

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

*August 8, 2024*

# *AGENDA*

**Meadow View at Twin Creeks  
Community Development District**  
475 West Town Place, Suite 114  
St. Augustine, Florida 32092  
[www.meadowviewattwincreeksccd.com](http://www.meadowviewattwincreeksccd.com)

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August 1, 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, August 8, 2024 at 10:00 a.m. at the Renaissance Resort, World Golf Village, 500 South Legacy Trail, St. Augustine, Florida 32092.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment
- III. Approval of Minutes of the July 18, 2024 Meeting
- IV. Public Hearing for the Purpose of Adopting the Fiscal Year 2025 Budget
  - A. Overview of Budget
  - B. Consideration of Resolution 2024-06, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2025
  - C. Consideration of Resolution 2024-07, Imposing Special Assessments and Certifying an Assessment Roll
- V. Discussion of Park Access Path
- VI. Update Regarding Pickleball Courts
- VII. Staff Reports
  - A. District Counsel
  - B. District Engineer – Ratification of Requisition Nos. 148 and 149
  - C. District Manager
    1. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2025

2. Consideration of Adopting Goals and Objectives for Fiscal Year 2025

- D. Amenity Manager
- E. Operations Manager – Report

VIII. Financial Reports

- A. Financial Statements as of June 30, 2024
- B. Assessment Receipts Schedule
- C. Check Register
- D. Ratification of Construction Funding Request No. 58

IX. Other Business

- X. Supervisors' Requests and Audience Comments

XI. Next Scheduled Meeting – September 19, 2024 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095

XII. Adjournment

# *MINUTES*

MINUTES OF MEETING  
MEADOW VIEW AT TWIN CREEKS  
COMMUNITY DEVELOPMENT DISTRICT

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

Present and constituting a quorum were:

Blaz Kovacic	Chairman
Tyler Thors	Supervisor
Frank Arias	Supervisor
Marcy McBride <i>by phone</i>	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
Daryl Berman	Supervisor Elect

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**

**Consideration of Resolution 2024-05  
Designating Officers**

Mr. Oliver stated that the purpose of this resolution is to add Ms. McBride as an Assistant Secretary for the District. The balance of the slate of officers will remain the same.

On MOTION by Mr. Kovacic seconded by Mr. Thors with all in favor Resolution 2024-05, designating Ms. McBride as an Assistant Secretary was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the June 20, 2024 Meeting**

There were no comments on the minutes.

On MOTION by Mr. Arias seconded by Mr. Thors with all in favor the minutes of the June 20, 2024 Board of Supervisors meeting were approved as presented.

**FIFTH ORDER OF BUSINESS**

**Acceptance of the Fiscal Year 2023 Audit Report**

Mr. Oliver provided a brief overview of the audit report, noting there were no negative remarks to report.

On MOTION by Mr. Kovacic seconded by Mr. Arias with all in favor the fiscal year 2023 audit report was accepted.

**SIXTH ORDER OF BUSINESS**

**Update Regarding the Fiscal Year 2025 Budget Process**

Mr. Oliver reported that the notices for the public hearing on the budget and increase in assessments have gone out. He noted the increases in the budget translated to a 14% increase in assessments, however staff has worked to get the budget down to a 10.55% increase by reducing the capital reserve contribution from \$100,000 to \$45,000.

On MOTION by Mr. Arias seconded by Mr. Thors with all in favor the revised budget for Fiscal Year 2025 was approved.

**SEVENTH ORDER OF BUSINESS**

**Discussion of Park Access Path**

Mr. Oliver reminded the Board that at the last meeting residents on Loosestrife brought up concerns of a park access path that is being used not only by residents, but also golf carts and other motorized vehicles. He noted staff is still trying to work out a plan to address the concerns.

Mr. Smith added that a change in the plat to restrict access altogether would need to be approved by St. Johns County as the area has been designated as a pathway, although he does not believe the county would approve such a request.

Multiple residents requested soft gates that require a key fob be installed rather than shrubbery to prevent motor vehicles.

Mr. Kovacic noted that installing fencing would require a permit.

Mr. Oliver stated that the Board and staff would continue to look into this matter.

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

Mr. Kovacic stated that the replanted trees along the Beacon Lake Parkway extension will need to be inspected and the schedule of trees and landscaping will need to be updated. The second asphalt lift will also need to be done once construction is finished.

Mr. Arias asked if the builder could remove the advertising sign in the middle of the front entrance.

Mr. Kovacic asked Ms. McBride to relay that request to the builder.

**NINTH ORDER OF BUSINESS                      Staff Reports**

**A. District Counsel**

Ms. Buchanan reminded the board members to file their Form 1 if they have not done so yet.

Mr. Arias asked if staff can finalize whatever needs to be done to allow the farmer’s market.

**B. District Engineer – Acceptance of the Annual Engineer’s Report**

Mr. Sims presented a copy of the annual engineer’s report and requested that it be approved in substantial form.

On MOTION by Mr. Kovacic seconded by Mr. Arias with all in favor the annual engineer’s report was approved in substantial form.

**C. District Manager**





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

**ELEVENTH ORDER OF BUSINESS            Other Business**

There being none the next item followed.

**TWELFTH ORDER OF BUSINESS            Supervisors’ Requests and Audience Comments**

Mr. Arias stated that the plot of land that was supposed to be a dog park is now a park with playground equipment, so the current dog park will stay as-is and will be maintained as needed.

Mr. Gray stated that he looked into irrigation and while it would be expensive due to needing to bore underground, it is doable.

Mr. Arias stated that it would be cost prohibitive.

A resident stated that speeding continues to be a problem.

Robert Rudder requested to use the District’s green space for a community event. He noted he has purchased insurance for the event and will have a police officer at the event for crowd control.

Ms. Buchanan stated that she can work with Ms. Erickson on the details of the event.

On MOTION by Mr. Kovacic seconded by Mr. Thors with all in favor providing Robert Rudder an exception to the rental policies to rent the green space was approved.

**THIRTEENTH ORDER OF BUSINESS            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**

**FOURTEENTH ORDER OF BUSINESS            Adjournment**

On MOTION by Mr. Kovacic 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

*FOURTH ORDER OF BUSINESS*

*A.*

# *Meadow View at Twin Creeks*

*Community Development District*

*Approved Budget  
FY 2025*



**August 8, 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 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Approved Budget FY 2025
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**REVENUES:**

Special Assessments - On Roll	\$1,547,896	\$1,557,613	\$-	\$1,557,613	\$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	39,384	13,500	52,884	25,000
Restricted - Easement Fence Fund	-	18,300	3,000	21,300	-
Facility Revenue	10,000	11,993	3,000	14,993	10,000
Carry Forward Surplus	-	-	-	-	-
<b>TOTAL REVENUES</b>	<b>\$1,984,989</b>	<b>\$1,947,977</b>	<b>\$116,907</b>	<b>\$2,064,883</b>	<b>\$2,212,257</b>

**EXPENDITURES:**

**Administrative**

Supervisor Fees	\$4,800	\$2,800	\$1,200	\$4,000	\$4,800
FICA Taxes	367	214	92	306	367
Engineering	36,000	16,290	14,468	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	3,600	-	3,600	3,600
Dissemination Agent	13,250	9,938	3,312	13,250	14,045
Trustee Fees	16,733	20,325	-	20,325	20,400
Management Fees	55,220	41,415	13,805	55,220	58,533
Information Technology	1,675	1,256	419	1,675	1,776
Website Maintenance	1,200	900	300	1,200	1,272
Telephone	700	391	309	700	700
Postage & Delivery	1,600	882	718	1,600	1,600
Insurance General Liability	8,673	8,161	-	8,161	8,977
Printing & Binding	2,300	482	1,423	1,905	2,300
Legal Advertising	1,500	737	763	1,500	1,500
Other Current Charges	1,600	800	800	1,600	1,600
Office Supplies	300	5	5	10	300
Dues, Licenses & Subscriptions	175	175	-	175	175
<b>TOTAL ADMINISTRATIVE</b>	<b>\$197,043</b>	<b>\$134,997</b>	<b>\$55,061</b>	<b>\$190,059</b>	<b>\$206,781</b>



# Meadow View at Twin Creeks

## Community Development District

### Approved Budget

### General Fund

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Approved Budget FY 2025
<b>Operations &amp; Maintenance</b>					
<b>Amenity Center</b>					
<b>Utilities</b>					
Telephone/Cable/Internet	\$12,400	\$9,201	\$3,150	\$12,352	\$13,326
Electric	52,500	32,140	14,360	46,500	52,500
Water/Irrigation	31,240	66,645	13,950	80,595	45,000
Gas	2,500	1,411	1,089	2,500	2,500
Trash Removal	8,400	6,077	2,323	8,400	8,400
<b>Security</b>					
Security Monitoring	1,440	888	444	1,331	1,440
Gate Monitoring	22,888	22,381	7,850	30,230	32,500
Gate Repairs	3,000	475	1,000	1,475	3,000
Access Cards	3,000	2,789	-	2,789	3,000
Contracted Security	20,000	16,351	9,000	25,351	20,000
<b>Management Contracts</b>					
Facility Management	85,851	64,388	21,462	85,851	98,729
Facility Attendant	39,149	22,687	16,462	39,149	41,498
Pool Attendants	55,890	25,110	30,780	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	48,750	16,250	65,000	95,000
Pool Maintenance	20,000	14,395	4,089	18,483	20,000
Pool Chemicals	20,467	18,474	6,304	24,778	26,475
Janitorial	33,010	16,775	3,903	20,678	25,112
Facility Maintenance	83,200	85,762	15,192	100,954	103,200
Private Event Attendant	5,500	6,086	2,100	8,186	6,500
Repairs & Maintenance	40,000	37,786	9,364	47,150	62,800
New Capital Projects	10,000	-	-	-	5,000
Snack Bar Inventory- CGS	1,000	49	-	49	1,000
Food Service License	650	242	250	492	650
Subscriptions	5,500	2,412	882	3,294	4,000
Pest Control	2,831	1,789	678	2,467	2,831
Supplies	2,500	1,007	1,493	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	23,163	11,837	35,000	35,000
Holiday Decorations	20,000	20,102	-	20,102	20,000
Fitness Center Repairs/Supplies	5,500	4,234	1,266	5,500	5,500
Office Supplies	2,100	953	1,147	2,100	2,050
ASCAP/BMI Licenses	800	-	-	-	800
Property Insurance	72,545	66,983	-	66,983	84,668
Permit and License	575	883	-	883	850
<b>TOTAL AMENITY CENTER</b>	<b>\$820,626</b>	<b>\$624,471</b>	<b>\$198,040</b>	<b>\$822,511</b>	<b>\$908,057</b>

# Meadow View at Twin Creeks

## Community Development District

### Approved Budget

#### General Fund

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Approved Budget FY 2025
<b>Grounds Maintenance</b>					
Hydrology Quality/Mitigation	\$6,400	\$-	\$-	\$-	\$6,400
Electric	34,265	23,252	8,400	31,652	36,321
Landscape Maintenance	646,800	390,875	141,375	532,250	690,755
Landscape Contingency	85,000	33,859	51,141	85,000	85,000
Lake Maintenance	27,000	16,437	6,852	23,290	27,000
Grounds Maintenance	12,000	15,003	3,286	18,289	35,000
Pump Repairs	5,000	24,869	-	24,869	10,000
Streetlighting	58,207	51,126	16,500	67,626	69,294
Streetlight Repairs	5,000	3,000	-	3,000	5,000
Irrigation Repairs	50,000	33,293	11,707	45,000	50,000
Miscellaneous	6,500	4,040	2,460	6,500	6,500
Contingency	31,149	19,525	11,623	31,149	31,149
Capital Reserves	-	-	-	-	45,000
<b>TOTAL GROUNDS MAINTENANCE</b>	<b>\$967,320</b>	<b>\$615,279</b>	<b>\$253,345</b>	<b>\$868,624</b>	<b>\$1,097,418</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,984,989</b>	<b>\$1,374,747</b>	<b>\$506,446</b>	<b>\$1,881,194</b>	<b>\$2,212,257</b>
<b>Other Sources/(Uses)</b>					
Interlocal Transfer In/(Out)	\$-	\$19,401	\$-	\$19,401	\$45,000
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$0</b>	<b>\$19,401</b>	<b>\$0</b>	<b>\$19,401</b>	<b>\$45,000</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>	<b>\$592,631</b>	<b>(\$389,540)</b>	<b>\$203,091</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

<b>Expenditures - Administrative (continued)</b>
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**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.

<b>Expenditures - Amenity Center</b>
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**Telephone/Cable/Internet**

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

	<b>Contract</b>	<b>Monthly</b>	<b>Annual</b>
Comcast	\$897	\$897	\$10,764
AT&T (2 accounts)	\$155	\$155	\$1,862
Contingency	\$58	\$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.

<b>Account #</b>	<b>Location</b>	<b>Monthly</b>	<b>Annual</b>
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.

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

<b>Contract</b>	<b>Monthly</b>	<b>Annual</b>
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.

<b>Contract</b>	<b>Monthly</b>	<b>Annual</b>
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.

<b>Contract</b>	<b>Monthly</b>	<b>Annual</b>
Riverside Mgmt Services	\$8,227	\$98,729

##### Facility Assistant

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

<b>Contract</b>	<b>Monthly</b>	<b>Annual</b>
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.

<b>Contract</b>	<b>Monthly</b>	<b>Annual</b>
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.

<b>Contract</b>	<b>Monthly</b>	<b>Annual</b>
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 Big Z Pool 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 Loosetrife Way #IRR	\$215	\$2,580
98273-97077	1624 Beacon Lake Pkwy	\$42	\$504
31743-08423	18 Charlie Way	\$35	\$420
07823-65365	21 Lomond Ct #SIGN	\$30	\$360
66553-45301	35 Loosetrife Way #Clubhse	\$320	\$3,840
	Contingency	\$372	\$4,461
	<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 along banks 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 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Approved Budget FY 2025
<b>REVENUES:</b>					
Special Assessments-Tax Roll	\$443,364	\$446,134	\$-	\$446,134	\$443,364
Interest Earnings	5,400	16,357	4,617	20,974	12,000
Carry Forward Surplus <sup>(1)</sup>	199,313	197,434	-	197,434	222,167
<b>TOTAL REVENUES</b>	<b>\$648,077</b>	<b>\$659,925</b>	<b>\$4,617</b>	<b>\$664,542</b>	<b>\$677,531</b>
<b>EXPENDITURES:</b>					
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>
<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>\$442,375</b>	<b>\$442,375</b>	<b>\$-</b>	<b>\$442,375</b>	<b>\$446,525</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$205,702</b>	<b>\$217,550</b>	<b>\$4,617</b>	<b>\$222,167</b>	<b>\$231,006</b>
<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 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Approved Budget FY 2025
<b>REVENUES:</b>					
Special Assessments-Tax Roll	\$612,533	\$616,360	\$-	\$616,360	\$612,533
Interest Earnings	7,000	21,628	6,075	27,703	14,000
Carry Forward Surplus <sup>(1)</sup>	261,256	258,659	-	258,659	288,459
<b>TOTAL REVENUES</b>	<b>\$880,789</b>	<b>\$896,647</b>	<b>\$6,075</b>	<b>\$902,722</b>	<b>\$914,992</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>\$282,384</b>	<b>\$6,075</b>	<b>\$288,459</b>	<b>\$302,317</b>
<sup>(1)</sup> Carry Forward is Net of Reserve Requirement				Interest Due 11/1/25	\$222,338
					\$222,338

# 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 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Approved Budget FY 2025
<b>REVENUES:</b>					
Special Assessments-Tax Roll	\$257,353	\$258,961	\$-	\$258,961	\$257,353
Special Assessments - Prepayments	-	25,163	-	25,163	-
Interest Earnings	3,000	9,239	2,610	11,849	8,500
Carry Forward Surplus <sup>(1)</sup>	114,512	113,671	-	113,671	123,844
<b>TOTAL REVENUES</b>	<b>\$374,865</b>	<b>\$407,034</b>	<b>\$2,610</b>	<b>\$409,644</b>	<b>\$389,697</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>\$121,234</b>	<b>\$2,610</b>	<b>\$123,844</b>	<b>\$133,742</b>

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

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

## Meadow View at Twin Creeks

### Community Development District

#### Series 2019A-1 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	3,355,000			95,478	95,478
05/01/25	3,355,000		65,000	95,478	
11/01/25	3,290,000			93,788	254,265
05/01/26	3,290,000		65,000	93,788	
11/01/26	3,225,000			92,098	250,885
05/01/27	3,225,000		70,000	92,098	
11/01/27	3,155,000			90,278	252,375
05/01/28	3,155,000		75,000	90,278	
11/01/28	3,080,000			88,328	253,605
05/01/29	3,080,000		80,000	88,328	
11/01/29	3,000,000			86,248	254,575
05/01/30	3,000,000		85,000	86,248	
11/01/30	2,915,000			84,038	255,285
05/01/31	2,915,000		85,000	84,038	
11/01/31	2,830,000			81,615	250,653
05/01/32	2,830,000		90,000	81,615	
11/01/32	2,740,000			79,050	250,665
05/01/33	2,740,000		100,000	79,050	
11/01/33	2,640,000			76,200	255,250
05/01/34	2,640,000		105,000	76,200	
11/01/34	2,535,000			73,208	254,408
05/01/35	2,535,000		110,000	73,208	
11/01/35	2,425,000			70,073	253,280
05/01/36	2,425,000		115,000	70,073	
11/01/36	2,310,000			66,795	251,868
05/01/37	2,310,000		125,000	66,795	
11/01/37	2,185,000			63,233	255,028
05/01/38	2,185,000		130,000	63,233	
11/01/38	2,055,000			59,528	252,760
05/01/39	2,055,000		135,000	59,528	
11/01/39	1,920,000			55,680	250,208
05/01/40	1,920,000		145,000	55,680	
11/01/40	1,775,000			51,475	252,155
05/01/41	1,775,000		155,000	51,475	
11/01/41	1,620,000			46,980	253,455
05/01/42	1,620,000		165,000	46,980	
11/01/42	1,455,000			42,195	254,175
05/01/43	1,455,000		175,000	42,195	
11/01/43	1,280,000			37,120	254,315
05/01/44	1,280,000		185,000	37,120	
11/01/44	1,095,000			31,755	253,875
05/01/45	1,095,000		195,000	31,755	
11/01/45	900,000			26,100	252,855
05/01/46	900,000		205,000	26,100	
11/01/46	695,000			20,155	251,255
05/01/47	695,000		220,000	20,155	
11/01/47	475,000			13,775	253,930
05/01/48	475,000		230,000	13,775	
11/01/48	245,000			7,105	250,880
05/01/49	245,000		245,000	7,105	252,105
<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 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Approved Budget FY 2025
<b>REVENUES:</b>					
Special Assessments-Tax Roll	\$113,041	\$113,747	\$-	\$113,747	\$114,490
Interest Earnings	1,600	4,648	1,272	5,920	5,500
Carry Forward Surplus <sup>(1)</sup>	51,604	69,957	-	69,957	61,116
<b>TOTAL REVENUES</b>	<b>\$166,245</b>	<b>\$188,352</b>	<b>\$1,272</b>	<b>\$189,624</b>	<b>\$181,107</b>
<b>EXPENDITURES:</b>					
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>
<b>Other Sources/(Uses)</b>					
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>\$59,844</b>	<b>\$1,272</b>	<b>\$61,116</b>	<b>\$68,013</b>
<sup>(1)</sup> Carry Forward is Net of Reserve Requirement					Interest Due 11/1/25
					\$40,909
					\$40,909

# Meadow View at Twin Creeks

## Community Development District

### Series 2020 A-1 Special Assessment Bonds

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

# Meadow View at Twin Creeks

## Community Development District

### Series 2020 A-1 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/1/49	210,000			5,644	108,841
5/1/50	210,000		100,000	5,644	
11/1/50	110,000			2,956	108,600
5/1/51	110,000		110,000	2,956	112,956
<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 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Approved Budget FY 2025
<b>REVENUES:</b>					
Special Assessments-Tax Roll	\$279,656	\$280,915	\$-	\$280,915	\$280,765
Interest Earnings	2,100	11,091	3,096	14,187	8,500
Carry Forward Surplus <sup>(1)</sup>	112,709	91,513	-	91,513	100,153
<b>TOTAL REVENUES</b>	<b>\$394,465</b>	<b>\$383,519</b>	<b>\$3,096</b>	<b>\$386,615</b>	<b>\$389,418</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>\$97,057</b>	<b>\$3,096</b>	<b>\$100,153</b>	<b>\$111,005</b>

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25	\$82,886
	\$82,886

# Meadow View at Twin Creeks

## Community Development District

Special Assessment Bonds Series 2021 Phase 3B

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	4,905,000			84,206	84,206
05/01/25	4,905,000		110,000	84,206	
11/01/25	4,795,000			82,886	277,093
05/01/26	4,795,000		115,000	82,886	
11/01/26	4,680,000			81,506	279,393
05/01/27	4,680,000		115,000	81,506	
11/01/27	4,565,000			79,781	276,288
05/01/28	4,565,000		120,000	79,781	
11/01/28	4,445,000			77,981	277,763
05/01/29	4,445,000		125,000	77,981	
11/01/29	4,320,000			76,106	279,088
05/01/30	4,320,000		125,000	76,106	
11/01/30	4,195,000			74,231	275,338
05/01/31	4,195,000		130,000	74,231	
11/01/31	4,065,000			72,281	276,513
05/01/32	4,065,000		135,000	72,281	
11/01/32	3,930,000			70,088	277,369
05/01/33	3,930,000		140,000	70,088	
11/01/33	3,790,000			67,813	277,900
05/01/34	3,790,000		145,000	67,813	
11/01/34	3,645,000			65,456	278,269
05/01/35	3,645,000		150,000	65,456	
11/01/35	3,495,000			63,019	278,475
05/01/36	3,495,000		155,000	63,019	
11/01/36	3,340,000			60,500	278,519
05/01/37	3,340,000		160,000	60,500	
11/01/37	3,180,000			57,900	278,400
05/01/38	3,180,000		165,000	57,900	
11/01/38	3,015,000			55,219	278,119
05/01/39	3,015,000		170,000	55,219	
11/01/39	2,845,000			52,456	277,675
05/01/40	2,845,000		175,000	52,456	
11/01/40	2,670,000			49,613	277,069
05/01/41	2,670,000		180,000	49,613	
11/01/41	2,490,000			46,688	276,300
05/01/42	2,490,000		185,000	46,688	
11/01/42	2,305,000			43,219	274,906
05/01/43	2,305,000		195,000	43,219	
11/01/43	2,110,000			39,563	277,781
05/01/44	2,110,000		200,000	39,563	
11/01/44	1,910,000			35,813	275,375
05/01/45	1,910,000		210,000	35,813	
11/01/45	1,700,000			31,875	277,688
05/01/46	1,700,000		215,000	31,875	
11/01/46	1,485,000			27,844	274,719
05/01/47	1,485,000		225,000	27,844	
11/01/47	1,260,000			23,625	276,469
05/01/48	1,260,000		235,000	23,625	
11/01/48	1,025,000			19,219	277,844
05/01/49	1,025,000		245,000	19,219	
11/01/49	780,000			14,625	278,844
05/01/50	780,000		250,000	14,625	
11/01/50	530,000			9,938	274,563
05/01/51	530,000		260,000	9,938	
11/01/51	270,000			5,063	275,000
05/01/52	270,000		270,000	5,063	275,063
<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 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Approved Budget FY 2025
<b>REVENUES:</b>					
Special Assessments-Direct	\$423,738	\$296,616	\$127,121	\$423,738	\$423,738
Interest Earnings	3,000	10,778	2,970	13,748	9,000
Carry Forward Surplus <sup>(1)</sup>	136,629	136,133	-	136,133	141,131
<b>TOTAL REVENUES</b>	<b>\$563,366</b>	<b>\$443,527</b>	<b>\$130,091</b>	<b>\$573,619</b>	<b>\$573,868</b>
<b>EXPENDITURES:</b>					
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>
<b>Other Sources/(Uses)</b>					
Interfund transfer In/(Out)	\$-	\$(8,390)	-	(8,390)	\$-
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$-</b>	<b>\$(8,390)</b>	<b>\$-</b>	<b>\$(8,390)</b>	<b>\$-</b>
<b>TOTAL EXPENDITURES</b>	<b>\$424,098</b>	<b>\$432,488</b>	<b>\$-</b>	<b>\$432,488</b>	<b>\$425,258</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$139,269</b>	<b>\$11,040</b>	<b>\$130,091</b>	<b>\$141,131</b>	<b>\$148,611</b>
<sup>(1)</sup> Carry Forward is Net of Reserve Requirement			Interest Due 11/1/25	\$128,149	\$128,149
				\$128,149	\$128,149

# Meadow View at Twin Creeks

## Community Development District

Special Assessment Bonds Series 2021 Phase 4

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	7,300,000			130,129	130,129
05/01/25	7,300,000		165,000	130,129	
11/01/25	7,135,000			128,149	423,278
05/01/26	7,135,000		165,000	128,149	
11/01/26	6,970,000			126,169	419,318
05/01/27	6,970,000		170,000	126,169	
11/01/27	6,800,000			123,619	419,788
05/01/28	6,800,000		175,000	123,619	
11/01/28	6,625,000			120,994	419,613
05/01/29	6,625,000		180,000	120,994	
11/01/29	6,445,000			118,294	419,288
05/01/30	6,445,000		190,000	118,294	
11/01/30	6,255,000			115,444	423,738
05/01/31	6,255,000		195,000	115,444	
11/01/31	6,060,000			112,519	422,963
05/01/32	6,060,000		200,000	112,519	
11/01/32	5,860,000			109,269	421,788
05/01/33	5,860,000		205,000	109,269	
11/01/33	5,655,000			105,938	420,206
05/01/34	5,655,000		215,000	105,938	
11/01/34	5,440,000			102,444	423,381
05/01/35	5,440,000		220,000	102,444	
11/01/35	5,220,000			98,869	421,313
05/01/36	5,220,000		225,000	98,869	
11/01/36	4,995,000			95,213	419,081
05/01/37	4,995,000		235,000	95,213	
11/01/37	4,760,000			91,394	421,606
05/01/38	4,760,000		240,000	91,394	
11/01/38	4,520,000			87,494	418,888
05/01/39	4,520,000		250,000	87,494	
11/01/39	4,270,000			83,431	420,925
05/01/40	4,270,000		260,000	83,431	
11/01/40	4,010,000			79,206	422,638
05/01/41	4,010,000		265,000	79,206	
11/01/41	3,745,000			74,900	419,106
05/01/42	3,745,000		275,000	74,900	
11/01/42	3,470,000			69,400	419,300
05/01/43	3,470,000		290,000	69,400	
11/01/43	3,180,000			63,600	423,000
05/01/44	3,180,000		300,000	63,600	
11/01/44	2,880,000			57,600	421,200
05/01/45	2,880,000		310,000	57,600	
11/01/45	2,570,000			51,400	419,000
05/01/46	2,570,000		325,000	51,400	
11/01/46	2,245,000			44,900	421,300
05/01/47	2,245,000		340,000	44,900	
11/01/47	1,905,000			38,100	423,000
05/01/48	1,905,000		350,000	38,100	
11/01/48	1,555,000			31,100	419,200
05/01/49	1,555,000		365,000	31,100	
11/01/49	1,190,000			23,800	419,900
05/01/50	1,190,000		380,000	23,800	
11/01/50	810,000			16,200	420,000
05/01/51	810,000		395,000	16,200	
11/01/51	415,000			8,300	419,500
05/01/52	415,000		415,000	8,300	
					423,300
<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>	<b>1,445.85</b>	<b>2,144,756.68</b>					<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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*B.*

## RESOLUTION 2024-06

### THE ANNUAL APPROPRIATION RESOLUTION OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**FY 2025**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Meadow View at Twin Creeks Community Development District (“**District**”) prior to June 15, 2024, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

#### **SECTION 1. BUDGET**

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Meadow View at Twin Creeks Community Development District for the Fiscal Year Ending September 30, 2025.”
- c. The Adopted Budget shall be posted by the District Manager on the District’s official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

**SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for FY 2025, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

**SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2025 or within 60 days following the end of the FY 2025 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 8<sup>TH</sup> DAY OF AUGUST 2024.**

ATTEST:

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

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** FY 2025 Budget



**Exhibit A**  
FY 2025 Budget

*C.*

## RESOLUTION 2024-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2025 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Meadow View at Twin Creeks Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in St. Johns County, Florida ("**County**"); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("**FY 2025**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

**WHEREAS**, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

**WHEREAS**, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B ("Assessment Roll")**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

- a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

- b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance (“**O&M Assessment(s)**”) is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
- c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby certifies for collection the FY 2025 installment of the District’s previously levied debt service special assessments (“**Debt Assessments**,” and together with the O&M Assessments, the “**Assessments**”) in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.

4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.

- a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* (“**Uniform Method**”). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
- b. **Future Collection Methods.** The District’s decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 8<sup>th</sup> day of August 2024.

ATTEST:

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

\_\_\_\_\_  
Secretary / Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:** Budget  
**Exhibit B:** Assessment Roll

**Exhibit A**  
**Budget**

**Exhibit B**  
Assessment Roll

*SEVENTH ORDER OF BUSINESS*



*B.*

**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: **148**

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- Invoice 2376**

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

**Harbinger**

2756 Park St  
Jacksonville, FL 32205



**INVOICE**

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

**SHIP TO**  
Meadow View at Twin Creeks Community Development  
District  
64 Beacon Lake Parkway  
St. Augustine, FL 32095 USA

**INVOICE** 2376  
**DATE** 06/24/2024  
**TERMS** Net 30  
**DUE DATE** 07/24/2024

**SALES REP**  
Ryan Richardson

DESCRIPTION	QTY	RATE	AMOUNT
SIGN TYPE S MANUFACTURE 30" STOP SIGN FOR TOWN HOME SECTION	1	747.00	747.00T
SIGN TYOE I/S-6 : MANUFACTURE SPEED LIMIT SIGNS	4	747.00	2,988.00T
INSTALL POST AND PANEL ONLY. HARBINGER TO REUSE EXISITNG FACES FROM THE STREET SIGNS THAT ARE REMOVED	5	485.00	2,425.00T
Sales Tax calculated by AvaTax on Mon 24 Jun 17:16:52 UTC 2024	1	0.00	0.00
*****PLEASE NOTE CHANGE OFADDRESS. SEND ALL PAYMENTS TO 2756 PARK STREET, JACKSONVILLE, FL 32205*****			
CUSTOMER DEPOSIT	1	-3,080.00	-3,080.00

Contact Harbinger to pay.  
Thank you for your business.  
If you have any questions please contact:

Michelle May  
mmay@harbingersign.com

SUBTOTAL	3,080.00
TAX	0.00
TOTAL	3,080.00
BALANCE DUE	<b>\$3,080.00</b>

**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: **149**

B. Name and address of Payee: **ETM**  
**14775 Old St Augustine Road**  
**Jacksonville, FL 32258**

C. Amount Payable: **\$ 600.00**

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 Phase 3A - WA#17 - Invoice 211278 -November 2023**

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;

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

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

November 29, 2023  
 Invoice No: 211278

**Total This Invoice \$600.00**

Project 19231.00000 Beacon Lake Phase 3A (WA#17)  
 EMAIL INVOICE TO BLAZ KOVACIC - BKOVACIC@BBXCAPITAL.COM

Professional Services rendered through November 25, 2023

Phase 01 CEI Services

Work Description:  
 Final walkthrough for Beacon Lake Parkway Extension - SJC

**Labor**

	Hours	Rate	Amount	
CADD/GIS Technician				
Sims, Daniel	5.00	120.00	600.00	
Totals	5.00		600.00	
<b>Total Labor</b>				<b>600.00</b>
				<b>Total this Phase \$600.00</b>

Phase XP Reimbursable Expenses

Billing Limits	Current	Prior	To-Date	
Total Billings	0.00	1,956.06	1,956.06	
Limit			3,500.00	
Remaining			1,543.94	
				<b>Total this Phase 0.00</b>
				<b>Total This Invoice \$600.00</b>

*C.*



*1.*

NOTICE OF MEETINGS  
MEADOW VIEW AT TWIN CREEKS  
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Meadow View at Twin Creeks Community Development District will hold their regularly scheduled public meetings for **Fiscal Year 2025** at the Lake House at Beacon Lake located at 850 Beacon Lake Parkway, St. Augustine, Florida 32095 at 10:00 a.m. on the third Thursday of each month listed (unless notated otherwise\*) as follows:

October 17, 2024  
November 21, 2024  
December 19, 2024  
January 16, 2025  
February 20, 2025  
March 20, 2025  
April 17, 2025  
May 15, 2025  
June 19, 2025  
July 17, 2025  
August 21, 2025  
September 18, 2025

2.



## **Memorandum**

**To:** Board of Supervisors

**From:** District Representative

**Date:** August 8<sup>th</sup>, 2024

**RE:** HB7013 – Special Districts Performance Measures and Standards

---

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

**Exhibit A:**  
Goals, Objectives and Annual Reporting Form

# Meadow View at Twin Creeks Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

## **1. Community Communication and Engagement**

### **Goal 1.1: Public Meetings Compliance**

**Objective:** Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of three board meetings were held during the Fiscal Year.

**Achieved:** Yes  No

### **Goal 1.2: Notice of Meetings Compliance**

**Objective:** Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

**Standard:** 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

**Achieved:** Yes  No

### **Goal 1.3: Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management.

**Achieved:** Yes  No

## **2. Infrastructure and Facilities Maintenance**

### **Goal 2.1: Field Management and/or District Management Site Inspections**

**Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

**Measurement:** Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

**Standard:** 100% of site visits were successfully completed as described within district management services agreement

**Achieved:** Yes  No

### **Goal 2.2: District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

**Measurement:** A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

**Standard:** Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

**Achieved:** Yes  No

## **3. Financial Transparency and Accountability**

### **Goal 3.1: Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

**Standard:** 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

**Achieved:** Yes  No

### **Goal 3.2: Financial Reports**

**Objective:** Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

**Measurement:** Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

**Standard:** CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes  No

**Goal 3.3: Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

**Achieved:** Yes  No

Chair/Vice Chair: \_\_\_\_\_

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

Print Name: \_\_\_\_\_

Meadow View at Twin Creeks Community Development District

District Manager: \_\_\_\_\_

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

Print Name: \_\_\_\_\_

Meadow View at Twin Creeks Community Development District



*E.*

# Meadow View at Twin Creeks

8/8/2024

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  
August 8th, 2024

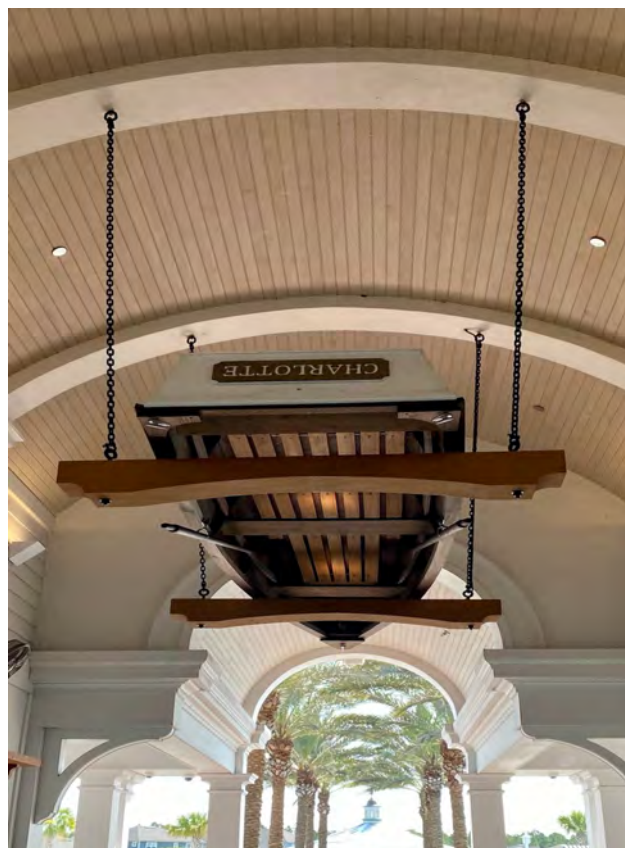
To: Board of Supervisors

From: Rich Gray  
Manager Of Operations

Jennifer Clark-Erickson  
Amenity Manager

RE: Beacon Lake Field Operations & Amenity Management Report – August 8th, 2024

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



## Events

- Food truck schedules are planned through December 2024. We have three food trucks at Food Truck Alley every Friday night 5pm – 8pm
- Chick fil-A – 2<sup>nd</sup> and 4<sup>th</sup> Thursday monthly
- 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.
- Music at the pool by Kenny B, went well
- Paint Day – Kids paint 10-12 Adults 2-5 – full house went well
- Upcoming – Back 2 School August 9<sup>th</sup> 5pm-8pm
- Upcoming – Comedy Show August 30th

# 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 will be completing the Fall Annual rotation the first week of September. They will transplant the Blue Daze from the Summer Rotation to selected areas around the development.
- Madden Aire completed the fountain repair located at the Amenity Playground sitting area.
- Turner Pest Control completed the Monthly building cleaning and treatment. (They made sure to focus on the problem areas with ants located around the Amenity Building.)
- Atlantic Security completed the needed repairs to the Lakeside Park Front Entry Reader and the Social Hall camera. (Additional repairs to come to Outdoor Pool Bathroom Readers)
- RMS completed another round of Lake clean-up in sections 3A, 3B, Phase 4 & Townhome. (Construction trash is getting better.)
- RMS installed a new crash bar at the entry of the Social Room and at the side entrance to the Pool Deck.
- RMS pressure washed Gazebo, Back Patio Area, Croquet Court Lights, Lakeside Park Building, Tables, Fence and Amenity Building Entry.
- RMS repainted all bike racks that are located on the property for the upcoming school season.
- FPL completed (3) of the (6) lighting issues that are present on Twin Creeks Drive and Trophy Lake Drive. The additional (3) issues will be completed once parts are received.

## 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)



*EIGHTH ORDER OF BUSINESS*



*A.*

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

***Unaudited Financial Reporting***  
***June 30, 2024***



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# Meadow View at Twin Creeks

## Community Development District

### Combined Balance Sheet

June 30, 2024

	General Fund	Debt Service Fund	Capital Project Fund	Totals Governmental Funds
<b>Assets:</b>				
<b>Cash:</b>				
Operating Account	\$ 149,981	\$ -	\$ -	\$ 149,981
Due from Developer - BBX	(17,103)	-	-	(17,103)
Due from Other	5,547	-	-	5,547
<b>Investments:</b>				
General Fund Custody	126,293	-	-	126,293
State Board of Administration (SBA)	1,012,247	-	-	1,012,247
<b>Series 2016</b>				
Reserve	-	143,464	-	143,464
Revenue	-	217,550	-	217,550
<b>Series 2018</b>				
Reserve A1	-	197,720	-	197,720
Revenue A1	-	279,448	-	279,448
Reserve A2	-	-	-	-
Revenue A2	-	2,935	-	2,935
Prepayment A 2	-	1	-	1
<b>Series 2019</b>				
Reserve	-	83,214	-	83,214
Revenue	-	121,234	-	121,234
Prepayment A1	-	0	-	0
<b>Series 2020</b>				
Reserve A1	-	40,463	-	40,463
Revenue A1	-	57,076	-	57,076
Prepayment A1	-	959	-	959
Revenue A2	-	1,808	-	1,808
<b>Series 2021 Ph3B</b>				
Reserve	-	141,699	-	141,699
Revenue	-	97,028	-	97,028
Prepayment	-	29	-	29
Construction	-	-	9,634	9,634
<b>Series 2021 Ph4</b>				
Reserve	-	211,869	-	211,869
Revenue	-	11,040	-	11,040
Construction	-	-	15,116	15,116
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>\$ 1,284,958</b>	<b>\$ 1,607,538</b>	<b>\$ 501,354</b>	<b>\$ 3,393,849</b>

# Meadow View at Twin Creeks

## Community Development District

### Combined Balance Sheet

June 30, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
<b>Liabilities:</b>				
Accounts Payable	\$ 101,393	\$ -	\$ -	\$ 101,393
Accrued Expenses	1,637	-	-	1,637
Retainage Payable	-	-	476,603	476,603
<b>Total Liabilities</b>	<b>\$ 103,091</b>	<b>\$ -</b>	<b>\$ 476,603</b>	<b>\$ 579,694</b>
<b>Fund Balance:</b>				
Nonspendable:				
Deposits	\$ 3,760	\$ -	\$ -	\$ 3,760
Restricted for:				
Debt Service	-	1,607,538	-	1,607,538
Capital Project	-	-	24,750	24,750
Assigned for:				
Capital Reserve Fund	-	-	-	-
Capital Reserves	-	-	-	-
Unassigned	1,173,873	-	-	1,173,873
<b>Total Fund Balances</b>	<b>\$ 1,181,867</b>	<b>\$ 1,607,538</b>	<b>\$ 24,750</b>	<b>\$ 2,814,154</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 1,284,958</b>	<b>\$ 1,607,538</b>	<b>\$ 501,354</b>	<b>\$ 3,393,849</b>

# Meadow View at Twin Creeks

## Community Development District

### General Fund

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

For The Period Ending June 30, 2024

	Amended Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 1,547,896	\$ 1,547,896	\$ 1,557,613	\$ 9,717
Special Assessments - Gate Monitoring*	25,888	25,888	25,888	-
Assessments - Direct Bill	392,205	294,799	294,799	-
Interest/Miscellaneous Income	9,000	6,750	39,384	32,634
Restricted Easement Fence Fund	-	-	18,300	18,300
Facility Revenue	10,000	7,500	11,993	4,493
<b>Total Revenues</b>	<b>\$ 1,984,989</b>	<b>\$ 1,882,833</b>	<b>\$ 1,947,977</b>	<b>\$ 65,144</b>
<b>Expenditures:</b>				
<b><i>General &amp; Administrative:</i></b>				
Supervisor Fees	\$ 4,800	\$ 3,600	\$ 2,800	\$ 800
PR-FICA	367	275	214	61
Engineering	36,000	27,000	16,290	10,710
Attorney	30,000	22,500	8,526	13,974
Annual Audit	6,750	6,750	7,500	(750)
Assessment Administration	10,600	10,600	10,600	-
Arbitrage Rebate	3,600	3,600	3,600	-
Dissemination Agent	13,250	9,938	9,938	-
Trustee Fees	16,733	16,733	20,325	(3,592)
Management Fees	55,220	41,415	41,415	-
Information Technology	1,675	1,256	1,256	-
Website Maintenance	1,200	900	900	-
Telephone	700	525	391	134
Postage & Delivery	1,600	1,200	882	318
Insurance General Liability/Public Officials	8,673	8,673	8,161	512
Printing & Binding	2,300	1,725	482	1,243
Legal Advertising	1,500	1,125	737	388
Other Current Charges	1,600	1,200	800	400
Office Supplies	300	225	5	220
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 197,043</b>	<b>\$ 159,415</b>	<b>\$ 134,997</b>	<b>\$ 24,418</b>

# Meadow View at Twin Creeks

## Community Development District

### General Fund

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

For The Period Ending June 30, 2024

	Amended Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
<b><i>Operations &amp; Maintenance</i></b>				
<b>Amenity Center Expenditures</b>				
<i>Utilities</i>				
Telephone/Cable/Internet	\$ 12,400	\$ 9,300	\$ 9,201	\$ 99
Electric	52,500	39,375	32,140	7,235
Water/Sewer/Irrigation	31,240	23,430	66,645	(43,215)
Gas	2,500	1,875	1,411	464
Trash Removal	8,400	6,300	6,077	223
<i>Security</i>				
Security Monitoring	1,440	1,080	888	192
Gate Monitoring	22,888	17,166	22,381	(5,215)
Gate Repairs	3,000	2,250	475	1,775
Access Cards	3,000	2,250	2,789	(539)
Contacted Security	20,000	15,000	16,351	(1,351)
<i>Management Contracts</i>				
Facility Management	85,851	64,388	64,388	(0)
Facility Attendant	39,149	29,362	22,687	6,675
Pool Attendants	55,890	41,918	25,110	16,807
Canoe Launch Attendant	30,750	23,063	100	22,963
Snack Bar Attendant	17,640	13,230	-	13,230
Field Management / Admin	65,000	48,750	48,750	(0)
Pool Maintenance	20,000	15,000	14,395	605
Pool Chemicals	20,467	15,350	18,474	(3,124)
Janitorial	33,010	24,758	16,775	7,982
Facility Maintenance	83,200	62,400	85,762	(23,362)
Private Event Attendant	5,500	4,125	6,086	(1,961)
Repairs & Maintenance	40,000	30,000	37,786	(7,786)
New Capital Projects	10,000	7,500	-	7,500
Snack Bar Inventory -CGS	1,000	750	49	701
Food Service License	650	488	242	246
Subscriptions	5,500	4,125	2,412	1,713
Pest Control	2,831	2,123	1,789	335
Supplies	2,500	1,875	1,007	868
Towel/Linen Service	2,800	2,100	-	2,100
Furnitures, Fixtures & Equipment	5,000	3,750	3,984	(234)
Special Events	35,000	26,250	23,163	3,087
Holiday Decorations	20,000	20,000	20,102	(102)
Fitness Center Repairs/Supplies	5,500	4,125	4,234	(109)
Office Supplies	2,100	1,575	953	622
ACA++SCAP/BMI Licenses	800	600	-	600
Property Insurance	72,545	72,545	66,983	5,562
Permit and License	575	431	883	(451)
<b>Subtotal Amenity Center Expenditures</b>	<b>\$ 820,626</b>	<b>\$ 638,606</b>	<b>\$ 624,471</b>	<b>\$ 14,135</b>

# Meadow View at Twin Creeks

## Community Development District

### General Fund

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

For The Period Ending June 30, 2024

	Amended Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
<b>Ground Maintenance Expenditures</b>				
Hydrology Quality/Mitigation	\$ 6,400	\$ 4,800	\$ -	\$ 4,800
Electric	34,265	25,699	23,252	2,447
Landscape Maintenance	646,800	485,100	390,875	94,225
Landscape Contingency	85,000	63,750	33,859	29,891
Lake Maintenance	27,000	20,250	16,437	3,813
Grounds Maintenance	12,000	9,000	15,003	(6,003)
Pump Repairs	5,000	3,750	24,869	(21,119)
Streetlighting	58,207	43,655	51,126	(7,471)
Streetlight Repairs	5,000	3,750	3,000	750
Irrigation Repairs	50,000	37,500	33,293	4,207
Miscellaneous	6,500	4,875	4,040	835
Contingency	31,149	23,362	19,525	3,836
	-	-	-	-
<b>Subtotal Ground Maintenance Expenditures</b>	<b>\$ 967,320</b>	<b>\$ 725,490</b>	<b>\$ 615,279</b>	<b>\$ 110,211</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 1,787,946</b>	<b>\$ 1,364,096</b>	<b>\$ 1,239,750</b>	<b>\$ 124,346</b>
<b>Total Expenditures</b>	<b>\$ 1,984,989.33</b>	<b>\$ 1,523,511</b>	<b>\$ 1,374,747</b>	<b>\$ 148,764</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ 359,322</b>	<b>\$ 573,229</b>	<b>\$ 213,908</b>
<b><u>Other Financing Sources/(Uses):</u></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>\$ 359,322</b>	<b>\$ 592,631</b>	<b>\$ 233,309</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 589,236</b>	<b>\$ -</b>
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,181,867</b>	<b>\$ -</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 June 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 443,364	\$ 443,364	\$ 446,134	\$ 2,770
Interest Income	5,400	4,050	16,357	12,307
<b>Total Revenues</b>	<b>\$ 448,764</b>	<b>\$ 447,414</b>	<b>\$ 462,491</b>	<b>\$ 15,077</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>\$ 5,039</b>	<b>\$ 20,116</b>	<b>\$ 15,077</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>\$ 5,039</b>	<b>\$ 20,116</b>	<b>\$ 15,077</b>
<b>Fund Balance - Beginning</b>	<b>\$ 199,313</b>		<b>\$ 340,898</b>	
<b>Fund Balance - Ending</b>	<b>\$ 205,702</b>		<b>\$ 361,014</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 June 30, 2024

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 612,533	\$ 612,533	\$ 616,360	\$ 3,828
Interest Income	7,000	5,250	21,628	16,378
<b>Total Revenues</b>	<b>\$ 619,533</b>	<b>\$ 617,783</b>	<b>\$ 637,988</b>	<b>\$ 20,205</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>\$ 3,520</b>	<b>\$ 23,725</b>	<b>\$ 20,205</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>\$ 3,520</b>	<b>\$ 23,725</b>	<b>\$ 20,205</b>
<b>Fund Balance - Beginning</b>	<b>\$ 261,256</b>		<b>\$ 456,379</b>	
<b>Fund Balance - Ending</b>	<b>\$ 266,526</b>		<b>\$ 480,104</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 June 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 257,353	\$ 257,353	\$ 258,961	\$ 1,608
Special Assessments - Prepayments	-	-	25,163	25,163
Interest Income	3,000	2,250	9,239	6,989
<b>Total Revenues</b>	<b>\$ 260,353</b>	<b>\$ 259,603</b>	<b>\$ 293,364</b>	<b>\$ 33,761</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>\$ 3,803</b>	<b>\$ 7,564</b>	<b>\$ 3,761</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>\$ 3,803</b>	<b>\$ 7,564</b>	<b>\$ 3,761</b>
<b>Fund Balance - Beginning</b>	<b>\$ 114,512</b>		<b>\$ 196,885</b>	
<b>Fund Balance - Ending</b>	<b>\$ 119,065</b>		<b>\$ 204,448</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 June 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 113,041	\$ 113,041	\$ 113,747	\$ 706
Interest Income	1,600	1,200	4,648	3,448
<b>Total Revenues</b>	<b>\$ 114,641</b>	<b>\$ 114,241</b>	<b>\$ 118,395</b>	<b>\$ 4,154</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>\$ 5,085</b>	<b>\$ 9,239</b>	<b>\$ 4,154</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>\$ 5,085</b>	<b>\$ (10,112)</b>	<b>\$ (15,197)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 51,604</b>		<b>\$ 110,419</b>	
<b>Fund Balance - Ending</b>	<b>\$ 57,089</b>		<b>\$ 100,307</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 June 30, 2024

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 280,483	\$ 280,483	\$ 280,915	\$ 432
Interest Income	2,100	1,575	11,091	9,516
<b>Total Revenues</b>	<b>\$ 282,583</b>	<b>\$ 282,058</b>	<b>\$ 292,006</b>	<b>\$ 9,948</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	-
Special 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>\$ 5,938</b>	<b>\$ 10,886</b>	<b>\$ 4,948</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>\$ 5,938</b>	<b>\$ 5,544</b>	<b>\$ (394)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 112,709</b>		<b>\$ 233,212</b>	
<b>Fund Balance - Ending</b>	<b>\$ 119,172</b>		<b>\$ 238,756</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 June 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
<b>Revenues:</b>				
Special Assessments - Direct	\$ 423,738	\$ 296,616	\$ 296,616	\$ -
Interest Income	3,000	2,250	10,778	8,528
<b>Total Revenues</b>	<b>\$ 426,738</b>	<b>\$ 298,866</b>	<b>\$ 307,394</b>	<b>\$ 8,528</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>\$ (125,231)</b>	<b>\$ (116,704)</b>	<b>\$ 8,528</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (8,390)	\$ (8,390)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (8,390)</b>	<b>\$ (8,390)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 2,641</b>	<b>\$ (125,231)</b>	<b>\$ (125,094)</b>	<b>\$ 137</b>
<b>Fund Balance - Beginning</b>	<b>\$ 136,629</b>		<b>\$ 348,002</b>	
<b>Fund Balance - Ending</b>	<b>\$ 139,269</b>		<b>\$ 222,908</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 June 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
<b>Revenues</b>				
Interest Income	\$ -	\$ -	\$ 252	\$ 252
Developer Contributions	-	-	363,152	\$ 363,152
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 363,404</b>	<b>\$ 363,404</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>\$ 145,201</b>	<b>\$ 145,201</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>\$ 150,543</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ (140,909)</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 9,634</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 June 30, 2024

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
<b>Revenues</b>				
Interest Income	\$ -	\$ -	\$ 402	\$ 402
Developer Contribution	-	-	2,249,807	2,249,807
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,250,209</b>	<b>\$ 2,250,209</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 1,226,768	\$ (1,226,768)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,226,768</b>	<b>\$ (1,226,768)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,023,440</b>	<b>\$ 1,023,440</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 8,390	\$ 8,390
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8,390</b>	<b>\$ 8,390</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 1,031,831</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ (1,016,714)</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 15,116</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	\$ -	\$ 32,670	\$ -	\$ -	\$ -	\$ 1,557,613
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	8,448	-	-	-	39,384
Restricted Easement Fence Fund	600	2,550	1,950	2,400	600	2,400	1,800	3,000	3,000	-	-	-	18,300
Facility Revenue	-	-	-	-	-	-	-	9,130	2,863	-	-	-	11,993
<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>\$ 46,981</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,947,977</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 400	\$ 400	\$ -	\$ 400	\$ 400	\$ -	\$ 400	\$ 400	\$ 400	\$ -	\$ -	\$ -	\$ 2,800
PR-FICA	31	31	-	31	31	-	31	31	31	-	-	-	214
Engineering	1,730	883	538	1,156	1,444	704	2,317	2,034	5,486	-	-	-	16,290
Attorney	3,274	528	174	1,749	377	343	507	1,575	-	-	-	-	8,526
Annual Audit	-	-	-	-	-	-	-	-	7,500	-	-	-	7,500
Assessment Administration	10,600	-	-	-	-	-	-	-	-	-	-	-	10,600
Arbitrage Rebate	-	-	2,400	-	600	-	-	-	600	-	-	-	3,600
Dissemination Agent	1,104	1,104	1,104	1,104	1,104	1,104	1,104	1,104	1,104	-	-	-	9,938
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	4,602	-	-	-	41,415
Information Technology	140	140	140	140	140	140	140	140	140	-	-	-	1,256
Website Maintenance	100	100	100	100	100	100	100	100	100	-	-	-	900
Telephone	48	103	60	38	25	33	39	25	20	-	-	-	391
Postage & Delivery	15	384	14	72	58	133	73	56	77	-	-	-	882
Insurance General Liability/Public Officials	8,161	-	-	-	-	-	-	-	-	-	-	-	8,161
Printing & Binding	46	111	39	17	50	41	22	45	110	-	-	-	482
Legal Advertising	94	185	-	105	94	-	94	166	-	-	-	-	737
Other Current Charges	-	-	-	-	-	-	350	-	450	-	-	-	800
Office Supplies	1	1	1	0	1	1	1	1	0	-	-	-	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>\$ 20,620</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 134,997</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	\$ 973	\$ -	\$ -	\$ -	\$ 9,201
Electric	3,224	3,147	7,186	3,380	3,251	2,958	3,139	2,891	2,965	-	-	-	32,140
Water/Sewer/Irrigation	2,418	2,689	22,991	2,810	3,297	16,941	4,561	5,556	5,383	-	-	-	66,645
Gas	219	115	43	163	191	189	154	296	41	-	-	-	1,411
Trash Removal	1,015	648	645	633	623	630	630	628	626	-	-	-	6,077
<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	2,633	-	-	-	22,381
Gate Repairs	-	-	-	-	225	250	-	-	-	-	-	-	475
Access Cards	-	-	389	-	1,200	-	-	-	1,200	-	-	-	2,789
Contacted Security	3,153	1,577	686	1,867	1,386	-	2,426	2,271	2,985	-	-	-	16,351
<b>Management Contracts</b>													
Facility Management	7,154	7,154	7,154	7,154	7,154	7,154	7,154	7,154	7,154	-	-	-	64,388
Facility Attendant	2,602	4,025	2,541	2,192	1,940	2,505	1,937	2,327	2,618	-	-	-	22,687
Pool Attendants	-	-	-	-	-	4,283	3,021	5,232	12,574	-	-	-	25,110
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	5,417	-	-	-	48,750
Pool Maintenance	1,298	1,610	1,298	1,363	1,363	1,363	3,043	1,694	1,363	-	-	-	14,395
Pool Chemicals	1,946	1,946	1,946	2,101	2,101	2,101	2,101	2,132	2,101	-	-	-	18,474
Janitorial	2,620	1,899	1,722	1,696	1,654	1,398	1,972	1,751	2,063	-	-	-	16,775
Facility Maintenance	15,025	7,898	14,800	8,536	1,047	11,816	14,331	10,260	2,048	-	-	-	85,762
Private Event Attendant	336	281	549	730	270	398	715	1,322	1,486	-	-	-	6,086
Repairs & Maintenance	15,745	3,278	3,386	2,394	385	3,962	2,000	2,015	4,621	-	-	-	37,786
New Capital Projects	-	-	-	-	-	-	-	-	-	-	-	-	-
Snack Bar Inventory -CGS	-	-	-	-	49	-	-	-	-	-	-	-	49
Food Service License	-	-	-	-	-	-	-	242	-	-	-	-	242
Subscriptions	249	249	297	294	285	291	249	249	249	-	-	-	2,412
Pest Control	219	219	219	226	226	226	226	226	-	-	-	-	1,789
Supplies	-	-	-	433	-	-	258	24	292	-	-	-	1,007
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)	1,365	-	-	-	23,163
Holiday Decorations	14,615	4,906	581	-	-	-	-	-	-	-	-	-	20,102
Fitness Center Repairs/Supplies	723	525	280	21	452	635	913	655	30	-	-	-	4,234
Office Supplies	113	63	290	-	-	-	118	43	326	-	-	-	953
ACA++SCAP/BMI Licenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Insurance	66,983	-	-	-	-	-	-	-	-	-	-	-	66,983
Permit and License	-	224	-	-	-	-	-	42	617	-	-	-	883
<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>\$ 55,959</b>	<b>\$ 61,129</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 624,471</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	2,740	-	-	-	23,252
Landscape Maintenance	42,375	42,375	42,375	42,375	42,375	42,375	42,375	47,125	47,125	-	-	-	390,875
Landscape Contingency	-	945	-	18,265	-	45	14,119	-	485	-	-	-	33,859
Lake Maintenance	1,769	1,769	1,769	1,769	1,769	1,769	1,769	1,769	2,284	-	-	-	16,437
Grounds Maintenance	4,914	2,145	903	1,375	278	1,404	1,270	1,371	1,343	-	-	-	15,003
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	5,865	-	-	-	51,126
Streetlight Repairs	-	-	-	-	-	-	-	1,000	2,000	-	-	-	3,000
#REF!	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	-	3,157	-	5,754	5,818	905	-	6,659	11,000	-	-	-	33,293
Miscellaneous	-	-	-	1,100	-	1,300	-	820	820	-	-	-	4,040
Contingency	-	-	-	1,100	-	9,182	2,323	3,045	3,875	-	-	-	19,525
<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>\$ 77,537</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 615,279</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>\$ 127,934</b>	<b>\$ 138,666</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,239,750</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>\$ 138,211</b>	<b>\$ 159,286</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,374,747</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>\$ (118,763)</b>	<b>\$ (112,305)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 573,229</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>\$ (118,763)</b>	<b>\$ (112,305)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 592,631</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	143,464
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	197,720
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	83,214
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	40,463
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	141,699
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	(20,486.51)	446,134.09	616,360.08	258,960.94	113,747.34	280,914.65	-	1,583,500.96	3,299,618.06
TOTAL RECEIPTS	204,041.32	446,134.09	616,360.08	258,960.94	113,747.34	280,914.65	296,616.25	1,878,299.58	3,891,032.93

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
TAX CERTIFICATES	6/11/2024	1,458.98	2,015.66	846.87	371.98	918.67	-	5,178.47	10,790.63
9	6/27/2024	7,745.47	10,700.81	4,495.90	1,974.80	4,877.04	-	27,491.64	57,285.66
<b>TOTAL TAX ROLL RECEIPTS</b>		446,134.09	616,360.08	258,960.94	113,747.34	280,914.65	-	1,583,500.96	3,299,618.06

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	101%	101%	101%	101%	0%	0%	100.6%	100.6%
PERCENT COLLECTED TOTAL	101%	101%	101%	101%	101%	70%	95.5%	95.0%

*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>		
6/6/24	2570-2582	\$24,897.54
6/12/24	2583-2592	430,155.13
6/19/24	2593-2597	6,763.69
6/26/24	2598-2609	59,091.91
<b>TOTAL</b>		<b>\$520,908.27</b>
<b>Autopayments</b>		
6/3/24	Wellbeats	\$249.00
6/4/24	Florida National Gas	\$41.33
6/6/24	Republic Services	\$625.64
6/5/24	DOH-EH Pool Permits	\$575.35
6/18/24	St Johns County Utility Dept	\$5,383.13
6/18/24	AT&T	\$85.60
6/21/24	Comcast	\$887.25
6/25/24	RollKall Technol	\$2,787.59
6/28/24	WF Bus Credit - Rich Gray	\$137.34
6/28/24	WF Bus Credit - Jennifer Clark-Erickson	\$3,208.70
6/28/24	FPL	\$11,569.64
<b>Total Paid Electronically</b>		<b>\$25,550.57</b>
<b>Total General Fund</b>		<b>\$546,458.84</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/06/24	00162	6/01/24	5691-G	202405	320	57200	45506		PHOSPHATE REMOVER 32OZ	*	30.40		
									ZACHARY SULLIVAN DBA BIG Z POOL			30.40	002570
6/06/24	00162	6/01/24	5689-V	202406	320	57200	45506		JUNE POOL CHEMICALS	*	2,101.20		
									ZACHARY SULLIVAN DBA BIG Z POOL			2,101.20	002571
6/06/24	00162	6/01/24	5689-W	202406	320	57200	45505		JUNE POOL MAINTENANCE	*	1,362.90		
									ZACHARY SULLIVAN DBA BIG Z POOL			1,362.90	002572
6/06/24	00036	6/15/24	06152024	202406	320	57200	49400		LUAU ENTERTAINMENT	*	1,000.00		
									BOUNCERS, SLIDES, AND MORE INC			1,000.00	002573
6/06/24	00076	5/30/24	49137	202405	320	53800	45007		REPLD BAD RUN CAPACITOR	*	90.00		
		5/30/24	49137	202405	320	53800	45007		1 HOUR LABOR	*	180.00		
		5/30/24	49137	202405	320	53800	45007		MATERIAL - RUN CAPACITOR	*	55.00		
									EAST COAST WELLS & PUMPS SERVICE			325.00	002574
6/06/24	00045	5/30/24	84085	202405	320	53800	45005		MAY LAKE MAINTENANCE	*	1,769.14		
									FUTURE HORIZONS, INC.			1,769.14	002575
6/06/24	00178	4/30/24	3383118	202403	310	51300	31500		MARCH GENERAL COUNSEL	*	343.00		
									KUTAK ROCK LLP			343.00	002576
6/06/24	00178	5/31/24	3397068	202404	310	51300	31500		APRIL GENERAL COUNSEL	*	507.00		
									KUTAK ROCK LLP			507.00	002577
6/06/24	00147	6/03/24	06032024	202406	310	51300	49000		MVTC MEETING - 6/3/2024	*	450.00		
									RENAISSANCE			450.00	002578
6/06/24	00041	5/28/24	16044	202405	320	57200	45508		FINAL PMT FENCE REPAIRS	*	7,410.00		
									STERLING SPECIALTIES, INC.			7,410.00	002579
6/06/24	00040	2/08/24	JAX65768	202402	320	53800	45009		REPLACE 2 DECODERS	*	1,668.00		
									YELLOWSTONE LANDSCAPE-SOUTHEAST, LLC			1,668.00	002580

MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/06/24	00040	2/08/24	JAX65768	202402	320	53800	45009		RAIN SENSOR INSTALLATION	*	1,272.00		
									YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC			1,272.00	002581
6/06/24	00040	5/23/24	JAX70325	202405	320	53800	45009		IRRIGATION REPAIRS	*	6,658.90		
									YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC			6,658.90	002582
6/12/24	00163	4/17/24	CFR 6 RE	202405	300	13100	10100		PH4 UTIL PAYAPP 22005A.23	*	1,123.43		
									W.GARDNER, LLC			1,123.43	002583
6/12/24	00163	4/17/24	CFR 6 RE	202405	300	13100	10100		PH4 UTIL PAYAPP 22005A.24	*	152,948.88		
									W.GARDNER, LLC			152,948.88	002584
6/12/24	00163	4/17/24	CFR 6 RE	202405	300	13100	10100		PH4 CLEAR PAYAPP 2205A.24	*	151,058.99		
									W.GARDNER, LLC			151,058.99	002585
6/12/24	00163	4/17/24	CFR 6 RE	202405	300	13100	10100		PH4 UTIL PAY APP22005A.22	*	67,096.28		
									W.GARDNER, LLC			67,096.28	002586
6/12/24	00162	6/05/24	5693	202406	320	57200	44200		SPLASH PAD PATCHWORK	*	850.00		
									ZACHARY SULLIVAN DBA BIG Z POOL			850.00	002587
6/12/24	00114	6/03/24	741950	202406	320	57200	45410		GATE MONITOR 7/1 - 7/31	*	2,600.54		
									HIDDEN EYES LLC DBA ENVERA SYSTEMS			2,600.54	002588
6/12/24	00001	6/01/24	113	202406	310	51300	34000		JUN MANAGEMENT FEES	*	4,601.67		
		6/01/24	113	202406	310	51300	35300		JUN WEBSITE ADMIN.	*	100.00		
		6/01/24	113	202406	310	51300	35100		JUN INFORMATION TECH.	*	139.58		
		6/01/24	113	202406	310	51300	31600		JUN DISSEMINATION SRVCS	*	1,104.17		
		6/01/24	113	202406	310	51300	51000		OFFICE SUPPLIES	*	.45		
		6/01/24	113	202406	310	51300	42000		POSTAGE	*	77.05		
		6/01/24	113	202406	310	51300	42500		COPIES	*	110.10		

MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/01/24		113		202406 310-51300-41000	TELEPHONE	*	19.99		
					GOVERNMENTAL MANAGEMENT SERVICES			6,153.01	002589
6/12/24	00048	5/31/24	104619	202405 320-57200-44207	PM SEMI-ANNUALLY	*	655.00		
					SOUTHEAST FITNESS REPAIR			655.00	002590
6/12/24	00040	11/30/24	JAX62809	202311 320-53800-45009	VALVE REPLC TENNIS COURT	*	544.00		
					YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC			544.00	002591
6/12/24	00040	5/29/24	JAX70557	202405 320-53800-45003	MAY LANDSCAPE MAINTENANCE	*	47,125.00		
					YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC			47,125.00	002592
6/19/24	00038	6/12/24	344530	202406 320-57200-44300	ACCESS CARDS	*	1,200.00		
					ATLANTIC SECURITY			1,200.00	002593
6/19/24	00162	6/10/24	5707	202406 320-57200-44200	TILE BRUSH	*	38.00		
					ZACHARY SULLIVAN DBA BIG Z POOL			38.00	002594
6/19/24	00177	6/13/24	713818	202406 320-53800-45006	DOG WASTE BUDNLE	*	999.96		
					ZW USA INC DOG WASTE DEPOT			999.96	002595
6/19/24	00114	6/12/24	742599	202406 320-57200-45410	ADD RES AS OF 5/31/24	*	32.00		
					HIDDEN EYES LLC DBA ENVERA SYSTEMS			32.00	002596
6/19/24	00163	4/17/24	CFR #6 R	202405 300-13100-10100	PAY APP #22 FEB	*	4,493.73		
					W.GARDNER, LLC			4,493.73	002597
6/26/24	00153	6/20/24	00064616	202405 310-51300-48000	5/6 MEETING #10107211	*	95.84		
		6/20/24	00064616	202405 310-51300-48000	5/16 MEETING #10150434	*	70.00		
					GANNETT MEDIA CORP DBA GANNETT FL			165.84	002598
6/26/24	00005	6/04/24	214392	202405 310-51300-31100	MAY ENGINEERING SERVICES	*	2,033.75		
					ENGLAND THIMS & MILLER, INC			2,033.75	002599

MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/26/24	00047	6/24/24	26045	202406	310	51300	31200		GRAU AND ASSOCIATES	*	600.00	600.00	002600
6/26/24	00186	7/01/24	247546	202407	320	57200	45507		NEWVENTURE OF JACKSONVILLE INC DBA	*	1,301.00	1,301.00	002601
6/26/24	00020	5/31/24	307	202405	320	57200	45509		RIVERSIDE MANAGEMENT SERVICES	*	1,321.56	1,321.56	002602
6/26/24	00020	5/31/24	308	202405	320	57200	49400		RIVERSIDE MANAGEMENT SERVICES	*	391.67	391.67	002603
6/26/24	00020	5/31/24	309	202405	320	57200	45501		RIVERSIDE MANAGEMENT SERVICES	*	5,232.20	5,232.20	002604
6/26/24	00020	5/31/24	306	202405	320	57200	45510		RIVERSIDE MANAGEMENT SERVICES	*	2,326.97	2,326.97	002605
6/26/24	00020	6/01/24	305	202406	320	57200	45504		RIVERSIDE MANAGEMENT SERVICES	*	5,416.67	5,416.67	
		6/01/24	305	202406	320	57200	45500		RIVERSIDE MANAGEMENT SERVICES	*	7,154.25	7,154.25	
									RIVERSIDE MANAGEMENT SERVICES			12,570.92	002606
6/26/24	00013	4/16/24	CFR 57 R REQ 146	202406	300	13100	10100		WEST ORANGE NURSERIES, INC	*	22,148.00	22,148.00	002607
6/26/24	00040	6/25/24	JAX56906	202406	320	53800	45009		YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC	*	5,150.00	5,150.00	002608
6/26/24	00040	6/25/24	JAX56906	202406	320	53800	45009		YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC	*	5,850.00	5,850.00	002609

TOTAL FOR BANK A 520,908.27

TOTAL FOR REGISTER 520,908.27

MVTP MEADOW VIEW TP BPEREGRINO

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



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

Approved  
Pool Chemicals  
001.320.57200.45506  
Rich Gray 06/04/2024

Invoice Number 5691-G  
Date of Issue 06/01/2024  
Due Date 06/11/2024  
Reference Phosphate Tx  
Amount Due (USD) \$30.40

Description	Rate	Qty	Line Total
Phosphate Remover 32 oz. added 5/29/24	\$0.95	32	\$30.40
	Subtotal		30.40
	Tax		0.00
	Total		30.40
	Amount Paid		0.00
	Amount Due (USD)		\$30.40

Notes  
Thank you for your business!

Terms  
Net 10

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

Approved  
 Pool Chemicals  
 001.320.57200.45506  
 Rich Gray 06/01/2024



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

Invoice Number 5689-V  
 Date of Issue 06/01/2024  
 Due Date 07/01/2024  
 Reference Monthly Chemical Only  
 Srv.-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
<b>Total</b>	<b>2,101.20</b>
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  
 9048684660  
 172 Stokes Landing Rd.  
 Saint Augustine, FL 32095  
 CPC1459355

Approved  
 Pool Maintenance  
 001.320.57200.45505  
 Rich Gray 06/01/2024



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

Invoice Number 5689-W  
 Date of Issue 06/01/2024  
 Due Date 07/01/2024  
 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 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.	\$1,362.90	1	\$1,362.90

Subtotal 1,362.90

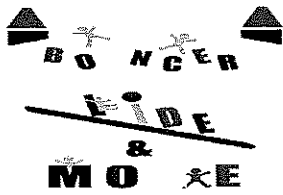
Tax	0.00
Total	1,362.90
Amount Paid	0.00
Amount Due (USD)	\$1,362.90

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



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

**Invoice**

Date: June 15th, 2024  
 Invoice No.: 06152024.12

Name / Address

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

**Additional Details:**

1 320 57200 49400 Special Events  
 Approved Jennifer Erickson  
 5.30.2024

	<u>Description</u>	<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>Subtotal</u>	<u>Extended</u>
1	Luau Entertainment	1	\$2,300.00		\$2,300.00	\$2,300.00
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
	Account Credit					\$1,300.00
<b>Comments:</b>		<b>Subtotal</b>				\$1,000.00
		<b>Sales Tax (0.0%)</b>				\$0.00
		<b>Total Due:</b>				\$1,000.00

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

# INVOICE

DATE	INVOICE #
5/30/2024	49137

**BILL TO:**

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

Approved  
 Pump Repairs  
 001.320.53800.45007  
 Rich Gray

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

QUANTITY	DESCRIPTION	RATE	AMOUNT
	SITE: BEACON LAKE - ENTRY SIDE (FRONT ENTRANCE)		
	SERVICE CALL: - REPLACED BAD RUN CAPACITOR - TESTED SYSTEM - REPAIRED BURNT WIRE ON CONTROL PANEL	90.00	90.00
1	LABOR PER HOUR:	180.00	180.00
	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

**Total** \$325.00

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

**Payments/Credits** \$0.00

**Balance Due** \$325.00

**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: 84085  
 Invoice Date: May 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	5/1/24	6/29/24

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in May 2024  Approved Lake Maintenance 001.320.53800.45005 Rich Gray 05/31/2024	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.

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

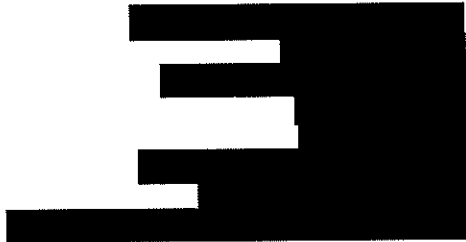
April 30, 2024

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157



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

Invoice No. 3383118  
35723-1

Re: General Counsel

For Professional Legal Services Rendered

03/02/24	G. Lovett	0.30	75.00	Monitor legislative process relating to matters impacting special districts
03/11/24	K. Buchanan	0.50	167.50	Review request for fiber optic services; confer with district manager; provide form of license agreement
03/12/24	K. Buchanan	0.30	100.50	Review outstanding items
TOTAL HOURS		1.10		
TOTAL FOR SERVICES RENDERED				\$343.00
TOTAL CURRENT AMOUNT DUE				<u>\$343.00</u>

**KUTAK ROCK LLP**

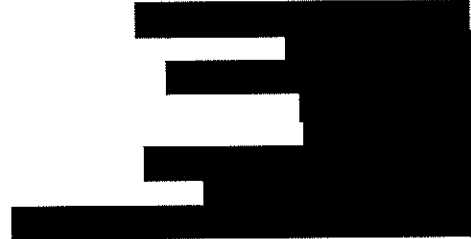
**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600  
Facsimile 404-222-4654

Federal ID 47-0597598

May 31, 2024

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



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

Invoice No. 3397068  
35723-1

Re: General Counsel

For Professional Legal Services Rendered

04/07/24	J. Johnson	0.10	40.00	Monitor legislative process relating to matters impacting special districts
04/18/24	K. Buchanan	1.30	435.50	Prepare for and attend board meetings
04/28/24	S. Sandy	0.10	31.50	Prepare FY 2024-2025 budget documents

TOTAL HOURS 1.50

TOTAL FOR SERVICES RENDERED \$507.00

TOTAL CURRENT AMOUNT DUE \$507.00



# RENAISSANCE®

WORLD GOLF VILLAGE RESORT  
ST AUGUSTINE

500 S Legacy Trail  
St Augustine, FL 32092  
(904) 940-8604 fax (904) 940-8008

Account 52816

## INVOICE

### Customer

Name Governmental Management Services of N Florida  
Event Meadow View at Twin Creeks CDD Meeting  
Attn Courtney Hogge  
Address 475 W Town Place  
City St Augustine  
State, Zip FL 32092

Date 6.3.2024

Qty	Description	Valued At	Charged
	<b>Catering</b>		
1	Deposit due at signing	\$450.00	\$450.00
	<b>Tax Exempt 85-8017121617C-7</b>		

**SUB-TOTAL** \$450.00

**Amount Due** \$450.00

### Payment Details

- Direct Bill
- Check
- Credit Card

Name \_\_\_\_\_

CC # \_\_\_\_\_

Expires \_\_\_\_\_



**Sterling Specialties, Inc**

7000 US Highway 1 North, Ste 601  
 St. Augustine, FL 32095  
 Phone: 904-829-5006  
 Fax: 904-829-5008

P.O. Number	Date	Invoice #
	5/28/2024	16044

Bill To
Meadow View at Twin Creeks CDD C/O Riverside Management Services 850 Beacon Lake Pkwy. St. Augustine, FL 32095

Project Location
Beacon Lake Pickelball Court Tennis Court Repairs PER: Rich Gray BALANCE DUE

Description	Amount
TOTAL FOR PROPOSAL # 2404108	\$ 14,820.00
Less Deposit Paid 5/2/24	
CK.# 002547	\$ 7,410.00
BALANCE DUE	\$ 7,410.00
Approved Facilities Maintenance 001.320.57200.45508 Rich Gray 05/31/2024	

E-mail
terri@sterlingspecialtiesinc.com

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



**INVOICE**

INVOICE #	INVOICE DATE
JAX 657683	2/8/2024
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
 PO Box 101017  
 Atlanta, GA 30392-1017

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

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

**Invoice Due Date:** March 9, 2024

**Invoice Amount:** \$1,668.00

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

Locate, troubleshoot and repair 2-wire failure\*\*\*\*\*Replace 2 decoders causing system failure\*\*\*\*\*

Irrigation Repairs

\$1,668.00

Approved  
 Irrigation Repairs  
 001.320.53800.45009  
 Rich Gray  
 06/03/2024

**Invoice Total**

**\$1,668.00**

IN COMMERCIAL LANDSCAPING

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



# INVOICE

INVOICE #	INVOICE DATE
JAX 657685	2/8/2024
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

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

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

**Invoice Due Date:** March 9, 2024

**Invoice Amount:** \$1,272.00

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

Rain sensor installation throughout property

Irrigation Repairs

\$1,272.00

Approved  
Irrigation Repairs  
001.320.53800.45009  
Rich Gray  
06/03/2024

**Invoice Total**

**\$1,272.00**

IN COMMERCIAL LANDSCAPING

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



# INVOICE

INVOICE #	INVOICE DATE
JAX 703252	5/23/2024
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

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

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

**Invoice Due Date:** June 22, 2024

**Invoice Amount:** \$6,658.90

Description	Current Amount
Irrigation remediation due to construction damage	
Irrigation Repairs	\$6,658.90
Approved Irrigation Repairs 001.320.53800.45009 Rich Gray	
<b>Invoice Total</b>	<b>\$6,658.90</b>

IN COMMERCIAL LANDSCAPING

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

# Meadow View at Twin Creeks

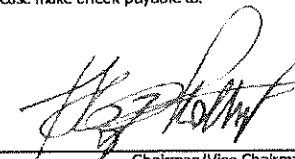
Community Development District  
Construction Phase 4 - HEARTWOOD

Construction Funding Request #6  
April 17, 2024

Req.	PAYEE		
97	<b>W. Gardner, LLC</b> Beacon Lake Phase 4 (Paving/Drainage) Application for Payment No. 22 (Feb 2024)	\$	4,493.73
98	<b>W. Gardner, LLC</b> Beacon Lake Phase 4 (Paving/Drainage) Application for Payment No. 23 Retainage (March 2024)	\$	183,389.30
99	<b>W. Gardner, LLC</b> Beacon Lake Phase 4 (Utilities) Application for Payment No. 22 (Feb 2024)	\$	67,096.28
100	<b>W. Gardner, LLC</b> Beacon Lake Phase 4 (Utilities) Application for Payment No. 23 (March 2024)	\$	1,123.43
101	<b>W. Gardner, LLC</b> Beacon Lake Phase 4 (Utilities) Application for Payment No. 24 Retainage (March 2024)	\$	152,948.88
102	<b>W. Gardner, LLC</b> Beacon Lake Phase 4 (Clearing/Earthwork) Application for Payment No. 23 Retainage (March 2024)	\$	31,062.53
103	<b>W. Gardner, LLC</b> Beacon Lake Phase 4 (Clearing/Earthwork) Application for Payment No. 24 (Feb 2024)	\$	151,058.99
	Quantum Reconciliation for Req 89 and 90 to be paid by Dreamfinders	\$	(197,349.00)
	<b>Total Funding Request</b>	\$	<b>393,824.14</b>

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

Amenity - Repairs & Replacements  
001.320.57200.44200

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  
6.5.2024



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

Invoice Number 5693  
Date of Issue 06/05/2024  
Due Date 06/15/2024  
Reference Splash Pad Patchwork  
Amount Due (USD) \$850.00

Description	Rate	Qty	Line Total
<p>Service</p> <p>Scope of Work: Draining and Preparation: Drain the splash park below the area requiring patching. Clean and prepare the designated patch area.</p> <p>Patching Method: We will not chip the existing plaster to avoid enlarging the affected area. Apply Permacoat to enhance bonding. Utilize a quartz-like marcite product for the patch.</p> <p>Color Matching: While we will make every effort to match colors, there may be a noticeable difference due to the nature of the repair.</p> <p>Operational Impact: The splash park will be closed for the remainder of the day, with features turned off. The pool can be refilled the next day, and features can resume normal operation.</p> <p>Warranty Disclaimer: Please note that this method serves as a temporary solution ("band-aid") and cannot be warrantied. The duration of effectiveness is uncertain.</p>	\$850.00	1	\$850.00

Subtotal 850.00

Tax 0.00

Total 850.00

Amount Paid 0.00

Amount Due (USD) \$850.00

Notes

Job Completed: 6/5/24

Terms

Payment Terms:

Monthly Cleaning Service Accounts: Payment is due Net 30 from the invoice date.

Repairs, Remodels, and Material Invoices: Payment is due Net 10 from the invoice date.

Deposit Requirement:

Final Balance: The remaining balance after completion is due within 10 days. We appreciate timely payments.

Late Payment Fee: Late payments are subject to a 3% late fee on the total outstanding balance.

Acceptance:

Acceptance of this estimate is required via:

Signed Estimate: estimate approved verbally by Rich on Monday 6/3/24 due to pools being closed all day today, 6/5/24

Electronic Acceptance: Click the hyperlink attached to the email to accept electronically.

Preferred Payment Methods:

Cash

Check

Credit Cards: We accept credit cards; however, a 3.5% surcharge fee applies if that feature is enabled for the invoice.

Legal Considerations:

State of Florida Laws: Any legal action shall be subject to the laws of the State of Florida.

Exclusive Venue: The exclusive venue for any legal proceedings shall be St. Augustine, St. Johns County, Florida.

Litigation Costs: In the event of litigation for nonpayment, the prevailing party may recover reasonable costs and attorney fees, including those incurred on appeal.

Your cooperation in adhering to these terms is greatly appreciated. If you have any questions or need further clarification, feel free to reach out.

**Envera**

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

1 320 57200 45410 Gate Monitoring  
Approved Emily Wright 6.4.2024

<h1>Invoice</h1>	
Invoice Number <b>741950</b>	Date <b>06/03/2024</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		06/03/2024	07/01/2024

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 07/01/2024 - 07/31/2024	1.00	\$500.00	\$500.00
1.00	Data Management 07/01/2024 - 07/31/2024	1.00	\$150.00	\$150.00
1.00	Service & Maintenance 07/01/2024 - 07/31/2024	1.00	\$334.54	\$334.54
1.00	Virtual Gate Guard Monitoring 07/01/2024 - 07/31/2024	1.00	\$1,616.00	\$1,616.00
<b>Subtotal:</b>				<b>\$2600.54</b>
				Tax \$0.00
				Payments/Credits Applied \$0.00
<b>Invoice Balance Due:</b>				<b>\$2600.54</b>

Date	Invoice #	Description	Amount	Balance Due
6/3/2024	741950	Monitoring Services	\$2600.54	\$2600.54

**Envera**

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

<h1>Invoice</h1>	
Invoice Number <b>741950</b>	Date <b>06/03/2024</b>
Customer Number <b>300380</b>	Due Date <b>07/01/2024</b>

Net Due: \$2,600.54

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 #:** 113**Invoice Date:** 6/1/24**Due Date:** 6/1/24**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 -June 2024		4,601.67	4,601.67
Website Administration -June 2024		100.00	100.00
Information Technology - June 2024		139.58	139.58
Dissemination Agent Services - June 2024		1,104.17	1,104.17
Office Supplies		0.45	0.45
Postage		77.05	77.05
Copies		110.10	110.10
Telephone		19.99	19.99
<b>Total</b>			<b>\$6,153.01</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$6,153.01</b>



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

**Invoice #104619**  
 Invoice Date: 5/31/2024

1 320 57200 44207 Fitness Repairs/Supply  
 Approved Emily Wright 6.4.2024

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

**Invoice**

**Billing Location Information**

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

**Service Information**

Services	Qty	Rate	Price
<b>850 Beacon Lake Pkwy, St Augustine, FL 32095</b>			
<b>5/31/2024 PM: Semi-Annually</b> Semi-annually scheduled preventative maintenance	1 visit	\$0.00 / visit	\$0.00
— Product: PM: Treadmill	3.00 Ea	\$30.00 / Ea	\$90.00
— Product: PM: Elliptical, Cross-trainer, ARC, AMT	3.00 Ea	\$30.00 / Ea	\$90.00
— Product: PM: Spin Bike, Rowing Machine	5.00 Ea	\$20.00 / Ea	\$100.00
— Product: PM: Recumbent, Upright Bicycle	1.00 Ea	\$20.00 / Ea	\$20.00
— Product: PM: Stepper, Stepmill, Jacobs Ladder, Wave	2.00 Ea	\$30.00 / Ea	\$60.00
— Product: PM: Single-Station	8.00 Ea	\$10.00 / Ea	\$80.00
— Product: PM: Dumbbell Set, Weight Set	4.00 Ea	\$20.00 / Ea	\$80.00
— Product: PM: Bench, AB Crunch, Smith Machine	5.00 Ea	\$5.00 / Ea	\$25.00
— Product: Travel <60 miles	1.00 Ea	\$110.00 / Ea	\$110.00
		<b>Subtotal:</b>	\$655.00
		<b>Tax:</b>	\$0.00
		<b>Total:</b>	\$655.00
		<b>Amount Paid:</b>	\$0.00
		<b>Balance Due:</b>	<b>\$655.00</b>

**Pay Now**

Payment is due within 30 days of invoice date.

Please be advised that payments not received within 45 days from the date of this invoice will incur a 3.5% late fee.

Thank you for your business!

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**Billing Receipt - Please Return With Payment Remittance**

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<b>Bill To:</b>	Jennifer 850 Beacon Lake Pkwy St Augustine, FL 32095	<b>Account</b>	[101093] Meadow View At Twin Creeks A.K.A Beacon Lake
		<b>Invoice #</b>	104619
		<b>Date</b>	Friday, May 31, 2024
<b>Remit To:</b>	Southeast Fitness Repair 14476 Duval Place West #208 Jacksonville, FL 32218	<b>Amount Paid</b>	_____
		<b>Check Number</b>	_____

Payment is due within 30 days of invoice date.

Thank you for your payment!



**INVOICE**

INVOICE #	INVOICE DATE
JAX 628095	11/30/2023
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
 PO Box 101017  
 Atlanta, GA 30392-1017

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

**Invoice Due Date:** December 30, 2023

**Invoice Amount:** \$544.00

Description	Current Amount
Valve replacement at tennis court	
Irrigation Repairs	\$544.00
Approved Irrigation Repairs 001.320.53800.45009 Rich Gray 06/03/2024	
<b>Invoice Total</b>	<b>\$544.00</b>

INVOICE GENERATED BY YELLOWSTONE LANDSCAPE

**Valued Customer:**

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

Please reach out to [jpowell@yellowstonelandscape.com](mailto:jpowell@yellowstonelandscape.com) if you would like to confirm prior payment status or if you have any additional questions.

Yellowstone Landscape

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



# INVOICE

INVOICE #	INVOICE DATE
JAX 705578	5/29/2024
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

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

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

**Invoice Due Date:** June 28, 2024

**Invoice Amount:** \$47,125.00

Description	Current Amount
Monthly Landscape Maintenance May 2024	\$47,125.00

Approved  
Landscape Maintenance  
001.320.53800.45003  
Rich Gray

**Invoice Total** \$47,125.00

INVOICE APPROVAL: APPROVED 5/29/24

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



1 320 57200 44300 Access Cards  
Approved Emily Wright 6.12.2024

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

PLEASE PAY BY	AMOUNT	INVOICE DATE
07/10/2024	\$1,200.00	06/12/2024

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

**INVOICE NO. 344530**

**Site:** 850 Beacon Lakes Pkwy St  
Augustine  
**Site Address:** 850 Beacon Lakes Pkwy  
St Augustine FL 32092  
**Job No.:** 81700  
**Job Name:**  
**Order No.:**

**Equipment & Installation**

Work Order dated 5-24-24 to order Prox Cards

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

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

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

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

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

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

**How To Pay**

INVOICE NO. 344530



**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:** 07/10/2024      **AMOUNT DUE:** \$1,200.00

Please Reference: **344530**

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 GUARANTEED 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 supercedes 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  
9048684660  
172 Stokes Landing Rd.  
Saint Augustine, FL 32095  
CPC1459355



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

Invoice Number 5707  
Date of Issue 06/10/2024  
Due Date 06/20/2024  
Reference Tile Brush  

---

Amount Due (USD) \$38.00

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Description	Rate	Qty	Line Total
Tile Brush Delivered at request by Rich, 6/10/24	\$38.00	1	\$38.00
Approved	Subtotal		38.00
Amenity Repairs & Replace	Tax		0.00
001.320.57200.44200			
Rich Gray	Total		38.00
	Amount Paid		0.00
	Amount Due (USD)		\$38.00

Notes  
Delivered: 6/10/24. Thank you for your business!

Terms  
Net 10



# DOG WASTE DEPOT

12316 World Trade Dr. #102

San Diego, CA 92128

TEL: 800-678-1612

www.DogWasteDepot.com

1 320 53800 45006 Grounds

Maintenance Approved

Emily Wright 6.13.2024

# Invoice

Date	Invoice #
6/13/2024	713818

Bill To
Meadow View at Twin Creeks Accounts Payable 475 W. Town Place St Augustine, FL 32092

Ship To
Meadow View at Twin Creeks 850 Beacon Lake Pkwy Office: Jennifer Clark-Erickson St Augustine, FL 32095

PLEASE MAKE ALL CHECKS PAYABLE TO: "Dog Waste Depot"

ORDER#:	Rep	Ship Date	Via	Terms	PO#:	3RD Party Payment C...
B DWD-211682	DWD	6/13/2024	FEDEX	Net 30		

Quantity	Item Code	Description	Price Each	Amount
1	DEPOT-006B-4BND-GRN	Dog Waste Station Bundle Deal - Includes 4 Complete Stations Roll Bag with Round Mesh Can -Green	999.96	999.96T
1	DEPOT-333 Shipping	SUCCESS KIT-- 4 signs, 4 sign stakes, 100 door hangars Shipping  FedEx Package 1 Tracking #: 275875040317 FedEx Package 2 Tracking #: 275875042170 FedEx Package 3 Tracking #: 275875043783 FedEx Package 4 Tracking #: 275875045617	0.00 0.00	0.00T 0.00

<b>REMIT PAYMENT TO:</b> <b>Dog Waste Depot</b> <b>12316 World Trade Drive #102</b> <b>San Diego, CA 92128</b>  <b>FED ID# 27-4523962</b>	<b>Subtotal</b>	\$999.96
	<b>Sales Tax (0.0%)</b>	\$0.00
	<b>Total</b>	\$999.96
	<b>Payments</b>	\$0.00
	<b>Balance Due</b>	\$999.96

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

1 320 57200 45410 Gate Monitoring  
 Approved Emily Wright 6.12.2024

<h1>Invoice</h1>	
Invoice Number <b>742599</b>	Date <b>06/12/2024</b>
Customer Number <b>300380</b>	Due Date <b>08/01/2024</b>

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Meadow View at Twin Creeks CDD	300380		06/12/2024	08/01/2024

Quantity	Description	Months	Rate	Amount
1.00	Meadow View at Twin Creeks CDD - 850 Beacon Lake Pkwy, Saint Augustine, FL Add REs as of 5/31/24 06/01/2024 - 07/31/2024	2.00	\$16.00	\$32.00
			<b>Subtotal:</b>	<b>\$32.00</b>
	<b>Tax</b>			\$0.00
	<b>Payments/Credits Applied</b>			\$0.00
			<b>Invoice Balance Due:</b>	<b>\$32.00</b>

MyEnvera Count as of 5/31/24. 1 additional homes @ \$16.00 each

Date	Invoice #	Description	Amount	Balance Due
6/12/2024	742599	Monitoring Services	\$32.00	\$32.00

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

<h1>Invoice</h1>	
Invoice Number <b>742599</b>	Date <b>06/12/2024</b>
Customer Number <b>300380</b>	Due Date <b>08/01/2024</b>

**Net Due: \$32.00**  
**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

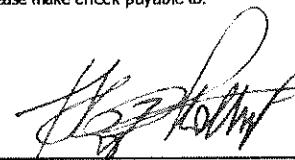
Community Development District  
Construction Phase 4 - HEARTWOOD

Construction Funding Request #6  
April 17, 2024

Req.	PAYEE		
97	<b>W. Gardner, LLC</b> Beacon Lake Phase 4 (Paving/Drainage) Application for Payment No. 22 (Feb 2024)	\$	4,493.73
98	<b>W. Gardner, LLC</b> Beacon Lake Phase 4 (Paving/Drainage) Application for Payment No. 23 Retainage (March 2024)	\$	183,389.30
99	<b>W. Gardner, LLC</b> Beacon Lake Phase 4 (Utilities) Application for Payment No. 22 (Feb 2024)	\$	67,096.28
100	<b>W. Gardner, LLC</b> Beacon Lake Phase 4 (Utilities) Application for Payment No. 23 (March 2024)	\$	1,123.43
101	<b>W. Gardner, LLC</b> Beacon Lake Phase 4 (Utilities) Application for Payment No. 24 Retainage (March 2024)	\$	152,948.88
102	<b>W. Gardner, LLC</b> Beacon Lake Phase 4 (Clearing/Earthwork) Application for Payment No. 23 Retainage (March 2024)	\$	31,062.53
103	<b>W. Gardner, LLC</b> Beacon Lake Phase 4 (Clearing/Earthwork) Application for Payment No. 24 (Feb 2024)	\$	151,058.99
	Quantum Reconciliation for Req 89 and 90 to be paid by Dreamfinders	\$	(197,349.00)
	<b>Total Funding Request</b>	\$	<b>393,824.14</b>

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



# LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

## AFFIDAVIT OF PUBLICATION

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

Saint Augustine FL 32092-3649


STATE OF WISCONSIN, COUNTY OF BROWN

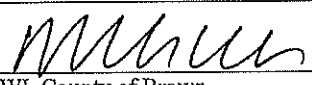
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of St Johns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

05/06/2024

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 05/06/2024

  
\_\_\_\_\_  
Legal Clerk

  
\_\_\_\_\_  
Notary, State of WI, County of Brown

My commission expires

8.25.26

Publication Cost:	\$95.84	
Order No:	10107211	# of Copies:
Customer No:	764130	0
PO #:	LSAR0092641	

**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 DEVEL-  
OPMENT DISTRICT  
NOTICE OF BOARD OF SUPERVI-  
SORS 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, May 16, 2024 at 10:00 a.m. at the Lake House Amenity Center located at 850 Beacon Lake Parkway, St. Augustine, Florida 32095, where the Board may consider any business that may properly come before it ("Meeting"). An electronic copy of the agenda may be obtained by contacting the office of the District Manager, c/o Governmental Management Services, LLC, at (904) 940-5850 or [orjoliver@gmsnf.com](mailto:orjoliver@gmsnf.com) ("District Manager's Office") and is also expected to be available on the District's website, [www.meadowviewattwincreeksccd.com](http://www.meadowviewattwincreeksccd.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 [oliver@gmsnf.com](mailto:oliver@gmsnf.com) for further accommodations.

James Oliver  
District Manager  
May 6 2024  
LSAR0092641

# LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

## AFFIDAVIT OF PUBLICATION

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:

05/16/2024

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 05/16/2024

Legal Clerk

*Keegan Clever*

*M. Verhagen*

Notary, State of WI, County of Brown

*8.25.26*

My commission expires

Publication Cost:	\$70.00	
Order No:	10150434	# of Copies:
Customer No:	764130	0
PO #:	LSAR0097477	

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

NOTICE OF QUALIFYING  
PERIOD FOR CANDIDATES  
FOR THE BOARD OF SUPERVI-  
SORS OF THE  
MEADOW VIEW AT TWIN  
CREEKS COMMUNITY DEVEL-  
OPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Meadow View at Twin Creeks Community Development District will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the St. Johns County Supervisor of Elections located at 4455 Avenue A, St. Augustine, Florida 32095, Phone (904) 823-2238. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Johns County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Meadow View at Twin Creeks Community Development District has two (2) seats up for election, specifically seats 1 and 3. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2024, and in the manner prescribed by law for general elections.

For additional information, please contact the St. Johns County Supervisor of Elections.

May 16 2024  
LSAR0097477





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

June 04, 2024

Invoice No: 214392

**Total This Invoice \$2,033.75**

Project 17348.03000 MV@TC CDD 2023/2024 General Consulting Services (WA 28)  
EMAIL COPY TO: BKOVAIC@BBXCAPITAL.COM  
ALSO SEND COPIES TO BERNADETTE PEREGINO-BPEREGRINO@GMSNF.COM

Work Description:  
Review and Prepare Monthly requisitions.  
Review and respond to fencing request for numerous lots in Meadow View CDD  
CDD Engineering Services.  
Attending CDD Meeting

**Professional Services rendered through May 25, 2024**

Phase 1. General Consulting Engineering Services

**Labor**

			Hours	Rate	Amount	
Senior Engineer/Senior Project Manager						
Lockwood, Scott	5/4/2024		3.50	215.00	752.50	
Lockwood, Scott	5/11/2024		1.50	215.00	322.50	
Lockwood, Scott	5/18/2024		2.50	215.00	537.50	
Engineer						
Sims, Daniel	5/18/2024		2.00	175.00	350.00	
Administrative Support						
Blair, Shelley	5/11/2024		.50	95.00	47.50	
Blair, Shelley	5/18/2024		.25	95.00	23.75	
	Totals		10.25		2,033.75	
	<b>Total Labor</b>					<b>2,033.75</b>

Billing Limits	Current	Prior	To-Date
Total Billings	2,033.75	8,770.25	10,804.00
Limit			15,000.00
Remaining			4,196.00

**Total this Phase \$2,033.75**

Phase XP. Expenses

**Total this Phase 0.00**

**Total This Invoice \$2,033.75**

# Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 26045  
Date 06/24/2024

---

SERVICE	AMOUNT
Project: Arbitrage - Series 2020A FYE 5/31/24 Arbitrage Services	
	\$ <u>600.00</u>
<b>Subtotal:</b>	<u>600.00</u>
Total	600.00
Current Amount Due	\$ <u>600.00</u>

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

Payment due upon receipt.



# HIGH TECH COMMERCIAL CLEANING

1 320 57200 45507  
Amenity-Janitorial  
Approved Emily  
Wright 6.20.2024

Invoice	
Date	Invoice #
7/1/2024	247546

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 July 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  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

# Invoice

Invoice #: 307  
Invoice Date: 5/31/2024  
Due Date: 5/31/2024  
Case:  
P.O. Number:

**Bill To:**

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

Description	Hours/Qty	Rate	Amount
Private Event Attendant through May 2024 <i>1,320.57 @ 00.45509</i>	49.87	26.50	1,321.56
<i>Jerry Lambert</i> <i>6-12-24</i>			

**Total** \$1,321.56

**Payments/Credits** \$0.00

**Balance Due** \$1,321.56

**MVTC CDD**

**PRIVATE EVENT ATTENDANT INVOICE DETAIL**

<b>Quantity</b>	<b>Description</b>	<b>Rate</b>	<b>Amount</b>
49.87	Private Event Attendant Covers May 2024	\$ 26.50	\$1,321.56
	TOTAL DUE:		<u>\$1,321.56</u>

Private Event Attendant 1.320.57200.45509

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/4/24	8.02	L.D.	Private Event Attendant
5/5/24	6.5	L.D.	Private Event Attendant
5/11/24	7	L.D.	Private Event Attendant
5/18/24	4.4	J.W.	Private Event Attendant
5/22/24	6.12	R.B.	Private Event Attendant
5/25/24	5.68	L.D.	Private Event Attendant
5/26/24	4.15	L.D.	Private Event Attendant
5/26/24	4	J.W.	Private Event Attendant
5/31/24	4	J.W.	Private Event Attendant
<b>TOTAL</b>	<u>49.87</u>		

Riverside Management Services, Inc  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

# Invoice

Invoice #: 308  
Invoice Date: 5/31/2024  
Due Date: 5/31/2024  
Case:  
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Special Event Assistant through May 2024 <i>1,320.575 00, 494 00</i>	14.78	26.50	391.67

*Jerry Lambert*  
6-12-24

<b>Total</b>	<b>\$391.67</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$391.67</b>

**MVTC CDD**

**SPECIAL EVENT ASSISTANT INVOICE DETAIL**

<b>Quantity</b>	<b>Description</b>	<b>Rate</b>	<b>Amount</b>
14.78	Special Event Assistant Covers May 2024	\$ 26.50	\$ 391.67
	TOTAL DUE:		<u>\$ 391.67</u>

Special Event Assistant 1.320.57200.49400



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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/10/24	3.57	J.W.	Special Event - Food Truck Friday
6/17/24	3.57	J.W.	Special Event - Food Truck Friday
5/24/24	3.57	J.W.	Special Event - Food Truck Friday
5/25/24	4.07	J.W.	Special Event - Summer Kick Off
<b>TOTAL</b>	<u>14.78</u>		

**Riverside Management Services, Inc**  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

# Invoice

Invoice #: 309  
Invoice Date: 5/31/2024  
Due Date: 5/31/2024  
Case:  
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Lifeguards through May 2024 <i>1,320.572.00.45501</i>	261.61	20.00	5,232.20
<i>Jerry Lambert</i> <i>6-12-24</i>			

<b>Total</b>	<b>\$5,232.20</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$5,232.20</b>

**MVTC CDD**  
**LIFEGUARD INVOICE DETAIL**

<b>Quantity</b>	<b>Description</b>	<b>Rate</b>	<b>Amount</b>
261.61	Lifeguard Services	\$ 20.00	\$ 5,232.20
	Covers May 2024		
	TOTAL DUE:		<u>\$ 5,232.20</u>

LIFEGUARDS #1.320.57200.45501

**MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT  
LIFEGUARD BILLABLE HOURS MAY 2024**

---

<b>Date</b>	<b>Hours</b>	<b>Employee</b>	<b>Description</b>
5/4/24	6.8	A.A.	Lifeguarding
5/4/24	6.83	E.H.	Lifeguarding
5/4/24	4.32	J.H.	Lifeguarding
5/4/24	4.23	B.S.	Lifeguarding
5/5/24	3.97	A.A.	Lifeguarding
5/5/24	6.97	K.G.	Lifeguarding
5/5/24	4.28	J.H.	Lifeguarding
5/5/24	4.27	E.H.	Lifeguarding
5/5/24	4.23	E.R.	Lifeguarding
5/11/24	6.97	K.G.	Lifeguarding
5/11/24	6.97	E.R.	Lifeguarding
5/11/24	4.25	B.S.	Lifeguarding
5/12/24	4.17	A.A.	Lifeguarding
5/12/24	6.83	K.G.	Lifeguarding
5/12/24	4.28	J.H.	Lifeguarding
5/12/24	3.62	E.R.	Lifeguarding
5/18/24	7	H.A.	Lifeguarding
5/18/24	4.33	J.H.	Lifeguarding
5/18/24	6.97	E.H.	Lifeguarding
5/18/24	4.48	E.R.	Lifeguarding
5/19/24	6.62	H.A.	Lifeguarding
5/19/24	6.75	V.G.	Lifeguarding
5/19/24	4.4	E.H.	Lifeguarding
5/19/24	4.28	J.H.	Lifeguarding
5/25/24	6.78	A.A.	Lifeguarding
5/25/24	6.8	H.A.	Lifeguarding
5/25/24	4.18	J.H.	Lifeguarding
5/26/24	6.82	A.A.	Lifeguarding
5/26/24	6.78	H.A.	Lifeguarding
5/26/24	4.4	E.H.	Lifeguarding
5/26/24	4.32	J.H.	Lifeguarding
5/27/24	6.82	A.A.	Lifeguarding
5/27/24	6.78	H.A.	Lifeguarding
5/27/24	6.72	K.J.G.	Lifeguarding
5/27/24	6.92	E.H.	Lifeguarding
5/28/24	6.77	A.A.	Lifeguarding
5/28/24	4.27	K.J.G.	Lifeguarding
5/28/24	6.88	E.H.	Lifeguarding
5/28/24	4.17	J.H.	Lifeguarding
5/29/24	6.77	A.A.	Lifeguarding
5/29/24	4.28	J.H.	Lifeguarding
5/29/24	4.13	B.S.	Lifeguarding
5/30/24	6.75	H.A.	Lifeguarding
5/30/24	4.27	J.H.	Lifeguarding
5/30/24	0.42	B.S.	Lifeguarding
5/31/24	4.33	A.A.	Lifeguarding
5/31/24	6.75	H.A.	Lifeguarding
5/31/24	6.68	E.H.	Lifeguarding

**TOTAL**      261.61

Riverside Management Services, Inc  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

# Invoice

Invoice #: 306  
Invoice Date: 5/31/2024  
Due Date: 5/31/2024  
Case:  
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Assistant Manager through May 2024 001,320,57200,415510	87.81	26.50	2,326.97
<i>Jerry Lambert</i> 6-12-24			

**Total** \$2,326.97

**Payments/Credits** \$0.00

**Balance Due** \$2,326.97

**MVTC CDD**  
**ASSISTANT MANAGER INVOICE DETAIL**

<b>Quantity</b>	<b>Description</b>	<b>Rate</b>	<b>Amount</b>
87.81	Assistant Manager Covers May 2024	\$ 26.50	\$ 2,326.97
	TOTAL DUE:		<u>\$ 2,326.97</u>

Facility Management 001.320,57200.45510

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


<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/1/24	2.38	E.W.	Facility Assistant
5/1/24	4.02	R.B.	Facility Assistant
5/2/24	2.3	E.W.	Facility Assistant
5/2/24	2.07	L.D.	Facility Assistant
5/3/24	4.28	E.W.	Facility Assistant
5/4/24	1.56	L.D.	Facility Assistant
5/5/24	2	L.D.	Facility Assistant
5/6/24	2	L.D.	Facility Assistant
5/7/24	2.13	L.D.	Facility Assistant
5/7/24	3.1	R.B.	Facility Assistant
5/8/24	2.2	L.D.	Facility Assistant
5/8/24	3.28	R.B.	Facility Assistant
5/9/24	2.25	L.D.	Facility Assistant
5/9/24	3.05	R.B.	Facility Assistant
5/11/24	1.57	L.D.	Facility Assistant
5/13/24	3.95	R.B.	Facility Assistant
5/14/24	7.82	L.D.	Facility Assistant
5/15/24	2.05	R.B.	Facility Assistant
5/16/24	2.1	R.B.	Facility Assistant
5/18/24	2.02	R.B.	Facility Assistant
5/19/24	2.2	J.W.	Facility Assistant
5/20/24	2.2	J.W.	Facility Assistant
5/21/24	2.22	J.W.	Facility Assistant
5/22/24	2.12	R.B.	Facility Assistant
5/23/24	2.2	L.D.	Facility Assistant
5/26/24	2	J.W.	Facility Assistant
5/27/24	4.05	R.B.	Facility Assistant
5/27/24	1.35	J.W.	Facility Assistant
5/28/24	6.12	J.W.	Facility Assistant
5/29/24	2.12	R.B.	Facility Assistant
5/30/24	4.1	J.W.	Facility Assistant
5/31/24	1	J.W.	Facility Assistant
<b>TOTAL</b>	<u>87.81</u>		

**Riverside Management Services, Inc**  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

# Invoice

Invoice #: 305  
Invoice Date: 6/1/2024  
Due Date: 6/1/2024  
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 - June 2024		5,416.67	5,416.67
1.320.57200.45500 - Facility Management - Meadow View - June 2024		7,154.25	7,154.25
 6-6-24			

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



# Meadow View at Twin Creeks

Community Development District  
Construction Phase 3B - BBX

Construction Funding Request #57  
April 16, 2024

**Req. PAYEE**

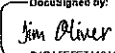
<b>146</b>	<b>West Orange Nurseries Inc</b> Beacon Lake Road Extension - Application No. 2 (March 2024)	\$	22,148.00
<b>147</b>	<b>Harbinger</b> Beacon Lakes Townhomes signage - Deposit Invoice 00000818	\$	3,080.00

**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



**INVOICE**

INVOICE #	INVOICE DATE
JAX 569068	8/2/2023
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
 PO Box 101017  
 Atlanta, GA 30392-1017

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

**Invoice Due Date:** September 1, 2023  
**Invoice Amount:** \$5,150.00

Description	Current Amount
Irrigation remediation at entrance	
Irrigation Repairs Approved Irrigation Repairs 001.320.53800.45009 Rich Gray	\$5,150.00
<b>Subtotal</b>	<b>\$5,150.00</b>
<b>Amount Paid</b>	<b>\$0.00</b>
<b>TOTAL</b>	<b>\$5,150.00</b>

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



**YELLOWSTONE**  
LANDSCAPE

**INVOICE**

INVOICE #	INVOICE DATE
JAX 569069	8/2/2023
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

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

**Invoice Due Date:** September 1, 2023

**Invoice Amount:** \$5,850.00

Description	Current Amount
Irrigation remediation at entrance	
Irrigation Repairs	\$5,850.00
Approved Irrigation Repairs 001.320.53800.45009 Rich Gray	
<b>Subtotal</b>	<b>\$5,850.00</b>
<b>Amount Paid</b>	<b>\$0.00</b>
<b>TOTAL</b>	<b>\$5,850.00</b>

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

*D.*

# Meadow View at Twin Creeks

Community Development District  
Construction Phase 3B - BBX

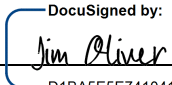
Construction Funding Request #58  
July 17, 2024

Req.	PAYEE		
148	<b>Harbinger</b> Beacon Lake Townhomes Signage - Invoice 2376	\$	3,080.00
149	<b>ETM</b> Beacon Lake-Phase 3A (WA#17) Invoice 211278 (November 2023)	\$	600.00
<b>Total Funding Request</b>		<b>\$</b>	<b>3,680.00</b>

Please make check payable to:

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

Signature:  \_\_\_\_\_  
Chairman/Vice Chairman

DocuSigned by:  
Signature:  \_\_\_\_\_  
Secretary/Asst. Secretary  
D1BA5E5E7410418...

**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	\$ 3,080.00
7/10/2024	149   ETM	Beacon Lake-Phase 3A (WA#17) Invoice 211278 (November 2023)	\$ 600.00
		<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>