>		<b>\$3,750</b>	<b>\$45,000</b>

# 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
<b>Total</b>	<b>\$120</b>	<b>\$1,440</b>

##### 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
<b>Total</b>	<b>\$2,708</b>	<b>\$32,500</b>

##### Gate Repairs

Estimated cost for repairs of gate.

##### 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
<b>Total</b>	<b>\$1,667</b>	<b>\$20,000</b>

##### 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.

##### 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
	<b>Total</b>	<b>\$3,027</b>	<b>\$36,321</b>

##### 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
<b>Total</b>	<b>\$57,563</b>	<b>\$690,755</b>

##### 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
<b>Total</b>	<b>\$2,250</b>	<b>\$27,000</b>

##### 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
	<b>Total</b>	<b>\$5,775</b>	<b>\$69,294</b>

##### 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.

##### Capital Reserves

The District will establish a reserve to fund the renewal and replacement of District's capital related facilities which will be transferred to a Capital Reserve Fund.

# Meadow View at Twin Creeks

## Community Development District

### Approved Budget

#### Debt Service Series 2016A1 Special Assessment Bonds

Description	Adopted Budget FY2024	Actuals Thru 5/31/24	Projected Next 4 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	14,818	6,293	21,111	12,000
Carry Forward Surplus <sup>(1)</sup>	199,313	198,069	-	198,069	220,169
<b>TOTAL REVENUES</b>	<b>\$648,077</b>	<b>\$649,817</b>	<b>\$12,728</b>	<b>\$662,544</b>	<b>\$675,534</b>

#### **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
<b>TOTAL EXPENDITURES</b>	<b>\$442,375</b>	<b>\$442,375</b>	<b>\$-</b>	<b>\$442,375</b>	<b>\$446,525</b>

#### **Other Sources/(Uses)**

Interfund transfer In/(Out)	\$-	\$-	-	-	\$-
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>

<b>TOTAL EXPENDITURES</b>	<b>\$442,375</b>	<b>\$442,375</b>	<b>\$-</b>	<b>\$442,375</b>	<b>\$446,525</b>
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<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$205,702</b>	<b>\$207,442</b>	<b>\$12,728</b>	<b>\$220,169</b>	<b>\$229,009</b>
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<sup>(1)</sup> 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
<b>Total</b>			<b>\$5,835,000</b>	<b>\$3,925,925</b>	<b>\$9,760,925</b>



**Meadow View at Twin Creeks**  
**Community Development District**  
**Approved Budget**  
**Debt Service Series 2018A1 & A2 Special Assessment Bonds**

Description	Adopted Budget FY2024	Actuals Thru 5/31/24	Projected Next 4 Months	Projected Thru 9/30/24	Approved Budget FY 2025
<b>REVENUES:</b>					
Special Assessments-Tax Roll	\$612,533	\$603,644	\$8,890	\$612,533	\$612,533
Interest Earnings	7,000	19,584	7,686	27,270	14,000
Carry Forward Surplus <sup>(1)</sup>	261,256	259,534	-	259,534	285,075
<b>TOTAL REVENUES</b>	<b>\$880,789</b>	<b>\$882,761</b>	<b>\$16,576</b>	<b>\$899,337</b>	<b>\$911,608</b>
<b>EXPENDITURES:</b>					
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
<b>TOTAL EXPENDITURES</b>	<b>\$614,263</b>	<b>\$614,263</b>	<b>\$-</b>	<b>\$614,263</b>	<b>\$612,675</b>
<b>Other Sources/(Uses)</b>					
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>
<b>TOTAL EXPENDITURES</b>	<b>\$614,263</b>	<b>\$614,263</b>	<b>\$-</b>	<b>\$614,263</b>	<b>\$612,675</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$266,526</b>	<b>\$268,499</b>	<b>\$16,576</b>	<b>\$285,075</b>	<b>\$298,933</b>
<sup>(1)</sup> 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
<b>Total</b>			<b>\$8,245,000</b>	<b>\$7,232,450</b>	<b>\$15,477,450</b>

**Meadow View at Twin Creeks**  
**Community Development District**  
**Approved Budget**  
**Debt Service Series 2019A1 & A2 Special Assessment Bonds**

Description	Adopted Budget FY2024	Actuals Thru 5/31/24	Projected Next 4 Months	Projected Thru 9/30/24	Approved Budget FY 2025
<b>REVENUES:</b>					
Special Assessments-Tax Roll	\$257,353	\$253,618	\$3,735	\$257,353	\$257,353
Special Assessments - Prepayments	-	25,163	-	25,163	-
Interest Earnings	3,000	8,369	3,400	11,769	8,500
Carry Forward Surplus <sup>(1)</sup>	114,512	114,039	-	114,039	122,524
<b>TOTAL REVENUES</b>	<b>\$374,865</b>	<b>\$401,189</b>	<b>\$7,135</b>	<b>\$408,324</b>	<b>\$388,377</b>
<b>EXPENDITURES:</b>					
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	-
<b>TOTAL EXPENDITURES</b>	<b>\$255,800</b>	<b>\$285,800</b>	<b>\$-</b>	<b>\$285,800</b>	<b>\$255,955</b>
<b>Other Sources/(Uses)</b>					
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>
<b>TOTAL EXPENDITURES</b>	<b>\$255,800</b>	<b>\$285,800</b>	<b>\$-</b>	<b>\$285,800</b>	<b>\$255,955</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$119,065</b>	<b>\$115,389</b>	<b>\$7,135</b>	<b>\$122,524</b>	<b>\$132,422</b>

<sup>(1)</sup> 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
<b>Total</b>			<b>\$3,355,000</b>	<b>\$3,064,585</b>	<b>\$6,419,585</b>

**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 5/31/24	Projected Next 4 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	4,219	1,665	5,884	5,500
Carry Forward Surplus <sup>(1)</sup>	51,604	70,136	-	70,136	60,553
<b>TOTAL REVENUES</b>	<b>\$166,245</b>	<b>\$185,755</b>	<b>\$3,306</b>	<b>\$189,061</b>	<b>\$180,544</b>

**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
<b>TOTAL EXPENDITURES</b>	<b>\$109,156</b>	<b>\$109,156</b>	<b>\$-</b>	<b>\$109,156</b>	<b>\$113,094</b>

**Other Sources/(Uses)**

Interfund transfer In/(Out)	\$-	\$(19,351)	-	(19,351)	\$-
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$-</b>	<b>\$(19,351)</b>	<b>\$-</b>	<b>\$(19,351)</b>	<b>\$-</b>
<b>TOTAL EXPENDITURES</b>	<b>\$109,156</b>	<b>\$128,508</b>	<b>\$-</b>	<b>\$128,508</b>	<b>\$113,094</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$57,089</b>	<b>\$57,248</b>	<b>\$3,306</b>	<b>\$60,553</b>	<b>\$67,450</b>

<sup>(1)</sup> 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
<b>Total</b>			<b>\$1,590,000</b>	<b>\$1,441,800</b>	<b>\$3,031,800</b>

**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 5/31/24	Projected Next 4 Months	Projected Thru 9/30/24	Approved Budget FY 2025
<b>REVENUES:</b>					
Special Assessments-Tax Roll	\$279,656	\$275,119	\$4,052	\$279,171	\$280,765
Interest Earnings	2,100	10,059	4,124	14,183	8,500
Carry Forward Surplus <sup>(1)</sup>	112,709	92,142	-	92,142	99,033
<b>TOTAL REVENUES</b>	<b>\$394,465</b>	<b>\$377,319</b>	<b>\$8,176</b>	<b>\$385,495</b>	<b>\$388,297</b>
<b>EXPENDITURES:</b>					
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	-
<b>TOTAL EXPENDITURES</b>	<b>\$276,120</b>	<b>\$281,120</b>	<b>\$-</b>	<b>\$281,120</b>	<b>\$278,413</b>
<b>Other Sources/(Uses)</b>					
Interfund transfer In/(Out)	\$-	\$(5,342)	-	(5,342)	\$-
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$-</b>	<b>\$(5,342)</b>	<b>\$-</b>	<b>\$(5,342)</b>	<b>\$-</b>
<b>TOTAL EXPENDITURES</b>	<b>\$276,120</b>	<b>\$286,462</b>	<b>\$-</b>	<b>\$286,462</b>	<b>\$278,413</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$118,345</b>	<b>\$90,857</b>	<b>\$8,176</b>	<b>\$99,033</b>	<b>\$109,885</b>
 <sup>(1)</sup> 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
<b>Total</b>			<b>\$4,905,000</b>	<b>\$2,937,023</b>	<b>\$7,842,023</b>

**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 5/31/24	Projected Next 4 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	9,787	3,960	13,747	9,000
Carry Forward Surplus <sup>(1)</sup>	136,629	136,133	-	136,133	142,072
<b>TOTAL REVENUES</b>	<b>\$563,366</b>	<b>\$442,536</b>	<b>\$131,081</b>	<b>\$573,617</b>	<b>\$574,809</b>

**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
<b>TOTAL EXPENDITURES</b>	<b>\$424,098</b>	<b>\$424,098</b>	<b>\$-</b>	<b>\$424,098</b>	<b>\$425,258</b>

**Other Sources/(Uses)**

Interfund transfer In/(Out)	\$-	\$(7,448)	-	(7,448)	\$-
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$-</b>	<b>\$(7,448)</b>	<b>\$-</b>	<b>\$(7,448)</b>	<b>\$-</b>

<b>TOTAL EXPENDITURES</b>	<b>\$424,098</b>	<b>\$431,546</b>	<b>\$-</b>	<b>\$431,546</b>	<b>\$425,258</b>
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<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$139,269</b>	<b>\$10,991</b>	<b>\$131,081</b>	<b>\$142,072</b>	<b>\$149,552</b>
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<sup>(1)</sup> 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
<b>Total</b>			<b>\$7,300,000</b>	<b>\$4,615,743</b>	<b>\$11,915,743</b>

**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	232,595.25	1,186.71	1,262.42	1,141.96	120.46	232,595.25	10.55%
43'	472	0.90	472	424.80	630,143.26	1,335.05	1,420.23	1,284.71	135.52	630,143.26	10.55%
53'	330	1.00	330	330.00	489,518.07	1,483.39	1,578.03	1,427.45	150.58	489,518.07	10.55%
63'	309	1.10	309	339.90	504,203.61	1,631.73	1,735.83	1,570.20	165.64	504,203.61	10.55%
73'	66	1.15	66	75.90	112,589.16	1,705.90	1,814.73	1,641.57	173.16	112,589.16	10.55%
73'P	103	1.15	103	118.45	175,707.32	1,705.90	1,814.73	1,641.57	173.16	175,707.32	10.55%
<b>TOTAL</b>	<b>1,476</b>		<b>1,476</b>	1,445.85	2,144,756.68					<b>2,144,756.68</b>	

**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*

*B.*

*1.*

# **ENGINEER'S 2024 ANNUAL REPORT**

**FOR THE**

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

**ST. JOHNS COUNTY, FLORIDA**

**PREPARED FOR:**

**BOARD OF SUPERVISORS  
MEADOW VIEW AT TWIN CREEKS  
COMMUNITY DEVELOPMENT DISTRICT**

**PREPARED BY**



Engineers – Planners – Surveyors – Landscape Architects  
14775 Old St. Augustine Road, Jacksonville, Florida 32258  
Reg. Number: 2584

ETM Job Number: E 17-348

Revised Date: July 1, 2024

Email: [Lockwoods@etm-inc.com](mailto:Lockwoods@etm-inc.com) Phone: 904-265-3163



# Table of Contents and Engineer's Signature Page

Project Name: MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT  
Project Location: Adjacent to County Road 210 and east of Philips Highway (US No. 1)  
Project City / State: St. Johns County, Florida  
Programs used: Microsoft Word and Excel 2022, AutoCAD C3D 2022  
Etm Job No. E 17-348  
Report prepared by: Daniel Sims III, E.I.

## TABLE OF CONTENTS:

<u>Sections</u>	<u>Item</u>
A	Table of Contents and Engineer's Signature Page
B	Location Map
C	Master Site Plan
D	Beacon Lake Phase I - Site Plan
E	Beacon Lake Amenity Center - Site Plan
F	Beacon Lake Townhomes - Site Plan
G	Beacon Lake Phases 2A, 2B, and 2C - Site Plan
H	Beacon Lake Phase 3A
I	Beacon Lake Phase 3A - Lakeside Park and Community Park
J	Beacon Lake Phase 3B
K	Beacon Lake Phase 4
L	General Information
M	Project Background
N	Public Agency Ownership
O	Entrance Features, Signage, and Associated Landscaping:
P	Amenity Center (Lake House) And Recreational Facilities:
Q	Neighborhood Parks / Pockets Parks And Associated Landscaping:
R	Beacon Lake Parkway / Twin Creeks Drive:
S	Road Right Of Ways And Associated Landscaping:
T	Storm Water Management Facilities:
U	Conservation / Preservation Areas
V	Long Term Maintenance:
W	Public Facilities
X	Project Photographs

Portion of pages or sections of this report signed and sealed by Engineer

Sections A-X Only



14775 Old St. Augustine Rd., Jacksonville, FL 32258  
Reg No: 2584

[Lockwoods@etm-inc.com](mailto:Lockwoods@etm-inc.com)

(904) 265-3163

## Notes:

1. This document is prepared in for use by the Meadow View at Twin Creeks Community Development District, St. Johns County Florida and it is not intended for any other agency or third party use.
2. This document has been Digitally signed and sealed, printed copies of this document are not considered signed and sealed and must be verified on digital copies

## **L. GENERAL INFORMATION:**

This Annual Report is prepared in general compliance with Section 9.21 of the Master Trust Indenture for the Meadow View at Twin Creeks Community Development District (“CDD” or the “District”). ETM (England, Thims & Miller, Inc) performed a site review on June 7, 2024. Based on this limited field review, we found that the CDD owned facilities generally appeared to be in good condition and appeared to be well maintained and operational at the time of our site visit. It should be noted that because this report is based on limited field review only, it is not intended to be exhaustive or comprehensive, but only an annual review of the District owned, and operated facilities, to verify if these facilities appeared to be well maintained and in good condition. Currently at the time of this report, the District owns and maintains improvements within Beacon Lake Phases I, 2A, 2B, 2C, 3A, 3B, 4 and Beacon Lake Townhomes. Several maps showing the CDD owned facilities are included with this report. At the time of this report there is a project under construction, Beacon Lake Parkway Extension, which will be turned over to the CDD after completion and certifications.

## **M. PROJECT BACKGROUND:**

The Meadow View at Twin Creeks CDD is located in St. Johns County, Florida (“County”), south of County Road 210 and east of Philips Highway (US No 1). The overall project is approximately 630.22 acres+/- and the land within the District is wholly located within the Meadow View at Twin Creeks PUD – St. Johns County Ordinance No. 2014-21 (the “Development”). The authorized land uses within the District allows for residential development as well as open space and recreational amenities. The Meadow View at Twin Creeks PUD approval provides for the development of 1280 single family lots and 196 Townhome lots, an amenity center as well as neighborhood, and community parks.

## **N. PUBLIC AGENCY OWNERSHIP:**

The following improvements are currently owned and maintained by other Public Agencies as follows:

- A. Offsite turn lane and roads within County Road 210 are owned and maintained by St. Johns County.
- B. The onsite and offsite potable water distribution system, water distribution system, sanitary sewer collection system within public right of ways and utility easements are owned and maintained by St. Johns County Utility Department (SJCUD).
- C. Electric facilities within public right of ways and power line easements are owned and maintained by the Florida Power and Light (FPL).
- D. The following onsite and offsite utilities located within the public rights of way are owned and maintained by the following entities. Gas mains are owned and maintained by TECO gas, Fiber optic cables are owned and maintained by either AT&T or Comcast.
- E. The onsite and offsite reuse system with exception of reuse within Beacon Lake Phase 4, at the time of this report, is owned and maintained by the CDD. St. Johns County Utility Department (SJCUD) and the Jacksonville Electric Authority (JEA) are working on an agreement to supply reuse to the project. The exact timeframe and associated conditions have yet to be determined. The Reuse within Beacon Lake Phase 4 has been turned over to St. Johns County Utility Department for operation and maintenance.

## **O. ENTRY FEATURES, SIGNAGE AND ASSOCIATED LANDSCAPING:**

The District owned improvements include a large entry monument with project signage, and associated landscaping. The entry monument is located within Beacon Lake Parkway within a median near the intersection with County Road 210 and Beacon Lake Parkway (project entrance). The project improvements also include landscaping along County Road 210 right of way near the project entrance on both sides of Beacon Lake Parkway. Based on limited field review, these improvements appeared to be in good condition and appeared to be well maintained. Therefore, we recommend ongoing maintenance, as may be required throughout the year.

#### **P. AMENITY CENTER (LAKE HOUSE) AND RECREATIONAL FACILITIES:**

The District owned recreational improvements for this project include an Amenity Center (Lake House) with associated parking areas, an indoor fitness area with workout equipment, indoor eating and meeting areas, outdoor seating areas, restroom facilities, adult pool, kid pool with splash equipment, fire pit with seating area, tennis courts, pickleball courts, multiuse fields, fenced play scape area, detailed landscaping, lighting and a floating dock within Storm Water Management Facility Number 6. Based on limited field review on the date(s) specified in Section G, these improvements appeared to be well maintained and in good condition. Therefore, we recommend ongoing maintenance as may be required throughout the year.

#### **Q. NEIGHBORHOOD PARKS / POCKETS PARKS WITH ASSOCIATED LANDSCAPING:**

The District owned improvements include numerous small, grassed pocket parks some with recreational equipment and some with grass and landscaping only. There is also a large park within Parcel 3A called the Lakeside Park as well as a community park with multiuse fields (5.0 acres+/-), a sports court and parking area. These areas are located throughout the project. Based on limited field review on the dates specified in this report (see section G), these improvements appeared to be in good condition and appeared to be well maintained. Therefore, we recommend ongoing maintenance, as may be required throughout the year.

#### **R. BEACON LAKE PARKWAY / TWIN CREEKS DRIVE:**

Beacon Lake Parkway and Twin Creeks Drive are owned and maintained by St. Johns County. However, St. Johns County requires a 26-month maintenance bond which is still ongoing. Therefore, the CDD is still responsible to maintain these roadways. Moreover, the District owns and maintains all of the landscaping and the landscape islands, including a roundabout within Beacon Lake Parkway near the Amenity Center. It should be noted that at the time of this report there is only one lift of asphalt for Beacon Lake Parkway, and Twin Creeks Drive to Trophy Lake Drive. This is because St. Johns County requires that 90 percent of the certificates of occupancy (COs) be issued in a phase prior to the installation of the second lift of asphalt. Based on limited field review it appears that many phases are above the 90 percent threshold of homes that are constructed within their respected phases. It should be noted that the striping along these roadways (especially Beacon Lake Parkway) has aged or have not been reinstalled after the second lift of pavement and should be repainted as soon as possible. Beacon Lake Parkway Extension is the roadway connection which is near the Beacon Lake Parkway Round about and extends to near Charlie Way. This roadway which will be St. Johns County owned roadway is at the time of this report under review by St. Johns County and should be turned over to St. Johns County within the next year. Finally, based on limited field review, these improvements appeared to be in good condition and appeared to be well maintained. Therefore, we recommend ongoing maintenance, as may be required throughout the year.

#### **S. ROAD RIGHT OF WAYS AND ASSOCIATED LANDSCAPING:**

The District owned facilities include numerous road right of ways within Beacon Lake Project with exception of roads listed in Section M above. The District owns and maintains all of these roadways along with the associated landscape as well other elements such as landscape islands, brick pavers, hardscape, curb, gutter, pavement, signage, lighting, and landscape features. Based on limited field review on the date(s) specified in this report (see section G) these road rights of way and other features generally appeared to be in good condition and well maintained. Furthermore, the striping along many of these roadways (especially Beacon Lake Parkway) has aged and/or not have been replaced after the second lift was installed. We recommend placing this striping as soon as possible. Finally, in order to maintain the roadway system and common area landscaping in good condition, we recommend ongoing maintenance, as may be required throughout the year to ensure that the elements are functioning properly. Furthermore, we recommend that monies be set aside to replace, repair or resurface these roadways as may be required after a number of years.

## **T. STORM WATER MANAGEMENT FACILITIES:**

The District owned improvements include numerous Storm Water Management Facilities (SMFs). Most of the SMFs in Beacon Lake Phase 1 are interconnected via storm water pipes throughout the project. There are a number of SMF within Beacon Lake Phase Townhomes, 2A, 2B, 2C, 3A, 3B, and 4. All of the SMFs are used for storage, attenuation and treatment of storm water throughout the project. There are numerous control structures for these SMFs located throughout the project. These control structures attenuate flow and set normal water levels for the SMFs. In general, we recommend ongoing maintenance to control structure weirs and attention to SMF water levels.

Based on this limited field review on the date(s) specified in Section G, the SMFs and associated control structures generally appeared to be in good condition and functioning properly. However, weir plates for Smfs 11 and Smf 18 are leaking (shown in the photos in this report) and will need to be repaired and maintained to stay within permit compliance with the St. Johns Water Management District. Moreover, Smf 22 in Phase 3B has some erosion that will need to be addressed (see photo in this report).

In general, the storm water system appeared to be in good condition and functioning as designed. Furthermore, we recommend ongoing maintenance for the storm water management facilities as may be required throughout the year to ensure that this system is functioning properly.

## **U. CONSERVATION / PRESERVATION AREAS:**

The District owned conservation areas / preservation areas throughout the project. These areas are lands that were required to be preserved by various agencies, including but not limited to the Army Corps of Engineers, the St. Johns River Water Management District, and St. Johns County. These areas are natural with many trees and heavy overgrowth; therefore, these areas were not reviewed. However, we recommend ongoing maintenance and removal of trees that are dead or dying or trees as may be required throughout the year.

## **V. LONG TERM MAINTENANCE:**

In general, based on limited field review on the date(s) specified in Section J, it appears that the District owned facilities are well maintained and generally in good condition. However, it should also be noted that our field review was not exhaustive or comprehensive. As a Civil Engineering Consultant Firm, we do not have expertise in the maintenance and operation of recreational facilities as well as the other CDD owned and operated facilities. Therefore, we recommend that the District Manager and the CDD Board consult to determine the best approach to operate and maintain these facilities. Moreover, it should be anticipated that over the life of these facilities, items such as, but not limited to: roofing, pavement, curb, gutter, striping, signage, sidewalks, recreational equipment, etc. will need to be either repaired or replaced over time. Therefore, we recommend that the District Manager and the CDD Board set aside monies or look for alternative sources of capital, such as: refinancing bonds and / or issuing new long-term bonds, as may be needed over the life of the project for maintenance, repair and or replacement of these facilities over time as may be required. The appropriate amount of monies should be determined by the District Manager and the CDD Board, as soon as possible, so that each year a fund is established for this purpose. Furthermore, as a Civil Engineering Consultant Firm, we do not have the expertise to advise the CDD Board about the appropriate amount of insurance coverage or the insurance rates that should be paid. Therefore, we recommend the District Manager and the CDD Board work with an insurance company or some other insurance expert to determine the appropriate coverage and rates that will work for this project. Finally, we recommend ongoing maintenance as may be required throughout the year to ensure that the District owned facilities, equipment, etc. are functioning properly.

## **W. PUBLIC FACILITIES:**

Pursuant to Florida Statutes Chapter 189.08 (F.A.C), Each independent special district shall submit to each local general-purpose government in which it is located the public facilities report and an annual notice of any changes. This report shall include each public facility and its current capacity.

### **Storm Water Management Facilities**

All of the project Storm Water Management Facilities (Smfs) which have been constructed and are shown on the Site Map included in this report, serve to provide treatment and attenuation for the entire project and operate at the capacity required by the St. Johns River Water Management District. Furthermore, no replacements or expansions are anticipated in the next seven years.

### **Amenity Center**

The Amenity Center has a number of facilities listed below. This Amenity Center has been constructed and is operational. As of the date of this report there are no expansions or replacements of facilities anticipated in the next seven years.

The Amenity Center generally consists of the following improvements:

- Clubhouse, Social room, Kitchen facilities, Office Management Area
- Lap Pool and Fun Pool (recreational)
- Fitness Center
- Playground Area
- Kayak Launch and storage areas
- Tennis Courts
- Parking Lot, Sidewalk / walking path
- Landscape, Lighting, and Irrigation

Maximum Occupancy as provided by the Vesta (Amenity Managers) are as follows:

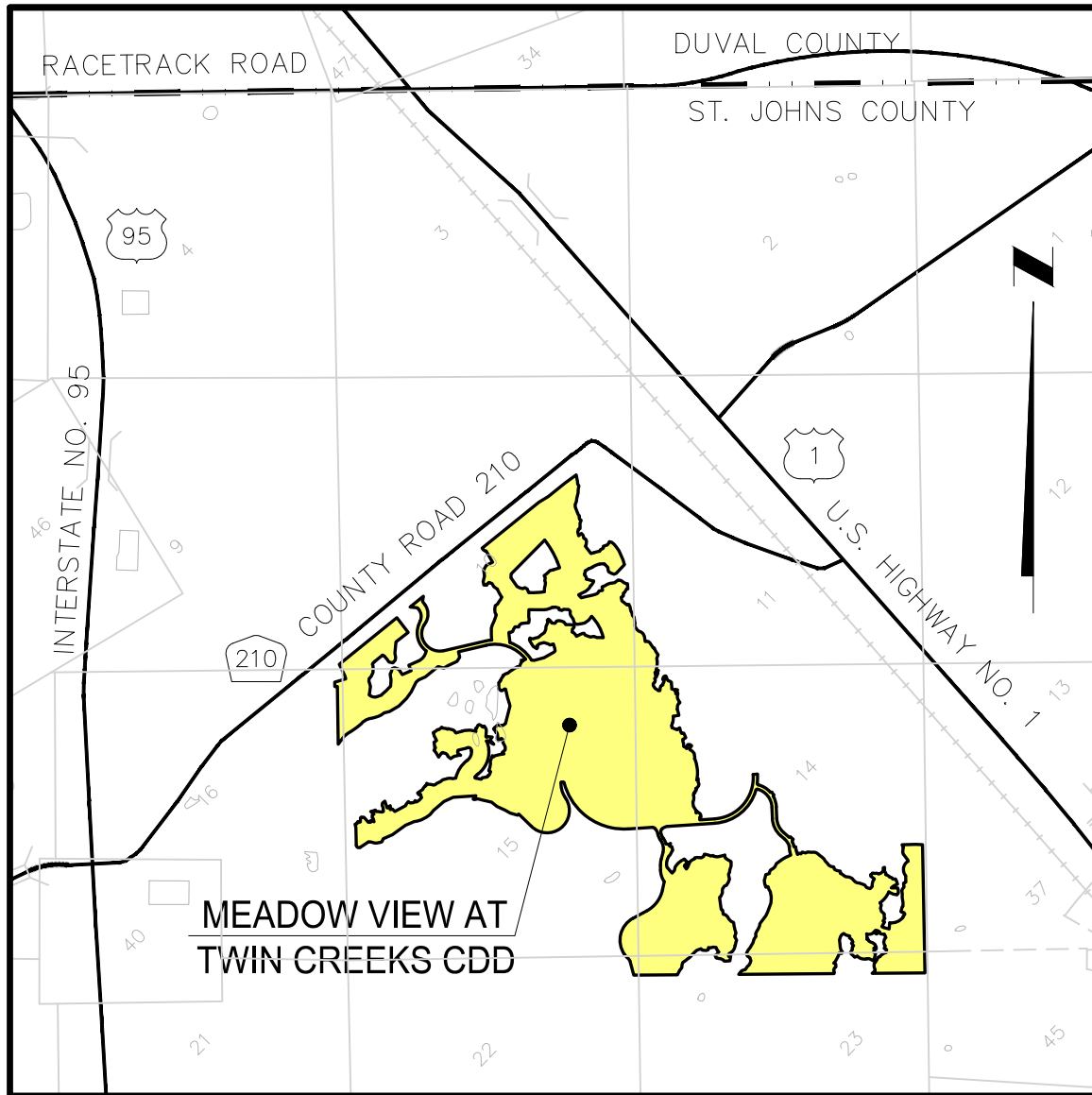
Social room (clubhouse)		50 people
Fitness Area:		30 people
Lap Pool	Maximum Bathing Load	156 people
Kids Pool	Maximum Bathing Load	54 people
Enclosed decks and Pool Area	Maximum Capacity	525 people

### **Entry Feature (Beacon Lake Parkway at County Road 210)**

This Entry Feature (Clock Tower and signage) has been constructed and as of the date of this report there are no expansions or replacements anticipated in the next seven years.

### **Parks and Landscape / Irrigation (scattered throughout project)**

Most of the Pocket Parks, Community Park and Lakeside Park, Landscape Areas and Irrigation for this project have been constructed and are operational. Ongoing maintenance is required and typically plants may be replaced as required on an ongoing basis.



## LOCATION MAP

N.T.S.



VISION - EXPERIENCE - RESULTS  
ENGLAND - THIMS & MILLER, INC.

14775 Old St. Augustine Road, Jacksonville, FL 32258  
TEL: (904) 642-8990, FAX: (904) 646-9485  
CA - 00002584 LC - 0000316

## LOCATION MAP

**MEADOW VIEW AT TWIN CREEKS  
FOR MEADOW VIEW AT TWIN CREEKS CDD  
ST. JOHNS COUNTY, FLORIDA**

ETM NO. 17-348

DRAWN BY: S. Lockwood

DATE: 6-9-22

DRAWING NO. 1

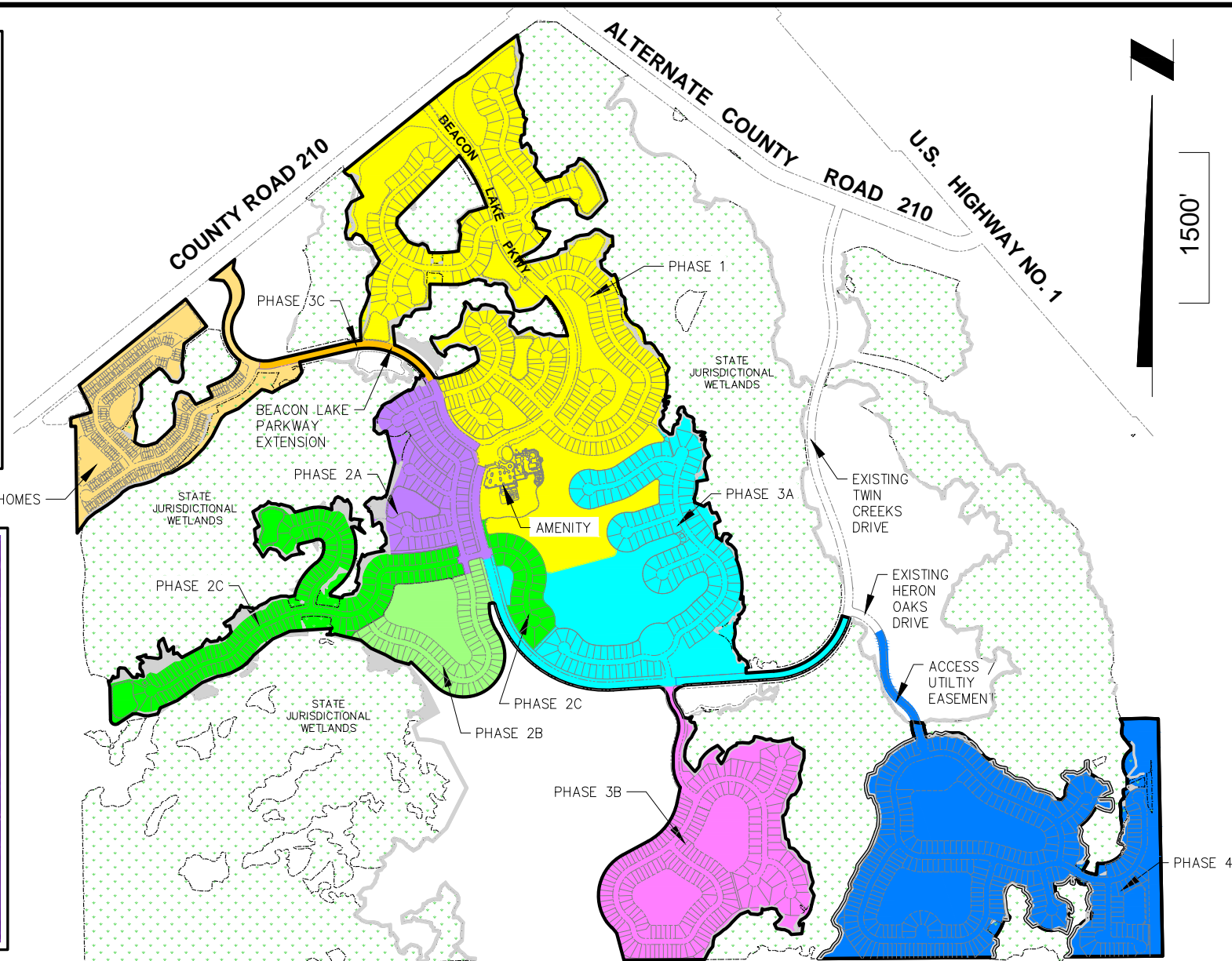
## LEGEND

<span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	PHASE 1 / AMENITY
<span style="background-color: purple; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	PHASE 2A
<span style="background-color: green; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	PHASE 2C
<span style="background-color: lightgreen; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	PHASE 2B
<span style="background-color: cyan; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	PHASE 3A
<span style="background-color: magenta; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	PHASE 3B (IN CONST.)
<span style="background-color: orange; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	PHASE 3C (IN CONST.)
<span style="background-color: blue; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	PHASE 4 (IN CONST.)
<span style="background-color: lightorange; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	TOWNHOMES

## Lot Table

Phase	Total
Phase 1	302
Phase 2 A	75
Phase 2 C	191
Phase 2B	79
Townhomes	196
Phase 3A	134
Phase 3B	200
Phase 4	299

Lots counts subject to adjustment upon final engineering



# ETM

VISION - EXPERIENCE - RESULTS  
ENGLAND - THIMS & MILLER, INC.

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## MASTER PROJECT SITE MAP

**BEACON LAKE**  
**FOR MEADOW VIEW AT TWIN CREEKS CDD**  
**ST. JOHNS COUNTY, FLORIDA**

ETM NO. 17-348

DRAWN BY: S. Lockwood

DATE: 6-9-22

DRAWING NO. 1



COUNTY ROAD 210 WEST

**LEGEND**

- CDD PROPERTY
- CDD - SMF (STORMWATER MANAGEMENT FACILITY)
- CDD - CONSERVATION / UPLAND BUFFER

REFER TO PLATS AND RECORDED DOCUMENTS FOR MORE INFORMATION.

1

2

3

4

5

14

15

11

13

16

6

12

28

400'

**BEACON LAKE PHASE I  
FOR MEADOW VIEW AT TWIN CREEKS CDD**

**ETM**  
VISION • EXPERIENCE • RESULTS

**England, Thims & Miller, Inc.**  
14775 Old St. Augustine Road  
Jacksonville, FL 32258

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FAX: (904) 646-9485

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2-21-23



SMF 6

**ETM**  
VISION • EXPERIENCE • RESULTS

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14775 Old St. Augustine Road  
Jacksonville, FL 32258  
TEL: (904) 642-8990  
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**LEGEND**

- IRRIGATED AREAS
  - SMF (STORMWATER MANAGEMENT FACILITY)
- REFER TO PLATS AND RECORDED DOCUMENTS FOR MORE INFORMATION.

100'

SMF 6

BEACON LAKE PARKWAY

**BEACON LAKE AMENITY CENTER  
FOR MEADOW VIEW AT TWIN CREEKS CDD**

6-28-23

COUNTY ROAD 210 WEST

TAMAR COURT

10A




10

BEACON  
LAKE  
PARKWAY

WAY

CHARLIE

**LEGEND**

-  CDD PROPERTY
-  CDD - SMF (STORMWATER MANAGEMENT FACILITY)
-  CDD - CONSERVATION / UPLAND BUFFER

REFER TO PLATS AND RECORDED DOCUMENTS FOR MORE INFORMATION.

**BEACON LAKE TOWNHOMES  
FOR MEADOW VIEW AT TWIN CREEKS CDD**

**ETM**  
VISION • EXPERIENCE • RESULTS

**England • Thims & Miller, Inc.**  
14775 Old St. Augustine Road  
Jacksonville, FL 32258

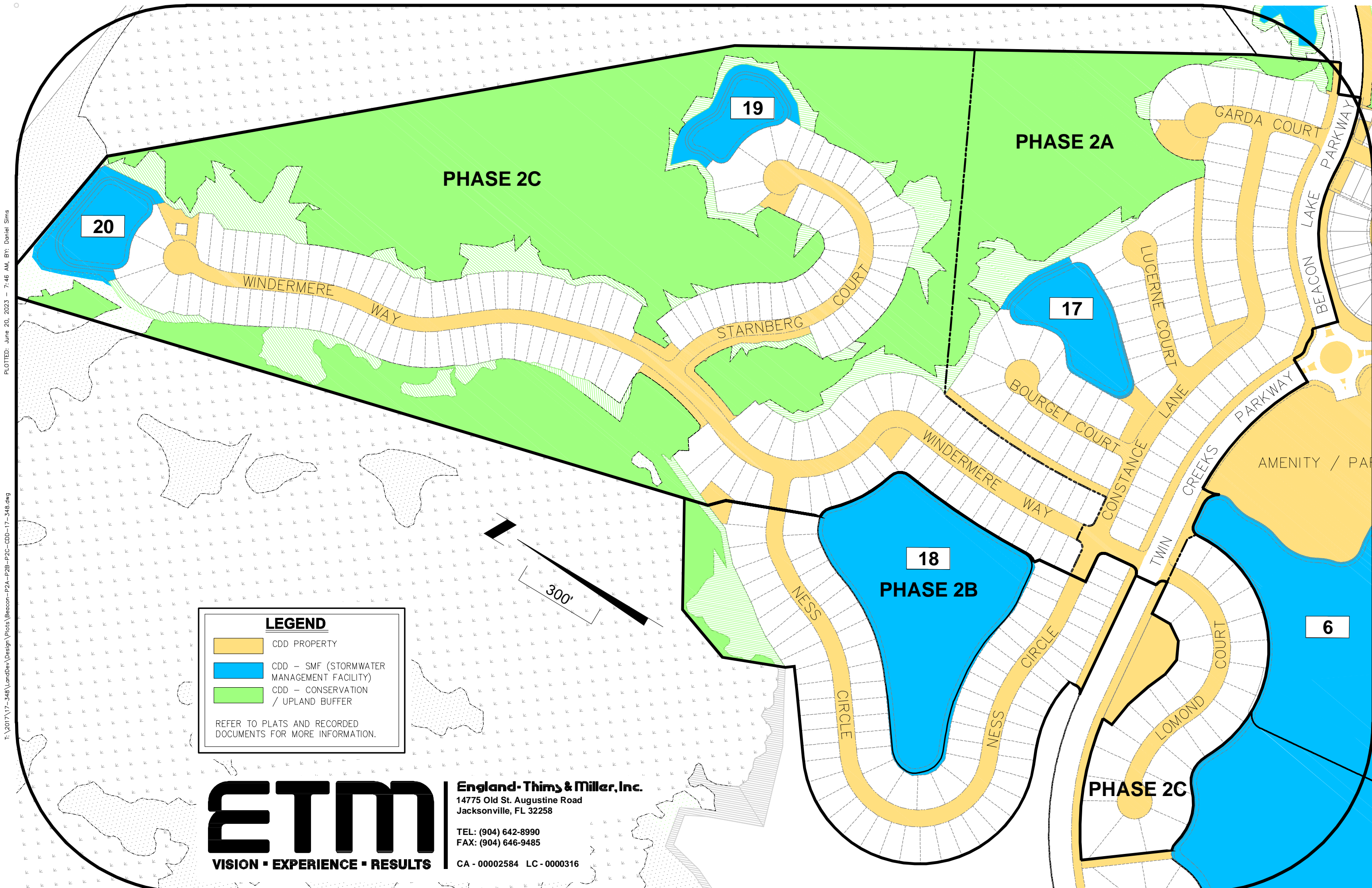
TEL: (904) 642-8990  
FAX: (904) 646-9485

CA - 00002584 LC - 0000316




2-21-23

PLOTTED: June 20, 2023 - 7:46 AM, BY: Daniel Sims

T: 2017\17-348\LandDev\Design\Plots\Beacon-P2A-P2B-P2C-CDD-17-348.dwg



**LEGEND**

-  CDD PROPERTY
-  CDD - SMF (STORMWATER MANAGEMENT FACILITY)
-  CDD - CONSERVATION / UPLAND BUFFER

REFER TO PLATS AND RECORDED DOCUMENTS FOR MORE INFORMATION.

**ETM**  
VISION • EXPERIENCE • RESULTS

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


CA - 00002584 LC - 0000316





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Jacksonville, FL 32258  
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CA - 00002584 LC - 0000316

**LEGEND**

-  CDD PROPERTY
-  CDD - SMF (STORMWATER MANAGEMENT FACILITY)
-  CDD - CONSERVATION / UPLAND BUFFER

REFER TO PLATS AND RECORDED DOCUMENTS FOR MORE INFORMATION.



400'

**BEACON LAKE PHASE 3A  
FOR MEADOW VIEW AT  
TWIN CREEKS CDD**

2-21-23

**BEACON LAKE LAKESIDE  
AND COMMUNITY PARK  
FOR MEADOW VIEW AT  
TWIN CREEKS CDD**

**SMF 06**

**LAKESIDE  
PARK**

**LOOSESTRIFE WAY**

**HORSETAIL COURT**




**CUTGRASS LANE**

**COMMUNITY PARK &  
MULTI-USE FIELD**

**TWIN CREEKS DRIVE**

100'

**LEGEND**

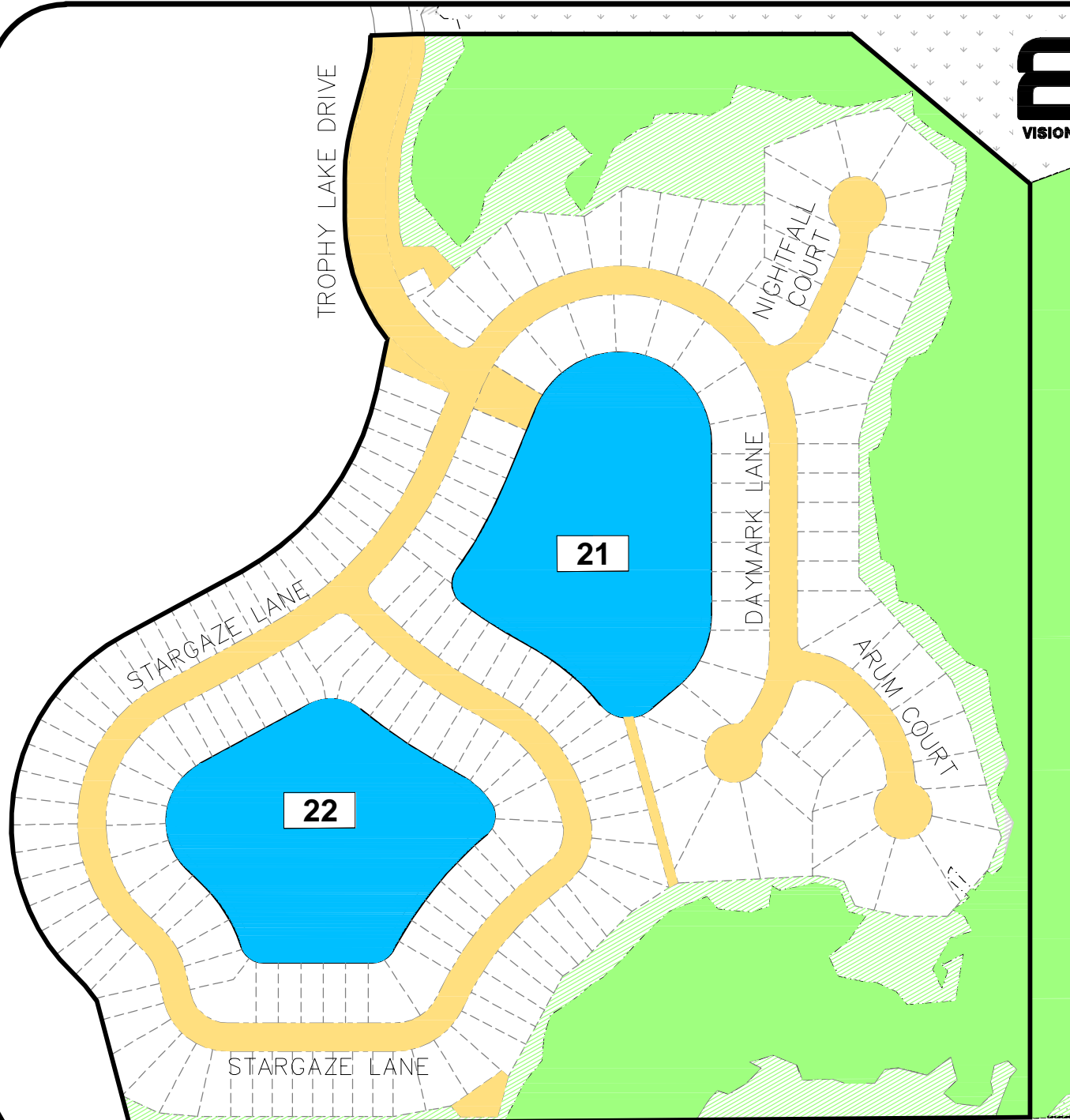
-  CDD PROPERTY
-  CDD - SMF (STORMWATER MANAGEMENT FACILITY)
-  CDD - CONSERVATION / UPLAND BUFFER

REFER TO PLATS AND RECORDED DOCUMENTS FOR MORE INFORMATION.

**ETM**  
VISION • EXPERIENCE • RESULTS

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Jacksonville, FL 32258  
TEL: (904) 642-8990  
FAX: (904) 646-9485  
CA - 00002584 LC - 0000316

06-23-2023



**LEGEND**

- CDD PROPERTY
- CDD - SMF (STORMWATER MANAGEMENT FACILITY)
- CDD - CONSERVATION / UPLAND BUFFER

REFER TO PLATS AND RECORDED DOCUMENTS FOR MORE INFORMATION.

**BEACON LAKE PHASE 3B  
 FOR MEADOW VIEW AT  
 TWIN CREEKS CDD**

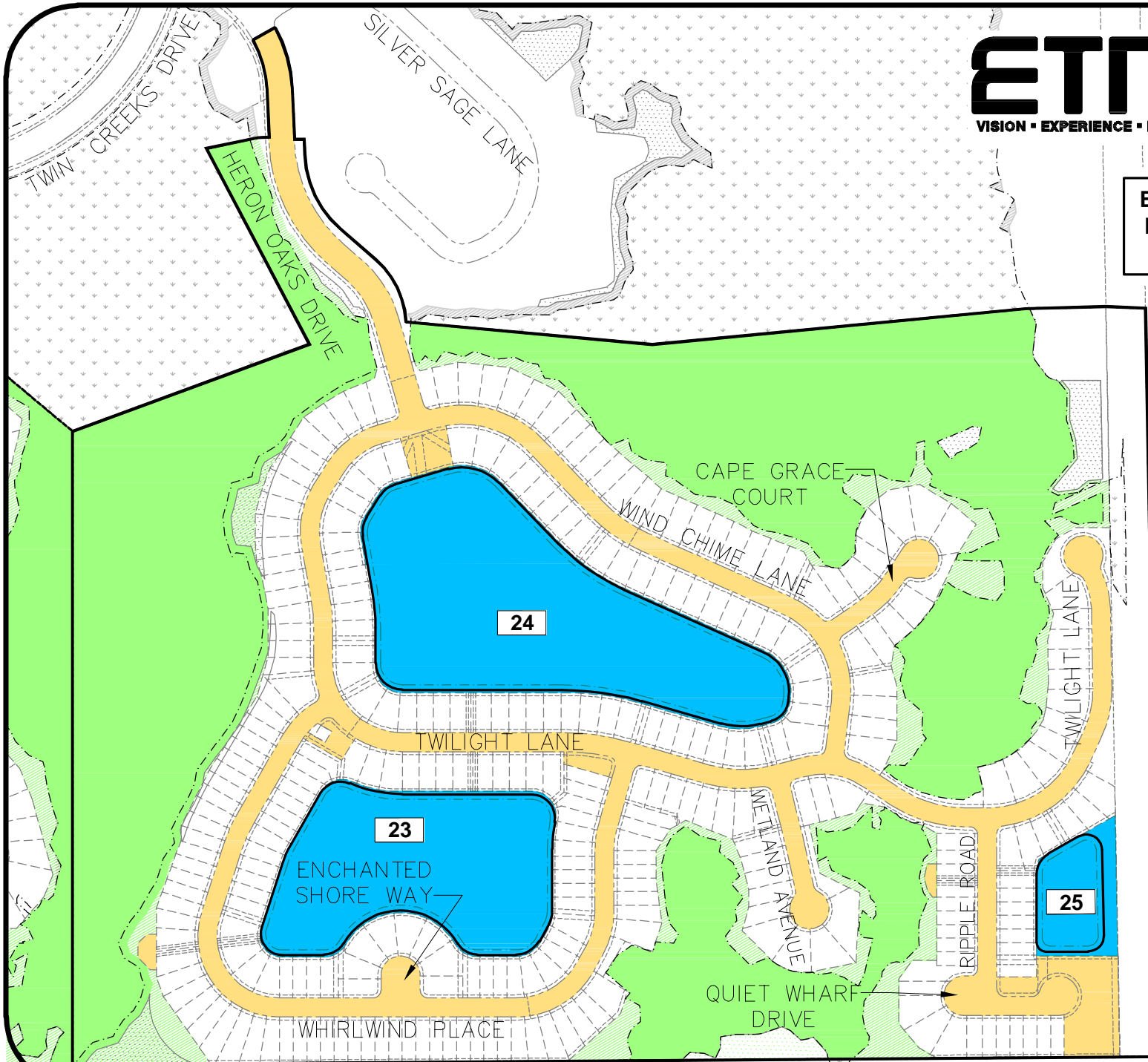
## BEACON LAKE PHASE 4 FOR MEADOW VIEW AT TWIN CREEKS CDD

### LEGEND

- CDD PROPERTY
- CDD - SMF (STORMWATER MANAGEMENT FACILITY)
- CDD - CONSERVATION / UPLAND BUFFER

REFER TO PLATS AND RECORDED DOCUMENTS FOR MORE INFORMATION.

PHASE 4 IS UNDER CONSTRUCTION AND IT IS THE DEVELOPERS INTENT TO TURN OVER THE COMMON AREAS TO THE CDD





X. PROJECT PHOTOGRAPHS



Beacon Lake – Aerial (By Aerial Innovations) (02-15-2024)



Beacon Lake Townhomes – Aerial (By Aerial Innovations) (02-15-2024)



**BEACON LAKE COMMUNITY DEVELOPMENT DISTRICT - 2024**



Beacon Lake – Aerial (By Aerial Innovations) (02-15-2024)



Beacon Lake Parkway at County Road 210 (Primary Project Entrance) (06-07-2024)





Beacon Lake Parkway - Main Entrance - Clock Tower (Primary Project Entrance) (06-07-2024)



Beacon Lake Parkway (westerly entrance) at County Road 210 (Secondary Entrance) (06-07-2024)





Beacon Lake Townhomes – “Harborside” (Primary Entrance and Exit) (06-07-2024)



Beacon Lake Phase 3A – “The Landing” (Primary Entrance and Exit) (06-07-2024)





"Lake House" – Beacon Lake Amenity Center (06-07-2024)



"Lake House" – Charlotte (06-07-2024)





“Lake House” Splash Park (06-07-2024)



“Lake House” – Gazebo (06-07-2024)





"Lake House" – Fire Pit and Living Space (06-07-2024)



"Lake House" – Crew House (06-07-2024)





“Lake House” – Kayak Launch into Storm Water Management Facility 6 (06-07-2024)



“Lake House” – Beach Area (06-07-2024)





"Lake House" – Croquet Field (06-07-2024)



"Lake House" – Playground Area (06-07-2024)





"Lake House" – Event Lawn (06-07-2024)



"Lake House" – Play Field (06-07-2024)





“Lake House” – Tennis Courts (06-07-2024)



“Lake House” – Dog Park (06-07-2024)





“Lake House” – Food Truck, Event Space (06-07-2024)



“Lake House” – Fitness Center (06-07-2024)





"Lake House" – Commercial Kitchen Space for Culinary Demonstrations and Events (06-07-2024)



Beacon Lake Parkway Roundabout at Twin Creeks Drive (06-07-2024)





Beacon Lake Phase 1 – Hutchinson Lane Park (At Cul-De-Sac) (06-07-2024)



Beacon Lake Phase 1 – Pocket Park along Fresnel Lane (06-07-2024)





Beacon Lake Phase 1 – Park at Leclerc Court and adjacent to Beacon Lake Parkway (06-07-2024)



Beacon Lake Phase 1 – Park at Concave Lane Cul-De-Sac (Mail Kiosk) (06-07-2024)





Beacon Lake Phase 2 – Park at Garda Court Cul-De-Sac (06-07-2024)



Beacon Lake Phase 2 – Park along Windermere Way (06-07-2024)





**Beacon Lake Phase 2 – Park at Starnberg Court (06-07-2024)**



**Beacon Lake Phase 3A – Neighborhood Park at Loosestrife Way and Snowbell Court (06-07-2024)**





Beacon Lake Phase 3A – Community Park along Twin Creeks Drive (06-07-2024)



Beacon Lake Townhomes – Park at Charlie Way and Tamar Court (06-07-2024)





Beacon Lake Townhomes – Park at the end of Tamar Court (06-07-2024)



Beacon Lake Phase 3A Lakeside Park (06-07-2024)





Beacon Lake Phase 3A Lakeside Park – Volleyball Courts (06-07-2024)



Beacon Lake Phase 3A Lakeside Park – Party Pavillion (06-07-2024)





Beacon Lake Phase 3A Lakeside Park – Fire Pit and Kayak Launch (06-07-2024)



Beacon Lake Phase 3A Lakeside Park – Shipwreck Children's Playground (06-07-2024)





Beacon Lake Phase 3B – Park at Stargaze Lane and Trophy Lake Drive (06-07-2024)



Beacon Lake Phase 4 – Park at Heron Oaks Drive and Wind Chime Lane (06-07-2024)





Beacon Lake Phase 4 – Park at Twilight Lane and Whirlwind Place (06-07-2024)



Beacon Lake Phase 4 – Park at Quiet Wharf Drive (06-07-2024)





Beacon Lake Parkway Extension (06-07-2024)



Beacon Lake Phase 1 – Hutchinson Lane (06-07-2024)





Beacon Lake Phase 1 – Fresnel Lane (06-07-2024)



Beacon Lake Phase 1 – Strobe Court (06-07-2024)





Beacon Lake Phase 1 – Beam Lane (06-07-2024)



Beacon Lake Phase 2 – Garda Court (06-07-2024)





Beacon Lake Phase 2 – Constance Lane (06-07-2024)



Beacon Lake Phase 2 – Lucerne Court (06-07-2024)





Beacon Lake Phase 2 – Windermere Way (06-07-2024)



Beacon Lake Phase 2 – Windermere Way (06-07-2024)





Beacon Lake Phase 2 – Lomond Court (06-07-2024)



Beacon Lake Phase 3A – Cut Grass Lane (06-07-2024)





Beacon Lake Phase 3A – Horsetrail Court (06-07-2024)



Beacon Lake Phase 3B – Trophy Lake Drive (06-07-2024)





Beacon Lake Phase 3B – Daymark Lane (06-07-2024)



Beacon Lake Phase 3B – Nightfall Court (06-07-2024)





Beacon Lake Phase 3B – Arum Court (06-07-2024)



Beacon Lake Phase 4 – Heron Oaks Drive (06-07-2024)





Beacon Lake Phase 4 – Whirlwind Place (06-07-2024)



Beacon Lake Phase 4 – Twilight Lane (06-07-2024)





Beacon Lake Phase 4 – Wetland Avenue (06-07-2024)



Beacon Lake Phase 4 – Wind Chime Lane (06-07-2024)





Beacon Lake Phase 2 – Obstructed Drainage and Access Easement for lots



Beacon Lake Phase 1 – Storm Water Management Facility 1 (06-07-2024)





Beacon Lake Phase 1 – Storm Water Management Facility 2 (06-07-2024)



Beacon Lake Phase 1 – Storm Water Management Facility 3 (06-07-2024)





**Beacon Lake Phase 1 – Storm Water Management Facility 4 (06-07-2024)**



**Beacon Lake Phase 1 – Storm Water Management Facility Control Structure 4 (06-07-2024)**





Beacon Lake Phase 1 – Storm Water Management Facility 5 (06-07-2024)



Beacon Lake Phase 1 – Storm Water Management Facility 6 Emergency overflow pipe (06-07-2024)





Beacon Lake Phase 1 – Storm Water Management Facility 6 (06-07-2024)



Beacon Lake Phase Townhomes – Storm Water Management Facility 10 and Control Structure (06-07-2024)





Beacon Lake Townhomes – Storm Water Management Facility 10A (06-07-2024)



Beacon Lake Phase 1 – Storm Water Management Facility 11 (06-07-2024)





Beacon Lake Phase 1 – Storm Water Management Facility Control Structure 11 (06-07-2024)



Beacon Lake Phase 1 – Storm Water Management Facility 12 (06-07-2024)





Beacon Lake Phase 1 – Storm Water Management Facility 13 (06-07-2024)



Beacon Lake Phase 1 – Storm Water Management Facility 14 (06-07-2024)





Beacon Lake Phase 1 – Storm Water Management Facility 15 (06-07-2024)



Beacon Lake Phase 1 – Storm Water Management Facility 16 (06-07-2024)





Beacon Lake Phase 2 – Storm Water Management Facility 17 and Control Structure (06-07-2024)



Beacon Lake Phase 2 – Storm Water Management Facility 18 (06-07-2024)





Beacon Lake Phase 2 – Storm Water Management Facility Control Structure and Dispersion Basin 18 (06-07-2024)



Beacon Lake Phase 2 – Storm Water Management Facility 19 (06-07-2024)





Beacon Lake Phase 1 – Storm Water Management Facility Control Structure 19 (06-07-2024)



Drainage Easement Obstructed at Storm Water Management Facility 20 (06-07-2024)





**Beacon Lake Phase 2 – Storm Water Management Facility 20 (06-07-2024)**



**Beacon Lake Phase 2 – Storm Water Management Facility Control Structure 20 (06-07-2024)**





Beacon Lake Phase 3B – Storm Water Management Facility 21 (06-07-2024)



Beacon Lake Phase 3B – Storm Water Management Facility 22 (06-07-2024)





Beacon Lake Phase 3B – Storm Water Management Facility 22 Control Structure (06-07-2024)



Beacon Lake Phase 3B – Storm Water Management Facility 23 (06-07-2024)





Beacon Lake Phase 3B – Storm Water Management Facility 23 Control Structure (06-07-2024)



Beacon Lake Phase 4 – Storm Water Management Facility 24 (06-07-2024)





Beacon Lake Phase 4 – Storm Water Management Facility 25 (06-07-2024)



Beacon Lake Phase 4 – Storm Water Management Facility 25 Control Structure (06-07-2024)





Storm Water Management Facility 28 (06-07-2024)



Storm Water Management Facility Control Structure 28 (06-07-2024)





Beacon Lake Townhomes Liftstation along Charlie Way (06-07-2024)



Beacon Lake Parkway Liftstation adjacent to Storm Water Management Facility 14 (06-07-2024)





Windermere Way Liftstation (06-07-2024)



Loosestrife Way Liftstation (06-07-2024)





Trophy Lake Drive Liftstation (06-07-2024)



Beacon Lake Phase 1 – Storm Water Management Facility Control Structure 11 Weir Plate Leaking (06-07-2024)





Beacon Lake Phase 2 – Storm Water Management Facility Control Structure 18 Weir Plate Leaking (06-07-2024)



Beacon Lake Phase 3B – Erosion Concerns at Storm Water Management Facility 22 (06-07-2024)





Beacon Lake Phase 4 – Exposed Lime Rock and Damaged Pavement along Quiet Wharf Drive (06-07-2024)



Beacon Lake Phase 4 – Exposed Lime Rock and Damaged Pavement along Wetland Avenue (06-07-2024)



2.



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

**REQUISITION SUMMARY**

**2021 Phase 3**

**2020 Phase 4**

**Thursday, July 18, 2024**

<b>2021 Phase 3</b>		<b><u>TO BE RATIFIED</u></b>	
6/25/2024	148	Harbinger	Beacon Lake Townhomes Signage - Invoice 2376
7/10/2024	149	ETM	Beacon Lake-Phase 3A (WA#17) Invoice 211278 (November 2023)
			<b>2021 Phase 3 REQUISITIONS TO BE RATIFIED</b>
			<b>\$3,680.00</b>
<b>2021 Phase 4</b>		<b><u>TO BE APPROVED</u></b>	
			<b>2021 Phase 4 REQUISITIONS TO BE APPROVED</b>
			<b>\$0.00</b>
			<b>TOTAL REQUISITIONS TO BE APPROVED April 18, 2024</b>
			<b>\$3,680.00</b>

*E.*



*1.*

# Meadow View at Twin Creeks

7/18/2024

Community Development District

Field Operations & Amenity Management Report



**Rich Gray**

MANAGER OF OPERATIONS  
RIVERSIDE MANAGEMENT SERVICES, INC.

**Jennifer Clark-Erickson**

AMENITY MANAGER  
RIVERSIDE MANAGEMENT SERVICES, INC.



Meadow View at Twin Creeks  
Community Development District

Field Operations & Amenity Management Report  
July 18th, 2024

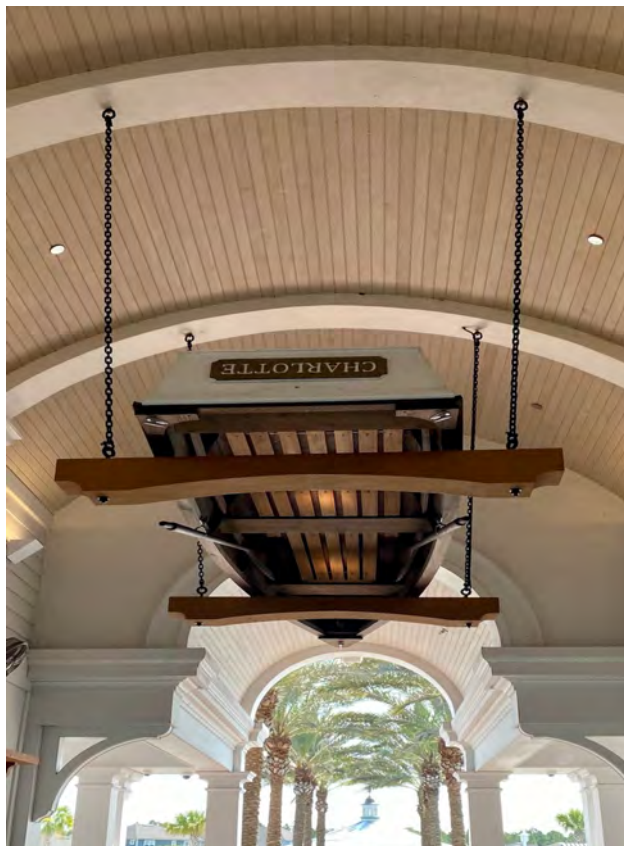
To: Board of Supervisors

From: Rich Gray  
Manager Of Operations

Jennifer Clark-Erickson  
Amenity Manager

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

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



## Events

- Food truck schedules are planned through June 2023. We have three food trucks at Food Truck Alley every Friday night 5pm – 8pm
- Pilates Yoga Fusion classes are offered every Tuesday morning by a certified fitness instructor.
- Beacon Lake Bunco – 2<sup>nd</sup> Tuesday Monthly
- Mexican Train Dominoes – Last Wednesday Monthly
- Book Club - 2<sup>nd</sup> Wednesday monthly.
- Whiskey Club – The last Friday each month 7pm
- Euchre – this club is gaining momentum
- Rubix Cube – lots of school aged kids are loving this group
- Wine Club 3<sup>rd</sup> Thursday each month 7pm
- Kids STEM Robotics – Robotics Summer Camp was ah it. Students will build robots, solve challenges, and battle their friends.
- Upcoming – Music at the pool by Kenny B, Sat. July 20<sup>th</sup> 1pm-3pm
- Upcoming – Paint Day – Kids paint 10-12 Adults 2-5



## 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 is continuing the Chemical treatments in the Bermuda and St. Augustine sod and fertilizing all perennial flowers and trees on the property.
- RMS installed new soap dispensers in the Women's and Men's RR located in the Gym.
- RMS pressure washed Lakeside Park and the Back side of the Amenity Building, With the intention of completing the Patio, Sitting area, Gazebo, and trash cans by the end of the month.
- RMS replaced downed lighting at the front entrance to the Amenity Center, Publix Entrance pillars, the Women's RR in the gym, the social room, and the Outdoor Pool RR.
- RMS Installed a bike rack located at the Pickleball Courts.
- RMS reset (2) road signs and (1) pedestrian signs that were leaning in section 3B.
- RMS installed gate closers on the Pickleball and Tennis Courts.
- RMS repaired the broken lane rope and reinstalled it back into the Lap Pool.
- RMS continued with pond clean-up, with the intention of completing sections 3B and Phase 4 by the end of the month.
- Alfred Electrical wired in a new 208V digital timer for the Pickleball Court as instructed by the board. He also repaired a downed ballas in the Gym Maintenance closet.
- Thigpen A/C replaced a downed condenser in the Gym. The System has been tested and is operating properly.



## Conclusion

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



2.





**Proposal #: 441272**

Date: 7/8/2024

From: Nicholas Lamb

Proposal for  
**Meadow View at Twin Creeks CDD**

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

**Fall Annual Rotation 2024**

**LOCATION OF PROPERTY**

850 Beacon Lake Pkwy  
St. Augustine , FL 32095

DESCRIPTION	QTY	AMOUNT
Summer Annuals Installed	7,650	\$13,005.00

**Terms and Conditions:** Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

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

**AUTHORIZATION TO PERFORM WORK:**

By \_\_\_\_\_

\_\_\_\_\_  
Print Name/Title

Date \_\_\_\_\_

**Meadow View at Twin Creeks CDD**

<b>Subtotal</b>	<b>\$13,005.00</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Proposal Total</b>	<b>\$13,005.00</b>

**THIS IS NOT AN INVOICE**

# Fall Rotations



1



**Big Leaf Red Begonia and Mixed Marigolds**

2



**Vic Blue Salvia and Mixed Pink and Red Begonia**

3



**Purple Angelonia, Pink Begonia, and Yellow Marigolds**

4



**Vic Blue Salvia and Mixed Marigolds**

5



**Mixed Pink and Red Begonia and Yellow Marigolds**



## *TENTH ORDER OF BUSINESS*

*A.*



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

***Unaudited Financial Reporting***  
***May 31, 2024***



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12	<u>Capital Project Fund Series 2021 Phase 3B</u>
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# Meadow View at Twin Creeks

## Community Development District

### Combined Balance Sheet

May 31, 2024

	General Fund	Debt Service Fund	Capital Project Fund	Totals Governmental Funds
<b>Assets:</b>				
<b>Cash:</b>				
Operating Account	\$ 689,635	\$ -	\$ -	\$ 689,635
Due from Developer - BBX	(39,251)	-	-	(39,251)
Due from Other	3,720	-	-	3,720
<b>Investments:</b>				
General Fund Custody	92,721	-	-	92,721
State Board of Administration (SBA)	1,007,696	-	-	1,007,696
<b>Series 2016</b>				
Reserve	-	142,828	-	142,828
Revenue	-	207,442	-	207,442
<b>Series 2018</b>				
Reserve A1	-	196,845	-	196,845
Revenue A1	-	265,576	-	265,576
Reserve A2	-	-	-	-
Revenue A2	-	2,922	-	2,922
Prepayment A 2	-	1	-	1
<b>Series 2019</b>				
Reserve	-	82,846	-	82,846
Revenue	-	115,389	-	115,389
Prepayment A1	-	0	-	0
<b>Series 2020</b>				
Reserve A1	-	40,283	-	40,283
Revenue A1	-	54,492	-	54,492
Prepayment A1	-	955	-	955
Revenue A2	-	1,800	-	1,800
<b>Series 2021 Ph3B</b>				
Reserve	-	141,071	-	141,071
Revenue	-	90,828	-	90,828
Prepayment	-	29	-	29
Construction	-	-	9,593	9,593
<b>Series 2021 Ph4</b>				
Reserve	-	211,869	-	211,869
Revenue	-	10,991	-	10,991
Construction	-	-	14,112	14,112
Due From Developer - BBX RETAINAGE	-	-	476,603	476,603
Prepaid Expenses	4,234	-	-	4,234
Deposits	3,760	-	-	3,760
<b>Total Assets</b>	<b>\$ 1,762,515</b>	<b>\$ 1,566,167</b>	<b>\$ 500,307</b>	<b>\$ 3,828,989</b>

# Meadow View at Twin Creeks

## Community Development District

### Combined Balance Sheet

May 31, 2024

	General Fund	Debt Service Fund	Capital Project Fund	Totals Governmental Funds
<b>Liabilities:</b>				
Accounts Payable	\$ 466,583	\$ -	\$ -	\$ 466,583
Accrued Expenses	1,637	-	-	1,637
Retainage Payable	-	-	476,603	476,603
<b>Total Liabilities</b>	<b>\$ 468,220</b>	<b>\$ -</b>	<b>\$ 476,603</b>	<b>\$ 944,824</b>
<b>Fund Balance:</b>				
Nonspendable:				
Deposits	\$ 3,760	\$ -	\$ -	\$ 3,760
Restricted for:				
Debt Service	-	1,566,167	-	1,566,167
Capital Project			23,704	23,704
Assigned for:				
Capital Reserve Fund	-	-	-	-
Capital Reserves	-		-	-
Unassigned	1,286,300	-	-	1,286,300
<b>Total Fund Balances</b>	<b>\$ 1,294,294</b>	<b>\$ 1,566,167</b>	<b>\$ 23,704</b>	<b>\$ 2,884,165</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 1,762,515</b>	<b>\$ 1,566,167</b>	<b>\$ 500,307</b>	<b>\$ 3,828,989</b>



# Meadow View at Twin Creeks

## Community Development District

### General Fund

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

For The Period Ending May 31, 2024

	Amended	Prorated Budget	Actual	
	Budget	Thru 05/31/24	Thru 05/31/24	Variance
<b>Revenues:</b>				
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	294,799	294,799	-
Interest/Miscellaneous Income	9,000	6,000	30,936	24,936
Restricted Easement Fence Fund	-	-	15,300	15,300
Facility Revenue	10,000	6,667	9,130	2,463
<b>Total Revenues</b>	<b>\$ 1,984,989</b>	<b>\$ 1,881,249</b>	<b>\$ 1,900,996</b>	<b>\$ 19,746</b>
<b>Expenditures:</b>				
<b>General &amp; Administrative:</b>				
Supervisor Fees	\$ 4,800	\$ 3,200	\$ 2,400	\$ 800
PR-FICA	367	245	184	61
Engineering	36,000	24,000	10,804	13,196
Attorney	30,000	20,000	8,526	11,474
Annual Audit	6,750	-	-	-
Assessment Administration	10,600	10,600	10,600	-
Arbitrage Rebate	3,600	3,000	3,000	-
Dissemination Agent	13,250	8,833	8,833	-
Trustee Fees	16,733	16,733	20,325	(3,592)
Management Fees	55,220	36,813	36,813	-
Information Technology	1,675	1,117	1,117	-
Website Maintenance	1,200	800	800	-
Telephone	700	467	371	96
Postage & Delivery	1,600	1,067	805	262
Insurance General Liability/Public Officials	8,673	8,673	8,161	512
Printing & Binding	2,300	1,533	372	1,161
Legal Advertising	1,500	1,000	737	263
Other Current Charges	1,600	1,067	350	717
Office Supplies	300	200	5	195
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 197,043</b>	<b>\$ 139,522</b>	<b>\$ 114,378</b>	<b>\$ 25,145</b>

# Meadow View at Twin Creeks

## Community Development District

### General Fund

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

For The Period Ending May 31, 2024

	Amended	Prorated Budget	Actual	
	Budget	Thru 05/31/24	Thru 05/31/24	Variance
<b><i>Operations &amp; Maintenance</i></b>				
<b>Amenity Center Expenditures</b>				
<i>Utilities</i>				
Telephone/Cable/Internet	\$ 12,400	\$ 8,267	\$ 8,228	\$ 38
Electric	52,500	35,000	29,175	5,825
Water/Sewer/Irrigation	31,240	20,827	61,262	(40,435)
Gas	2,500	1,667	1,370	297
Trash Removal	8,400	5,600	5,451	149
<i>Security</i>				
Security Monitoring	1,440	960	888	72
Gate Monitoring	22,888	15,259	19,748	(4,490)
Gate Repairs	3,000	2,000	475	1,525
Access Cards	3,000	2,000	1,589	411
Contacted Security	20,000	13,333	13,365	(32)
<i>Management Contracts</i>				
Facility Management	85,851	57,234	57,234	(0)
Facility Attendant	39,149	26,100	20,069	6,031
Pool Attendants	55,890	37,260	12,536	24,724
Canoe Launch Attendant	30,750	20,500	100	20,400
Snack Bar Attendant	17,640	11,760	-	11,760
Field Management / Admin	65,000	43,333	43,333	(0)
Pool Maintenance	20,000	13,333	13,032	302
Pool Chemicals	20,467	13,645	16,373	(2,728)
Janitorial	33,010	22,007	14,712	7,294
Facility Maintenance	83,200	55,467	83,592	(28,125)
Private Event Attendant	5,500	3,667	4,600	(933)
Repairs & Maintenance	40,000	26,667	33,165	(6,499)
New Capital Projects	10,000	6,667	-	6,667
Snack Bar Inventory -CGS	1,000	667	49	618
Food Service License	650	433	242	191
Subscriptions	5,500	3,667	2,163	1,504
Pest Control	2,831	1,887	1,789	99
Supplies	2,500	1,667	715	952
Towel/Linen Service	2,800	1,867	-	1,867
Furnitures, Fixtures & Equipment	5,000	3,333	3,984	(651)
Special Events	35,000	23,333	21,798	1,535
Holiday Decorations	20,000	20,000	20,102	(102)
Fitness Center Repairs/Supplies	5,500	3,667	4,204	(537)
Office Supplies	2,100	1,400	628	772
ACA++SCAP/BMI Licenses	800	533	-	533
Property Insurance	72,545	72,545	66,983	5,562
Permit and License	575	383	266	118
<b>Subtotal Amenity Center Expenditures</b>	<b>\$ 820,626</b>	<b>\$ 577,932</b>	<b>\$ 563,219</b>	<b>\$ 14,713</b>



# Meadow View at Twin Creeks

## Community Development District

### General Fund

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

For The Period Ending May 31, 2024

	Amended	Prorated Budget	Actual	
	Budget	Thru 05/31/24	Thru 05/31/24	Variance
<b>Ground Maintenance Expenditures</b>				
Hydrology Quality/Mitigation	\$ 6,400	\$ 4,267	\$ -	\$ 4,267
Electric	34,265	22,843	20,512	2,331
Landscape Maintenance	646,800	431,200	343,750	87,450
Landscape Contingency	85,000	56,667	33,374	23,293
Lake Maintenance	27,000	18,000	14,153	3,847
Grounds Maintenance	12,000	8,000	13,660	(5,660)
Pump Repairs	5,000	3,333	24,869	(21,536)
Streetlighting	58,207	38,804	45,261	(6,457)
Streetlight Repairs	5,000	3,333	1,000	2,333
Storm Cleanup	-	-	-	-
Irrigation Repairs	50,000	33,333	22,293	11,040
Miscellaneous	6,500	4,333	3,220	1,113
Contingency	31,149	20,766	15,650	5,115
	-			
<b>Subtotal Ground Maintenance Expenditures</b>	<b>\$ 967,320</b>	<b>\$ 644,880</b>	<b>\$ 537,742</b>	<b>\$ 107,138</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 1,787,946</b>	<b>\$ 1,222,812</b>	<b>\$ 1,100,961</b>	<b>\$ 121,851</b>
<b>Total Expenditures</b>	<b>\$ 1,984,989.33</b>	<b>\$ 1,362,335</b>	<b>\$ 1,215,339</b>	<b>\$ 146,996</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ 518,914</b>	<b>\$ 685,657</b>	<b>\$ 166,742</b>
<b><i>Other Financing Sources/(Uses):</i></b>				
Transfer In/(Out)	\$ -	\$ -	19,401	\$ 19,401
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 19,401</b>	<b>\$ 19,401</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ 518,914</b>	<b>\$ 705,058</b>	<b>\$ 186,144</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 589,236</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 1,294,294</b>	

(1) Includes special assessments for gate monitoring.

# Meadow View at Twin Creeks

## Community Development District

### Debt Service Fund Series 2016 A1

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

For The Period Ending May 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/24	Thru 05/31/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 443,364	\$ 443,364	\$ 436,930	\$ (6,434)
Interest Income	5,400	3,600	14,818	11,218
<b>Total Revenues</b>	<b>\$ 448,764</b>	<b>\$ 446,964</b>	<b>\$ 451,747</b>	<b>\$ 4,783</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 156,188	\$ 156,188	\$ 156,188	\$ -
Interest - 5/1	156,188	156,188	156,188	-
Principal - 5/1	130,000	130,000	130,000	-
<b>Total Expenditures</b>	<b>\$ 442,375</b>	<b>\$ 442,375</b>	<b>\$ 442,375</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 6,389</b>	<b>\$ 4,589</b>	<b>\$ 9,372</b>	<b>\$ 4,783</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 6,389</b>	<b>\$ 4,589</b>	<b>\$ 9,372</b>	<b>\$ 4,783</b>
<b>Fund Balance - Beginning</b>	<b>\$ 199,313</b>		<b>\$ 340,898</b>	
<b>Fund Balance - Ending</b>	<b>\$ 205,702</b>		<b>\$ 350,270</b>	



# Meadow View at Twin Creeks

## Community Development District

### Debt Service Fund Series 2018 A1/A2

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

For The Period Ending May 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/24	Thru 05/31/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 612,533	\$ 612,533	\$ 603,644	\$ (8,889)
Interest Income	7,000	4,667	19,584	14,917
<b>Total Revenues</b>	<b>\$ 619,533</b>	<b>\$ 617,199</b>	<b>\$ 623,227</b>	<b>\$ 6,028</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 229,631	\$ 229,631	\$ 229,631	\$ -
Interest - 5/1	229,631	229,631	229,631	-
Principal - 5/1	155,000	155,000	155,000	-
<b>Total Expenditures</b>	<b>\$ 614,263</b>	<b>\$ 614,263</b>	<b>\$ 614,263</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 5,270</b>	<b>\$ 2,937</b>	<b>\$ 8,965</b>	<b>\$ 6,028</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 5,270</b>	<b>\$ 2,937</b>	<b>\$ 8,965</b>	<b>\$ 6,028</b>
<b>Fund Balance - Beginning</b>	<b>\$ 261,256</b>		<b>\$ 456,379</b>	
<b>Fund Balance - Ending</b>	<b>\$ 266,526</b>		<b>\$ 465,344</b>	

# Meadow View at Twin Creeks

## Community Development District

### Debt Service Fund Series 2019 A1/A2

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

For The Period Ending May 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/24	Thru 05/31/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 257,353	\$ 257,353	\$ 253,618	\$ (3,735)
Special Assessments - Prepayments	-	-	25,163	25,163
Interest Income	3,000	2,000	8,369	6,369
<b>Total Revenues</b>	<b>\$ 260,353</b>	<b>\$ 259,353</b>	<b>\$ 287,150</b>	<b>\$ 27,797</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 97,900	\$ 97,900	\$ 97,900	\$ -
Interest - 5/1	97,900	97,900	97,900	-
Principal - 5/1	60,000	60,000	60,000	-
Special Call - 5/1	-	-	30,000	(30,000)
<b>Total Expenditures</b>	<b>\$ 255,800</b>	<b>\$ 255,800</b>	<b>\$ 285,800</b>	<b>\$ (30,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 4,553</b>	<b>\$ 3,553</b>	<b>\$ 1,350</b>	<b>\$ (2,203)</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 4,553</b>	<b>\$ 3,553</b>	<b>\$ 1,350</b>	<b>\$ (2,203)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 114,512</b>		<b>\$ 196,885</b>	
<b>Fund Balance - Ending</b>	<b>\$ 119,065</b>		<b>\$ 198,235</b>	



# Meadow View at Twin Creeks

## Community Development District

### Debt Service Fund Series 2020 A1/A2

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

For The Period Ending May 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/24	Thru 05/31/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 113,041	\$ 113,041	\$ 111,401	\$ (1,640)
Interest Income	1,600	1,067	4,219	3,152
<b>Total Revenues</b>	<b>\$ 114,641</b>	<b>\$ 114,108</b>	<b>\$ 115,619</b>	<b>\$ 1,512</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 42,078	\$ 42,078	\$ 42,078	\$ -
Interest - 5/1	42,078	42,078	42,078	-
Principal - 5/1	25,000	25,000	25,000	-
<b>Total Expenditures</b>	<b>\$ 109,156</b>	<b>\$ 109,156</b>	<b>\$ 109,156</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 5,485</b>	<b>\$ 4,951</b>	<b>\$ 6,463</b>	<b>\$ 1,512</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (19,351)	\$ (19,351)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (19,351)</b>	<b>\$ (19,351)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 5,485</b>	<b>\$ 4,951</b>	<b>\$ (12,888)</b>	<b>\$ (17,839)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 51,604</b>		<b>\$ 110,419</b>	
<b>Fund Balance - Ending</b>	<b>\$ 57,089</b>		<b>\$ 97,531</b>	

# Meadow View at Twin Creeks

## Community Development District

### Debt Service Fund Series 2021 Phase 3B

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

For The Period Ending May 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/24	Thru 05/31/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 280,483	\$ 280,483	\$ 275,119	\$ (5,364)
Interest Income	2,100	1,400	10,059	8,659
<b>Total Revenues</b>	<b>\$ 282,583</b>	<b>\$ 281,883</b>	<b>\$ 285,178</b>	<b>\$ 3,295</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 85,560	\$ 85,560	\$ 85,560	\$ -
Interest - 5/1	85,560	85,560	85,560	-
Principal - 5/1	105,000	105,000	105,000	-
Spcecial Call - 5/1	-	-	5,000	(5,000)
<b>Total Expenditures</b>	<b>\$ 276,120</b>	<b>\$ 276,120</b>	<b>\$ 281,120</b>	<b>\$ (5,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 6,463</b>	<b>\$ 5,763</b>	<b>\$ 4,058</b>	<b>\$ (1,705)</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (5,342)	\$ (5,342)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (5,342)</b>	<b>\$ (5,342)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 6,463</b>	<b>\$ 5,763</b>	<b>\$ (1,285)</b>	<b>\$ (7,048)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 112,709</b>		<b>\$ 233,212</b>	
<b>Fund Balance - Ending</b>	<b>\$ 119,172</b>		<b>\$ 231,928</b>	



# Meadow View at Twin Creeks

## Community Development District

### Debt Service Fund Series 2021 Phase 4

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

For The Period Ending May 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/24	Thru 05/31/24	Variance
<b>Revenues:</b>				
Special Assessments - Direct	\$ 423,738	\$ 296,616	\$ 296,616	\$ -
Interest Income	3,000	2,000	9,787	7,787
<b>Total Revenues</b>	<b>\$ 426,738</b>	<b>\$ 298,616</b>	<b>\$ 306,403</b>	<b>\$ 7,787</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 132,049	\$ 132,049	\$ 132,049	\$ -
Interest - 5/1	132,049	132,049	132,049	-
Principal - 5/1	160,000	160,000	160,000	-
<b>Total Expenditures</b>	<b>\$ 424,098</b>	<b>\$ 424,098</b>	<b>\$ 424,098</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 2,641</b>	<b>\$ (125,481)</b>	<b>\$ (117,695)</b>	<b>\$ 7,787</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (7,448)	\$ (7,448)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (7,448)</b>	<b>\$ (7,448)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 2,641</b>	<b>\$ (125,481)</b>	<b>\$ (125,143)</b>	<b>\$ 338</b>
<b>Fund Balance - Beginning</b>	<b>\$ 136,629</b>		<b>\$ 348,002</b>	
<b>Fund Balance - Ending</b>	<b>\$ 139,269</b>		<b>\$ 222,859</b>	

# Meadow View at Twin Creeks

## Community Development District

### Capital Projects Fund Series 2021 Phase 3B

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

For The Period Ending May 31, 2024

	Adopted Budget	Prorated Budget Thru 05/31/24	Actual Thru 05/31/24	Variance
<b>Revenues</b>				
Interest Income	\$ -	\$ -	\$ 210	\$ 210
Developer Contributions	-	-	363,152	\$ 363,152
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 363,362</b>	<b>\$ 363,362</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 218,203	\$ (218,203)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 218,203</b>	<b>\$ (218,203)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 145,160</b>	<b>\$ 145,160</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 5,342	\$ 5,342
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,342</b>	<b>\$ 5,342</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 150,502</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ (140,909)</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 9,593</b>	



# Meadow View at Twin Creeks

## Community Development District

### Capital Projects Fund Series 2021 Phase 4

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

For The Period Ending May 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/24	Thru 05/31/24	Variance
<b>Revenues</b>				
Interest Income	\$ -	\$ -	\$ 339	\$ 339
Developer Contribution	-	-	1,877,579	1,877,579
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,877,918</b>	<b>\$ 1,877,918</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 854,540	\$ (854,540)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 854,540</b>	<b>\$ (854,540)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,023,378</b>	<b>\$ 1,023,378</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 7,448	\$ 7,448
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,448</b>	<b>\$ 7,448</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 1,030,826</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ (1,016,714)</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 14,112</b>	

## Meadow View at Twin Creeks

### Community Development District

#### Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments - Tax Roll	\$ -	\$ 77,386	\$ 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	7,318	-	-	-	-	30,936
Restricted Easement Fence Fund	600	2,550	1,950	2,400	600	2,400	1,800	3,000	-	-	-	-	15,300
Facility Revenue	-	-	-	-	-	-	-	9,130	-	-	-	-	9,130
<b>Total Revenues</b>	<b>\$ 2,909</b>	<b>\$ 81,293</b>	<b>\$ 214,585</b>	<b>\$ 978,693</b>	<b>\$ 262,714</b>	<b>\$ 34,253</b>	<b>\$ 307,101</b>	<b>\$ 19,448</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,900,996</b>
<b>Expenditures:</b>													
<b><u>General &amp; Administrative:</u></b>													
Supervisor Fees	\$ 400	\$ 400	\$ -	\$ 400	\$ 400	\$ -	\$ 400	\$ 400	\$ -	\$ -	\$ -	\$ -	2,400
PR-FICA	31	31	-	31	31	-	31	31	-	-	-	-	184
Engineering	1,730	883	538	1,156	1,444	704	2,317	2,034	-	-	-	-	10,804
Attorney	3,274	528	174	1,749	377	343	507	1,575	-	-	-	-	8,526
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	1,104	-	-	-	-	8,833
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	4,602	-	-	-	-	36,813
Information Technology	140	140	140	140	140	140	140	140	-	-	-	-	1,117
Website Maintenance	100	100	100	100	100	100	100	100	-	-	-	-	800
Telephone	48	103	60	38	25	33	39	25	-	-	-	-	371
Postage & Delivery	15	384	14	72	58	133	73	56	-	-	-	-	805
Insurance General Liability/Public Officials	8,161	-	-	-	-	-	-	-	-	-	-	-	8,161
Printing & Binding	46	111	39	17	50	41	22	45	-	-	-	-	372
Legal Advertising	94	185	-	105	94	-	94	166	-	-	-	-	737
Other Current Charges	-	-	-	-	-	-	350	-	-	-	-	-	350
Office Supplies	1	1	1	0	1	1	1	1	-	-	-	-	5
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total General &amp; Administrative</b>	<b>\$ 35,736</b>	<b>\$ 8,571</b>	<b>\$ 21,922</b>	<b>\$ 9,513</b>	<b>\$ 9,024</b>	<b>\$ 9,558</b>	<b>\$ 9,777</b>	<b>\$ 10,277</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 114,378</b>



# Meadow View at Twin Creeks

## Community Development District

### Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><u>Operations &amp; Maintenance</u></b>													
<b>Amenity Center Expenditures</b>													
<b>Utilities</b>													
Telephone/Cable/Internet	\$ 1,061	\$ 992	\$ 922	\$ 1,079	\$ 957	\$ 1,119	\$ 1,050	\$ 1,050	\$ -	\$ -	\$ -	\$ -	8,228
Electric	3,224	3,147	7,186	3,380	3,251	2,958	3,139	2,891	-	-	-	-	29,175
Water/Sewer/Irrigation	2,418	2,689	22,991	2,810	3,297	16,941	4,561	5,556	-	-	-	-	61,262
Gas	219	115	43	163	191	189	154	296	-	-	-	-	1,370
Trash Removal	1,015	648	645	633	623	630	630	628	-	-	-	-	5,451
<b>Security</b>													
Security Monitoring	111	111	111	111	111	111	111	111	-	-	-	-	888
Gate Monitoring	2,153	2,457	64	4,817	2,489	2,457	2,745	2,569	-	-	-	-	19,748
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	2,271	-	-	-	-	13,365
<b>Management Contracts</b>													
Facility Management	7,154	7,154	7,154	7,154	7,154	7,154	7,154	7,154	-	-	-	-	57,234
Facility Attendant	2,602	4,025	2,541	2,192	1,940	2,505	1,937	2,327	-	-	-	-	20,069
Pool Attendants	-	-	-	-	-	4,283	3,021	5,232	-	-	-	-	12,536
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	5,417	-	-	-	-	43,333
Pool Maintenance	1,298	1,610	1,298	1,363	1,363	1,363	3,043	1,694	-	-	-	-	13,032
Pool Chemicals	1,946	1,946	1,946	2,101	2,101	2,101	2,101	2,132	-	-	-	-	16,373
Janitorial	2,620	1,899	1,722	1,696	1,654	1,398	1,972	1,751	-	-	-	-	14,712
Facility Maintenance	15,025	7,898	14,800	8,536	10,47	11,816	14,331	10,138	-	-	-	-	83,592
Private Event Attendant	336	281	549	730	270	398	715	1,322	-	-	-	-	4,600
Repairs & Maintenance	15,745	3,278	3,386	2,394	385	3,962	2,000	2,015	-	-	-	-	33,165
New Capital Projects	-	-	-	-	-	-	-	-	-	-	-	-	-
Snack Bar Inventory -CGS	-	-	-	-	49	-	-	-	-	-	-	-	49
Food Service License	-	-	-	-	-	-	-	242	-	-	-	-	242
Subscriptions	249	249	297	294	285	291	249	249	-	-	-	-	2,163
Pest Control	219	219	219	226	226	226	226	226	-	-	-	-	1,789
Supplies	-	-	-	433	-	-	258	24	-	-	-	-	715
Towel/Linen Service	-	-	-	-	-	-	-	-	-	-	-	-	-
Furnitures, Fixtures & Equipment	-	-	-	3,625	-	-	-	359	-	-	-	-	3,984
Special Events	1,580	3,535	4,188	1,878	1,681	8,248	1,244	(556)	-	-	-	-	21,798
Holiday Decorations	14,615	4,906	581	-	-	-	-	-	-	-	-	-	20,102
Fitness Center Repairs/Supplies	723	525	280	21	452	635	913	655	-	-	-	-	4,204
Office Supplies	113	63	290	-	-	-	118	43	-	-	-	-	628
ACA++SCAP/BMI Licenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Insurance	66,983	-	-	-	-	-	-	-	-	-	-	-	66,983
Permit and License	-	224	-	-	-	-	-	42	-	-	-	-	266
<b>Subtotal Amenity Center Expenditures</b>	<b>\$ 150,038</b>	<b>\$ 54,964</b>	<b>\$ 77,704</b>	<b>\$ 52,961</b>	<b>\$ 37,751</b>	<b>\$ 74,451</b>	<b>\$ 59,513</b>	<b>\$ 55,837</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>563,219</b>

## Meadow View at Twin Creeks

### Community Development District

#### Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Ground Maintenance Expenditures</b>													
Hydrology Quality/Mitigation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Electric	2,658	2,853	2,580	3,035	2,305	2,074	2,340	2,669	-	-	-	-	20,512
Landscape Maintenance	42,375	42,375	42,375	42,375	42,375	42,375	42,375	47,125	-	-	-	-	343,750
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	1,769	-	-	-	-	14,153
Grounds Maintenance	4,914	2,145	903	1,375	278	1,404	1,270	1,371	-	-	-	-	13,660
Pump Repairs	270	4,250	-	2,564	15,775	1,450	-	560	-	-	-	-	24,869
Streetlighting	4,777	4,777	4,777	4,679	8,546	5,380	5,367	6,958	-	-	-	-	45,261
Streetlight Repairs	-	-	-	-	-	-	-	1,000	-	-	-	-	1,000
Storm Cleanup	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	-	3,157	-	5,754	5,818	905	-	6,659	-	-	-	-	22,293
Miscellaneous	-	-	-	1,100	-	1,300	-	820	-	-	-	-	3,220
Contingency	-	-	-	1,100	-	9,182	2,323	3,045	-	-	-	-	15,650
<b>Subtotal Ground Maintenance Expenditures</b>	<b>\$ 56,763</b>	<b>\$ 62,270</b>	<b>\$ 52,404</b>	<b>\$ 82,016</b>	<b>\$ 76,867</b>	<b>\$ 65,884</b>	<b>\$ 69,564</b>	<b>\$ 71,975</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>537,742</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 206,800</b>	<b>\$ 117,234</b>	<b>\$ 130,108</b>	<b>\$ 134,976</b>	<b>\$ 114,618</b>	<b>\$ 140,335</b>	<b>\$ 129,077</b>	<b>\$ 127,812</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>1,100,961</b>
<b>Total Expenditures</b>	<b>\$ 242,536</b>	<b>\$ 125,806</b>	<b>\$ 152,030</b>	<b>\$ 144,489</b>	<b>\$ 123,642</b>	<b>\$ 149,893</b>	<b>\$ 138,854</b>	<b>\$ 138,089</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>1,215,339</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (239,628)</b>	<b>\$ (44,513)</b>	<b>\$ 62,555</b>	<b>\$ 834,204</b>	<b>\$ 139,072</b>	<b>\$ (115,640)</b>	<b>\$ 168,247</b>	<b>\$ (118,641)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>685,657</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out)	-	-	-	-	19,401	-	-	-	-	-	-	-	19,401
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 19,401</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>19,401</b>
<b>Net Change in Fund Balance</b>	<b>\$ (239,628)</b>	<b>\$ (44,513)</b>	<b>\$ 62,555</b>	<b>\$ 834,204</b>	<b>\$ 158,473</b>	<b>\$ (115,640)</b>	<b>\$ 168,247</b>	<b>\$ (118,641)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>705,058</b>



# Meadow View at Twin Creeks

## Community Development District

### Long Term Debt Report

Series 2016 A1 Special Assessment Bonds	
Interest Rate:	4.5% -5.5%
Maturity Date:	11/1/2047
Reserve Fund Definition	30% of Max Annual Debt Service
Reserve Fund Requirement	\$133,013
Reserve Fund Balance	142,828
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)
Less: May 1, 2024	(\$130,000)
<b>Current Bonds Outstanding</b>	<b>\$5,835,000</b>

Series 2018 A1 Special Assessment Bonds	
Interest Rate:	4.25%-5.8%
Maturity Date:	5/1/1949
Reserve Fund Definition	30% of MADS
Reserve Fund Requirement	\$183,765
Reserve Fund Balance	196,845
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)
Less: May 1, 2024	(\$155,000)
<b>Current Bonds Outstanding</b>	<b>\$8,245,000</b>

Series 2019 A1 Special Assessment Bonds	
Interest Rate:	5.20%-5.70%
Maturity Date:	5/1/1949
Reserve Fund Definition	30% of MADS
Reserve Fund Requirement	\$77,175
Reserve Fund Balance	82,846
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)
Less: May 1, 2024	(\$60,000)
Less: May 1, 2024 - Special Call	(\$30,000)
<b>Current Bonds Outstanding</b>	<b>\$3,355,000</b>

Series 2020 A1 Special Assessment Bonds	
Interest Rate:	4.25%
Maturity Date:	5/1/2026
Reserve Fund Definition	30% of MADS
Reserve Fund Requirement	\$34,348
Reserve Fund Balance	40,283
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)
Less: May 1, 2024	(\$25,000)
<b>Current Bonds Outstanding</b>	<b>\$1,590,000</b>

# Meadow View at Twin Creeks

## Community Development District

### Long Term Debt Report

Series 2021 PH 3B Special Assessment Bonds	
Interest Rate:	2.40-3.75%
Maturity Date:	5/1/2052
Reserve Fund Definition	50% of MADS
Reserve Fund Requirement	\$140,241
Reserve Fund Balance	141,071
Bonds outstanding - 10/26/2021	\$5,140,000
Less: May 1, 2023	(\$105,000)
Less: August 1, 2023	(\$20,000)
Less: May 1, 2024	(\$105,000)
Less: May 1, 2024 - Special Call	(\$5,000)
<b>Current Bonds Outstanding</b>	<b>\$4,905,000</b>

Series 2021 PH 4 Special Assessment Bonds	
Interest Rate:	2.40-4.00%
Maturity Date:	5/1/2052
Reserve Fund Definition	50% of MADS
Reserve Fund Requirement	\$211,869
Reserve Fund Balance	211,869
Bonds outstanding - 10/26/2021	\$7,615,000
Less: May 1, 2023	(\$155,000)
Less: May 1, 2024	(\$160,000)
<b>Current Bonds Outstanding</b>	<b>\$7,300,000</b>

<b>TOTAL Bonds Outstanding</b>	<b>\$31,230,000</b>
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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	224,527.83	-	-	-	-	-	296,616.25	294,798.62	591,414.87
TOTAL DIRECT INVOICE	224,527.83	-	-	-	-	-	296,616.25	294,798.62	591,414.87
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	272,117.61	436,929.64	603,643.60	253,618.17	111,400.55	275,118.94	296,616.25	1,845,629.48	3,822,956.64

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%	70%	75.2%	72.5%
PERCENT COLLECTED TAX ROLL	99%	99%	99%	99%	0%	0%	98.5%	98.5%
PERCENT COLLECTED TOTAL	99%	99%	99%	99%	99%	70%	93.9%	93.4%



*C.*

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

Fiscal Year 2024  
**Check Register**

<i>Date</i>	<i>Check #'s</i>	<i>Amount</i>
<b>General Fund</b>		
5/1/24	2540-2549	\$47,514.22
5/2/24	2550	2,456.54
5/7/24	2551-2554	21,446.35
5/14/24	2555-2556	3,144.00
5/17/24	2557	1,158.75
5/22/24	2558-2559	576.00
5/23/24	2560	110.95
5/29/24	2561-2569	20,426.90
<b>TOTAL</b>		<b>\$96,833.71</b>
<b>Autopayments</b>		
5/1/24	TECO	\$124.17
5/2/24	Wellbeats	\$249.00
5/6/24	Florida National Gas	\$33.98
5/7/24	Republic Services	\$628.00
5/9/24	DBPR - License	\$242.00
5/20/24	St Johns County Utility Dept	\$5,556.13
5/20/24	AT&T	\$85.60
5/21/24	Comcast	\$894.50
5/23/24	IRS FICA Payment	\$61.20
5/24/24	RollKall Technol	\$2,271.31
5/28/24	WF Bus Credit - Rich Gray	\$122.17
5/28/24	WF Bus Credit - Jennifer Clark-Erickson	\$2,036.36
5/29/24	AT&T	\$69.55
5/29/24	FPL	\$12,516.62
5/30/24	TECO	\$137.82
<b>Total Paid Electronically</b>		<b>\$25,028.41</b>
<b>Total General Fund</b>		<b>\$121,862.12</b>





AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	7/09/24	PAGE	2
*** CHECK DATES 05/01/2024 - 05/31/2024 ***														
MEADOW VIEW @ TWIN CREEKS GF														
BANK A MEADOW VIEW-GENERAL														
CHECK DATE	VEND#	.....INVOICE.....		...EXPENSED TO...			VENDOR NAME		STATUS	AMOUNT	....CHECK.....			
		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS			AMOUNT		#	
5/02/24	00114	4/01/24	739727	202404	320-57200-	45410			*	2,456.54				
GATE MONITOR 5/1-5/31/24														
HIDDEN EYES LLC DBA ENVERA SYSTEMS												2,456.54	002550	
5/07/24	00076	5/03/24	48857	202405	320-53800-	45007			*	90.00				
REPLD BAD RUN CAPACITOR														
		5/03/24	48857	202405	320-53800-	45007			*	90.00				
.5 LABOR PER HOUR														
		5/03/24	48857	202405	320-53800-	45007			*	55.00				
MATERIAL - RUN CAPACITOR														
EAST COAST WELLS & PUMPS SERVICE												235.00	002551	
5/07/24	00114	5/01/24	740883	202405	320-57200-	45410			*	2,568.54				
GATE MONITOR 6/1-6/30/24														
HIDDEN EYES LLC DBA ENVERA SYSTEMS												2,568.54	002552	
5/07/24	00001	5/01/24	112	202405	310-51300-	34000			*	4,601.67				
MAY MANAGEMENT FEES														
		5/01/24	112	202405	310-51300-	35300			*	100.00				
MAY WEBSITE ADMIN.														
		5/01/24	112	202405	310-51300-	35100			*	139.58				
MAY INFORMATION TECH.														
		5/01/24	112	202405	310-51300-	31600			*	1,104.17				
MAY DISSEMINATION SRVCS														
		5/01/24	112	202405	310-51300-	51000			*	.57				
OFFICE SUPPLIES														
		5/01/24	112	202405	310-51300-	42000			*	55.78				
POSTAGE														
		5/01/24	112	202405	310-51300-	42500			*	45.00				
COPIES														
		5/01/24	112	202405	310-51300-	41000			*	25.12				
TELEPHONE														
GOVERNMENTAL MANAGEMENT SERVICES												6,071.89	002553	
5/07/24	00020	5/01/24	299	202405	320-57200-	45504			*	5,416.67				
MAY - FIELD MGMT/ADMIN.														
		5/01/24	299	202405	320-57200-	45500			*	7,154.25				
MAY - FACILITY MGMT														
RIVERSIDE MANAGEMENT SERVICES												12,570.92	002554	
5/14/24	00114	5/09/24	741395	202404	320-57200-	45410			*	64.00				
ADDITIONAL RESIDNTS 4/30														
HIDDEN EYES LLC DBA ENVERA SYSTEMS												64.00	002555	
5/14/24	00049	3/18/24	CFR 57 R	202405	300-13100-	10100			*	3,080.00				
REQ 147 TH SIGNAGE DEP														
HARBINGER												3,080.00	002556	
MVTP MEADOW VIEW TP BPEREGRINO														



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	VENDOR NAME SUBCLASS	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/17/24	00038	4/05/24 336739	202404 320-57200-45508	RPL MAGLOCK/READER TENNIS ATLANTIC SECURITY	*	1,158.75	1,158.75 002557
5/22/24	00133	5/15/24 51524	202405 320-57200-44200	RPLC BALLAST & LAMPS ALFRED W. GROVER	*	245.00	245.00 002558
5/22/24	00162	5/15/24 5654	202405 320-57200-45505	2" CAM-LOCK FITTINGS ZACHARY SULLIVAN DBA BIG Z POOL	*	331.00	331.00 002559
5/23/24	00038	5/15/24 341488	202405 320-57200-45400	JUN CELL FIRE MONITORING ATLANTIC SECURITY	*	110.95	110.95 002560
5/29/24	00153	5/20/24 6398962	202404 310-51300-48000	4/18 MEETING #10016994 GANNETT MEDIA CORP DBA GANNETT FL	*	93.84	93.84 002561
5/29/24	00005	5/07/24 213918	202404 310-51300-31100	APR ENGINEERING SERVICES ENGLAND THIMS & MILLER, INC	*	2,316.50	2,316.50 002562
5/29/24	00186	6/01/24 246035	202406 320-57200-45507	JUNE - JANITORIAL SERVICE NEWVENTURE OF JACKSONVILLE INC DBA	*	1,301.00	1,301.00 002563
5/29/24	00020	4/30/24 300	202404 320-57200-45501	APRIL LIFEGUARDS RIVERSIDE MANAGEMENT SERVICES	*	3,020.80	3,020.80 002564
5/29/24	00020	4/30/24 301	202404 320-57200-49400	APR SPECIAL EVENT ASSIST RIVERSIDE MANAGEMENT SERVICES	*	493.70	493.70 002565
5/29/24	00020	4/30/24 302	202404 320-57200-45509	APR SPECIAL EVENTS ASSIST RIVERSIDE MANAGEMENT SERVICES	*	714.97	714.97 002566
5/29/24	00020	4/30/24 303	202404 320-57200-45510	FACILITY ASSISTANT - APR RIVERSIDE MANAGEMENT SERVICES	*	1,936.89	1,936.89 002567
5/29/24	00020	5/14/24 304	202404 320-57200-45508	FACILITY MAINTENANCE	*	5,000.00	

MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		5/14/24 304	202404 320-57200-44200		*	2,000.00	
			REPAIRS & MAINTENANCE				
		5/14/24 304	202404 320-53800-45011		*	2,323.17	
			CONTINGENCY				
		5/14/24 304	202404 320-53800-45006		*	1,000.00	
			GROUNDS MAINTENANCE				
RIVERSIDE MANAGEMENT SERVICES							10,323.17 002568
5/29/24 00046		5/16/24 61906385	202405 320-57200-45917		*	226.03	
			MAY PEST CONTROL				
TURNER PEST CONTROL LLC							226.03 002569
TOTAL FOR BANK A						96,833.71	
TOTAL FOR REGISTER						96,833.71	



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

1 320 57200 45410 gate monitoring  
approved 4.20.2024 Jen Erickson

001.320.57200.45400  
Security Monitoring

PLEASE PAY BY	AMOUNT	INVOICE DATE
05/06/2024	\$110.95	04/15/2024

## INVOICE NO. 337576

**Site:** 850 Beacon Lakes Pkwy St  
Augustine  
**Site Address:** 850 Beacon Lakes Pkwy  
St Augustine FL 32092  
**Period:** 05/01/2024 to 05/31/2024  
**Recurring No.:** 4197  
**Job Name:**  
**Order No.:**

### Description

Meadow View @ Twin Creeks

### MONITORING - MONTHLY

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](http://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
05/06/2024	\$110.95	04/15/2024

INVOICE NO. 337576

## 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: \_\_\_\_\_



### Mail

Detach this section and mail check to:

Atlantic Security  
1714 Cesery Blvd  
Jacksonville, FL 32211

INVOICE NO. 337576

NAME: Meadow View at Twin Creeks CCD

DUE DATE: 05/06/2024 AMOUNT DUE: \$110.95

Please Reference: 337576

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

# Terms and Conditions

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

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

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

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

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

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

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

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

Distributed by Atlantic Companies  
1714 Cesney Boulevard  
Jacksonville, FL 32211

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



Big Z Pool Service LLC  
CPC1459355  
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  
05/01/2024  
  
Due Date  
05/31/2024

Invoice Number  
5602  
  
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](mailto: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  
05/01/2024  
  
Due Date  
05/31/2024

Invoice Number  
5603  
  
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](mailto:office@bigzpoolservice.com). Hours of operation: M-F, 9a-6p.

#### Terms

Net 30



**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: 83586

Invoice Date: Apr 30, 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	4/4/24	5/30/24

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in April 2024	1,769.14	1,769.14
Subtotal				1,769.14
Sales Tax				
Freight				
Total Invoice Amount				1,769.14
Payment/Credit Applied				
<b>TOTAL</b>				<b>1,769.14</b>

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

## Meadow View at Twin Creeks

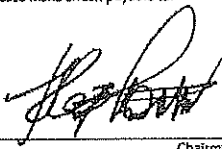
Community Development District  
Construction Phase 3B - BBX

Construction Funding Request #53  
October 19, 2023

Req.	PAYEE		
138	ETM Beacon Lake-Phase 3B CEI Services (WA#24) Invoice 210299 (Sept 2023)	\$	60.50
139	Harbinger Phase 3 Signage - Invoice 1509	\$	20,697.00
140	West Orange Nurseries Inc Beacon Lake Extension Road - Application for Payment No. 1 (October 2023)	\$	199,332.00
Total Funding Request		\$	220,089.50

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: 

DocuSigned by: Chairman/Vice Chairman

Signature: 

D1B45E6E7410410 Secretary/Asst. Secretary



Invoice #

245129

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

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

TERMS: NET 10

Quantity	Description	Rate	Amount
	<p>FEE FOR JANITORIAL SERVICE: Month of May 2024</p> <p>Meadow View at Twin Creeks CDD 850 Beacon Lake Pkwy St Augustine, FL 32095</p> <p>FL DR-14 85-8017121617C-7 exp 11/30/2026</p> <p>Billing on behalf of High Tech Commercial Cleaning franchisee, Patrick Cheatham</p> <p>1 320 57200 45507 janitorial approved Jen Erickson 4.19.2024</p>	1,301.00	1,301.00
Thank you for your business.		<b>Total</b>	\$1,301.00



**Riverside Management Services, Inc**

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

**Invoice****Invoice #:** 298**Invoice Date:** 4/16/2024**Due Date:** 4/16/2024**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 March 1 - March 31, 2024		11,422.00	11,422.00
Approved			
Facility Maintenance-\$5000.00 001.320.57200.45508			
Repairs & Maintenance-\$2,000 001.320.57200.44200			
Miscellaneous-\$800.00 001.320.53800.45010			
Contingency- \$3,382.00 001.320.53800.45011			
Grounds Maintenance-\$240.00 001.320.53800.45006			
Rich Gray			
<b>Total</b>			<b>\$11,422.00</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$11,422.00</b>

*Jimmy Lambert*  
4-22-24

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/1/24	8	M.C.	Painted chalk board on kayak house, painted corbels and shelf above TV in amenity social hall, emptied and restock dog waste receptacles, removed debris around community, started to removed debris from lake by 7/11
3/1/24	8	J.S.	Straightened and organized chairs, tables and umbrellas on pool deck and patio, emptied and restocked dog waste receptacles, checked and changed all trash receptacles, removed debris around tennis courts, pickleball courts, roadways, pool area, basketball courts and parking lot, removed cob webs around entry way of amenity center, pressure washed front entry way at amenity center
3/4/24	8.1	M.C.	Painted outside TV doors and the two pieces of wood holding the boat up, removed debris around amenity center, pool, field, parking lot and roadways
3/4/24	8	J.S.	Cleaned all outside windows of the amenity center, straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris around tennis courts, pickleball courts, lake side park, pool area, roadways, playground and parking lots, checked and changed all trash receptacles
3/5/24	8.1	M.C.	Removed the trim with damaged screws on call box and reattached with longer deckmates, painted the kayak house doors, emptied and restocked dog waste receptacles, removed debris at landings
3/5/24	8	J.S.	Straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris around pool area, tennis courts, pickleball courts, roadways, playgrounds, lake side park and parking lot, emptied and restocked dog waste receptacles, checked and changed all trash receptacles, painted doors on crew house and rails on splash pad, fixed call box on lake side park
3/6/24	7.98	M.C.	Painted crew house rafters and dock, finished touching up crew house doors
3/6/24	8	J.S.	Painted crew house doors, kayak dock and crew house rafters, straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris around pool area, tennis courts, pickleball courts and parking lot
3/7/24	8.03	M.C.	Cleaned lake side park trash and sand, continued painting kayak dock
3/7/24	8	J.S.	Painted dock by crew house, checked and changed trash receptacles as needed, straightened and organized chairs, tables and umbrellas on pool deck and patio
3/8/24	8	J.S.	Straightened and organized chairs, tables and umbrellas on pool deck and patio, emptied and restocked dog waste receptacles, checked and changed all trash receptacles, removed debris around tennis courts, pickleball courts, roadways, pool area, lake side park, playgrounds and parking lot, pressure washed lifeguard chairs, painted dock by crew house
3/11/24	8	J.S.	Re-screwed bolts on bench chair, blew leaves and debris off playground and pool deck, straightened and organized chairs, tables and umbrellas on pool deck and patio, changed gym receptacles and trash receptacles as needed, removed debris around roadways, pool area, tennis courts, basketball courts, pickleball courts, lake side park and parking lot
3/12/24	8	J.S.	Changed clock in gym and on pool deck, put ant killer on event field, soccer field and parking lot, straightened and organized pool deck furniture, removed debris around neighborhood, tennis courts, pickleball courts, lake side park, pool area and parking lot, checked and changed all trash receptacles
3/13/24	8	M.C.	Organized chairs at lakeside park, checked and changed all trash receptacles, removed debris around lake side park, field and basketball courts, painted shower pole at lake side park, continued painting kayak deck, moved paint and stored
3/13/24	1	J.S.	Straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris around pool area, tennis courts, pickleball courts, playground and parking lot
3/14/24	8.2	M.C.	Lake side park cleaned out sand in water fountains, organized chairs at lake side park, removed debris around lake side park, field, basketball courts and parking lot, straightened and organized pool deck and patio chairs, tables and umbrellas
3/15/24	7.82	M.C.	Emptied and restocked dog waste receptacles, removed debris from roadways and sidewalks to amenity center, straightened and organized lake side park chairs, removed debris on basketball courts, replaced door handle on maintenance closet, made keys for maintenance closet
3/15/24	6.92	J.S.	Straightened and organized chairs, tables and umbrellas on pool deck and patio, emptied and restocked dog waste receptacles, checked and changed all trash receptacles, removed debris around dog park, playgrounds, pool area, tennis courts, pickleball courts, roadways, lake side park and parking lots
3/18/24	8	M.C.	Removed debris around amenity center and lake side park, blacked out all windows and cameras in social hall for voting day, replaced cap on kayak pole
3/18/24	8	J.S.	Straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris around pool area, tennis courts, pickleball courts, roadways, playgrounds and lake side park, checked and changed trash receptacles, blacked out all windows and cameras in social hall for voting day, fixed pipes on floating dock
3/19/24	8.07	M.C.	Emptied and restocked dog waste receptacles, removed debris from roadways and throughout community, troubleshoot problem with pickleball card reader, removed debris from both 210 entrances to amenity center
3/19/24	8	J.S.	Straightened and organized chairs, tables and umbrellas on pool deck and patio, emptied and restocked dog waste receptacles, checked and changed all trash receptacles,

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
			removed debris around roadways, pool area, tennis courts, pickleball courts, lake side park, playgrounds, basketball courts and parking lots, assisted with magnetic plate at pickleball courts
3/20/24	8.17	M.C.	Took down black out screens in social room, refilled soap dispensers in men's and women's bathrooms at lake side park and at the amenity center, removed debris throughout the community
3/20/24	8	J.S.	Removed black out screens in social room from voting day, straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris around lakes, roadways, tennis courts, pickleball courts, pool area, lake side park, basketball courts and parking lots, changed trash receptacles in gym area and office area
3/21/24	8	M.C.	Spray paint black four by four electrical conduit for tennis courts, used wood putty for maintenance closet door handle hole and call box at landings, removed debris along 210 at 7/11 entrance
3/21/24	8	J.S.	Washed and cleaned lifeguards umbrellas, used wood putty on call box, painted tennis court electrical pipping, checked and changed all trash receptacles, straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris around pool area, tennis courts, pickleball courts, playgrounds, roadways, lake side park, basketball courts and parking lot
3/22/24	7.8	M.C.	Touch up paint in fitness center, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
3/22/24	8	J.S.	Straightened and organized chairs, tables and umbrellas on pool deck and patio, emptied and restocked dog waste receptacles, checked and changed all trash receptacles, touch up paint in the gym and office area, removed debris around pool area, roadways, lake side park, tennis courts, pickleball courts, playgrounds and parking lots, changed trash receptacles at lake side park
3/25/24	8.07	M.C.	Patched pot holes near amenity center, straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris in parking lot at amenity center and around community
3/25/24	8	J.S.	Replaced flag on pool deck, straightened and organized pool deck furniture, patched pot holes near amenity center, replaced rope on splash pad, restocked gym wipes and changed gym trash receptacles, removed debris around pool deck, lake side park, roadways, pickleball courts, tennis courts, playground and parking lot
3/26/24	8.57	M.C.	Painted call box in the Landings, removed debris in and around round about, straightened and organized pool deck and patio chairs, tables and umbrellas, emptied and restocked dog waste receptacles
3/26/24	8	J.S.	Put ant killer on ant mounds at basketball courts, paint call box at lake side park, emptied and restocked dog waste receptacles, checked and changed all trash receptacles, removed debris around pool deck, pickleball courts, tennis courts, basketball courts, lake side park, roadways and parking lot
3/27/24	8.27	M.C.	Filled pot hole in the back of 3B with cold patch, reset speed sign in Landings, finished painting kayak dock right hand side, straightened and organized all tables and chairs on patio and pool deck, checked and changed all trash receptacles, removed debris from around amenity center
3/28/24	8.12	M.C.	Worked on landscape/lap pool gate, caulked cracks that were related to building settling, organized lake side park chairs
3/28/24	8	J.S.	Installed lock on pool gate, straightened and organized pool deck furniture, removed debris around pool deck, tennis courts, pickleball courts, playgrounds, lake side park, basketball courts and parking lot, checked and changed all trash receptacles
3/29/24	4.75	M.C.	Moved sand to plug holes under concrete slab near kayak rack, emptied and restocked dog waste receptacles, straightened and organized patio and pool chairs and tables
3/29/24	7.58	J.S.	Tightened up bolt for curl bar in gym, secured wooden stepping step for gym, removed debris around pool deck, roadways, lake side park, tennis courts, pickleball courts, basketball courts and parking lot, checked and changed all trash receptacles, emptied and restocked dog waste receptacles

**TOTAL**      285.55

**MILES**        0

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



$\frac{1}{2}$   $\frac{1}{3}$   $\frac{1}{4}$   $\frac{1}{5}$   $\frac{1}{6}$   $\frac{1}{7}$   $\frac{1}{8}$   $\frac{1}{9}$   $\frac{1}{10}$   $\frac{1}{11}$   $\frac{1}{12}$   $\frac{1}{13}$   $\frac{1}{14}$   $\frac{1}{15}$   $\frac{1}{16}$   $\frac{1}{17}$   $\frac{1}{18}$   $\frac{1}{19}$   $\frac{1}{20}$   $\frac{1}{21}$   $\frac{1}{22}$   $\frac{1}{23}$   $\frac{1}{24}$   $\frac{1}{25}$   $\frac{1}{26}$   $\frac{1}{27}$   $\frac{1}{28}$   $\frac{1}{29}$   $\frac{1}{30}$   $\frac{1}{31}$   $\frac{1}{32}$   $\frac{1}{33}$   $\frac{1}{34}$   $\frac{1}{35}$   $\frac{1}{36}$   $\frac{1}{37}$   $\frac{1}{38}$   $\frac{1}{39}$   $\frac{1}{40}$   $\frac{1}{41}$   $\frac{1}{42}$   $\frac{1}{43}$   $\frac{1}{44}$   $\frac{1}{45}$   $\frac{1}{46}$   $\frac{1}{47}$   $\frac{1}{48}$   $\frac{1}{49}$   $\frac{1}{50}$   $\frac{1}{51}$   $\frac{1}{52}$   $\frac{1}{53}$   $\frac{1}{54}$   $\frac{1}{55}$   $\frac{1}{56}$   $\frac{1}{57}$   $\frac{1}{58}$   $\frac{1}{59}$   $\frac{1}{60}$   $\frac{1}{61}$   $\frac{1}{62}$   $\frac{1}{63}$   $\frac{1}{64}$   $\frac{1}{65}$   $\frac{1}{66}$   $\frac{1}{67}$   $\frac{1}{68}$   $\frac{1}{69}$   $\frac{1}{70}$   $\frac{1}{71}$   $\frac{1}{72}$   $\frac{1}{73}$   $\frac{1}{74}$   $\frac{1}{75}$   $\frac{1}{76}$   $\frac{1}{77}$   $\frac{1}{78}$   $\frac{1}{79}$   $\frac{1}{80}$   $\frac{1}{81}$   $\frac{1}{82}$   $\frac{1}{83}$   $\frac{1}{84}$   $\frac{1}{85}$   $\frac{1}{86}$   $\frac{1}{87}$   $\frac{1}{88}$   $\frac{1}{89}$   $\frac{1}{90}$   $\frac{1}{91}$   $\frac{1}{92}$   $\frac{1}{93}$   $\frac{1}{94}$   $\frac{1}{95}$   $\frac{1}{96}$   $\frac{1}{97}$   $\frac{1}{98}$   $\frac{1}{99}$   $\frac{1}{100}$

P.O. Number	Date	Invoice #
DEPOSIT	4/25/2024	15917

Project Location
Beacon Lake
Pickelball Court
Tennis Court
Repairs
DEPOSIT INVOICE

Description		Amount
TOTAL FOR PROPOSAL # 2404108	\$ 14,820.00	7,410.00
50% DEPOSIT DUE	\$ 7,410.00	

E-mail
terri@sterlingspecialtiesinc.com

Total	\$7,410.00
Payments/Credits	\$0.00
Total Balance Due	\$7,410.00



PAYMENT ADDRESS:  
Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503  
804-355-6300 • Fax: 804-353-1499 • Toll Free: 800-225-6366 • turnerpest.com

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

## Service Slip/Invoice

INVOICE: 618946287  
DATE: 4/22/2024  
ORDER: 618946287

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
4/22/2024	02:49 PM	MICE, RATS, ROACH, S		02:49 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	4/22/2024		04:17 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$226.03
1 320 57200 45917 Amenity Pest Control		
Approved Jen Erickson 4.24.2024		
SUBTOTAL		\$226.03
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$226.03

AMOUNT DUE \$226.03

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

This is to acknowledge the satisfactory completion of all services rendered and agree to pay the cost of services as specified above.



**YELLOWSTONE**  
LANDSCAPE

**Bill To:**

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

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

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

**INVOICE**

INVOICE #	INVOICE DATE
JAX 686683	4/23/2024
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** May 23, 2024

**Invoice Amount:** \$1,114.00

Description	Current Amount
Installation of 3 Spiral Blue Juniper Topiary Shrubs 4/16/2024	
Landscape Enhancement CORE	\$1,114.00

**Invoice Total** **\$1,114.00**

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



**Envera**

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

**Invoice**

Invoice Number <b>739727</b>	Date <b>04/01/2024</b>
Customer Number <b>300380</b>	Due Date <b>05/01/2024</b>

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Meadow View at Twin Creeks CDD	300380		04/01/2024	05/01/2024

Quantity	Description	Months	Rate	Amount
2358 - Gate Access - Meadow View at Twin Creeks CDD - 850 Beacon Lake Pkwy, Saint Augustine, FL				
1.00	Envera Kiosk System 05/01/2024 - 05/31/2024	1.00	\$500.00	\$500.00
1.00	Data Management 05/01/2024 - 05/31/2024	1.00	\$150.00	\$150.00
1.00	Service & Maintenance 05/01/2024 - 05/31/2024	1.00	\$334.54	\$334.54
1.00	Virtual Gate Guard Monitoring 05/01/2024 - 05/31/2024	1.00	\$1,472.00	\$1,472.00
Subtotal:				<b>\$2456.54</b>
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				<b>\$2456.54</b>

1 320 57200 45410 Gate monitoring  
approved 4.1.2024 Jen Erickson

Date	Invoice #	Description	Amount	Balance Due
4/1/2024	739727	Monitoring Services	\$2456.54	<b>\$2456.54</b>

**Envera**

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

**Invoice**

Invoice Number <b>739727</b>	Date <b>04/01/2024</b>
Customer Number <b>300380</b>	Due Date <b>05/01/2024</b>

Net Due: \$2,456.54

Amount Enclosed: \_\_\_\_\_

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

REMIT TO:

Envera  
PO Box 2086  
Hicksville, NY 11802

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 #
5/3/2024	48857

**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	MW	

QUANTITY	DESCRIPTION	RATE	AMOUNT
	SITE: BEACON LAKE - EXIT SIDE (FRONT ENTRANCE)		
	SERVICE CALL: - REPLACED BAD RUN CAPACITOR	90.00	90.00
0.5	LABOR PER HOUR:	180.00	90.00
	MATERIAL: RUN CAPACITOR	55.00	55.00
18% APR will be applied to any invoice not paid in full within 30 days. Visa or Mastercard Accepted		<b>Total</b>	\$235.00
*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.		<b>Payments/Credits</b>	\$0.00
		<b>Balance Due</b>	\$235.00

**Envera**

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

1 320 57200 45410 gate monitoring  
approved 5.1.2024 Jen Erickson

**Invoice**

Invoice Number <b>740883</b>	Date <b>05/01/2024</b>
Customer Number <b>300380</b>	Due Date <b>06/01/2024</b>

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Meadow View at Twin Creeks CDD	300380		05/01/2024	06/01/2024

Quantity	Description	Months	Rate	Amount
<i>2358 - Gate Access - Meadow View at Twin Creeks CDD - 850 Beacon Lake Pkwy, Saint Augustine, FL</i>				
1.00	Envera Kiosk System 06/01/2024 - 06/30/2024	1.00	\$500.00	\$500.00
1.00	Data Management 06/01/2024 - 06/30/2024	1.00	\$150.00	\$150.00
1.00	Service & Maintenance 06/01/2024 - 06/30/2024	1.00	\$334.54	\$334.54
1.00	Virtual Gate Guard Monitoring 06/01/2024 - 06/30/2024	1.00	\$1,584.00	\$1,584.00
<b>Subtotal:</b>				<b>\$2568.54</b>
<b>Tax</b>				<b>\$0.00</b>
<b>Payments/Credits Applied</b>				<b>\$0.00</b>
<b>Invoice Balance Due:</b>				<b>\$2568.54</b>

Date	Invoice #	Description	Amount	Balance Due
5/1/2024	740883	Monitoring Services	\$2568.54	<b>\$2568.54</b>

**Envera**

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

**Invoice**

Invoice Number <b>740883</b>	Date <b>05/01/2024</b>
Customer Number <b>300380</b>	Due Date <b>06/01/2024</b>

Net Due: \$2,568.54

Amount Enclosed: \_\_\_\_\_

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

REMIT TO:

Envera  
PO Box 2086  
Hicksville, NY 11802



**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice****Invoice #:** 112**Invoice Date:** 5/1/24**Due Date:** 5/1/24**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 -May 2024		4,601.67	4,601.67
Website Administration -May 2024		100.00	100.00
Information Technology - May 2024		139.58	139.58
Dissemination Agent Services - May 2024		1,104.17	1,104.17
Office Supplies		0.57	0.57
Postage		55.78	55.78
Copies		45.00	45.00
Telephone		25.12	25.12
<b>Total</b>			<b>\$6,071.89</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$6,071.89</b>


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

# Invoice

Invoice #: 299  
Invoice Date: 5/1/2024  
Due Date: 5/1/2024  
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 - May 2024		5,416.67	5,416.67
1.320.57200.45500 - Facility Management - Meadow View - May 2024		7,154.25	7,154.25
 5-3-24			
<b>Total</b>			<b>\$12,570.92</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$12,570.92</b>

**Envera**

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

1 320 57200 45410 Gate Monitoring  
Approved Emily Wright 5.10.2024

**Invoice**

Invoice Number <b>741395</b>	Date <b>05/09/2024</b>
Customer Number <b>300380</b>	Due Date <b>07/01/2024</b>

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Meadow View at Twin Creeks CDD	300380		05/09/2024	07/01/2024

Quantity	Description	Months	Rate	Amount
	<i>Meadow View at Twin Creeks CDD - 850 Beacon Lake Pkwy, Saint Augustine, FL</i>			
1.00	Add Res as of 4/30/24 05/01/2024 - 06/30/2024	2.00	\$32.00	\$64.00
			<b>Subtotal:</b>	<b>\$64.00</b>
	<b>Tax</b>			\$0.00
	<b>Payments/Credits Applied</b>			\$0.00
			<b>Invoice Balance Due:</b>	<b>\$64.00</b>

MyEnvera Count as of 4/30/24. 2 additional homes @ \$16.00 each

Date	Invoice #	Description	Amount	Balance Due
5/9/2024	741395	Monitoring Services	\$64.00	\$64.00

**Envera**

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

**Invoice**

Invoice Number <b>741395</b>	Date <b>05/09/2024</b>
Customer Number <b>300380</b>	Due Date <b>07/01/2024</b>

Net Due: \$64.00

Amount Enclosed: \_\_\_\_\_

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

REMIT TO:

Envera  
PO Box 2086  
Hicksville, NY 11802



Meadow View at Twin Creeks

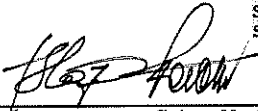
Community Development District  
Construction Phase 3B - BBX


Construction Funding Request #57  
April 16, 2024

Req.	PAYEE		
146	West Orange Nurseries Inc Beacon Lake Road Extension - Application No. 2 (March 2024)	\$	22,148.00
147	Harbinger Beacon Lakes Townhomes signage - Deposit Invoice 00000818	\$	3,080.00
Total Funding Request		\$	25,228.00

Please make check payable to:

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

Signature:  Chairman/Vice Chairman

DocuSigned by:  
Signature:  Secretary/Asst. Secretary

**FORM OF REQUISITION  
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS, SERIES 2021**

The undersigned, a Responsible Officer of the Meadow View at Twin Creeks Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank National Association, as trustee (the "Trustee"), dated as of November 1, 2016, as supplemented by that certain Eight Supplemental Trust Indenture dated as of November 1, 2021, (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

A. Requisition Number: **147**

B. Name and address of Payee: **Harbinger**  
**2756 Park Street**  
**Jacksonville, FL 32205**

C. Amount Payable: **\$3,080.00**

D. Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Cost of Issuance, if applicable): **Beacon Lakes Townhomes signage-Deposit Invoice 00000818**

E. Fund or Account from which disbursement to be made: **Phase 3B Acquisition and Construction Account**

The undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.


Attached hereto are copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested.

**MEADOW VIEW AT TWIN CREEKS  
DEVELOPMENT DISTRICT**

By:   
Responsible Officer

**CONSULTING ENGINEER'S APPROVAL  
FOR NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

  
Consulting Engineer





Company Address 2756 Park St  
Jacksonville, FL 32205  
US

Created Date 3/18/2024  
Opportunity Owner Ryan Richardson

Quote Number 00000818

Prepared By Ryan Richardson  
Email rrichardson@harbingersign.com

Bill To Name Meadow View at Twin Creeks Community  
Development District

Ship To Name Meadow View at Twin Creeks Community  
Development District

Bill To 475 West Town Place SUITE 114  
St. Augustine, FL 32092  
United States

Ship To 64 Beacon Lake Parkway  
St. Augustine, FL 32095  
United States

#### Quoted Items

Product	Line Item Description	Quantity	Sales Price	Total Price
Sign - Post and Panels (Wayfinding)	SIGN TYPE I/S-6: MANUFACTURE 2'-9" X 2'-3" SPEED LIMIT SIGN.	4.00	\$747.00	\$2,988.00
Sign - Post and Panels (Wayfinding)	SIGN TYPE S MANUFACTURE 30" STOP SIGN FOR TOWN HOME SECTION	1.00	\$747.00	\$747.00
Install Labor	INSTALL SPEED LIMIT SIGN. (POST AND PANEL ONLY)	5.00	\$485.00	\$2,425.00

#### Totals

Subtotal	\$6,160.00	DEPOSIT AMOUNT \$3,080.00
Discount	0.00%	
Total Price	\$6,160.00	
Grand Total	\$6,160.00	

This Proposal is not effective unless signed and dated by Harbinger and will automatically expire if not accepted by Customer in writing within 30 days of the Proposal Date. By signing, Customer (i) agrees that the proposed prices, specifications, and terms and conditions contained herein are satisfactory and accepted; (ii) authorizes Company enter onto the Job Location site and to furnish the materials and perform the Work as specified; and (iii) agrees that payment will be made as specified.


Work will not begin until a down payment of 50.0% of the total proposal amount listed above and a written acceptance is received by Harbinger. The "Additional Terms and Conditions" govern the parties' agreement. Please initial all pages.

#### Signatures

##### HARBINGER

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

##### CUSTOMER

By:  \_\_\_\_\_  
Name: Danielle Simpson  
Title: Operations  
Date: 3/21/24

#### Terms and Conditions

1. **Estimate; Proposal; Payments; Storage Fees.** Unless specified, the total Proposal amount does

Customer Initials: \_\_\_\_\_

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

not include electrical, hookup, Permits (defined below), Storage Fees (defined below), engineering costs, surveys, or tax, unless stated, so the final invoice amount ("Full Purchase Price") may change prior to completion. Harbinger and Customer shall determine a mutually agreeable date for delivery ("Delivery Date") of the specified work product ("Materials"). At Harbinger's sole discretion, upon completion of any line item or part of the Materials (each, "Item"), Harbinger may submit to Customer a progress payment invoice ("Invoice"), and Customer shall pay to Harbinger a progress payment attributable to such completed Item ("Progress Payment") within 30 days of receipt of the Invoice. The Invoice will include Harbinger's proof of completion of the Item and the amount specified on the Proposal for the Item, plus any applicable tax. No later than 5 days after Harbinger's delivery (or installation, if applicable) of the Materials, Customer shall notify Harbinger in writing of any quality not in conformance with this Proposal; if Customer fails to do so, Customer waives all rights to reject the Materials on such basis. No later than 30 days after Harbinger's delivery (or installation, if applicable) of all of the Materials, Customer shall pay to Harbinger the Full Purchase Price, less any down payment, deposit, and Progress Payments received. If Customer refuses or neglects to accept any of the Materials on the Delivery Date, or if Customer defaults on payment when due, Harbinger may declare the entire balance of the Full Purchase Price due and payable, and Customer shall pay Harbinger \$\_\_\_\_\_ per day (if left blank, \$25 per day) that Harbinger stores such Materials ("Storage Fees"). Harbinger will send Customer a monthly invoice for Storage Fees on the 30th day after the first day Storage Fees begin to accrue. 1.5% interest per month will be charged on any unpaid balance, including on any Storage Fees.

**2. Permits; Junction Box; Drilling; Laws.** Unless otherwise specified herein, Customer shall be responsible for obtaining any permits or permissions ("Permits") required to install or maintain the Materials. If installation of the Materials is included in the Proposal, and Harbinger obtains Permits, Customer shall pay all associated costs and legal fees. If installation of the Materials is included in the Proposal, and if applicable, Customer shall provide Harbinger access to a junction box of suitable capacity and approved by the National Electric Code then in effect ("Junction Box"), within 5 feet of the proposed display location of the Materials, prior to installation. Customer shall be responsible for any obstruction of delivery due to any delay in obtaining Permits or providing access to a suitable Junction Box; such an obstruction may result in Customer incurring Storage Fees. If Customer executes this Proposal without obtaining such Permits or providing such access to a Junction Box, then Customer waives any claim against Harbinger for failing to install the Materials within the agreed-upon timeframe. If Customer is responsible for installation of the Materials or if Customer otherwise makes the final connection of the Materials to the Junction Box, Harbinger shall not be liable for damage resulting to the Materials, related components, people, or property due to any such connection. If installation of the Materials is included in the Proposal, and if drilling is necessary for such installation, Harbinger will contact the necessary authorities to locate public underground utilities. Customer shall be solely responsible for identifying the location of private underground utilities or other items; Harbinger shall not be liable for any damage to utilities or items not identified by Customer. If rock or unforeseeable conditions are encountered, requiring special equipment or revisions for Harbinger to install the Materials, Customer shall pay to Harbinger any additional fees for such equipment or revisions. Customer shall be available at all applicable times to provide access to Harbinger and its contractors to allow inspection or repair of the Materials. Each party shall comply with all applicable federal, state, and local laws, ordinances, regulations, and orders, and Customer waives all rights to require Harbinger to adhere to any standards or regulations more restrictive than any applicable law.

**3. Ownership.** Harbinger retains all right, title, and interest to the Materials, including any signs, until Harbinger receives the Full Purchase Price, including payment of all Storage Fees (if payment is by check, upon deposit of the funds into Harbinger's bank account). Customer assumes all risks and liabilities relating to damage to the Materials after delivery (and installation, if applicable), and any such damage will not affect Harbinger's rights to enforce the Full Purchase Price.

**4. Limited Warranties.** Subject to the terms and conditions hereof, Harbinger warrants to Customer that the Materials (excluding any digital display sign ("EGP")) shall be in accordance with any drawings or specifications submitted, and free from material defects in their construction (and installation, if included in the Proposal and installed by Harbinger) for a period of 1 year after the Delivery Date. With regard to EGPs only, subject to the terms and conditions hereof, Harbinger warrants to Customer that EGPs and their related components shall be free from material defects in their construction (and installation, if included in the Proposal and installed by Harbinger) for a period of 2 years, or for such longer warranty period specified on the Purchase Order, after the Delivery Date. If any of the Materials, including EGPs, (or their installation, if included in the Proposal and installed by Harbinger) is found to be defective during such warranty periods, and if the warranty is still in effect, then Harbinger shall elect to either repair the defect or replace the applicable Materials, free of charge. After such warranty periods have expired, or if such warranty is no longer in effect, then Harbinger may charge Customer normal labor charges for any work performed by Harbinger or its contractors. All applicable warranties are not transferable to third parties. Harbinger will use commercially reasonable efforts to pass-through to Customer the benefit of any warranties on the Materials, including EGPs, to the extent Harbinger has the right to do so. HARBINGER DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR PARTICULAR PURPOSE.

**5. Void of Warranties.** All applicable warranties do not cover damages or destruction from the following: (i) acts of God, lightning, wind, rain, flood, fire, earthquake, hurricane, explosion, war, invasion, hostilities, terrorism or threats, or other civil unrest; (ii) abuse, misuse, modification, vandalism, or malfeasance by Customer or any other party except Harbinger; (iii) normal wear and tear; or (iv) Customer's failure to properly maintain, in accordance with Harbinger's then-existing instructions and manuals, Materials, including EGPs. Further, all warranties are voided if any of the following occurs: (i) Customer fails to pay to Harbinger the Full Purchase Price; (ii) Customer fails to promptly report to Harbinger a defect; (iii) anyone other than Harbinger provides materials, fabrication, or service for the Materials and/or EGPs. Harbinger will not reimburse any person or company for repairs not reported to or corrected by Harbinger, or

Customer Initials: 

Date: 3.21.24

(iv) if Harbinger does not install the Materials, Customer and its contractor(s) fail to comply with the following installation requirements ("Installation Requirements"): contemporaneously with the installation of the Materials, Customer or its contractor(s) shall comply with Harbinger's then-existing instructions and manuals; take photographs of the installation, including the top, bottom, and inside of cabinets and all fans and/or vents ("Photographs"); and complete the warranty checklist and requirements thereon, including with part numbers and serial numbers ("Checklist"). Within 2 business days after installation of the Materials, Customer or its contractor(s) shall e-mail to Harbinger the Photographs and Checklist. Harbinger will not reimburse any person or company for repairs not reported to or corrected by Harbinger.

**6. Indemnification; Limitation of Liability.** CUSTOMER SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS HARBINGER FROM ANY AND ALL CLAIMS OR DAMAGES RELATING TO THE MATERIALS OR WORK IF CUSTOMER ABUSES, MISUSES, MODIFIES, (FAILS TO COMPLY WITH THE INSTALLATION REQUIREMENTS, IF APPLICABLE) OR FAILS TO PROPERLY MAINTAIN, IN ACCORDANCE WITH HARBINGER'S THEN-EXISTING INSTRUCTIONS AND MANUALS, ANY MATERIALS DELIVERED, INSTALLED, OR REPAIRED BY HARBINGER, OR IF CUSTOMER ALLOWS OTHERS TO DO SO. Harbinger shall not be liable for consequential, special, or punitive damages arising herefrom.

**7. Force Majeure.** No party shall be deemed to have breached this agreement for failure or delay in fulfilling any term hereof (except for obligations to make payments) if such failure or delay is caused by or results from acts beyond the affected party's reasonable control, including without limitation: (i) acts of God; (ii) flood, fire, earthquake, hurricane, or explosion; (iii) war, invasion, hostilities, terrorism or threats, or other civil unrest; (iv) government order or law, other than one delaying issuance of a Permit; (v) actions, embargoes, or blockades after the date of this agreement; (vi) national or regional emergency; or (vii) strikes, labor stoppages, slowdowns, or other industrial event; however, such party shall use diligent efforts to mitigate the effects of such force majeure event and shall give written notice to the other party within 10 days of such event, stating the estimated time delay caused by the event.

**8. Miscellaneous.** This Proposal, the terms and conditions of which apply to all purchase orders, contains the entire agreement between the parties relating to the Materials and Work contemplated herein, and supersedes any and all prior or conflicting proposals, agreements, or understandings. Any modification shall be valid only if it is in writing and signed by Harbinger and Customer, which modification is subject hereto to the extent its terms do not conflict herewith. Harbinger's failure to enforce at any time any terms or conditions of this agreement shall not constitute a waiver of such provision or any other provision hereof. The terms and conditions are binding upon Customer, its agents, successors, or assigns; however, Customer shall not assign this agreement without Harbinger's prior written consent. If any court of competent jurisdiction declares any provision hereof to be invalid, such determination shall not affect the validity of any other provision hereof, which shall remain in full force and effect. This agreement is governed by the laws of the State of Florida, without giving effect to the principles of conflicts of law. Any action relating hereto must be instituted in federal or state court in Duval County, Florida, and the parties hereby irrevocably submit to the jurisdiction of any such court. In connection with any litigation brought which arises out of or relates hereto, the prevailing party will be entitled to recover all costs associated with same, including reasonable attorneys' fees at trial and on appeal. THE PARTIES HEREBY WAIVE TRIAL BY JURY IN ANY ACTION OR PROCEEDING ARISING UNDER THIS PROPOSAL. TIME IS OF THE ESSENCE IN THE PERFORMANCE OF DUTIES UNDER THIS AGREEMENT.

Customer Initials

Date: 3.21.24





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

PLEASE PAY BY

AMOUNT

INVOICE DATE

05/03/2024

\$1,158.75

04/05/2024

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

**INVOICE NO. 336739**

1 320 57200 45508 Amenity Repairs (security)  
Approved Jen Erickson 5.17.2024

**Site:** 850 Beacon Lakes Pkwy St  
Augustine  
**Site Address:** 850 Beacon Lakes Pkwy  
St Augustine FL 32092  
**Job No.:** 80719  
**Job Name:**  
**Order No.:**

#### Description

If you have any further problems with your system please contact us. 05/04/2024 - Brent Touchet :

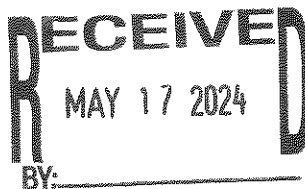
The job is complete.

Replaced maglock and reader on tennis courts gate left

#### RETURN TRIP

Customer is having issues with their pickleball gate not working.

#### Service - Security



Discount	\$-128.75
Sub-Total ex Tax	\$1,158.75
Tax	\$0.00
Total	\$1,158.75

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

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

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

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

Incl. Discount	\$-128.75
Sub-Total ex Tax	\$1,158.75
Tax	\$0.00
Total inc Tax	\$1,158.75
Amount Applied	\$0.00
Balance Due	\$1,158.75



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
05/03/2024	\$1,158.75	04/05/2024

**INVOICE NO. 336739**

## How To Pay

**INVOICE NO. 336739**



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

Please add billing zip if not same as address above.

Credit Card No.

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

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

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



### Mail

Detach this section and mail check to:

Atlantic Security  
1714 Cesery Blvd  
Jacksonville, FL 32211

NAME:	Meadow View at Twin Creeks CCD	DUE DATE:	05/03/2024	AMOUNT DUE:	\$1,158.75
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(1) Please Reference: 336739

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

## Terms and Conditions

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

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

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

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

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

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

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

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

Distributed by Atlantic Companies  
1714 Cesary Boulevard  
Jacksonville, FL 32211

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



# INVOICE

**Alfred W. Grover, Electrical Contractor**

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

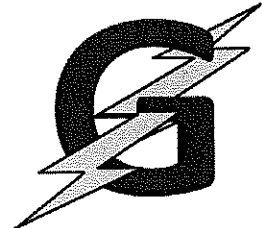
**FL License: EC 13010167**

**Bill To:**

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

**DATE:** 5/15/2024  
**INVOICE #** 51524  
**TERMS:** Due upon receipt

1 320 57200 45508  
Amenity-Facility  
Maintenance  
Approved Emily  
Wright 5.16.2024



**Job Location:** Beacon Lake Lakehouse

DESCRIPTION OF WORK	AMOUNT
1) Replaced 1, ballast and 2, type T-8 fluorescent lamps in electric room at Lakehouse	
0013205720044200 RPLC Ballast & Lamps	
Materials:	45.00
Labor: 1 electrician 2.5 hrs @ \$80 per hr	200.00
Per R Gray	
<b>TOTAL</b>	<b>\$ 245.00</b>

**Accepted methods of payment:**

Check payable to: Alfred W. Grover

**THANK YOU FOR YOUR BUSINESS!**

Big Z Pool Service LLC  
9048684660  
172 Stokes Landing Rd.  
Saint Augustine, FL 32095  
CPC1459355

1 320 57200 45505  
Amenity-Pool Maintenance  
Approved Emily Wright  
5.16.2024



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

Invoice Number 5654  
Date of Issue 05/15/2024  
Due Date 05/25/2024  
Reference Chlorine Pump Line  
Amount Due (USD) \$331.00

Description	Rate	Qty	Line Total
Service	\$0.00	1	\$0.00
Description of Services:			

We propose the following service to remove and dispose of the 2" female threaded cam-lock fitting used by Poolsure to fill the chlorine tanks:

Removal of 2" Female Threaded Cam-Lock Fitting:  
Carefully disconnect and remove the existing 2" female threaded cam-lock fitting.  
Ensure proper sealing and safety during removal.  
Disposal:  
Properly dispose of the removed fitting in accordance with environmental regulations.  
Dispose of any associated gaskets and components.

0013205720045505  
2" Cam-Lock Fittings

We will also install a 2" inside cap.

Please note that the gaskets inside will be Biaton, suitable for handling sodium hypochlorite. If you have any questions or need further details, feel free to reach out.

Material cost listed below:

2" Cam-Lock Female to Female Fittings	\$78.00	2	\$156.00
Completed: 5/15/24			
Labor	\$175.00	1	\$175.00

Subtotal 331.00  
Tax 0.00  
Total 331.00  
Amount Paid 0.00

Amount Due (USD)

\$331.00

Notes

Job Completed: 5/15/24

Terms

Net 10. Late payments are subject to a 3% late fee on the total outstanding balance. Preferred payment methods: Cash or Check. Credit cards are accepted, however a 3.5% surcharge processing fee will be applied if that feature is turned on after request.





1 320 57200 45410 Gate Monitoring  
Approved Emily Wright 5.23.2024

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

PLEASE PAY BY

06/05/2024

AMOUNT

\$110.95

INVOICE DATE

05/15/2024

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

**INVOICE NO. 341488**

**Site:** 850 Beacon Lakes Pkwy St  
Augustine

**Site Address:** 850 Beacon Lakes Pkwy  
St Augustine FL 32092

**Period:** 06/01/2024 to 06/30/2024

**Recurring No.:** 4197

**Job Name:**

**Order No.:**

**RECEIVED**  
MAY 23 2024  
BY: \_\_\_\_\_

**Description**

Meadow View @ Twin Creeks

**MONITORING - MONTHLY**

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](http://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
06/05/2024	\$110.95	05/15/2024

**INVOICE NO. 341488**

## 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: \_\_\_\_\_



### Mail

Detach this section and mail check to:

Atlantic Security  
1714 Cesery Blvd  
Jacksonville, FL 32211

**INVOICE NO. 341488**

NAME:	Meadow View at Twin Creeks CCD	DUE DATE:	06/05/2024	AMOUNT DUE:	\$110.95
-------	--------------------------------	-----------	------------	-------------	----------

Please Reference: 341488

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

# Terms and Conditions

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

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

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

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

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

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

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

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

Distributed by Atlantic Companies  
1714 Cesary Boulevard  
Jacksonville, FL 32211

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



AP120W

ACCOUNTS PAYABLES CHECK REGISTER AS OF 9/30/2024  
001 MEADOW VIEW @ TWIN CREEKS GF

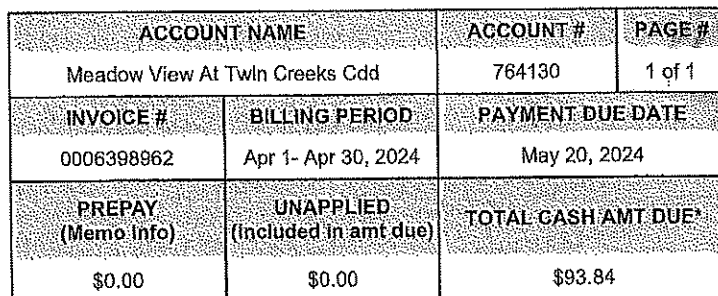
RUN DATE 5/29/2024 14.31.44  
CHECK DATE 5/29/2024

PAGE 2

BANK A: MEADOW VIEW-GENERAL

VEND NO.	Invoice Date	Vendor Inv. No.	---General Ledger#-----	St	Cr	DUE DATE	GROSS AMOUNT	DISC AMOUNT	NET AMOUNT	CHECK PO#	NO.
							MEADOW VIEW @ TWIN CREEKS GF	20,426.90	.00	20,426.90	

MVTP MEADOW VIEW TP TLEE



All funds payable in US dollars.

0000764130000000000000000063989620000938467170

# LOCALiQ

## FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

### **PROOF OF PUBLICATION**

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

Saint Augustine FL 32092-3649

STATE OF WISCONSIN, COUNTY OF BROWN

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

04/08/2024

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 04/08/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$93.84  
Order No: 10016994 # of Copies:  
Customer No: 764130 1  
PO #: Meadow View 4/18 mgt

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

#### MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the Meadow View at Twin Creeks Community Development District ("District") will hold a regular meeting on Thursday, April 18, 2024 at 10:00 a.m. at the Lake House Amenities Center located at 850 Beacon Lake Parkway, St. Augustine, Florida 32095, where the Board may consider any business that may properly come before it ("Meeting"). An electronic copy of the agenda may be obtained by contacting the office of the District Manager, c/o Governmental Management Services, LLC at (904) 940-5850 or [joliver@gmsnf.com](mailto:joliver@gmsnf.com) ("District Manager's Office") and is also expected to be available on the District's website, [www.meadowviewattwincreekscdd.com](http://www.meadowviewattwincreekscdd.com) at least seven days prior to the meeting.

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

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

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

James Oliver  
District Manager  
Pub: 4/8/24; #10016994





ENGLAND-THIMS &amp; MILLER

14775 Old St. Augustine Road, Jacksonville, FL 32258

etmnc.com | 904.642.8990

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

May 07, 2024

Invoice No: 213918

**Total This Invoice \$2,316.50**

Project 17348.03000 MV@TC CDD 2023/2024 General Consulting Services (WA 28)  
EMAIL COPY TO: BKOVAIC@BBXCAPITAL.COM  
ALSO SEND COPIES TO BERNADETTE PEREGINO-BPEREGRINO@GMSNF.COM

**Work Description:**

Prepare 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 April 27, 2024**

Phase 1. General Consulting Engineering Services

**Labor**

		Hours	Rate	Amount
Senior Engineer/Senior Project Manager				
Lockwood, Scott	4/6/2024	.50	215.00	107.50
Lockwood, Scott	4/13/2024	.50	215.00	107.50
Lockwood, Scott	4/20/2024	5.75	215.00	1,236.25
Lockwood, Scott	4/27/2024	1.25	215.00	268.75
CADD/GIS Technician				
Sims, Daniel	4/20/2024	2.00	132.00	264.00
Administrative Support				
Blair, Shelley	4/20/2024	2.75	95.00	261.25
Blair, Shelley	4/27/2024	.75	95.00	71.25
Totals		13.50		2,316.50
<b>Total Labor</b>				<b>2,316.50</b>

**Billing Limits**

	Current	Prior	To-Date
Total Billings	2,316.50	6,453.75	8,770.25
Limit			15,000.00
Remaining			6,229.75

**Total this Phase \$2,316.50**

Phase XP. Expenses

**Total this Phase 0.00****Total This Invoice \$2,316.50**





# HIGH TECH

## COMMERCIAL CLEANING

1 320 57200 45507  
Amenity-Janitorial  
Approved Emily  
Wright 5.21.2024

### Invoice

Date	Invoice #
6/1/2024	246035

**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](mailto:accounting@htccleaning.com)

**Questions about service?**

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

**TERMS: NET 10**

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




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

# Invoice

Invoice #: 300  
Invoice Date: 4/30/2024  
Due Date: 4/30/2024  
Case:  
P.O. Number:

**Bill To:**

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

Description	Hours/Qty	Rate	Amount
Lifeguards through April 2024 1,320.57200.45501	151.04	20.00	3,020.80
 5-16-24			

<b>Total</b>	<b>\$3,020.80</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$3,020.80</b>

MVTC CDD

LIFEGUARD INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
151.04	Lifeguard Services	\$ 20.00	\$ 3,020.80
	Covers April 2024		
	TOTAL DUE:		<u>\$ 3,020.80</u>

LIFEGUARDS #1.320.57200,45501

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/6/24	3.33	A.A.	Lifeguarding
4/6/24	6.73	E.H.	Lifeguarding
4/6/24	3.98	E.R.	Lifeguarding
4/6/24	3.98	B.S.	Lifeguarding
4/7/24	6.58	A.A.	Lifeguarding
4/7/24	4.25	E.H.	Lifeguarding
4/7/24	4.32	J.H.	Lifeguarding
4/7/24	3.67	B.S.	Lifeguarding
4/13/24	4.15	A.A.	Lifeguarding
4/13/24	4.27	J.H.	Lifeguarding
4/13/24	4.27	E.R.	Lifeguarding
4/13/24	4.27	B.S.	Lifeguarding
4/14/24	6.65	A.A.	Lifeguarding
4/14/24	4.22	E.H.	Lifeguarding
4/14/24	4.28	J.H.	Lifeguarding
4/14/24	3.5	E.R.	Lifeguarding
4/20/24	6.77	K.G.	Lifeguarding
4/20/24	4.38	E.H.	Lifeguarding
4/20/24	4.28	J.H.	Lifeguarding
4/20/24	4.13	B.S.	Lifeguarding
4/21/24	4.07	A.A.	Lifeguarding
4/21/24	4.33	E.H.	Lifeguarding
4/21/24	4.3	J.H.	Lifeguarding
4/21/24	4.35	E.R.	Lifeguarding
4/27/24	6.65	A.A.	Lifeguarding
4/27/24	7.23	E.H.	Lifeguarding
4/27/24	4.28	J.H.	Lifeguarding
4/27/24	4.5	E.R.	Lifeguarding
4/28/24	6.75	A.A.	Lifeguarding
4/28/24	4.25	E.H.	Lifeguarding
4/28/24	4.25	J.H.	Lifeguarding
4/28/24	4.07	E.R.	Lifeguarding

<b>TOTAL</b>	<u><u>151.04</u></u>
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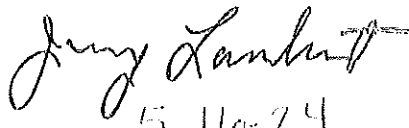


**Riverside Management Services, Inc**  
9655 Florida Mining Blvd. W.  
Building 300, Suite 305  
Jacksonville, FL 32257

# Invoice

Invoice #: 301  
Invoice Date: 4/30/2024  
Due Date: 4/30/2024  
Case:  
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Special Event Assistant through April 2024 1,320.57200,49400	18.63	26.50	493.70
 5-16-24			

**Total** \$493.70

**Payments/Credits** \$0.00

**Balance Due** \$493.70

MVTC CDD

SPECIAL EVENT ASSISTANT INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
18.63	Special Event Assistant Covers April 2024	\$ 26.50	\$ 493.70
	TOTAL DUE:		<u>\$ 493.70</u>

Special Event Assistant 1.320.57200.49400

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/5/24	3.58	J.W.	Special Event - Food Truck Friday
4/12/24	3.5	J.W.	Special Event - Food Truck Friday
4/13/24	4.52	E.W.	Special Event - Cooking Demo
4/19/24	3.53	J.W.	Special Event - Food Truck Friday
4/26/24	3.5	J.W.	Special Event - Food Truck Friday
<b>TOTAL</b>	<u>18.63</u>		




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

# Invoice

Invoice #: 302  
Invoice Date: 4/30/2024  
Due Date: 4/30/2024  
Case:  
P.O. Number:

**Bill To:**

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

Description	Hours/Qty	Rate	Amount
Private Event Attendant through April 2024 1,320.572 00.45509	26.98	26.50	714.97
 5-16-24			

<b>Total</b>	<b>\$714.97</b>
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<b>Payments/Credits</b>	<b>\$0.00</b>
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<b>Balance Due</b>	<b>\$714.97</b>
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MVTC CDD

PRIVATE EVENT ATTENDANT INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
26.98	Private Event Attendant Covers April 2024	\$ 26.50	\$ 714.97
	TOTAL DUE:		<u>\$ 714.97</u>

Private Event Attendant 1.320.57200.45509

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/6/24	4.35	J.W.	Private Event Attendant
4/7/24	4.33	E.W.	Private Event Attendant
4/13/24	6.25	L.D.	Private Event Attendant
4/20/24	4.05	L.D.	Private Event Attendant
4/27/24	8	L.D.	Private Event Attendant
TOTAL	<u>26.98</u>		



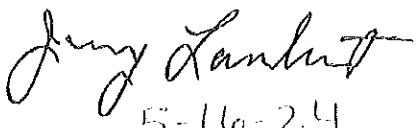
**Riverside Management Services, Inc**  
9655 Florida Mining Blvd. W.  
Building 300, Suite 305  
Jacksonville, FL 32257

# Invoice

Invoice #: 303  
Invoice Date: 4/30/2024  
Due Date: 4/30/2024  
Case:  
P.O. Number:

**Bill To:**

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

Description	Hours/Qty	Rate	Amount
Assistant Manager through April 2024 001, 320.51200.45510	73.09	26.50	1,936.89
 5-16-24			

<b>Total</b>	<b>\$1,936.89</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$1,936.89</b>

MVTC CDD

ASSISTANT MANAGER INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
73.09	Assistant Manager Covers April 2024	\$ 26.50	\$ 1,936.89
TOTAL DUE:			<u>\$ 1,936.89</u>

Facility Management 001.320.57200.45510

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/1/24	2.25	E.W.	Facility Assistant
4/2/24	2.25	E.W.	Facility Assistant
4/3/24	2.25	E.W.	Facility Assistant
4/4/24	5.3	E.W.	Facility Assistant
4/5/24	0.58	E.W.	Facility Assistant
4/6/24	2.13	J.W.	Facility Assistant
4/7/24	2.3	E.W.	Facility Assistant
4/8/24	2.25	E.W.	Facility Assistant
4/9/24	2.25	E.W.	Facility Assistant
4/10/24	10.25	E.W.	Facility Assistant
4/11/24	2.77	E.W.	Facility Assistant
4/13/24	2.26	E.W.	Facility Assistant
4/15/24	2.27	E.W.	Facility Assistant
4/16/24	3.52	E.W.	Facility Assistant
4/17/24	2.28	E.W.	Facility Assistant
4/18/24	2.25	E.W.	Facility Assistant
4/20/24	2.28	E.W.	Facility Assistant
4/22/24	2.25	E.W.	Facility Assistant
4/23/24	9.75	E.W.	Facility Assistant
4/24/24	2.33	E.W.	Facility Assistant
4/27/24	2.32	E.W.	Facility Assistant
4/28/24	2.28	E.W.	Facility Assistant
4/29/24	2.32	E.W.	Facility Assistant
4/30/24	2.4	E.W.	Facility Assistant
<b>TOTAL</b>	<u><u>73.09</u></u>		



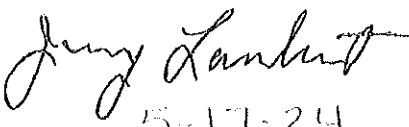
Riverside Management Services, Inc  
9655 Florida Mining Blvd. W.  
Building 300, Suite 305  
Jacksonville, FL 32257

# Invoice

Invoice #: 304  
Invoice Date: 5/14/2024  
Due Date: 5/14/2024  
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 April 1 - April 30, 2024		10,158.40	10,158.40
Maintenance Supplies		164.77	164.77
Facility Maint. \$5,000 <sup>00</sup> 001.320.57200.45508			
Repairs + Maint. \$2,000 <sup>00</sup> 001.320.57200.44200			
Contingency \$2,323.17 001.320.53800.45011			
Grounds Maint. \$1,000 <sup>00</sup> 001.320.53800.45006			
 5-17-24			
Total			\$10,323.17
Payments/Credits			\$0.00
Balance Due			\$10,323.17

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/1/24	8.13	M.C.	Caulked left side of patio along kitchen, straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris all around amenity center, lake side park, basketball court, parking lots and roadways
4/2/24	8.02	M.C.	Caulked cracks/opening on ceiling walls pool side of amenity center, straightened and organized patio and pool deck furniture, emptied and restocked dog waste receptacles
4/2/24	8	J.S.	Raked sand in washout on beach area, emptied and restocked all dog waste receptacles, checked and changed all trash receptacles, removed debris around playgrounds, roadways, pool area, tennis courts, pickleball courts, basketball courts, lake side park and parking lot
4/3/24	8.55	M.C.	Caulked right side across from lap pool amenity center ceiling walls and trim, cleaned up after storm, removed broken pieces and stored them in kayak house, drove around community to check after storm damage for downed trees and torn roof singles, straightened and organized chairs, tables and umbrellas on pool deck and patio
4/4/24	8.13	M.C.	Put caution tape on tennis and pickleball courts damaged fences, rehung amenity center damaged sign, reset downed sign along parkway, straightened and organized patio and pool deck tables, chairs and umbrellas
4/4/24	8	J.S.	Blew leaves and debris off front entryway and side entry by kayak ramp, assisted to put back up fallen sign from the storm, installed lock box on side of pool gate, hung sign out from due to storm, removed debris around tennis courts, pool area, pickleball courts, roadways, lake side park, basketball courts and parking lot
4/5/24	7.3	M.C.	Removed debris in amenity center parking lot and along roadways, straightened and organized chairs, tables and umbrellas on pool deck and patio, emptied and restocked all dog waste receptacles, worked on sanding down bird house with copper roof damaged from the storm
4/5/24	7.98	J.S.	Put ant killer down on event field, worked on sanding down bird house, blew leaves and debris off front entryway and side entry way, removed debris around pool deck, tennis courts, playground, basketball courts, pickleball courts, roadways and parking lots, emptied and restocked all dog waste receptacles, checked and changed all trash receptacles
4/8/24	4.5	M.C.	Straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris at amenity center, lake side park and on connector road
4/9/24	8.02	M.C.	Assembled a bench for the front entrance to replace broken one, removed debris along roadways in and out of the community, emptied and restocked dog waste receptacles, checked and changed trash receptacles
4/9/24	8	J.S.	Straightened and organized chairs, tables and umbrellas on pool deck and patio, put together bench for front entryway, removed debris around pool deck, tennis courts, pickleball courts, basketball courts, lake side park, roadways and parking lots, emptied and restocked all dog waste receptacles, checked and changed all trash receptacles
4/10/24	8.63	M.C.	Caulked more of the back patio and other areas that needed it, cleaned copper bird house roof, straightened and organized pool deck and patio chairs, tables and umbrellas, straightened and organized furniture at lake side park
4/11/24	8.32	M.C.	Fixed loose pavers on steps and walk with PL Max cement, cleaned sinks around stove in social hall, removed patio umbrellas due to incoming storm, assisted to test pickleball and tennis gate locks
4/11/24	8	J.S.	Took down umbrellas on pool deck and patio in prep for storm, assisted to fix loose pavers, straightened and organized pool deck and patio furniture, removed debris from pool area, tennis courts, pickleball courts, roadways, lake side park, playground areas and parking lot
4/12/24	5.75	M.C.	Straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris around amenity center and community, emptied and restocked dog waste receptacles
4/12/24	6.75	J.S.	Secure windscreens to fence on pickleball courts, organized furniture for event in social hall, removed debris around roadways, lake side park, roadways, pool area, basketball courts, playgrounds, tennis courts, parking lots and around 7/11 lake, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
4/15/24	7.67	M.C.	Removed debris in parking lot and by kayak beach, straightened and organized patio and pool deck tables, chairs and umbrellas, removed debris around amenity center, lakeside park, parking lots, pool deck and fields
4/16/24	8	J.S.	Straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris around roadways, pool area, pickleball courts, lake side park, basketball courts, beach areas and parking lot, emptied and restocked dog waste receptacles, raked sand in washout on beach area, pressure washed front walk and entryway, blew leaves and debris off playground area and side pool area
4/17/24	5.35	M.C.	Checked complaint about crooked stop/street sign, checked information about rope for replacement order, straightened and organized pool deck and patio chairs, tables and umbrellas, removed debris throughout community common areas and roadways, removed trash from lake side park trash receptacles

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/18/24	9.17	M.C.	Light inspection around community to check several FPL, landscaping and CDD lights needing replacement, patched pot hole with cold patch, cemented stop sign that was on Concave and Carbide Court, checked and changed trash receptacles, put furniture back after meeting
4/18/24	8	J.S.	Straightened and organized chairs, tables and umbrellas on pool deck and patio, arranged furniture in social hall for meeting, removed debris around lake side park, pool area, pickleball courts, roadways, basketball courts and parking lot, checked and changed all trash receptacles, filled pot hole at round about, straightened stop sign and concreted, put furniture back after meeting, put ant killer on mounds
4/19/24	9.08	M.C.	Cleaned out kayak house for better access to seats, paddles and life jackets, put up four yard sale signs at both 210 entrances and exits, emptied and restocked dog waste receptacles, removed debris around amenity center parking lot, loose pavers on stairs to pool were cleaned and placed back in place with strong bonding agent
4/19/24	6.38	J.S.	Pressure washed all upper and lower right side tables, chairs, trash receptacles, signs, light poles and fire pit furniture, emptied and restocked all dog waste receptacles, straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris around pool area, pickleball courts, basketball courts, roadways, playground areas and parking lots
4/22/24	8.07	M.C.	Rehung Lake House sign, straightened and organized pool deck and patio chairs, tables and umbrellas, removed debris around amenity center, pool deck, fields, parking lot and roadways, checked and changed all trash receptacles
4/23/24	8.42	M.C.	Touched up white paint in the social hall with all of the marks, straightened downed sign in 3B, stop signs were bent back and difficult to move in place, emptied and restocked all dog waste receptacles, straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris around amenity center
4/23/24	8	J.S.	Straightened out sign and cut back up on Stargaze and Stargaze Lane, touch up paint on social hall walls, emptied and restocked dog waste receptacles, checked and changed all trash receptacles, removed debris around pool area, playgrounds, lake side park, pickleball courts, roadways, basketball courts and parking lot, straightened and organized pool deck furniture
4/24/24	8.22	M.C.	Straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris around amenity center, community and at front entrance, faded crosswalk sign changed out for new one, street with loose rock all over the road was cleaned up, lake side park was straightened out and assisted landscape move palm fronds onto trailer
4/25/24	8	J.S.	Pressure washed lake side park tables, chairs, benches and building, put ant killer down on mounds in parking lot and event field, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, playground, lake side park, basketball courts and parking lot
4/26/24	7.57	J.S.	Pressure washed all rental tables and chairs, pressure washed gazebo and back fence, filled in wash out on beach area, straightened and organized pool deck furniture, removed debris around pool area, playground, tennis courts, basketball courts, pickleball courts, lake side park and parking lot, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
4/29/24	5.33	M.C.	Re-zip tied broken netting in kids splash pack, patched asphalt on Stargaze Lane, removed debris around amenity center and food truck alley
4/29/24	8	J.S.	Patched pot hole on Stargaze Lane, blew leaves and debris off front walk area, bench area and side entry way of pool, put ant killer on mounds near pool, straightened and organized patio and pool deck furniture, removed debris around pool area, pickleball courts, tennis courts, playgrounds, lake side park, basketball courts and parking lots, checked and changed all trash receptacles
4/30/24	8.62	M.C.	Cleaned more of the birdhouse and make repairs where needed, checked on repair of asphalt, straightened and organized pool deck and patio chairs, tables and umbrellas, emptied and restocked dog waste receptacles, removed debris from roadways
4/30/24	8	J.S.	Straightened and organized furniture at lake side park, cleaned birdhouse, assisted in moving items out of kitchen area, emptied and restocked dog waste receptacles, removed debris around pool area, playgrounds, tennis courts, basketball courts, pickleball courts, lake side park, roadways and parking lot

**TOTAL**      253.96

**MILES**        0

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



**MAINTENANCE BILLABLE PURCHASES**

Period Ending 5/05/24

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
MEADOWVIEW				
AT TWIN CREEKS CDD				
(MVTC)				
	4/18/24	Fire Ant Killer	11.43	R.G.
	4/18/24	30 Second Cleaner for Pavers	14.35	R.G.
	4/18/24	Black Rubber Gloves 80pk	25.28	R.G.
	4/18/24	Loctite PL500 Landscape Block Adhesive (3)	24.77	R.G.
	4/18/24	Loctite PL Premium Max Construction (3)	43.06	R.G.
	4/18/24	50lb Sakrete Fast Set Concrete (6)	45.89	R.G.
		TOTAL	<u>\$164.77</u>	



PAYMENT ADDRESS:  
Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503  
904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5365 • turnerpest.com

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

## Service Slip/Invoice

INVOICE: 619063859  
DATE: 5/16/2024  
ORDER: 619063859

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

1 320 57200 45917 Amenity-  
Pest Control Approved  
Emily Wright 5.17.2024

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
5/16/2024	09:41 AM	MICE, RATS, ROACH, S		09:41 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	5/16/2024		11:18 AM

Service	Description	Price
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

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 quoted above.

PLEASE PAY FROM THIS INVOICE

*D.*



# Meadow View at Twin Creeks

Community Development District  
Construction Phase 3B - BBX

Construction Funding Request #58  
July 17, 2024

Req.	PAYEE		
148	Harbinger Beacon Lake Townhomes Signage - Invoice 2376	\$	3,080.00
149	ETM Beacon Lake-Phase 3A (WA#17) Invoice 211278 (November 2023)	\$	600.00
Total Funding Request		\$	3,680.00

Please make check payable to:

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

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

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

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

**REQUISITION SUMMARY**

**2021 Phase 3**

**2020 Phase 4**

**Thursday, July 18, 2024**

<b>2021 Phase 3</b>		<b><u>TO BE RATIFIED</u></b>	
6/25/2024	148	Harbinger	Beacon Lake Townhomes Signage - Invoice 2376
7/10/2024	149	ETM	Beacon Lake-Phase 3A (WA#17) Invoice 211278 (November 2023)
			<b>2021 Phase 3 REQUISITIONS TO BE RATIFIED</b>
			<b>\$3,680.00</b>
<b>2021 Phase 4</b>		<b><u>TO BE APPROVED</u></b>	
			<b>2021 Phase 4 REQUISITIONS TO BE APPROVED</b>
			<b>\$0.00</b>
			<b>TOTAL REQUISITIONS TO BE APPROVED April 18, 2024</b>
			<b>\$3,680.00</b>