

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

September 19, 2024

AGENDA

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

September 12, 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, September 19, 2024 at 10:00 a.m. at the Lake Houses at Beacon Lake, 850 Beacon Lake Parkway St. Augustine, Florida 32095.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment
- III. Approval of Minutes of the August 8, 2024 Meeting
- IV. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. Amenity Manager
 - E. Operations Manager
 1. Report
 2. Proposals for Holiday Lighting
- V. Ratification of the Engagement Letter with Grau & Associates for the Fiscal Year 2024 Audit
- VI. Consideration of Resolution 2024-08, Authorizing Investment of Funds with the State Board of Administration Account
- VII. Financial Reports

A. Financial Statements as of July 31, 2024

B. Assessment Receipts Schedule

C. Check Register

VIII. Other Business

IX. Supervisors' Requests and Audience Comments

X. Next Scheduled Meeting – October 17, 2024 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095

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

Present and constituting a quorum were:

Blaz Kovacic	Chairman
Aaron Lyman	Vice Chairman
Tyler Thors	Supervisor
Frank Arias	Supervisor
Marcy McBride <i>by phone</i>	Supervisor

Also present were:

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

The following is a summary of the discussions and actions taken at the August 8, 2024 meeting.

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes of the July 18, 2024 Meeting

There were no comments on the minutes.

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

FOURTH ORDER OF BUSINESS

Public Hearing for the Purpose of Adopting the Fiscal Year 2025 Budget

A. Overview of Budget

Mr. Oliver provided an overview of the line items that were increased for the fiscal year 2025 budget, noting the assessments are proposed to increase around 10%. The capital reserve contribution was reduced from \$100,000 to \$45,000 between the time the budget was approved and this meeting to reduce the impact on assessments.

On MOTION by Mr. Kovacic seconded by Mr. Arias with all in favor the public hearing was opened.

There being no comments from the members of the public, a motion to close the public hearing followed.

On MOTION by Mr. Kovacic seconded by Mr. Arias with all in favor the public hearing was closed.

B. Consideration of Resolution 2024-06, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2025

Ms. Buchanan stated that resolution 2024-06 authorizes District staff to finalize the budget and to move fund between line items as long as that movement does not exceed \$15,000 or 15% of the allocation.

On MOTION by Mr. Kovacic seconded by Mr. Thors with all in favor Resolution 2024-05, relating to annual appropriations and adopting the budget for Fiscal Year 2025 was approved.

C. Consideration of Resolution 2024-07, Imposing Special Assessments and Certifying an Assessment Roll

Ms. Buchanan stated that resolution 2024-07 puts the lien in place to secure funds for the budget just approved. It also authorizes the District to certify the assessment roll for collection.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being nothing to report, the next item followed.

B. District Engineer – Ratification of Requisition Nos. 148 and 149

Mr. Lockwood presented requisition numbers 148 and 149 payable to Harbinger and England Thims & Miller.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor requisition numbers 148 and 149 were ratified.

C. District Manager

1. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2025

Mr. Oliver presented a proposed meeting schedule for fiscal year 2025 including meetings on the third Thursday of each month at 10:00 a.m. at the Lake House at Beacon Lake.

On MOTION by Mr. Thors seconded by Mr. Kovacic with all in favor the fiscal year 2025 meeting schedule was approved as presented.

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

Mr. Oliver informed the Board that legislation has passed that requires special districts to adopt goals and objectives for each fiscal year and report at the end of the year if those goals and objectives were met. Included in the agenda package is a proposed annual reporting form drafted by GMS.

On MOTION by Mr. Thors seconded by Mr. Kovacic with all in favor the performance measures/standards and annual reporting form was approved as presented.

D. Amenity Manager

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

E. Operations Manager – Report

A copy of the operations report was included in the agenda package for the Board’s review. Mr. Gray informed the Board that the front entrance pond fountain motor was damaged due to fishing line getting wrapped around the impeller, so allowing fishing in ponds with fountains may be an issue going forward. He also informed the Board there is some land erosion in Phase 4. Dream Finders will be working with United Land Care to get that taken care of, as well as the dead palm trees on the berm.

Mr. Thors stated that there may be an irrigation problem at the Landings entry on the side close to Lakeside Park as it frequently puddles up.

Mr. Gray stated that it is due to runoff from the embankment. Box drains have been recommended; however he is looking at other options.

EIGHTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of June 30, 2024

Copies of the financial statements were included in the agenda package for the Board’s review.

B. Assessment Receipts Schedule

A copy of the assessment receipt schedule showing the on-roll assessments are 100% collected was included in the agenda package for the Board’s review.

C. Check Register

A copy of the check register totaling \$546,458.84 was included in the agenda package for the Board’s review.

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

D. Ratification of Construction Funding Request No. 58

A copy of construction funding request number 58, totaling \$3,680 was included in the agenda package for the Board’s review.

On MOTION by Mr. Kovacic seconded by Mr. Arias with all in favor construction funding request number 58 was ratified.

NINTH ORDER OF BUSINESS

Other Business

There being none the next item followed.

TENTH ORDER OF BUSINESS

Supervisors’ Requests and Audience Comments

Mr. Kovacic asked for residents to be patient with the school opening because Beacon Lake Parkway will look different between 7:00 and 8:00 a.m. He also acknowledged Herb Boyett of Floridian Property Management and his years processing applications on behalf of the homeowner’s association.

Jim McNamer stated that when he initially bought his home, the docks were supposed to be shared between two houses and that changed to every other house. With there being no motorized watercraft on the lake, it seems like it’s not a big deal to allow people to have docks on their property if they choose to do so.

Mr. Kovacic stated that the end result of a conversation between the attorneys and Toll Brothers was that the shared docks are not an option because the two homeowners would have to enter into an agreement to maintain that dock, and there would also have to be a tri-party agreement with the HOA, the homeowners and the CDD, and what if one homeowner likes it, but the other doesn’t, so that was scrapped very early on.

Mr. Thors stated that he believes the architectural review board guidelines has a section on docks that still goes to the previous policy.

Mr. Kovacic stated that is an oversight and he would encourage the homeowner’s association to reach out to the management company to clean that up.

Jim McNamer suggested leaving the three palm trees at the roundabout lit with white lights year-round.

Mr. Lyman directed Mr. Gray to get a quote from the lighting vendor to bring to the Board for review that includes an annual maintenance cost.

Mr. Kovacic recommended asking the nearby residents if they would object to the trees being lit year-round.

A resident stated that there appears to be no community service officer available for the school traffic and asked if that's something that can be requested.

Mr. Lyman stated that the request would have to go to the county.

ELEVENTH ORDER OF BUSINESS

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

TWELFTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

E.

1.

Meadow View at Twin Creeks

9/19/2024

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
September 19th, 2024

To: Board of Supervisors

From: Rich Gray
Manager Of Operations

Jennifer Clark-Erickson
Amenity Manager

RE: Beacon Lake Field Operations & Amenity Management Report – September 19th, 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 – 2nd and 4th Thursday monthly
- Pilates Yoga Fusion classes are offered every Tuesday morning by a certified fitness instructor.
- Beacon Lake Bunco – 2nd Tuesday Monthly
- Mexican Train Dominoes – Last Wednesday Monthly
- Book Club - 2nd Wednesday monthly.
- Whiskey Club – The last Friday each month 7pm
- Euchre – this club is gaining momentum
- Rubix Cube – lots of school aged kids are loving this group
- Wine Club 3rd Thursday each month 7pm
- Kids STEM Robotics
- Comedy Show – sold out show, mixed reviews
- Back to School Party – went well
- Labor Day Bash – went well, not as many residents for this event
- Event Survey – sent out on 9.7.2024 – We have received some really good feedback from the 2024 event year. We plan to make some changes to the events to reflect the changing communities needs. Residents spoke well of staff and the larger events. Most want a decrease to events with bouncers. We have received requests for off site events such as winery tours, springs trips and holiday light bus tours.
- Kids and Adult Bingo – the kids bingo always draws a crowd, the adult bingo has a smaller following.
- Upcoming Events – Trunk or Treat 10.25.2024
- Upcoming Events – Food Drive November 2024
- Upcoming Event – Cooking for Kids – November 2024 – paid tickets to be sold by vendor
- Upcoming Events – Cooking Demo – November 2024

Weekly Maintenance Responsibilities

Listed below are weekly maintenance Responsibilities:

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

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



Completed Projects

- Yellowstone completed the fall annual rotation, transplanting the Blue Daze throughout selected areas in the development and adding topsoil to the Entrance landing beds to help with water retention and to direct runoff to drain properly.
- Atlantic security completed the needed repairs to the outdoor pool bathroom key locks and access systems on Men and Women's, did camera adjustments to selected areas for better viewing, and repaired a damaged communication line on the back pool deck.
- East Coast Wells completed the repairs needed to the exit well, and Hutchinson well and ran testing diagnostics on the lift station well, all testing and repairs have been completed and verified. (2) wells need to have the meter readers replaced as they have water damage and cannot read. I'm working with the manufacturer to get items replaced under warranty as these were replaced less than a year ago.
- Turner Pest Control completed their monthly treatments, focusing on the cobwebs and additional ant issues that currently are present around the Amenity Center.
- Southeast Fitness repair completed the needed repairs to the elliptical and treadmill, the additional repairs to the framing covers and rowing machine will be completed by the end of the month.
- RMS completed the directed installation of the bollards and signage located at 500 Loosestrife Way green space easement.
- RMS completed the installation of the Pickleball Shields and made additional adjustments to the angled lighting.
- RMS did touch-up painting in the gym and social room, with the continued expectation to move forward with additional touch-ups in the social room, bathrooms, hallways, and lakeside park.

Conclusion

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



2.

ACCEPT

Dream Lights of Florida Estimate

Date: Aug 19, 2024
No. 1712

Dream Lights of Florida

1029 Blanding Boulevard
Suite 706
Orange Park, FL 32065
904-404-5483 Office
www.dreamlightsfl.com
info@dreamlightsfl.com



Presented To:

Meadow View At Twin Creeks Cdd
Rich Gray
850 Beacon Lake Parkway
St. Augustine, FL 32095
904-759-8890 Rich Gray
rgray@rmsnf.com

Date	Description of Service	Amount
Aug 19, 2024	Line roofline in Lights - Lighthouse	\$1,260.00
	60" Lighted Wreath - Lighthouse	\$1,050.00
	Spotlights - Lighthouse	\$2,000.00
	36" Lighted Wreath - Main Ent	\$796.00
	Lit Garland	\$1,050.00
	Light Topiaries in WW - Main entrance	\$315.00
	Light Pole Decor - Main Ent	\$3,000.00
	Base Wrap Trees and animated snow tubes	\$3,300.00
	Light Plants in pots - Roundabout	\$450.00
	Light Palms up to 20' - Roundabout: Candy Cane	\$625.00
	Light Tree tops in island - Roundabout: Red/Grn	\$875.00
	Line Roof of Amenity Center - Front	\$1,680.00
	Line Roof of Amenity Center - Rear	\$1,225.00
	Light Palm Trunk up to approx 15' - Lakehouse	\$390.00
	Light Palm Trunk up to approx 20'	\$500.00
	Light Palm Trunk up to aprox 20' - Pool: Candy Cane Alternating	\$2,500.00
	48" Lighted Wreath - Lakehouse	\$1,300.00
	Line Gazebo Ridges - Lakehouse Pool	\$275.00
Aug 19, 2024	36" Lighted Wreath - Publix Ent	\$796.00
	Lit Garland - Publix Ent	\$700.00
	Light Topiaries in pots - Publix Ent	\$270.00
	Base Wrap Tree and Animated snow tubes - Publix Ent	\$2,200.00

36" Lighted Wreath - Harborside	\$796.00
Lit Garland - Harborside	\$700.00
Light Trees in pots - Harborside	\$525.00
36" Lighted Wreath - Landing	\$796.00
48" Lighted Wreath	\$975.00
Lit Garland - Landing	\$700.00
24" Lighted Wreath - Landing walking gate	\$250.00
Iine roof at Landing Park	\$700.00
48" Lighted Wreath - Landing Gazebo	\$650.00
Additional Plugs and Wires	\$1,348.50

Total	\$33,997.50
Deposit Due (50%)	\$16,998.75

Thank you for allowing us the opportunity to present our service to you!

By accepting this estimate, you are agreeing to our [Terms of Service](#)

ACCEPT

Dream Lights of Florida Estimate

Date: Sep 9, 2024
No. 1725

Dream Lights of Florida

1029 Blanding Boulevard
Suite 706
Orange Park, FL 32065
904-404-5483 Office
www.dreamlightsfl.com
info@dreamlightsfl.com



Presented To:

Meadow View At Twin Creeks Cdd
Rich Gray
850 Beacon Lake Parkway
St. Augustine, FL 32095
904-759-8890 Rich Gray
rgray@rmsnf.com

Date	Description of Service	Amount
Sep 9, 2024	Permanent Lighting on Palms in Roundabout	\$1,995.00

Total	\$1,995.00
Deposit Due (50%)	\$997.50

Thank you for allowing us the opportunity to present our service to you!

By accepting this estimate, you are agreeing to our [Terms of Service](#)

P R O P O S A L

Humbug Holiday Lighting of Jacksonville-St Augustine-St Johns
101 Marketside Avenue
Unit 404, #181
Ponte Vedra Beach, FL 32081
(904) 999-0110



h1@humbugholidaylighting.com

<https://humbugholidaylighting.com/staugustine-fl/>

Billing Address

Meadow View at Twin Creeks
CDD
850 Beacon Lake Parkway
St Augustine, FL 32095
(904) 759-8890
RGray@rmsnf.com

Service Address

Rich Gray
850 Beacon Lake Parkway
St. Augustine, FL 32095
(904) 759-8890

Date	April 29, 2024
Total	\$34,625.10

2 0 2 4 C H R I S T M A S P R O P O S A L

This proposal expires on 11/30/2024

N O T E S

This pricing is for a 1-year agreement. If the board would like to take advantage of a 3-year or 5-year contract discount, the pricing would be reduced as following, for each year:

3-year Contract: 5% each year

5-year Contract: 7.5% each year

This proposal contains 23 options. Be sure to click the checkboxes below for the options you want to include.

Item	Description	Amount
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<input type="checkbox"/> Main Entrance-Monument		\$1,536.00
C9 Lighting Cord-Level 1	C9 Lighting Cord	
C9 Warm White Bulbs	C9 Warm White Bulbs	
36" Unlit Wreath	36" Non-Lit Sequoia Wreath	
18" Nylon Red Bow w/Gold Trim	18" Nylon Red Bow w/Gold Trim	
<input type="checkbox"/> Main Entrance Spiral Bushes		\$270.00
WW, 5mm Coaxial Mini, 70Lt, 4in spacing	WW, 5mm Coaxial Mini, 70Lt, 4in spacing	
<input type="checkbox"/> Main Entrance Trees		\$2,322.66
12L Wall Washer / Floodlight, RGBWA+UV (6 in 1)	FLOOD LIGHT, 36W, LED	
WW, 5mm Coaxial Mini, 70Lt, 4in spacing	WW, 5mm Coaxial Mini, 70Lt, 4in spacing	
<input type="checkbox"/> Main Entrance-Light Poles		\$2,700.00
36" Light Pole Snowflake	3' Diamond Snowflake	
<input type="checkbox"/> Main Entrance-Lighthouse		\$2,329.00
C9 Lighting Cord-Level 1	C9 Lighting Cord	
C9 Lighting Cord-Level 3	C9 Lighting Cord	
C9 Warm White Bulbs	C9 Warm White Bulbs	
60" Pre-Lit LED Wreath, Warm White	60" Pre-Lit Sequoia LED Wreath, Warm White, 400 Lts	
30" Nylon Red Bow w/Gold Trim	30" Nylon Red Bow w/Gold Trim	
<input type="checkbox"/> Publix Entrance-Monument		\$1,516.00
C9 Lighting Cord-Level 1	C9 Lighting Cord	

C9 Warm White Bulbs	C9 Warm White Bulbs	
36" Pre-Lit LED Wreath, Pure White	36" Pre-Lit Oregon Fir LED Wreath, Pure White, 250 Lts	
18" Nylon Red Bow w/Gold Trim	18" Nylon Red Bow w/Gold Trim	
<input type="checkbox"/> Publix Entrance-Plant Pots		\$630.00
LED Light Burst Plants	Warm White	
<input type="checkbox"/> Publix Entrance-Trees		\$640.00
WW, 5mm Coaxial Mini, 70Lt, 4in spacing	WW, 5mm Coaxial Mini, 70Lt, 4in spacing	
<input type="checkbox"/> Publix Entrance Trees		\$1,100.44
12L Wall Washer / Floodlight, RBGWA+UV (6 in 1)	FLOOD LIGHT, 36W, LED	
<input type="checkbox"/> Harborside Monument		\$1,269.00
C9 Lighting Cord-Level 1	C9 Lighting Cord	
C9 Warm White Bulbs	C9 Warm White Bulbs	
36" Pre-Lit LED Wreath, Warm White	36" Pre-Lit Oregon Fir LED Wreath, Warm White, 150 Lts	
18" Nylon Red Bow w/Gold Trim	18" Nylon Red Bow w/Gold Trim	
<input type="checkbox"/> Lakehouse Roofline		\$4,277.00
C9 Lighting Cord-Level 1	C9 Lighting Cord	
<input type="checkbox"/> Lakehouse-Wreaths		\$1,400.00
48" Pre-Lit LED Wreath, Warm White,	48" Pre-Lit Sequioa LED Wreath, Warm White, 200 Lts	
<input type="checkbox"/> Lakehouse Front Palms		\$640.00

WW, 5mm Coaxial Mini, 70Lt, 4in spacing	WW, 5mm Coaxial Mini, 70Lt, 4in spacing	
RED, 5mm Coaxial Mini, 70Lt, 4in spacing	RED, 5mm Coaxial Mini, 70Lt, 4in spacing	
<input type="checkbox"/> Pool Palms		\$2,392.00
WW, 5mm Coaxial Mini, 70Lt, 4in spacing	WW, 5mm Coaxial Mini, 70Lt, 4in spacing	
RED, 5mm Coaxial Mini, 70Lt, 4in spacing	RED, 5mm Coaxial Mini, 70Lt, 4in spacing	
<input type="checkbox"/> Gazebo		\$689.00
C9 Lighting Cord-Level 1	C9 Lighting Cord	
C9 Warm White Bulbs	C9 Warm White Bulbs	
<input type="checkbox"/> Landing Entrance		\$1,236.00
C9 Lighting Cord-Level 1	C9 Lighting Cord	
C9 Warm White Bulbs	C9 Warm White Bulbs	
36" Pre-Lit LED Wreath, Warm White	36" Pre-Lit Oregon Fir LED Wreath, Warm White, 150 Lts	
18" Nylon Red Bow w/Gold Trim	18" Nylon Red Bow w/Gold Trim	
24" Pre-Lit Sequioa LED Wreath, Warm White, 50 Lts	24" Pre-Lit Sequioa LED Wreath, Warm White, 50 Lts	
15" Nylon Red Bow w/Gold Trim	15" Nylon Red Bow w/Gold Trim	
<input type="checkbox"/> Lakeside Park Monument		\$429.00
C9 Lighting Cord-Level 1	C9 Lighting Cord	
C9 Warm White Bulbs	C9 Warm White Bulbs	

24" Pre-Lit Sequioa LED Wreath, Warm White, 50 Lts	24" Pre-Lit Sequioa LED Wreath, Warm White, 50 Lts	
15" Nylon Red Bow w/Gold Trim	15" Nylon Red Bow w/Gold Trim	
<input type="checkbox"/> Lakeside Palms		\$768.00
WW, 5mm Coaxial Mini, 70Lt, 4in spacing	WW, 5mm Coaxial Mini, 70Lt, 4in spacing	
RED, 5mm Coaxial Mini, 70Lt, 4in spacing	RED, 5mm Coaxial Mini, 70Lt, 4in spacing	
<input type="checkbox"/> Lakeside Building		\$1,325.00
C9 Lighting Cord-Level 1	C9 Lighting Cord	
C9 Warm White Bulbs	C9 Warm White Bulbs	
48" Pre-Lit LED Wreath, Warm White,	48" Pre-Lit Sequioa LED Wreath, Warm White, 200 Lts	
<input type="checkbox"/> Lighthouse Columns		\$436.00
36" Pre-Lit LED Wreath, Warm White	36" Pre-Lit Oregon Fir LED Wreath, Warm White, 150 Lts	
<input type="checkbox"/> Roundabout-Year Round Option		\$6,720.00
WW, 5mm Coaxial Mini, 70Lt, 4in spacing	WW, 5mm Coaxial Mini, 70Lt, 4in spacing	
	Main Entrance-Monument	\$1,536.00
	Main Entrance Spiral Bushes	\$270.00
	Main Entrance Trees	\$2,322.66
	Main Entrance-Light Poles	\$2,700.00
	Main Entrance-Lighthouse	\$2,329.00
	Publix Entrance-Monument	\$1,516.00

Publix Entrance-Plant Pots	\$630.00
Publix Entrance-Trees	\$640.00
Publix Entrance Trees	\$1,100.44
Harborside Monument	\$1,269.00
Lakehouse Roofline	\$4,277.00
Lakehouse-Wreaths	\$1,400.00
Lakehouse Front Palms	\$640.00
Pool Palms	\$2,392.00
Gazebo	\$689.00
Landing Entrance	\$1,236.00
Lakeside Park Monument	\$429.00
Lakeside Palms	\$768.00
Lakeside Building	\$1,325.00
Lighthouse Columns	\$436.00
Roundabout-Year Round Option	\$6,720.00
Subtotal	\$34,625.10
Tax	\$0.00
Total	\$34,625.10

P I C T U R E S







TERMS AND CONDITIONS

1. Typical Project Invoicing & Payments

- Our packages start at \$900 and increase from there. With that, all projects must meet the minimum requirement of \$900, unless otherwise approved by **Humbug Holiday Lighting**.
- Upon acceptance of project – 50% of project total is due upon acceptance of proposal, unless you take advantage of our *Monthly Payment Plan* option before the end of August each year.
- All deposits are non-refundable.

- A credit card is required on file to take advantage of our *Monthly Payment Plan*, and payments will be ran each month using that card.
- For those not taking advantage of our *Monthly Payment Plan* option, all remaining project total is due upon completion of installation. The credit card on file will be ran automatically upon completion of install.
- If for some reason full payment for all products, items and services is not received one month after installation completion, **Humbug Holiday Lighting** will assess late fees of 5% accruing monthly on the unpaid balances, until payment is received in full and credited to the purchaser's account.
- All received payments will be first applied to any outstanding late fees, then to the remainder of the unpaid balance.
- If payments are not made as required, **Humbug Holiday Lighting** will consider the account in default and the customer will be responsible for the cost of collections, including reasonable attorney fees, as allowed by law.
- **Humbug Holiday Lighting** reserves the right to decline any service to be performed, or reimbursing a customer for payment received for said service.

2. Lighting, Displays, & Decorations Maintenance

- If any lights stop working, or there are issues with decorations and displays, minor maintenance is free of charge. Simply contact us at 904-999-0110 and someone will be there to help ASAP. However, restrictions do apply:
- **Humbug Holiday Lighting** will only repair lights and decorations that were provided by, and installed by **Humbug Holiday Lighting**. No items installed or provided by the client will be the responsibility of **Humbug Holiday Lighting**.
- Additionally, no customer-owned lighting or other electrical items are allowed to be plugged/tapped into the wiring and lights provided by **Humbug Holiday Lighting**.
- **Humbug Holiday Lighting** will continue to service decorations and displays free of charge until December 24th. After that point, a maintenance charge will be incurred if service is requested.
- All agreements are contingent upon circumstances beyond our control, including but not limited to weather emergencies, national emergencies, acts of vandalism, theft, terrorism, changes in trade legislation, and labor disruption.

- Repair or replacement for damage to decorations and/or lighting not caused by “Acts of God” is billed hourly at a rate of \$85/hour, with a minimum of 2 hours. Any materials that need to be replaced will be billed accordingly. (Ex. Damage to driveway stakes/lights due to someone driving a car over them when exiting driveway). (Ex. Weed eater/edger cuts an electrical line.)
- If any decorations/displays/lights need repair, we will do our best to be there within a 24-48 hour period but cannot guarantee that time frame depending on current schedule, weather, staffing and possible extenuating circumstances.
- **The customer is responsible for ensuring proper electrical supply availability of outdoor 120v plug electrical outlets.** Our installation requires functional 120v plug outlets. If there are no functional 120v plugs, or not enough 120v plug outlets, the install will be delayed until a hired electrician installs the necessary plugs required for install. The customer may be responsible for arranging the licensed electrician to install the necessary 120v plug outlets.

3. Installation Dates

- All of our installation dates are on a first come first serve basis. This includes everyone who takes advantage of our *Monthly Payment Plan*.
- **Humbug Holiday Lighting** will try to accommodate specific requests to install displays by a certain date but cannot make any guarantees because of weather, possible staffing issues and schedule availability.
- Clients are given a date range, usually a 5-day window in which we will arrive to install, but these dates may change depending on weather conditions or other unforeseen circumstances.
- **Humbug Holiday Lighting** will do its best to honor any installation window that it provides but clients must understand that changes do happen. **Humbug Holiday Lighting** is not responsible for any damages occurring from not performing an installation by a specific time frame.
- All clients that take advantage of our Early Install Discount, are provided the option of having wreaths hung up later, typically right after Thanksgiving.
- Our company is closed and not available to do work for clients on the following dates: Thanksgiving Day and the subsequent day after, as well as Dec. 24th – Dec 26th, we are usually closed for service calls on weekends as well, but may be available for emergencies or special issues. **Humbug Holiday Lighting** has some projects that take precedence and may cause blackout dates for availability.

4. Removal and Storage

- Removals begin on or around January 2nd of each year and continue until necessary.
- If you want to guarantee an “Early Removal” for the time December 25 and no later than Jan 7th, there is the “Early Takedown” Option available on every proposal.
- If you want to retain the lights and material past January 15th, but no later than Feb 1st, there is a “Late Takedown” option available on each proposal.
- For those not taking advantage of any early or later install option, removal of decorations is scheduled by geographic location in order to maximize efficiency. Our goal is to have your holiday lights removed before January 21st, but we cannot always guarantee this time frame due to weather, which delays takedowns, coupled number of clients we have.
- All materials provided by **Humbug Holiday Lighting** are owned solely by **Humbug Holiday Lighting**. **At no time will the client assume ownership of materials used.**
- **At no time is the client allowed to hire another company or person to takedown our lights.** Please call the office for any pressing issues or concerns.

5. Billing Errors

- Please notify **Humbug Holiday Lighting** within 7 days of receiving your bill if there are any errors or discrepancies. After 7 days, it is assumed that all billing is correct and any changes may not be authorized.

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8. Media Release

- Upon acceptance of the proposal I/we hereby grant **Humbug Holiday Lighting** permission to use my/our likeness in a photograph,

video, or other digital media in all of its publications, including web-based publications, without payment or other consideration. I understand and agree that all these materials will become the property of **Humbug Holiday Lighting** and will not be returned. I/we hereby irrevocably authorize **Humbug Holiday Lighting** to edit, alter, copy, exhibit, publish, or distribute these photos for any lawful business purpose. In addition, I waive any right to inspect or approve the finished product wherein my/our likeness appears. Additionally, I/we waive any right to royalties or other compensation arising or related to the use of the photo. I hereby hold harmless, release, and forever discharge **Humbug Holiday Lighting** from all claims, liabilities, demands, and causes of action in which I, my heirs, representatives, executors, administrators, employees, or any other persons acting on our behalf by reason of authorization.

Humbug Holiday Lighting is a trade name of *Last Man Out Enterprises, LLC*. By agreeing to this contract, client is agreeing to enter into a working contract with *Last Man Out Enterprises, LLC*.

Click [here](#) if you no longer wish to receive notifications or related information about this proposal.

P R O P O S A L

Humbug Holiday Lighting of Jacksonville-St Augustine-St Johns
101 Marketside Avenue
Unit 404, #181
Ponte Vedra Beach, FL 32081
(904) 999-0110



h1@humbugholidaylighting.com

<https://humbugholidaylighting.com/staugustine-fl/>

Billing Address

Meadow View at Twin Creeks
CDD
850 Beacon Lake Parkway
St Augustine, FL 32095
(904) 759-8890
RGray@rmsnf.com

Service Address

Rich Gray
850 Beacon Lake Parkway
St. Augustine, FL 32095
(904) 759-8890

Date	April 29, 2024
Total	\$30,145.10

2 0 2 4 C H R I S T M A S P R O P O S A L

This proposal expires on 11/30/2024

N O T E S

This pricing is for a 1-year agreement. If the board would like to take advantage of a 3-year or 5-year contract discount, the pricing would be reduced as following, for each year:

3-year Contract: 5% each year

5-year Contract: 7.5% each year

This proposal contains 23 options. Be sure to click the checkboxes below for the options you want to include.

Item	Description	Amount
------	-------------	--------

<input type="checkbox"/> Main Entrance-Monument		\$1,536.00
C9 Lighting Cord-Level 1	C9 Lighting Cord	
C9 Warm White Bulbs	C9 Warm White Bulbs	
36" Unlit Wreath	36" Non-Lit Sequoia Wreath	
18" Nylon Red Bow w/Gold Trim	18" Nylon Red Bow w/Gold Trim	
<input type="checkbox"/> Main Entrance Spiral Bushes		\$270.00
WW, 5mm Coaxial Mini, 70Lt, 4in spacing	WW, 5mm Coaxial Mini, 70Lt, 4in spacing	
<input type="checkbox"/> Main Entrance Trees		\$2,322.66
12L Wall Washer / Floodlight, RGBWA+UV (6 in 1)	FLOOD LIGHT, 36W, LED	
WW, 5mm Coaxial Mini, 70Lt, 4in spacing	WW, 5mm Coaxial Mini, 70Lt, 4in spacing	
<input type="checkbox"/> Main Entrance-Light Poles		\$2,700.00
36" Light Pole Snowflake	3' Diamond Snowflake	
<input type="checkbox"/> Main Entrance-Lighthouse		\$2,329.00
C9 Lighting Cord-Level 1	C9 Lighting Cord	
C9 Lighting Cord-Level 3	C9 Lighting Cord	
C9 Warm White Bulbs	C9 Warm White Bulbs	
60" Pre-Lit LED Wreath, Warm White	60" Pre-Lit Sequoia LED Wreath, Warm White, 400 Lts	
30" Nylon Red Bow w/Gold Trim	30" Nylon Red Bow w/Gold Trim	
<input type="checkbox"/> Publix Entrance-Monument		\$1,516.00
C9 Lighting Cord-Level 1	C9 Lighting Cord	

C9 Warm White Bulbs	C9 Warm White Bulbs	
36" Pre-Lit LED Wreath, Pure White	36" Pre-Lit Oregon Fir LED Wreath, Pure White, 250 Lts	
18" Nylon Red Bow w/Gold Trim	18" Nylon Red Bow w/Gold Trim	
<input type="checkbox"/> Publix Entrance-Plant Pots		\$630.00
LED Light Burst Plants	Warm White	
<input type="checkbox"/> Publix Entrance-Trees		\$640.00
WW, 5mm Coaxial Mini, 70Lt, 4in spacing	WW, 5mm Coaxial Mini, 70Lt, 4in spacing	
<input type="checkbox"/> Publix Entrance Trees		\$1,100.44
12L Wall Washer / Floodlight, RBGWA+UV (6 in 1)	FLOOD LIGHT, 36W, LED	
<input type="checkbox"/> Harborside Monument		\$1,269.00
C9 Lighting Cord-Level 1	C9 Lighting Cord	
C9 Warm White Bulbs	C9 Warm White Bulbs	
36" Pre-Lit LED Wreath, Warm White	36" Pre-Lit Oregon Fir LED Wreath, Warm White, 150 Lts	
18" Nylon Red Bow w/Gold Trim	18" Nylon Red Bow w/Gold Trim	
<input type="checkbox"/> Lakehouse Roofline		\$4,277.00
C9 Lighting Cord-Level 1	C9 Lighting Cord	
<input type="checkbox"/> Lakehouse-Wreaths		\$1,400.00
48" Pre-Lit LED Wreath, Warm White,	48" Pre-Lit Sequioa LED Wreath, Warm White, 200 Lts	
<input type="checkbox"/> Lakehouse Front Palms		\$640.00

WW, 5mm Coaxial Mini, 70Lt, 4in spacing	WW, 5mm Coaxial Mini, 70Lt, 4in spacing	
RED, 5mm Coaxial Mini, 70Lt, 4in spacing	RED, 5mm Coaxial Mini, 70Lt, 4in spacing	
<input type="checkbox"/> Pool Palms		\$2,392.00
WW, 5mm Coaxial Mini, 70Lt, 4in spacing	WW, 5mm Coaxial Mini, 70Lt, 4in spacing	
RED, 5mm Coaxial Mini, 70Lt, 4in spacing	RED, 5mm Coaxial Mini, 70Lt, 4in spacing	
<input type="checkbox"/> Gazebo		\$689.00
C9 Lighting Cord-Level 1	C9 Lighting Cord	
C9 Warm White Bulbs	C9 Warm White Bulbs	
<input type="checkbox"/> Roundabout-Seasonal		\$2,240.00
WW, 5mm Coaxial Mini, 70Lt, 4in spacing	WW, 5mm Coaxial Mini, 70Lt, 4in spacing	
RED, 5mm Coaxial Mini, 70Lt, 4in spacing	RED, 5mm Coaxial Mini, 70Lt, 4in spacing	
<input type="checkbox"/> Landing Entrance		\$1,236.00
C9 Lighting Cord-Level 1	C9 Lighting Cord	
C9 Warm White Bulbs	C9 Warm White Bulbs	
36" Pre-Lit LED Wreath, Warm White	36" Pre-Lit Oregon Fir LED Wreath, Warm White, 150 Lts	
18" Nylon Red Bow w/Gold Trim	18" Nylon Red Bow w/Gold Trim	
24" Pre-Lit Sequioa LED Wreath, Warm White, 50 Lts	24" Pre-Lit Sequioa LED Wreath, Warm White, 50 Lts	
15" Nylon Red Bow w/Gold Trim	15" Nylon Red Bow w/Gold Trim	

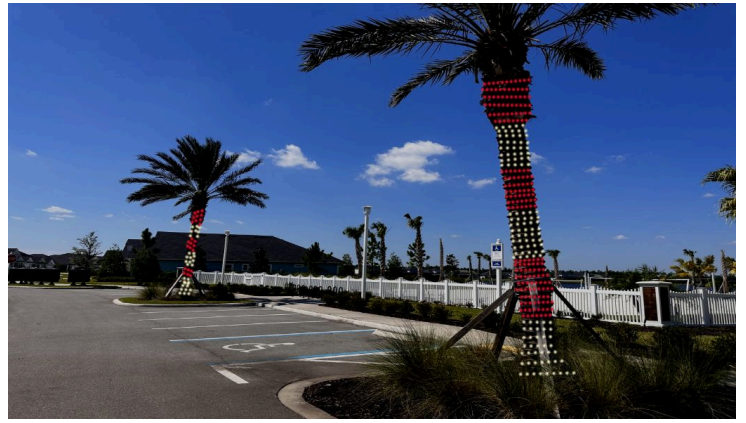
<input type="checkbox"/> Lakeside Park Monument		\$429.00
C9 Lighting Cord-Level 1	C9 Lighting Cord	
C9 Warm White Bulbs	C9 Warm White Bulbs	
24" Pre-Lit Sequioa LED Wreath, Warm White, 50 Lts	24" Pre-Lit Sequioa LED Wreath, Warm White, 50 Lts	
15" Nylon Red Bow w/Gold Trim	15" Nylon Red Bow w/Gold Trim	
<input type="checkbox"/> Lakeside Palms		\$768.00
WW, 5mm Coaxial Mini, 70Lt, 4in spacing	WW, 5mm Coaxial Mini, 70Lt, 4in spacing	
RED, 5mm Coaxial Mini, 70Lt, 4in spacing	RED, 5mm Coaxial Mini, 70Lt, 4in spacing	
<input type="checkbox"/> Lakeside Building		\$1,325.00
C9 Lighting Cord-Level 1	C9 Lighting Cord	
C9 Warm White Bulbs	C9 Warm White Bulbs	
48" Pre-Lit LED Wreath, Warm White,	48" Pre-Lit Sequioa LED Wreath, Warm White, 200 Lts	
<input type="checkbox"/> Lighthouse Columns		\$436.00
36" Pre-Lit LED Wreath, Warm White	36" Pre-Lit Oregon Fir LED Wreath, Warm White, 150 Lts	
	Main Entrance-Monument	\$1,536.00
	Main Entrance Spiral Bushes	\$270.00
	Main Entrance Trees	\$2,322.66
	Main Entrance-Light Poles	\$2,700.00
	Main Entrance-Lighthouse	\$2,329.00

Publix Entrance-Monument	\$1,516.00
Publix Entrance-Plant Pots	\$630.00
Publix Entrance-Trees	\$640.00
Publix Entrance Trees	\$1,100.44
Harborside Monument	\$1,269.00
Lakehouse Roofline	\$4,277.00
Lakehouse-Wreaths	\$1,400.00
Lakehouse Front Palms	\$640.00
Pool Palms	\$2,392.00
Gazebo	\$689.00
Roundabout-Seasonal	\$2,240.00
Landing Entrance	\$1,236.00
Lakeside Park Monument	\$429.00
Lakeside Palms	\$768.00
Lakeside Building	\$1,325.00
Lighthouse Columns	\$436.00
Subtotal	\$30,145.10
Tax	\$0.00
Total	\$30,145.10

P I C T U R E S







TERMS AND CONDITIONS

1. Typical Project Invoicing & Payments

- Our packages start at \$900 and increase from there. With that, all projects must meet the minimum requirement of \$900, unless otherwise approved by **Humbug Holiday Lighting**.
- Upon acceptance of project – 50% of project total is due upon acceptance of proposal, unless you take advantage of our *Monthly Payment Plan* option before the end of August each year.
- All deposits are non-refundable.

- A credit card is required on file to take advantage of our *Monthly Payment Plan*, and payments will be ran each month using that card.
- For those not taking advantage of our *Monthly Payment Plan* option, all remaining project total is due upon completion of installation. The credit card on file will be ran automatically upon completion of install.
- If for some reason full payment for all products, items and services is not received one month after installation completion, **Humbug Holiday Lighting** will assess late fees of 5% accruing monthly on the unpaid balances, until payment is received in full and credited to the purchaser's account.
- All received payments will be first applied to any outstanding late fees, then to the remainder of the unpaid balance.
- If payments are not made as required, **Humbug Holiday Lighting** will consider the account in default and the customer will be responsible for the cost of collections, including reasonable attorney fees, as allowed by law.
- **Humbug Holiday Lighting** reserves the right to decline any service to be performed, or reimbursing a customer for payment received for said service.

2. Lighting, Displays, & Decorations Maintenance

- If any lights stop working, or there are issues with decorations and displays, minor maintenance is free of charge. Simply contact us at 904-999-0110 and someone will be there to help ASAP. However, restrictions do apply:
- **Humbug Holiday Lighting** will only repair lights and decorations that were provided by, and installed by **Humbug Holiday Lighting**. No items installed or provided by the client will be the responsibility of **Humbug Holiday Lighting**.
- Additionally, no customer-owned lighting or other electrical items are allowed to be plugged/tapped into the wiring and lights provided by **Humbug Holiday Lighting**.
- **Humbug Holiday Lighting** will continue to service decorations and displays free of charge until December 24th. After that point, a maintenance charge will be incurred if service is requested.
- All agreements are contingent upon circumstances beyond our control, including but not limited to weather emergencies, national emergencies, acts of vandalism, theft, terrorism, changes in trade legislation, and labor disruption.

- Repair or replacement for damage to decorations and/or lighting not caused by “Acts of God” is billed hourly at a rate of \$85/hour, with a minimum of 2 hours. Any materials that need to be replaced will be billed accordingly. (Ex. Damage to driveway stakes/lights due to someone driving a car over them when exiting driveway). (Ex. Weed eater/edger cuts an electrical line.)
- If any decorations/displays/lights need repair, we will do our best to be there within a 24-48 hour period but cannot guarantee that time frame depending on current schedule, weather, staffing and possible extenuating circumstances.
- **The customer is responsible for ensuring proper electrical supply availability of outdoor 120v plug electrical outlets.** Our installation requires functional 120v plug outlets. If there are no functional 120v plugs, or not enough 120v plug outlets, the install will be delayed until a hired electrician installs the necessary plugs required for install. The customer may be responsible for arranging the licensed electrician to install the necessary 120v plug outlets.

3. Installation Dates

- All of our installation dates are on a first come first serve basis. This includes everyone who takes advantage of our *Monthly Payment Plan*.
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2024 Christmas Display

Beacon Lake HOA

Expires 9/20/2024



Meadowview at Twin Creeks CDD- BEACON LAKE (Billing)

850 Beacon Lake Pkwy
Saint Augustine, FL 32095
rgray@rmsnf.com
[\(904\) 759-8890](tel:(904)759-8890)

Twinkle Nights

admin@twinklenights.com

Site #1 (Site)

850 Beacon Lake Pkwy
Saint Augustine, FL 32095

Features

✓ Amenity Center Roofline

Warm white C9's attached with tuff clips or magnets to lower rooflines and peaks- front, sides, and pool side of the Beacon Lake amenity center plus dormers.

1YR	3YR	5YR
\$10,244.00	\$6,692.00	\$4,916.00

✓ Wreaths (Amenity Center)

(4) 36" Warm white lit wreaths attached with permanent hardware to amenity center peaks. (2) front side, (2) pool side

1YR	3YR	5YR
\$1,220.00	\$1,200.00	\$1,180.00

✓ Palm Row Trees

(10) Palm Row trees located in amenity center wrapped with red and white alternating mini lights to resemble candy canes approx. 15 feet up.

1YR	3YR	5YR
\$3,200.00	\$3,060.00	\$2,850.00



Gazebo Roofline

Warm white C9's attached with tuff clips or magnets to all gazebo rooflines.

1YR	3YR	5YR
\$2,153.00	\$1,409.00	\$1,037.00

Roundabout Palms

(5) Palms at amenity center roundabout wrapped with warm white mini lights 6" spacing up approx. 18 feet high.

1YR	3YR	5YR
\$2,125.00	\$2,015.00	\$1,900.00

Roofline (Lakeside Boat House)

Warm white C9's attached with tuff clips or magnets to rooflines of the Lakeside Community Boat House.

1YR	3YR	5YR
\$2,173.50	\$1,417.50	\$1,039.50

Monument Sign (LAKESIDE COMMUNITY)

Lakeside community monument sign trim decorated Warm white C9's attached with hot glue.

1YR	3YR	5YR
\$276.00	\$180.00	\$132.00

Monument Sign and Pillar Lit Greenery

(9 total) 44" Warm white lit sprays with red Endura, Outdoor Fabric bows hanging from (2) Lakeside Park park entrance gate, (4) The Landing monument signs and (3) at the main private gate wooden pillars of the Landing main gate entrance. Attached with permanent hardware or zip ties.

1YR	3YR	5YR
\$2,475.00	\$2,412.00	\$2,385.00

Monument sign (THE LANDING COMMUNITY)



The Landing community monument sign trim decorated with warm white C9's attached with hot glue.

1YR	3YR	5YR
\$690.00	\$450.00	\$330.00

Palm Trees

(4) Palm trees wrapped with warm white minis with 6" spacing up 12 feet high. ((3) Palm trees located at the Lakeside front gate entrance. (1) Palm tree located at the front of Lakeside private gate entry behind the monument sign.)

1YR	3YR	5YR
\$1,080.00	\$1,032.00	\$960.00

Beacon Lake Lighthouse

Warm white C9's attached with tuff clips, staples or magnets lining Beacon Lake Lighthouse entrance #1 of Beacon Lake Parkway. (see pic below)

1YR	3YR	5YR
\$5,347.00	\$3,547.00	\$2,647.00

Lighthouse Wreaths

(3) 24" warm white lit wreaths attached with Permanent hardware to Lighthouse levels 1, 2, and 3.

1YR	3YR	5YR
\$525.00	\$510.00	\$495.00

Monument sign (BEACON LAKE #1)

Monument sign trim decorated with warm white C9's attached with hot glue located at Beacon Lake Parkway Light House entrance #1

1YR	3YR	5YR
\$1,725.00	\$1,125.00	\$825.00

Wreaths on Wooden Entry Pillars

(2) 36" lit wreaths with warm white minis attached with permanent hardware to two wooden pillars at the Beacon Lake Parkway entrance #1 near lighthouse.



1YR	3YR	5YR
\$520.00	\$510.00	\$500.00

Monument sign (BEACON LAKE #2)
 Monument sign trim decorated with warm white C9's attached with hot glue located at Beacon Lake Parkway Publix entrance #2.

1YR	3YR	5YR
\$1,725.00	\$1,125.00	\$825.00

Monument Sign Lit Greenery
 (4) 44" Warm white lit sprays with red Endura, Outdoor Fabric bows added to side front entry pillars of Beacon Lake monument sign entrance #1 attached with permanent hardware.

1YR	3YR	5YR
\$1,100.00	\$1,072.00	\$1,060.00

Monument Sign Lit Greenery
 (4) 44" Warm white lit sprays with red Endura, Outdoor Fabric bows added to side front entry pillars of Beacon Lake monument sign entrance #2 attached with permanent hardware.

1YR	3YR	5YR
\$1,100.00	\$1,080.00	\$1,060.00

Wooden Pillar Trim
 Warm white C9's attached with hot glue to the top trim of wooden pillars at the main entrance #1 Beacon Lake Lighthouse.

1YR	3YR	5YR
\$483.00	\$315.00	\$231.00

Wooden Pillar Trim (Beacon Lake Lighthouse)
 Warm white C9's attached with hot glue to the top trim of wooden pillars at the main entrance #2 on Beacon Lake Parkway.



1YR **3YR** **5YR**
\$483.00 \$315.00 \$231.00

Center Island Planters (Beacon Lake Parkway entrance #1)

Warm white C9's attached with hot glue to the trim of (3) planters at center island main entrance gate to Beacon Lake Parkway Lighthouse entrance #1. Plus- Warm white minis wrapping center (3) center planter spiral bush trees with 6" spacing.

1YR **3YR** **5YR**
\$1,026.00 \$783.00 \$657.00

Center Island Planters (Beacon Lake Parkway entrance #2)

Warm white C9's attached with hot glue to the trim of (3) planters at center island main entrance gate to Beacon Lake Parkway Lighthouse entrance #2. Plus- Warm white minis wrapping center (3) center planter spiral bush trees with 6" spacing.

1YR **3YR** **5YR**
\$1,026.00 \$783.00 \$657.00

Monument Sign (Harborside Community)

Harborside community monument sign trim decorated with warm white C9's attached with hot glue.

1YR **3YR** **5YR**
\$897.00 \$585.00 \$429.00

Monument Sign Greenery

Harborside monument sign with (4) 44" warm white lit sprays attached with permanent hardware or zipties.

1YR **3YR** **5YR**
\$1,100.00 \$1,080.00 \$1,060.00

Oak Tree Animated Decor

(30) Pure white 18" animated Icicle drops hung at random heights of lower branches of 6 oak trees at the entrance #1



of Beacon Lake Parkway. (5) animated icicle drops per oak tree. (see pic)

1YR	3YR	5YR
\$2,550.00	\$2,400.00	\$2,250.00

(6) Main Entrance Light Posts

(2) 16" Warm white Spritzers hanging from each light post attached with zip ties.

1YR	3YR	5YR
\$900.00	\$840.00	\$780.00

Boom Lift

Additional height needed for this installation.

1YR	3YR	5YR
\$600.00	\$600.00	\$600.00

Pricing

To meet the needs of all of our customers, Twinkle Nights offers three options for pricing. We offer 1-year, 3-year, and 5-year agreements, with varying price ranges. **The prices shown on this proposal are per-year prices.**

It's very simple: **The longer the agreement, the more you save!**

Lights are prepped well in advance of installation. Any first year cancellations, prior to install and received after July 31st will be charged 50% of the total invoice. If you should decide to back out of the agreement before the term is finished in years 2-5, you would owe the full amount of the annual cost as a cancellation fee, as presented in this proposal, and due immediately upon cancellation. Cancellation would terminate the agreement and all services at that time unless otherwise agreed to by the parties in writing. Cancellation notification should be sent to Admin@Twinklenights.com



1 Year Agreement

Subtotal	\$46,743.50
Tax	\$0.00
<hr/>	
Total	\$46,743.50/year
Deposit Amount	\$23,371.75
Due date	Immediately

A 3.95% card processing fee may apply.

3 Year Agreement

Subtotal	\$36,537.50
Tax	\$0.00
<hr/>	
Total	\$36,537.50/year
Deposit Amount	\$18,268.75
Due date	Immediately

A 3.95% card processing fee may apply.

5 Year Agreement

Subtotal	\$31,036.50
Tax	\$0.00
<hr/>	
Total	\$31,036.50/year
Deposit Amount	\$15,518.25
Due date	Immediately

A 3.95% card processing fee may apply.

Files













Animated Icicle Drop



Spritzer



Terms & Conditions

The customer agrees to our lighting service with an installation as early as October annually of the Christmas lighting items. Lights do not have to be turned on at that time. Decor items like garlands and wreaths will be installed after Halloween. A deposit of 50% of the annual invoice is due each year by July 31st with the total balance due on the day of install.

A deposit of 50% must be received before we can schedule installation. The annual invoice must be paid in full upon completion of the installation. If invoice is not paid in full within 15 days Twinkle Nights Holiday Lights will remove all products and materials from the premises with no discounts to total owed.



Twinkle Nights Holiday Lights is not responsible for any products damaged or lost due to vandalism, extreme weather conditions, or acts of god and will make efforts to replace any damaged product for an additional charge. The customer is responsible for any negligence (other than the negligence of contractor or its sub-contractor caused during installation or removal of leased equipment) to all leased equipment.

Any damage caused by attaching products is not the responsibility of Twinkle Nights Holiday Lights. However, Twinkle Nights Holiday Lights shall use its best efforts to not damage or destroy customers property in accordance with industry standards. No warranty or complimentary repair service is expressed or implied, unless noted in writing in this agreement. All bids are made under the assumption that adequate power supplies and receptacles are available adjacent to the proposed locations for lit decorations and building lights.

This contract is governed by Florida law, and is the entire contract between the parties. If a dispute arises out of this contract, the parties shall agree to resolve this dispute through arbitration in Alachua County before a single arbitrator and in accordance with the rules of the American Arbitration Association. Any judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof. The prevailing party in arbitration shall be entitled to its reasonable attorney's fees and costs.

Design Changes: Any and all design changes including color changes and/or location of power changes/rerouting of wiring, may incur additional fees.

Insurance: Sun Power Lawn Care LLC d/b/a Twinkle Nights Holiday Lights warrants it is adequately insured for injury to its



employees and any others incurring loss or injury as a result of its acts and the acts of its employees and subcontractors.

Installation and Take Down: Holiday displays are installed annually starting the second week of October with any greenery such as garland and wreaths being installed after Halloween. Lights will be turned on when greenery is installed unless otherwise requested. Lights and greenery will be taken down the first three weeks in January, weather and acts of God permitting.

Extension Option: an additional 5% of the invoice total can be paid to extend light display through February 5th.

Cancellation Policy: Lights are prepped well in advance of installation. Any first year cancellations, prior to install and received after July 31st will be charged 50% of the total invoice. Contract can be cancelled in years 2-5 for a cancellation fee totaling the amount of the annual invoice total. Cancellation would terminate the agreement and all services at that time unless otherwise agreed to by the parties in writing. Cancellation notification should be sent to Admin@Twinklenights.com

By paying the 50% deposit I agree to the terms of this contract, and accept this proposal on those terms. Furthermore, I declare that I am authorized to sign this document, either as an owner of the property, or as an agent for the owner or entity. Please note that 1.5% per month (18% per yr.) will be added to all outstanding balances.



2024 Christmas Display

Permanent
Expandable Minis
Installation



**Meadowview at Twin
Creeks CDD- BEACON
LAKE (Billing)**

850 Beacon Lake Pkwy
Saint Augustine, FL 32095
rgray@rmsnf.com
[\(904\) 759-8890](tel:(904)759-8890)

Twinkle Nights

admin@twinklenights.com

Site #1 (Site)

850 Beacon Lake Pkwy
Saint Augustine, FL 32095

Features

Palm Trees

\$4,000.00

Expandable minis in warm white installed on Round-about palm trees.

Pricing

Pricing

Subtotal	\$4,000.00
Tax	\$0.00
Total	\$4,000.00

A 3.95% card processing fee may apply.

Files













Animated Icicle Drop



Spritzer



Terms & Conditions

A deposit of 50% must be received before work will begin. A 3.95% fee will be charged for credit card processing. ACH payments are free. Or you may mail us a check to our Gainesville office. Remaining balance is due upon installation. Twinkle Nights Holiday Lights is not responsible for any products damaged or lost due to vandalism, extreme weather conditions, or acts of god and will make efforts to replace any damaged product for an additional charge.

Any damage caused by attaching products is not the responsibility of Twinkle Nights Holiday Lights. No warranty or complimentary repair service is expressed or implied, unless noted in writing in this agreement. All bids are made under the assumption that adequate power supplies and receptacles are available.



Customer is responsible for maintaining and providing adequate electrical outlets adjacent to the proposed locations for its lit decorations and building lights.

This contract is governed by Florida law, and is the entire contract between the parties. If a dispute arises out of this contract, the parties shall agree to resolve this dispute through arbitration in Alachua County before a single arbitrator. Any judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof. The prevailing party in arbitration shall be entitled to its reasonable attorney's fees and costs.

By signing this contract you agree to these terms and conditions. Furthermore, I declare that I am authorized to sign this document, either as an owner of the property, or as an agent for the owner or entity. Please note that 1.5% per month (18% per yr.) will be added to all outstanding balances.



2024 Christmas Display

Beacon Lake HOA

Expires 9/20/2024



Meadowview at Twin Creeks CDD- BEACON LAKE (Billing)

850 Beacon Lake Pkwy
Saint Augustine, FL 32095
rgray@rmsnf.com
[\(904\) 759-8890](tel:(904)759-8890)

Twinkle Nights

admin@twinklenights.com

Site #1 (Site)

850 Beacon Lake Pkwy
Saint Augustine, FL 32095

Features

✓ Amenity Center Roofline

Warm white C9's attached with tuff clips or magnets to lower rooflines and peaks- front, sides, and pool side of the Beacon Lake amenity center plus dormers.

1YR	3YR	5YR
\$10,244.00	\$6,692.00	\$4,916.00

✓ Wreaths (Amenity Center)

(4) 36" Warm white lit wreaths attached with permanent hardware to amenity center peaks. (2) front side, (2) pool side

1YR	3YR	5YR
\$1,220.00	\$1,200.00	\$1,180.00

✓ Palm Row Trees

(10) Palm Row trees located in amenity center wrapped with red and white alternating mini lights to resemble candy canes approx. 15 feet up.

1YR	3YR	5YR
\$3,200.00	\$3,060.00	\$2,850.00



Gazebo Roofline

Warm white C9's attached with tuff clips or magnets to all gazebo rooflines.

1YR	3YR	5YR
\$2,153.00	\$1,409.00	\$1,037.00

Roundabout Palms

(5) Palms at amenity center roundabout wrapped with warm white mini lights 6" spacing up approx. 18 feet high.

1YR	3YR	5YR
\$2,125.00	\$2,015.00	\$1,900.00

Roofline (Lakeside Boat House)

Warm white C9's attached with tuff clips or magnets to rooflines of the Lakeside Community Boat House.

1YR	3YR	5YR
\$2,173.50	\$1,417.50	\$1,039.50

Monument Sign (LAKESIDE COMMUNITY)

Lakeside community monument sign trim decorated Warm white C9's attached with hot glue.

1YR	3YR	5YR
\$276.00	\$180.00	\$132.00

Monument Sign and Pillar Lit Greenery

(9 total) 44" Warm white lit sprays with red Endura, Outdoor Fabric bows hanging from (2) Lakeside Park park entrance gate, (4) The Landing monument signs and (3) at the main private gate wooden pillars of the Landing main gate entrance. Attached with permanent hardware or zip ties.

1YR	3YR	5YR
\$2,475.00	\$2,412.00	\$2,385.00

Monument sign (THE LANDING COMMUNITY)



The Landing community monument sign trim decorated with warm white C9's attached with hot glue.

1YR	3YR	5YR
\$690.00	\$450.00	\$330.00

Palm Trees

(4) Palm trees wrapped with warm white minis with 6" spacing up 12 feet high. ((3) Palm trees located at the Lakeside front gate entrance. (1) Palm tree located at the front of Lakeside private gate entry behind the monument sign.)

1YR	3YR	5YR
\$1,080.00	\$1,032.00	\$960.00

Beacon Lake Lighthouse

Warm white C9's attached with tuff clips, staples or magnets lining Beacon Lake Lighthouse entrance #1 of Beacon Lake Parkway. (see pic below)

1YR	3YR	5YR
\$5,347.00	\$3,547.00	\$2,647.00

Lighthouse Wreaths

(3) 24" warm white lit wreaths attached with Permanent hardware to Lighthouse levels 1, 2, and 3.

1YR	3YR	5YR
\$525.00	\$510.00	\$495.00

Monument sign (BEACON LAKE #1)

Monument sign trim decorated with warm white C9's attached with hot glue located at Beacon Lake Parkway Light House entrance #1

1YR	3YR	5YR
\$1,725.00	\$1,125.00	\$825.00

Wreaths on Wooden Entry Pillars

(2) 36" lit wreaths with warm white minis attached with permanent hardware to two wooden pillars at the Beacon Lake Parkway entrance #1 near lighthouse.



1YR	3YR	5YR
\$520.00	\$510.00	\$500.00

Monument sign (BEACON LAKE #2)
 Monument sign trim decorated with warm white C9's attached with hot glue located at Beacon Lake Parkway Publix entrance #2.

1YR	3YR	5YR
\$1,725.00	\$1,125.00	\$825.00

Monument Sign Lit Greenery
 (4) 44" Warm white lit sprays with red Endura, Outdoor Fabric bows added to side front entry pillars of Beacon Lake monument sign entrance #1 attached with permanent hardware.

1YR	3YR	5YR
\$1,100.00	\$1,072.00	\$1,060.00

Monument Sign Lit Greenery
 (4) 44" Warm white lit sprays with red Endura, Outdoor Fabric bows added to side front entry pillars of Beacon Lake monument sign entrance #2 attached with permanent hardware.

1YR	3YR	5YR
\$1,100.00	\$1,080.00	\$1,060.00

Wooden Pillar Trim
 Warm white C9's attached with hot glue to the top trim of wooden pillars at the main entrance #1 Beacon Lake Lighthouse.

1YR	3YR	5YR
\$483.00	\$315.00	\$231.00

Wooden Pillar Trim (Beacon Lake Lighthouse)
 Warm white C9's attached with hot glue to the top trim of wooden pillars at the main entrance #2 on Beacon Lake Parkway.



1YR **3YR** **5YR**
\$483.00 \$315.00 \$231.00

Center Island Planters (Beacon Lake Parkway entrance #1)

Warm white C9's attached with hot glue to the trim of (3) planters at center island main entrance gate to Beacon Lake Parkway Lighthouse entrance #1. Plus- Warm white minis wrapping center (3) center planter spiral bush trees with 6" spacing.

1YR **3YR** **5YR**
\$1,026.00 \$783.00 \$657.00

Center Island Planters (Beacon Lake Parkway entrance #2)

Warm white C9's attached with hot glue to the trim of (3) planters at center island main entrance gate to Beacon Lake Parkway Lighthouse entrance #2. Plus- Warm white minis wrapping center (3) center planter spiral bush trees with 6" spacing.

1YR **3YR** **5YR**
\$1,026.00 \$783.00 \$657.00

Monument Sign (Harborside Community)

Harborside community monument sign trim decorated with warm white C9's attached with hot glue.

1YR **3YR** **5YR**
\$897.00 \$585.00 \$429.00

Monument Sign Greenery

Harborside monument sign with (4) 44" warm white lit sprays attached with permanent hardware or zipties.

1YR **3YR** **5YR**
\$1,100.00 \$1,080.00 \$1,060.00

Oak Tree Animated Decor

(30) Pure white 18" animated Icicle drops hung at random heights of lower branches of 6 oak trees at the entrance #1



of Beacon Lake Parkway. (5) animated icicle drops per oak tree. (see pic)

1YR	3YR	5YR
\$2,550.00	\$2,400.00	\$2,250.00

(6) Main Entrance Light Posts

(2) 16" Warm white Spritzers hanging from each light post attached with zip ties.

1YR	3YR	5YR
\$900.00	\$840.00	\$780.00

Boom Lift

Additional height needed for this installation.

1YR	3YR	5YR
\$600.00	\$600.00	\$600.00

Pricing

To meet the needs of all of our customers, Twinkle Nights offers three options for pricing. We offer 1-year, 3-year, and 5-year agreements, with varying price ranges. **The prices shown on this proposal are per-year prices.**

It's very simple: **The longer the agreement, the more you save!**

Lights are prepped well in advance of installation. Any first year cancellations, prior to install and received after July 31st will be charged 50% of the total invoice. If you should decide to back out of the agreement before the term is finished in years 2-5, you would owe the full amount of the annual cost as a cancellation fee, as presented in this proposal, and due immediately upon cancellation. Cancellation would terminate the agreement and all services at that time unless otherwise agreed to by the parties in writing. Cancellation notification should be sent to Admin@Twinklenights.com



1 Year Agreement

Subtotal	\$44,618.50
Tax	\$0.00
<hr/>	
Total	\$44,618.50/year
Deposit Amount	\$22,309.25
Due date	Immediately

A 3.95% card processing fee may apply.

3 Year Agreement

Subtotal	\$34,522.50
Tax	\$0.00
<hr/>	
Total	\$34,522.50/year
Deposit Amount	\$17,261.25
Due date	Immediately

A 3.95% card processing fee may apply.

5 Year Agreement

Subtotal	\$29,136.50
Tax	\$0.00
<hr/>	
Total	\$29,136.50/year
Deposit Amount	\$14,568.25
Due date	Immediately

A 3.95% card processing fee may apply.

Files













Animated Icicle Drop



Spritzer



Terms & Conditions

The customer agrees to our lighting service with an installation as early as October annually of the Christmas lighting items. Lights do not have to be turned on at that time. Decor items like garlands and wreaths will be installed after Halloween. A deposit of 50% of the annual invoice is due each year by July 31st with the total balance due on the day of install.

A deposit of 50% must be received before we can schedule installation. The annual invoice must be paid in full upon completion of the installation. If invoice is not paid in full within 15 days Twinkle Nights Holiday Lights will remove all products and materials from the premises with no discounts to total owed.



Twinkle Nights Holiday Lights is not responsible for any products damaged or lost due to vandalism, extreme weather conditions, or acts of god and will make efforts to replace any damaged product for an additional charge. The customer is responsible for any negligence (other than the negligence of contractor or its sub-contractor caused during installation or removal of leased equipment) to all leased equipment.

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Insurance: Sun Power Lawn Care LLC d/b/a Twinkle Nights Holiday Lights warrants it is adequately insured for injury to its



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By paying the 50% deposit I agree to the terms of this contract, and accept this proposal on those terms. Furthermore, I declare that I am authorized to sign this document, either as an owner of the property, or as an agent for the owner or entity. Please note that 1.5% per month (18% per yr.) will be added to all outstanding balances.



FIFTH ORDER OF BUSINESS



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

September 9, 2024

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

We are pleased to confirm our understanding of the services we are to provide Meadow View at Twin Creeks Community Development District, St. Johns County, Florida ("the District") for the fiscal year ended September 30, 2024. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Meadow View at Twin Creeks Community Development District as of and for the fiscal year ended September 30, 2024. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2024 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph

will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your

responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT:

**GMS-NF, LLC
475 WEST TOWN PLACE, SUITE 114
ST. AUGUSTINE, FL 32092
TELEPHONE: 904-940-5850**

Our fee for these services will not exceed \$7,600 for the September 30, 2024 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District may terminate this agreement, with or without consent, upon thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the date of the notice of termination subject to any offsets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Meadow View at Twin Creeks Community Development District and believe this letter accurately summarizes the terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Meadow View at Twin Creeks Community Development District.

By:  _____

Title:  _____

Date:  _____



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

SIXTH ORDER OF BUSINESS

RESOLUTION 2024-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING INVESTMENT OF FUNDS IN THE LOCAL GOVERNMENT SURPLUS FUNDS TRUST FUND

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

WHEREAS, the District from time to time has funds on hand in excess of current needs; and

WHEREAS, it is in the best interest of the District and its inhabitants that funds be invested to return the highest yield consistent with proper safeguards;

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

SECTION 1. That the District Manager or his/her designee, be, and he/she is hereby authorized to transmit such funds to the State Board of Administration to be invested according to applicable laws of the State of Florida consistent with the needs of Meadow View at Twin Creeks Community Development District. Such authorization includes authority to withdraw funds from the State Board of Administration by giving timely notice and appropriate confirmation.

SECTION 2. That this Authorization shall be continuing in nature until revoked by Rivers Edge Community Development District.

PASSED AND ADOPTED this 19th day of September, 2024.

ATTEST:

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

Print Name: _____
District Manager

Chairperson



**Authorizing Resolution
For Participation in the Local Government Surplus Funds Trust Fund
(Florida PRIME)**

WHEREAS, Meadow View at Twin Creeks CDD (“Participant”) is (check one or more, as applicable)

a governmental entity within the State of Florida not part of state government, including, without limitation, the following and the officers thereof: any county, municipality, school district, special district, clerk of circuit court, sheriff, property appraiser, tax collector, supervisor of elections, authority, board, public corporation, or any other political subdivision of the State of Florida, as described in Section 218.403(11), Florida Statutes and as authorized by Sections 218.407 and 215.44 (1) Florida Statutes;

a state agency as described in Section 216.011, Florida Statutes, as authorized by Section 215.44(1), Florida Statutes;

a Board of Trustees of a state university or college, as authorized by Section 215.44(1), Florida Statutes; or

a direct support organization of any of the foregoing, as authorized by Section 215.44(1), Florida Statutes.

and is empowered to delegate to the State Board of Administration of Florida the authority to invest legally available funds in the Local Government Surplus Funds Trust Fund (Florida PRIME) and to act as custodian of investments purchased with such investment funds; and

WHEREAS, it is in the best interest of the Participant to invest its legally available funds in investments that provide for safety, liquidity, and competitive returns with minimization of risks consistent with Chapter 218.405, Florida Statutes; and

WHEREAS, the Florida Local Government Surplus Funds Trust Fund (Florida PRIME), a public funds investment pool, was created on behalf of entities whose investment objectives, in order of priority are safety, liquidity, and competitive returns, consistent with the Chapter 218.405, Florida Statutes.

NOW THEREFORE, be it resolved as follows:

A. That Participant approves this Authorizing Resolution and hereby requests the establishment of an account in its name in Florida PRIME, for the purpose of transmitting funds that the Participant has determined to be legally available for investment in Florida PRIME.

B. That the individual, whose title is James Oliver, is an authorized representative of the Participant and is hereby authorized to transmit funds for investment in Florida

PRIME and is further authorized to withdraw funds from time to time, to issue letters of instruction, and to take all other actions deemed necessary or appropriate for the investment of the Participant's funds.

The authorized representative identified above shall execute a Participant Account Maintenance Form (PAMF) containing a list of the authorized representatives to initiate transactions, bank account wiring instructions, and individuals authorized to make changes to account information. A revised PAMF may be submitted with changes to authorized individuals without the necessity to complete a new Authorizing Resolution.

C. That this Authorizing Resolution shall continue in full force and effect until amended or revoked by the Participant and until Florida PRIME receives an original document of any such amendment or revocation.

This resolution is hereby introduced and adopted by the Participant at its regular/special meeting (if applicable) held on

the ____ Day of _____, 20 ____.

PARTICIPANT NAME: Meadow View at Twin Creeks CDD

BY: Signature _____

Printed Name _____

Title _____

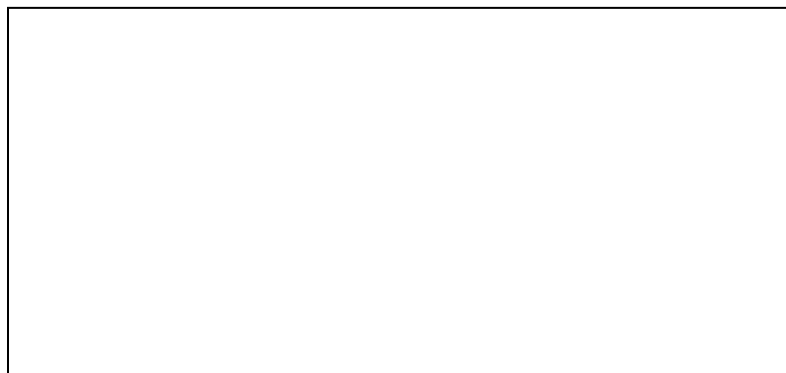
(By signing the above, I attest I am authorize to execute this Authorizing Resolution on behalf of the Participant)

ATTEST: Signature _____

Printed Name _____

Title _____

SEAL:



SEVENTH ORDER OF BUSINESS

A.

Meadow View at Twin Creeks
Community Development District

Unaudited Financial Reporting
July 31, 2024



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Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

July 31, 2024

	General Fund	Debt Service Fund	Capital Project Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 128,290	\$ -	\$ -	\$ 128,290
Due from Developer - BBX	-	-	-	-
Due from Other	4,921	-	-	4,921
Investments:				
General Fund Custody	127,056	-	-	127,056
State Board of Administration (SBA)	816,908	-	-	816,908
Series 2016				
Reserve	-	144,081	-	144,081
Revenue	-	218,548	-	218,548
Series 2018				
Reserve A1	-	198,571	-	198,571
Revenue A1	-	280,736	-	280,736
Reserve A2	-	-	-	-
Revenue A2	-	2,948	-	2,948
Prepayment A 2	-	1	-	1
Series 2019				
Reserve	-	83,572	-	83,572
Revenue	-	121,791	-	121,791
Prepayment A1	-	0	-	0
Series 2020				
Reserve A1	-	40,637	-	40,637
Revenue A1	-	57,337	-	57,337
Prepayment A1	-	964	-	964
Revenue A2	-	1,816	-	1,816
Interest A2	-	0	-	0
Prepayment A2	-	0	-	0
Series 2021 Ph3B				
Reserve	-	142,309	-	142,309
Revenue	-	97,484	-	97,484
Prepayment	-	29	-	29
Construction	-	-	9,675	9,675
Series 2021 Ph4				
Reserve	-	211,869	-	211,869
Revenue	-	11,087	-	11,087
Construction	-	-	16,093	16,093
Due From Developer - BBX RETAINAGE	-	-	476,603	476,603
Prepaid Expenses	4,234	-	-	4,234
Deposits	3,760	-	-	3,760
Total Assets	\$ 1,085,169	\$ 1,613,780	\$ 502,371	\$ 3,201,320

Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

July 31, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Liabilities:				
Accounts Payable	\$ 41,161	\$ -	\$ -	\$ 41,161
Accrued Expenses	1,637	-	-	1,637
Retainage Payable	-	-	476,603	476,603
Total Liabilities	\$ 42,798	\$ -	\$ 476,603	\$ 519,402
Fund Balance:				
Nonspendable:				
Deposits	\$ 3,760	\$ -	\$ -	\$ 3,760
Restricted for:				
Debt Service	-	1,613,780	-	1,613,780
Capital Project	-	-	25,768	25,768
Assigned for:				
Capital Reserve Fund	-	-	-	-
Capital Reserves	-	-	-	-
Unassigned	1,034,377	-	-	1,034,377
Total Fund Balances	\$ 1,042,371	\$ 1,613,780	\$ 25,768	\$ 2,681,919
Total Liabilities & Fund Balance	\$ 1,085,169	\$ 1,613,780	\$ 502,371	\$ 3,201,320

Meadow View at Twin Creeks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2024

	Amended Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,547,896	\$ 1,547,896	\$ 1,557,947	\$ 10,052
Special Assessments - Gate Monitoring*	25,888	25,888	25,888	-
Assessments - Direct Bill	392,205	294,799	294,799	-
Interest/Miscellaneous Income	9,000	7,500	44,474	36,974
Restricted Easement Fence Fund	-	-	22,500	22,500
Facility Revenue	10,000	8,333	11,866	3,532
Insurance Proceeds	-	-	12,320	12,320
Total Revenues	\$ 1,984,989	\$ 1,884,416	\$ 1,969,794	\$ 85,378

Expenditures:

General & Administrative:

Supervisor Fees	\$ 4,800	\$ 4,000	\$ 3,200	\$ 800
PR-FICA	367	306	245	61
Engineering	36,000	30,000	21,269	8,731
Attorney	30,000	25,000	9,897	15,103
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	11,042	11,042	-
Trustee Fees	16,733	16,733	20,325	(3,592)
Management Fees	55,220	46,017	46,017	-
Information Technology	1,675	1,396	1,396	-
Website Maintenance	1,200	1,000	1,000	-
Telephone	700	583	416	167
Postage & Delivery	1,600	1,333	1,688	(355)
Insurance General Liability/Public Officials	8,673	8,673	8,161	512
Printing & Binding	2,300	1,917	1,560	356
Legal Advertising	1,500	1,250	833	417
Other Current Charges	1,600	1,333	1,399	(66)
Office Supplies	300	250	6	244
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 197,043	\$ 171,958	\$ 150,328	\$ 21,630

Meadow View at Twin Creeks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2024

	Amended Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
<i>Operations & Maintenance</i>				
Amenity Center Expenditures				
<i>Utilities</i>				
Telephone/Cable/Internet	\$ 12,400	\$ 10,333	\$ 10,312	\$ 21
Electric	52,500	43,750	35,520	8,230
Water/Sewer/Irrigation	31,240	26,033	71,279	(45,245)
Gas	2,500	2,083	1,795	289
Trash Removal	8,400	7,000	7,056	(56)
<i>Security</i>				
Security Monitoring	1,440	1,200	1,110	91
Gate Monitoring	22,888	19,073	24,997	(5,924)
Gate Repairs	3,000	2,500	775	1,725
Access Cards	3,000	2,500	2,789	(289)
Contacted Security	20,000	16,667	19,472	(2,805)
<i>Management Contracts</i>				
Facility Management	85,851	71,542	71,543	(0)
Facility Attendant	39,149	32,625	25,283	7,341
Pool Attendants	55,890	46,575	37,469	9,106
Canoe Launch Attendant	30,750	25,625	100	25,525
Snack Bar Attendant	17,640	14,700	-	14,700
Field Management / Admin	65,000	54,167	54,167	(0)
Pool Maintenance	20,000	16,667	15,758	909
Pool Chemicals	20,467	17,056	20,575	(3,520)
Janitorial	33,010	27,508	18,675	8,833
Facility Maintenance	83,200	69,333	90,034	(20,700)
Private Event Attendant	5,500	4,583	6,774	(2,191)
Repairs & Maintenance	40,000	33,333	39,025	(5,692)
New Capital Projects	10,000	8,333	-	8,333
Snack Bar Inventory -CGS	1,000	833	49	784
Food Service License	650	542	242	300
Subscriptions	5,500	4,583	2,661	1,923
Pest Control	2,831	2,359	2,241	119
Supplies	2,500	2,083	1,144	939
Towel/Linen Service	2,800	2,333	-	2,333
Furnitures, Fixtures & Equipment	5,000	4,167	3,984	183
Special Events	35,000	29,167	27,062	2,104
Holiday Decorations	20,000	20,000	20,102	(102)
Fitness Center Repairs/Supplies	5,500	4,583	4,419	165
Office Supplies	2,100	1,750	1,098	652
ACA++SCAP/BMI Licenses	800	667	-	667
Property Insurance	72,545	72,545	66,983	5,562
Permit and License	575	479	924	(445)
Subtotal Amenity Center Expenditures	\$ 820,626	\$ 699,279	\$ 685,416	\$ 13,863

Meadow View at Twin Creeks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2024

	Amended	Prorated Budget	Actual	
	Budget	Thru 07/31/24	Thru 07/31/24	Variance
Ground Maintenance Expenditures				
Hydrology Quality/Mitigation	\$ 6,400	\$ 5,333	\$ -	\$ 5,333
Electric	34,265	28,554	26,162	2,392
Landscape Maintenance	646,800	539,000	438,000	101,000
Landscape Contingency	85,000	70,833	50,574	20,259
Lake Maintenance	27,000	22,500	18,721	3,779
Grounds Maintenance	12,000	10,000	15,093	(5,093)
Pump Repairs	5,000	4,167	24,869	(20,702)
Streetlighting	58,207	48,506	56,991	(8,485)
Streetlight Repairs	5,000	4,167	4,100	67
Irrigation Repairs	50,000	41,667	37,367	4,300
Miscellaneous	6,500	5,417	5,040	377
Contingency	31,149	25,957	23,400	2,557
	-			
Subtotal Ground Maintenance Expenditures	\$ 967,320	\$ 806,100	\$ 700,317	\$ 105,783
Total Operations & Maintenance	\$ 1,787,946	\$ 1,505,379	\$ 1,385,733	\$ 119,647
Total Expenditures	\$ 1,984,989.33	\$ 1,677,337	\$ 1,536,060	\$ 141,277
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 207,079	\$ 433,733	\$ 226,654
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ -	\$ -	19,401	\$ 19,401
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 19,401	\$ 19,401
Net Change in Fund Balance	\$ -	\$ 207,079	\$ 453,134	\$ 246,056
Fund Balance - Beginning	\$ -		\$ 589,236	
Fund Balance - Ending	\$ -		\$ 1,042,371	

(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 July 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/24	Thru 07/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 443,364	\$ 443,364	\$ 446,228	\$ 2,864
Interest Income	5,400	4,500	17,878	13,378
Total Revenues	\$ 448,764	\$ 447,864	\$ 464,106	\$ 16,242
Expenditures:				
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	-
Total Expenditures	\$ 442,375	\$ 442,375	\$ 442,375	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 6,389	\$ 5,489	\$ 21,731	\$ 16,242
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 6,389	\$ 5,489	\$ 21,731	\$ 16,242
Fund Balance - Beginning	\$ 199,313		\$ 340,898	
Fund Balance - Ending	\$ 205,702		\$ 362,629	

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 July 31, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 612,533	\$ 612,533	\$ 616,490	\$ 3,958
Interest Income	7,000	5,833	23,649	17,815
Total Revenues	\$ 619,533	\$ 618,366	\$ 640,139	\$ 21,773
Expenditures:				
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	-
Total Expenditures	\$ 614,263	\$ 614,263	\$ 614,263	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 5,270	\$ 4,103	\$ 25,876	\$ 21,773
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 5,270	\$ 4,103	\$ 25,876	\$ 21,773
Fund Balance - Beginning	\$ 261,256		\$ 456,379	
Fund Balance - Ending	\$ 266,526		\$ 482,255	

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 July 31, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 257,353	\$ 257,353	\$ 259,016	\$ 1,663
Special Assessments - Prepayments	-	-	25,163	25,163
Interest Income	3,000	2,500	10,100	7,600
Total Revenues	\$ 260,353	\$ 259,853	\$ 294,279	\$ 34,426
Expenditures:				
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)
Total Expenditures	\$ 255,800	\$ 255,800	\$ 285,800	\$ (30,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 4,553	\$ 4,053	\$ 8,479	\$ 4,426
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 4,553	\$ 4,053	\$ 8,479	\$ 4,426
Fund Balance - Beginning	\$ 114,512		\$ 196,885	
Fund Balance - Ending	\$ 119,065		\$ 205,364	

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 July 31, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 113,041	\$ 113,041	\$ 113,771	\$ 730
Interest Income	1,600	1,333	5,071	3,738
Total Revenues	\$ 114,641	\$ 114,374	\$ 118,843	\$ 4,468
Expenditures:				
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	-
Total Expenditures	\$ 109,156	\$ 109,156	\$ 109,156	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 5,485	\$ 5,218	\$ 9,686	\$ 4,468
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (19,351)	\$ (19,351)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (19,351)	\$ (19,351)
Net Change in Fund Balance	\$ 5,485	\$ 5,218	\$ (9,665)	\$ (14,883)
Fund Balance - Beginning	\$ 51,604		\$ 110,419	
Fund Balance - Ending	\$ 57,089		\$ 100,754	

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 July 31, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 280,483	\$ 280,483	\$ 280,974	\$ 491
Interest Income	2,100	1,750	12,098	10,348
Total Revenues	\$ 282,583	\$ 282,233	\$ 293,072	\$ 10,839
Expenditures:				
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)
Total Expenditures	\$ 276,120	\$ 276,120	\$ 281,120	\$ (5,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 6,463	\$ 6,113	\$ 11,952	\$ 5,839
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (5,342)	\$ (5,342)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (5,342)	\$ (5,342)
Net Change in Fund Balance	\$ 6,463	\$ 6,113	\$ 6,610	\$ 497
Fund Balance - Beginning	\$ 112,709		\$ 233,212	
Fund Balance - Ending	\$ 119,172		\$ 239,822	

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 July 31, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues:				
Special Assessments - Direct	\$ 423,738	\$ 296,616	\$ 296,616	\$ -
Interest Income	3,000	2,500	11,737	9,237
Total Revenues	\$ 426,738	\$ 299,116	\$ 308,353	\$ 9,237
Expenditures:				
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	-
Total Expenditures	\$ 424,098	\$ 424,098	\$ 424,098	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 2,641	\$ (124,981)	\$ (115,744)	\$ 9,237
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (9,302)	\$ (9,302)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (9,302)	\$ (9,302)
Net Change in Fund Balance	\$ 2,641	\$ (124,981)	\$ (125,046)	\$ (65)
Fund Balance - Beginning	\$ 136,629		\$ 348,002	
Fund Balance - Ending	\$ 139,269		\$ 222,956	

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 July 31, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 293	\$ 293
Developer Contributions	-	-	366,832	\$ 366,832
Total Revenues	\$ -	\$ -	\$ 367,125	\$ 367,125
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 221,883	\$ (221,883)
Total Expenditures	\$ -	\$ -	\$ 221,883	\$ (221,883)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 145,243	\$ 145,243
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 5,342	\$ 5,342
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 5,342	\$ 5,342
Net Change in Fund Balance	\$ -		\$ 150,585	
Fund Balance - Beginning	\$ -		\$ (140,909)	
Fund Balance - Ending	\$ -		\$ 9,675	

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 July 31, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 466	\$ 466
Developer Contribution	-	-	2,549,327	2,549,327
Total Revenues	\$ -	\$ -	\$ 2,549,794	\$ 2,549,794
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 1,526,289	\$ (1,526,289)
Total Expenditures	\$ -	\$ -	\$ 1,526,289	\$ (1,526,289)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 1,023,505	\$ 1,023,505
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 9,302	\$ 9,302
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 9,302	\$ 9,302
Net Change in Fund Balance	\$ -		\$ 1,032,807	
Fund Balance - Beginning	\$ -		\$ (1,016,714)	
Fund Balance - Ending	\$ -		\$ 16,093	

Meadow View at Twin Creeks

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 77,386	\$ 211,189	\$ 975,240	\$ 232,285	\$ 26,633	\$ 2,210	\$ -	\$ 32,670	\$ 335	\$ -	\$ -	\$ 1,557,947
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	5,090	-	-	44,474
Restricted Easement Fence Fund	600	2,550	1,950	2,400	600	2,400	1,800	3,000	3,000	4,200	-	-	22,500
Facility Revenue	-	-	-	-	-	-	-	9,130	2,736	-	-	-	11,866
Insurance Proceeds	-	-	-	-	-	-	-	-	-	12,320	-	-	12,320
Total Revenues	\$ 2,909	\$ 81,293	\$ 214,585	\$ 978,693	\$ 262,714	\$ 34,253	\$ 307,101	\$ 19,448	\$ 46,854	\$ 21,944	\$ -	\$ -	\$ 1,969,794
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 400	\$ 400	\$ -	\$ 400	\$ 400	\$ -	\$ 400	\$ 400	\$ 400	\$ 400	\$ -	\$ -	\$ 3,200
PR-FICA	31	31	-	31	31	-	31	31	31	31	-	-	245
Engineering	3,934	883	538	1,156	1,444	704	2,317	2,034	5,486	2,775	-	-	21,269
Attorney	3,274	528	174	1,749	377	343	507	1,575	1,371	-	-	-	9,897
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	1,104	-	-	11,042
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	4,602	-	-	46,017
Information Technology	140	140	140	140	140	140	140	140	140	140	-	-	1,396
Website Maintenance	100	100	100	100	100	100	100	100	100	100	-	-	1,000
Telephone	48	103	60	38	25	33	39	25	20	25	-	-	416
Postage & Delivery	15	384	14	72	58	133	73	56	77	806	-	-	1,688
Insurance General Liability/Public Officials	8,161	-	-	-	-	-	-	-	-	-	-	-	8,161
Printing & Binding	46	111	39	17	50	41	22	45	110	1,078	-	-	1,560
Legal Advertising	94	185	-	105	94	-	94	166	96	-	-	-	833
Other Current Charges	-	-	-	-	-	-	350	-	450	599	-	-	1,399
Office Supplies	1	1	1	0	1	1	1	1	0	1	-	-	6
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 37,940	\$ 8,571	\$ 21,922	\$ 9,513	\$ 9,024	\$ 9,558	\$ 9,777	\$ 10,277	\$ 22,086	\$ 11,660	\$ -	\$ -	\$ 150,328

Meadow View at Twin Creeks

Community Development District Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Amenity Center Expenditures													
Utilities													
Telephone/Cable/Internet	\$ 1,061	\$ 992	\$ 922	\$ 1,079	\$ 957	\$ 1,119	\$ 1,050	\$ 1,050	\$ 973	\$ 1,111	\$ -	\$ -	\$ 10,312
Electric	3,224	3,147	7,186	3,380	3,251	2,958	3,139	2,891	2,965	3,381	-	-	35,520
Water/Sewer/Irrigation	2,418	2,689	22,991	2,810	3,297	16,941	4,561	5,556	5,383	4,634	-	-	71,279
Gas	219	115	43	163	191	189	154	296	41	383	-	-	1,795
Trash Removal	1,015	648	645	633	623	630	630	628	626	980	-	-	7,056
Security													
Security Monitoring	111	111	111	111	111	111	111	111	111	111	-	-	1,110
Gate Monitoring	2,153	2,457	64	4,817	2,489	2,457	2,745	2,569	2,633	2,617	-	-	24,997
Gate Repairs	-	-	-	-	225	250	-	-	-	300	-	-	775
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	3,121	-	-	19,472
Management Contracts													
Facility Management	7,154	7,154	7,154	7,154	7,154	7,154	7,154	7,154	7,154	7,154	-	-	71,543
Facility Attendant	2,602	4,025	2,541	2,192	1,940	2,505	1,937	2,327	2,618	2,596	-	-	25,283
Pool Attendants	-	-	-	-	-	4,283	3,021	5,232	12,574	12,359	-	-	37,469
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	5,417	-	-	54,167
Pool Maintenance	1,298	1,610	1,298	1,363	1,363	1,363	3,043	1,694	1,363	1,363	-	-	15,758
Pool Chemicals	1,946	1,946	1,946	2,101	2,101	2,101	2,101	2,132	2,101	2,101	-	-	20,575
Janitorial	2,620	1,899	1,722	1,696	1,654	1,398	1,972	1,751	2,008	1,955	-	-	18,675
Facility Maintenance	15,025	7,898	14,800	8,536	1,047	11,816	14,331	10,260	2,048	4,272	-	-	90,034
Private Event Attendant	336	281	549	730	270	398	715	1,322	1,486	688	-	-	6,774
Repairs & Maintenance	15,745	3,278	3,386	2,394	385	2,760	2,000	2,015	4,759	2,303	-	-	39,025
New Capital Projects	-	-	-	-	-	-	-	-	-	-	-	-	-
Snack Bar Inventory -CGS	-	-	-	-	49	-	-	-	-	-	-	-	49
Food Service License	-	-	-	-	-	-	-	242	-	-	-	-	242
Subscriptions	249	249	297	294	285	291	249	249	249	249	-	-	2,661
Pest Control	219	219	219	226	226	226	226	226	226	226	-	-	2,241
Supplies	-	-	-	433	-	-	258	24	292	138	-	-	1,144
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	3,899	-	-	27,062
Holiday Decorations	14,615	4,906	581	-	-	-	-	-	-	-	-	-	20,102
Fitness Center Repairs/Supplies	723	525	280	21	452	635	913	655	215	-	-	-	4,419
Office Supplies	113	63	290	-	-	-	118	43	326	145	-	-	1,098
ACA++SCAP/BMI Licenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Insurance	66,983	-	-	-	-	-	-	-	-	-	-	-	66,983
Permit and License	-	224	-	-	-	-	-	42	617	42	-	-	924
Subtotal Amenity Center Expenditures	\$ 150,038	\$ 54,964	\$ 77,704	\$ 52,961	\$ 37,751	\$ 73,249	\$ 59,513	\$ 55,959	\$ 61,734	\$ 61,542	\$ -	\$ -	\$ 685,416

Meadow View at Twin Creeks

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Ground Maintenance Expenditures													
Hydrology Quality/Mitigation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	2,658	2,853	2,580	3,035	2,305	2,074	2,340	2,669	2,740	2,910	-	-	26,162
Landscape Maintenance	42,375	42,375	42,375	42,375	42,375	42,375	42,375	47,125	47,125	47,125	-	-	438,000
Landscape Contingency	-	945	-	18,265	-	45	17,829	-	485	13,005	-	-	50,574
Lake Maintenance	1,769	1,769	1,769	1,769	1,769	1,769	1,769	1,769	2,284	2,284	-	-	18,721
Grounds Maintenance	4,914	2,145	903	1,375	278	1,404	1,270	1,371	1,343	90	-	-	15,093
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	5,865	-	-	56,991
Streetlight Repairs	-	-	-	-	-	-	-	1,000	2,000	1,100	-	-	4,100
Irrigation Repairs	-	3,157	-	5,754	5,818	905	-	6,659	11,000	4,074	-	-	37,367
Miscellaneous	-	-	-	1,100	-	1,300	-	820	820	1,000	-	-	5,040
Contingency	-	-	-	1,100	-	9,182	2,323	3,045	3,875	3,875	-	-	23,400
Subtotal Ground Maintenance Expenditures	\$ 56,763	\$ 62,270	\$ 52,404	\$ 82,016	\$ 76,867	\$ 65,884	\$ 73,274	\$ 71,975	\$ 77,537	\$ 81,328	\$ -	\$ -	\$ 700,317
Total Operations & Maintenance	\$ 206,800	\$ 117,234	\$ 130,108	\$ 134,976	\$ 114,618	\$ 139,134	\$ 132,787	\$ 127,934	\$ 139,271	\$ 142,870	\$ -	\$ -	\$ 1,385,733
Total Expenditures	\$ 244,740	\$ 125,806	\$ 152,030	\$ 144,489	\$ 123,642	\$ 148,691	\$ 142,564	\$ 138,211	\$ 161,357	\$ 154,530	\$ -	\$ -	\$ 1,536,060
Excess (Deficiency) of Revenues over Expenditures	\$ (241,831)	\$ (44,513)	\$ 62,555	\$ 834,204	\$ 139,072	\$ (114,438)	\$ 164,537	\$ (118,763)	\$ (114,503)	\$ (132,586)	\$ -	\$ -	\$ 433,733
Other Financing Sources/Uses:													
Transfer In/(Out)	-	-	-	-	19,401	-	-	-	-	-	-	-	19,401
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ 19,401	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,401
Net Change in Fund Balance	\$ (241,831)	\$ (44,513)	\$ 62,555	\$ 834,204	\$ 158,473	\$ (114,438)	\$ 164,537	\$ (118,763)	\$ (114,503)	\$ (132,586)	\$ -	\$ -	\$ 453,134

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	144,081
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)
Current Bonds Outstanding	\$5,835,000

Series 2018 A1 Special Assessment Bonds	
Interest Rate:	4.25%-5.8%
Maturity Date:	5/1/1949
Reserve Fund Definition	30% of MADS
Reserve Fund Requirement	\$183,765
Reserve Fund Balance	198,571
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)
Current Bonds Outstanding	\$8,245,000

Series 2019 A1 Special Assessment Bonds	
Interest Rate:	5.20%-5.70%
Maturity Date:	5/1/1949
Reserve Fund Definition	30% of MADS
Reserve Fund Requirement	\$77,175
Reserve Fund Balance	83,572
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)
Current Bonds Outstanding	\$3,355,000

Series 2020 A1 Special Assessment Bonds	
Interest Rate:	4.25%
Maturity Date:	5/1/2026
Reserve Fund Definition	30% of MADS
Reserve Fund Requirement	\$34,348
Reserve Fund Balance	40,637
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)
Current Bonds Outstanding	\$1,590,000

Meadow View at Twin Creeks

Community Development District

Long Term Debt Report

Series 2021 PH 3B Special Assessment Bonds	
Interest Rate:	2.40-3.75%
Maturity Date:	5/1/2052
Reserve Fund Definition	50% of MADS
Reserve Fund Requirement	\$140,241
Reserve Fund Balance	142,309
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)
Current Bonds Outstanding	\$4,905,000

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

TOTAL Bonds Outstanding	\$31,230,000
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B.

Meadow View at Twin Creeks
FISCAL YEAR 2024 ASSESSMENT RECEIPTS

ASSESSED	#UNITS	SERIES 2016A-1 DEBT SERVICE NET	SERIES 2018A-1 DEBT SERVICE NET	SERIES 2019A-1 DEBT SERVICE NET	SERIES 2020A-1 DEBT ASMT NET	SERIES 2021-3B DEBT ASMT NET	SERIES 2021-4 DEBT ASMT NET	O&M NET	TOTAL ASSESSED
DREAM FINDERS	299	-	-	-	-	-	423,737.50	392,205.20	815,942.70
TOTAL DIRECT INVOICE	299	-	-	-	-	-	423,737.50	392,205.20	815,942.70
TAX ROLL ASSESSED	1177	443,364.15	612,533.25	257,353.12	113,041.11	279,170.52	-	1,573,669.40	3,279,131.55
TOTAL ASSESSED	1476	443,364.15	612,533.25	257,353.12	113,041.11	279,170.52	423,737.50	1,965,874.60	4,095,074.25

DUE/RECEIVED	BALANCE DUE	SERIES 2016A-1 DEBT SERVICE RECEIVED	SERIES 2018A-1 DEBT SERVICE RECEIVED	SERIES 2019A-1 DEBT SERVICE RECEIVED	SERIES 2020A-1 DEBT SERVICE RECEIVED	SERIES 2021-3B DEBT SERVICE RECEIVED	SERIES 2021-4 DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL ASSESSED
DREAM FINDERS	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	(21,183.54)	446,228.33	616,490.28	259,015.65	113,771.37	280,973.99	-	1,583,835.47	3,300,315.09
TOTAL RECEIPTS	203,344.29	446,228.33	616,490.28	259,015.65	113,771.37	280,973.99	296,616.25	1,878,634.09	3,891,729.96

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
INTEREST 3	7/30/2024	94.25	130.21	54.71	24.03	59.34	-	334.50	697.04
TOTAL TAX ROLL RECEIPTS		446,228.33	616,490.28	259,015.65	113,771.37	280,973.99	-	1,583,835.47	3,300,315.10

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%	95.6%	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>
General Fund		
7/2/24	2610-2618	\$31,473.05
7/9/24	2619-2625	65,910.91
7/17/24	2626-2633	26,213.52
7/25/24	2634-2636	299,520.47
7/30/24	2637-2646	77,980.78
TOTAL		\$501,098.73
Autopayments		
7/2/24	TECO	\$168.20
7/2/24	Wellbeats	249.00
7/2/24	AT&T	69.55
7/2/24	RollKall Technol	174.40
7/5/24	Florida National Gas	62.68
7/5/24	IRS FICA Payment	61.20
7/9/24	Republic Services	979.75
7/10/24	RollKall Technol	346.50
7/16/24	RollKall Technol	346.50
7/18/24	AT&T	85.60
7/19/24	St Johns County Utility Dept	4,633.69
7/22/24	Comcast	886.31
7/23/24	RollKall Technol	346.50
7/29/24	IRS FICA Payment	61.20
7/29/24	RollKall Technol	1,907.48
7/29/24	WF Bus Credit - Rich Gray	317.03
7/29/24	WF Bus Credit - Jennifer Clark-Erickson	1,484.70
7/30/24	FPL	12,155.36
7/30/24	AT&T	69.55
7/31/24	TECO	152.37
Total Paid Electronically		\$24,557.57
Total General Fund		\$525,656.30

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/02/24	00133	6/27/24	62724	202406	320	57200	45508		PICKLE BALL COURT LIGHTS	*	330.00		
									ALFRED W. GROVER			330.00	002610
7/02/24	00162	7/01/24	5692-T	202407	320	57200	45506		JUL POOL CHEMICALS	*	2,101.20		
									ZACHARY SULLIVAN DBA BIG Z POOL			2,101.20	002611
7/02/24	00162	7/01/24	5692-U	202407	320	57200	45505		JUL POOL MAINTENANCE	*	1,362.90		
									ZACHARY SULLIVAN DBA BIG Z POOL			1,362.90	002612
7/02/24	00045	6/30/24	84498	202406	320	53800	45005		JUNE LAKE MAINTENANCE	*	2,284.14		
									FUTURE HORIZONS, INC.			2,284.14	002613
7/02/24	00001	7/01/24	114	202407	310	51300	34000		JUL MANAGEMENT FEES	*	4,601.67		
		7/01/24	114	202407	310	51300	35300		JUL WEBSITE ADMIN.	*	100.00		
		7/01/24	114	202407	310	51300	35100		JUL INFORMATION TECH.	*	139.58		
		7/01/24	114	202407	310	51300	31600		JUL DISSEMINATION SRVCS	*	1,104.17		
		7/01/24	114	202407	310	51300	51000		OFFICE SUPPLIES	*	.63		
		7/01/24	114	202407	310	51300	42000		POSTAGE	*	34.30		
		7/01/24	114	202407	310	51300	42500		COPIES	*	55.95		
		7/01/24	114	202407	310	51300	41000		TELEPHONE	*	25.00		
									GOVERNMENTAL MANAGEMENT SERVICES			6,061.30	002614
7/02/24	00047	7/01/24	26136	202406	310	51300	35200		AUDIT FYE 9/303/23	*	7,500.00		
									GRAU AND ASSOCIATES			7,500.00	002615
7/02/24	00178	6/29/24	3411915	202405	310	51300	31500		MAY GENERAL COUNSEL	*	1,574.64		
									KUTAK ROCK LLP			1,574.64	002616
7/02/24	00020	6/24/24	311	202405	320	57200	44200		REPAIRS AND REPLACEMENTS	*	1,770.00		
		6/24/24	311	202405	320	53800	45011		CONTINGENCY	*	3,045.20		

MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/24/24		311		202405	320	57200	45508		FACILITY MAINTENANCE	*	1,949.20		
6/24/24		311		202405	320	53800	45008		STREETLIGHT REPAIR	*	1,000.00		
6/24/24		311		202405	320	53800	45006		GROUPS MAINTENANCE	*	1,200.00		
6/24/24		311		202405	320	57200	45918		AMENITY - SUPPLIES	*	24.47		
6/24/24		311		202405	320	53800	45010		MISCELLANEOUS	*	820.00		
RIVERSIDE MANAGEMENT SERVICES												9,808.87	002617
7/02/24	00041	6/21/24	16148	202406	320	57200	44200		POOL GATE REPAIR	*	450.00		
STERLING SPECIALTIES, INC.												450.00	002618
7/09/24	00154	7/08/24	144562	202407	310	51300	42500		RESIDENTIAL CDD LETTERS	*	1,021.87		
		7/08/24	144562	202407	310	51300	42000		POSTAGE	*	771.55		
ADVANCED DIRECT MARKETING SRVCS												1,793.42	002619
7/09/24	00114	7/01/24	743187	202407	320	57200	45410		GATE MONITOR 8/1 - 8/31	*	2,616.54		
HIDDEN EYES LLC DBA ENVERA SYSTEMS												2,616.54	002620
7/09/24	00147	7/08/24	07082024	202407	310	51300	49000		MVTC AUGUST 2024 CDD MTG	*	599.31		
RENAISSANCE												599.31	002621
7/09/24	00020	7/01/24	312	202407	320	57200	45504		JUL - FIELD MGMT/ADMIN.	*	5,416.67		
		7/01/24	312	202407	320	57200	45500		JUL - FACILITY MGMT	*	7,154.25		
RIVERSIDE MANAGEMENT SERVICES												12,570.92	002622
7/09/24	00077	7/03/24	0003114	202406	320	57200	45508		GYM AIR CONDITIONER REP	*	720.72		
THIGPEN HEATING & COOLING, INC.												720.72	002623
7/09/24	00040	6/26/24	JAX70247	202406	320	53800	45004		TREE CARE SERVICES	*	485.00		
YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC												485.00	002624
7/09/24	00040	6/30/24	JAX72286	202406	320	53800	45003		JUN LANDSCAPE MAINTENANCE	*	47,125.00		
YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC												47,125.00	002625
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 #
7/17/24	00036	5/25/24	05252024	202407 320-57200-49400	21' WET SLIDE	*	300.00		
		5/25/24	05252024	202407 320-57200-49400	19' WET SLIDE	*	300.00		
		5/25/24	05252024	202407 320-57200-49400	15' TODDLER SLIDE	*	270.00		
		5/25/24	05252024	202407 320-57200-49400	DRY OBSTACLE	*	345.00		
		5/25/24	05252024	202407 320-57200-49400	ROCKWALL	*	960.00		
		5/25/24	05252024	202407 320-57200-49400	DJ	*	650.00		
		5/25/24	05252024	202407 320-57200-49400	GENERATOR	*	100.00		
		5/25/24	05252024	202407 320-57200-49400	ONSITE SUPERVISION	*	150.00		
								3,075.00	002626
7/17/24	00005	7/03/24	214522	202406 310-51300-31100	JUN ENGINEERING SERVICES	*	5,485.92		
								5,485.92	002627
7/17/24	00039	7/01/24	15240701	202407 320-57200-45508	HOOD SYSTEM SERVICE	*	420.00		
								420.00	002628
7/17/24	00020	6/30/24	313	202406 320-57200-45501	JUN - LIFEGUARDS	*	12,573.80		
								12,573.80	002629
7/17/24	00020	6/30/24	314	202406 320-57200-49400	JUN-SPECIAL EVT ASSISTANT	*	454.21		
								454.21	002630
7/17/24	00020	6/30/24	315	202406 320-57200-45509	JUN - PVT EVNET ATTENDANT	*	1,486.12		
								1,486.12	002631
7/17/24	00020	6/30/24	316	202406 320-57200-45510	JUN - ASSISTANT MANAGER	*	2,618.47		
								2,618.47	002632
7/17/24	00191	7/17/24	07172024	202407 300-36900-20000	RENTAL REFUND	*	100.00		
								100.00	002633

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 #
7/25/24	00163	3/31/24	CFR6REQ9	202407	300	13100	10101		PAVING/DRAINAGE RETAINAGE W.GARDNER, LLC	*	183,389.30	183,389.30	002634
7/25/24	00163	4/17/24	CFR6REQ1	202407	300	13100	10100		CLEARING/EARTHWORK RETAIN	*	17,102.83		
		4/17/24	CFR6REQ1	202407	300	13100	10101		CLEARING/EARTHWORK RETAIN W.GARDNER, LLC	*	13,959.70	31,062.53	002635
7/25/24	00013	4/16/24	CFR16REQ	202407	300	13100	10101		PHASE 4 PAY APP4-MARCH WEST ORANGE NURSERIES, INC	*	85,068.64	85,068.64	002636
7/30/24	00005	7/17/24	CFR58REQ	202407	300	13100	10100		INV 211278 REQ 149 ENGLAND THIMS & MILLER, INC	*	600.00	600.00	002637
7/30/24	00049	7/17/24	CFR58REQ	202407	300	13100	10100		INV2376 REQ #148 HARBINGER	*	3,080.00	3,080.00	002638
7/30/24	00020	7/17/24	317	202406	320	53800	45011		CONTINGENCY	*	3,875.00		
		7/17/24	317	202406	320	53800	45010		MISCELLANEOUS	*	820.00		
		7/17/24	317	202406	320	53800	45008		STREETLIGHT REPAIRS	*	2,000.00		
		7/17/24	317	202406	320	57200	44200		REAPIRS & MAINTENANCE	*	1,710.00		
		7/17/24	317	202406	320	57200	45508		FACILITY MAINTENANCE	*	808.20		
		7/17/24	317	202406	320	57200	45918		SUPPLIES	*	291.79		
		7/17/24	317	202406	320	57200	44208		OFFICE SUPPLIES RIVERSIDE MANAGEMENT SERVICES	*	291.79	9,796.78	002639
7/30/24	00148	7/22/24	25632	202407	320	57200	45420		EXIT GATE REPAIRS THE GATE STORE, INC.	*	300.00	300.00	002640
7/30/24	00040	7/09/24	JAX73285	202407	320	53800	45003		JUL LANDSCAPE MAINTENANCE YELLOWSTONE LANDSCAPE-SOUTHEAST, LLC	*	47,125.00	47,125.00	002641

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 #
7/30/24	00040	7/10/24	JAX73346	202407	320	53800	45004		SUMMER ANNUAL ROTATION-24 YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC	*	13,005.00	13,005.00	002642
7/30/24	00040	7/15/24	JAX73545	202407	320	53800	45009		IRRIGATION REPAIRS 2-WIRE YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC	*	814.00	814.00	002643
7/30/24	00040	7/25/24	JAX73842	202407	320	53800	45009		JULY IRRIGATION REPAIRS YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC	*	1,650.00	1,650.00	002644
7/30/24	00040	7/25/24	JAX73842	202407	320	53800	45009		JULY IRRIGATION REPAIRS YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC	*	938.00	938.00	002645
7/30/24	00040	7/25/24	JAX73842	202407	320	53800	45009		VALVE REPLACEMENT/SCHOOL YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC	*	672.00	672.00	002646
TOTAL FOR BANK A											501,098.73		
TOTAL FOR REGISTER											501,098.73		

INVOICE

Alfred W. Grover, Electrical Contractor

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

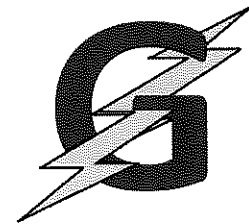
FL License: EC 13010167

Approved
Facility Maintenance
001.320.57200.45508
Rich Gray

DATE: 6/27/2024
INVOICE # 62724
TERMS: Due upon receipt

Bill To:

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



Job Location:

Beacon Lake Pickle Ball Courts

DESCRIPTION OF WORK	AMOUNT
1) Installed and programmed 1 Intermatic digital 7 day time clock for operation of pickle ball court lights	
Materials:	50.00
Labor: 1 electrician 3.5 hrs @ \$80 per hr	280.00
Per R Gray	
TOTAL	\$ 330.00

Accepted methods of payment:

Check payable to: Alfred W. Grover

THANK YOU FOR YOUR BUSINESS!

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



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

Invoice Number 5692-T.
 Date of Issue 07/01/2024
 Due Date 07/31/2024
 Reference July Chemicals
 Amount Due (USD) **\$2,101.20**

Description	Rate	Qty	Line Total
Beacon Lakes Monthly Chemicals Chemicals Service Site Address: 850 Beacon Lake Pkwy. St. Augustine FL 32095 Service Schedule: October-March, 2 visits per week, Mondays and Fridays April-September, 3 visits per week, Mondays, Wednesdays and Fridays Chemicals included along with 2-controller leases that monitor and dispense the chemical distribution 24/7: chlorine, acid, bicarb, and stabilizer. Additional chemicals not included, but available and billed at an additional rate when needed or requested: algaecides, metal out, and phosphate treatments. The due date is reflected on the invoice of a net30 based on the originally agreed-upon terms. Late fees of \$70.00 apply after the due date and the 5-day grace period we allot for mail delivery. After 15 days of non-payment or communication, services are suspended and may incur a startup fee, pending the time the pool was down before the account was brought current. Invoices for monthly service are due based on the terms agreed upon setting up services. Other invoices that pertain to materials and repairs are subject to different terms such as net10 in order to meet the suppliers payment terms for said material. Contracts are valid for 1 year from the initial setup and continue month to month unless a new contract is required or requested. Emergency service calls are billed at a rate of \$175.00, 2 hour minimum. This rate applies to calls after 6p, weekends, and holidays. We are closed the week of Thanksgiving and Christmas annually, however we guarantee atleast 1 service during those weeks by the on-call technician.	\$2,101.20	1	\$2,101.20

Subtotal 2,101.20
 Tax 0.00
 Total 2,101.20
 Amount Paid 0.00

Amount Due (USD)

\$2,101.20

Notes

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

Terms

Net 30

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

Approved
 Pool Maintenance
 001.320.57200.45505
 Rich Gray



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

Invoice Number 5692-U.
 Date of Issue 07/01/2024
 Due Date 07/31/2024
 Reference July Pool Service
 Amount Due (USD) \$1,362.90

Description	Rate	Qty	Line Total
Beacon Lakes Monthly Pool Service Only Pool Service Site Address:850 Beacon Lake Pkwy. St. Augustine Fl 32095 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. Hours of operation: M-F, 9a-6p.

Terms

Net 30

Future Horizons, Inc

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

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

Approved
 Lake Maintenance
 001.320.53800.45005
 Rich Gray

INVOICE

Invoice Number: 84498
 Invoice Date: Jun 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	6/5/24	7/30/24

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in June 2024	1,769.14	1,769.14
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in Phase 4	515.00	515.00

Subtotal	2,284.14
Sales Tax	
Freight	
Total Invoice Amount	2,284.14
Payment/Credit Applied	
TOTAL	2,284.14

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

Governmental Management Services, LLC

1001 Bradford Way
 Kingston, TN 37763

Invoice**Invoice #:** 114**Invoice Date:** 7/1/24**Due Date:** 7/1/24**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 -July 2024		4,601.67	4,601.67
Website Administration -July 2024		100.00	100.00
Information Technology - July 2024		139.58	139.58
Dissemination Agent Services - July 2024		1,104.17	1,104.17
Office Supplies		0.63	0.63
Postage		34.30	34.30
Copies		55.95	55.95
Telephone		24.999	25.00
Total			\$6,061.30
Payments/Credits			\$0.00
Balance Due			\$6,061.30

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. 26136
Date 07/01/2024

SERVICE**AMOUNT**

Project: Audit - FYE September 30, 2023
Audit Services

\$ 7,500.00

Subtotal: 7,500.00

Total 7,500.00

Current Amount Due \$ 7,500.00

SERVICE **AMOUNT**

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
8,100.00	0.00	0.00	0.00	0.00	8,100.00

Payment due upon receipt.

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

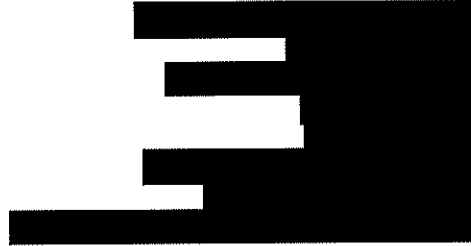
June 29, 2024

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. Augustine, FL 32092

Invoice No. 3411915
35723-1

Re: General Counsel

For Professional Legal Services Rendered

05/06/24	K. Buchanan	0.50	167.50	Confer with district manager regarding amenity facility
05/16/24	K. Buchanan	3.50	1,172.50	Prepare for and attend board meeting
TOTAL HOURS		4.00		

TOTAL FOR SERVICES RENDERED \$1,340.00

DISBURSEMENTS

Meals	10.21
Travel Expenses	224.43

TOTAL DISBURSEMENTS 234.64

TOTAL CURRENT AMOUNT DUE \$1,574.64

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

Invoice

Invoice #: 311
 Invoice Date: 6/24/2024
 Due Date: 6/24/2024
 Case:
 P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance May 1 - May 31, 2024		9,784.40	9,784.40
Maintenance Supplies		24.47	24.47
<p>Approved</p> <p>Repairs & Main. 001.320.57200.44200-\$1,770.00 Contingency 001.320.53800.45011-\$3,045.20 Facility Main. 001.320.57200.45508-\$1,949.20 Misc. 001.320.53800.45010-\$820.00 Streetlight Repair 001.320.53800.45008-\$1,000.00 Grounds Main. 001.320.53800.45006-\$1,200.00 Supplies 001.320.57200.45918-\$24.47</p> <p>Rich Gray</p> <p><i>Jerry Lambert</i> 6-27-24</p>			

Total	\$9,808.87
Payments/Credits	\$0.00
Balance Due	\$9,808.87

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/1/24	8.05	M.C.	Assisted with AC pan overflow of water, fixed lap pool/food truck alley entrance gate with problem opening, removed debris around amenity center, pool deck, field, roadways, tennis courts, pickleball courts and roadways, straightened and organized chairs, tables and umbrellas on pool deck and patio
5/2/24	8.23	M.C.	Hung flags on front pole of amenity center, set four children at play signs in community, removed debris around amenity center and lake side park
5/2/24	8	J.S.	Put up flags on flag pole at amenity center, concrete sign poles and installed signs, straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris around lake side park, pool area, pickleball courts, roadways, basketball courts and parking lot, checked and changed all trash receptacles
5/3/24	6.35	J.S.	Installed children at play signs and concrete in place, put ant killer on mounds on soccer field, event field and by pool, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, straightened and organized all pool deck furniture, removed debris around playground, roadways, tennis courts, pickleball courts, basketball courts and parking lots
5/7/24	8.02	M.C.	Checked slide covers and added washers, emptied and restocked dog waste receptacles, removed debris around the neighborhood, hung signs on the roped off areas on splash parks backside
5/7/24	8	J.S.	Straightened and organized pool deck furniture, removed debris around pool area, playgrounds, roadways, lake side park, tennis courts, pickleball courts and parking lot, emptied and restocked all dog waste receptacles, checked and changed all trash receptacles, adjusted water flushing valve in women's bathrooms in the gym, put ant killer on side walk mounds
5/8/24	8.33	M.C.	Hand rail going down to splash park was loose, chiseled out cement and construction caulk, reset pole and pavers, cleaned out kayak house and moved lockers to other side of the room, collected debris at round about down to each street, straightened and organized patio chairs and tables
5/9/24	8	M.C.	Fixed locks on splash park men's room due to damage from police department latch was unsavable, straightened and organized furniture at lake side park, removed debris through out development
5/9/24	8	J.S.	Fished out two poles belonging to the lake side park fence and that was thrown into lake, fished out arm of chair from lake at amenity center that was broke and thrown in lake, put ant killer down at lake side park and parking lot, assisted with broken bathroom door, straightened and organized pool deck furniture, removed debris around pool area, lake side park, playground, soccer field, roadways, tennis courts and parking lots
5/10/24	7.25	M.C.	Worked on securing kayaks with new chain and locks, worked on broken latch from men's bathroom at the splash park, removed debris around amenity center, straightened and organized chairs, tables and umbrellas after storm, emptied and restocked dog waste receptacles
5/10/24	6.55	J.S.	Secured all kayaks with new locks and chains, straightened and organized pool deck furniture, removed debris around pool deck, roadways, pickleball courts, playgrounds, lake side park, tennis courts, soccer field and parking lot, emptied and restocked all dog waste receptacles, checked and changed all trash receptacles
5/13/24	8.3	M.C.	Changed handles on pool deck men's and women's bathroom, loose panel at base of top sign on Charlie Way/Beacon Lake parkway has been secured back on base, straightened and organized chairs, tables and umbrellas on pool deck, patio and fire pit, removed debris around amenity center, playgrounds and roadways
5/14/24	4	M.C.	Emptied and restocked all dog waste receptacles, checked and changed all trash receptacles, cleaned out plugged drain at pool path leading to gazebo, picked up tools and needed items for upcoming jobs
5/14/24	8	J.S.	Put in missing fence slats down at lake side park, moved maintenance tools in storage, cleaned shop, cleaned drains of debris around pool deck, straightened and organized pool deck furniture, removed debris around lake side park, pool area, tennis courts and parking lots, emptied and restocked all dog waste receptacles
5/15/24	9	M.C.	Tightened bolts on splash parks slide covers, painted amenity center trim around bottom of passageway from front door to patio, straightened and organized tables, chairs and umbrellas on pool deck and patio, removed debris around amenity center and along roadways in and out of development, removed debris at lake side park
5/16/24	9.3	M.C.	Continued to paint around base boards at amenity center entrance, installed new push bar at kayak/splash park, installed new light bulbs in the range hood in the kitchen, set up room for CDD meeting, put furniture back after meeting
5/16/24	8	J.S.	Set up room for board meeting, secured top fence pole with self tappers, cleaned out both drains and hosed out on both sides of pool deck, put new push bar on side pool gate, put furniture back after meeting, straightened and organized all pool deck furniture, removed debris around pool deck, playground, pickleball courts, lake side park, basketball courts, tennis courts and parking lot
5/17/24	5.03	M.C.	Hung new water sign at playground, fixed water gun in splash park, removed debris through out development, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/17/24	5.83	J.S.	Installed new water sign in playground area, straightened and organized all pool deck furniture, removed debris around pool deck, playground, pickleball courts, lake side park, basketball courts, roadways and parking lot, emptied and restocked all dog waste receptacles, checked and changed all trash receptacles
5/20/24	8.02	M.C.	Fixed playground gate at lakeside park, fixed lap pool gate it closes without force, painted rest of base board in entrance hall at amenity center, straightened and organized tables, chairs and umbrellas on pool deck and patio, removed debris around amenity center and along roadways in and out of development, removed debris at lake side park
5/21/24	4.53	M.C.	Emptied and restocked all dog waste receptacles, checked and changed all trash receptacles, checked water park slides to ensure bolted and not accessible, straightened and organized lakeside park
5/21/24	4.82	J.S.	Straightened and organized pool deck furniture, removed debris around pool area, playgrounds, roadways, lake side park, tennis courts, pickleball courts and parking lot, emptied and restocked all dog waste receptacles, checked and changed all trash receptacles
5/22/24	8.23	M.C.	Removed debris from amenity center to 210 light house entrance and from amenity center to 7/11-Publix 210 entrance, straightened and organized tables, chairs and umbrellas on pool deck and patio
5/23/24	8.12	M.C.	Worked on door in social hall crash bar not holding, took it apart and tried to adjust, ordered new size
5/23/24	8	J.S.	Put ant killer down on mounds in parking lot, straightened and organized pool deck furniture, removed debris around pool deck, tennis courts, pickleball courts, lakeside park, playgrounds, roadways, basketball courts and parking lots, checked and changed all trash receptacles, washed and cleaned trash receptacles
5/24/24	7.6	M.C.	Lakeside park women's rest room vent was bent and laying on floor, worked to straighten out vent and re-installed, painted children at play signs, emptied and restocked dog waste receptacles, removed debris on roadways and at amenity center
5/24/24	6.3	J.S.	Straightened out bathroom vent and installed four screws in the lake side park due to vent being pulled out and left on ground, painted five poles with the children at play post, straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris around pool deck, tennis courts, pickleball courts, lakeside park, playgrounds, roadways, basketball courts and parking lots, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
5/28/24	9.03	M.C.	Fixed Beacon Lake Parkway street sign at Hutchinson Lane that was falling down and straightened, zip tied pickleball courts one and two are now up, removed debris from around parking lot, and amenity center, checked and changed trash receptacles, emptied and restocked dog waste receptacles
5/28/24	8	J.S.	Straightened and organized pool deck furniture, removed debris around pool area, playgrounds, roadways, lake side park, tennis courts, pickleball courts and parking lot, emptied and restocked all dog waste receptacles, checked and changed all trash receptacles, re-installed and straightened fallen street sign
5/29/24	8.32	M.C.	Hung all windscreens on pickleball courts, continued to zip tie all windscreens on tennis courts, straightened and organized tables, chairs and umbrellas on pool deck and patio, removed debris on pickleball courts, tennis courts and around amenity center
5/30/24	8.02	M.C.	Correct street sign in phase four that was installed wrong, swapped Wetland Avenue and Twilight Lane, worked on pool gate at food truck alley, fixed broken hose for handicap chair in splash park pool
5/30/24	8	J.S.	Finished securing windscreens on tennis courts, removed broken sign that was hit by a vehicle, switched street signs that were installed in correctly, straightened and organized tables, chairs and umbrellas on pool deck, removed debris around pool deck, tennis courts, pickleball courts, lakeside park, playgrounds, basketball courts, roadways and parking lot
5/31/24	5.38	J.S.	Put ant killer down on mounds in parking lot, lakeside park and basketball courts, fixed side pool gate latch, bolted on slide covers, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, roadways, lakeside park, basketball courts, playgrounds and parking lots, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles

TOTAL 244.61

MILES 0

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 6/05/24

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
MEADOWVIEW AT TWIN CREEKS CDD (MVTC)	4/24/24	Bike Lock (2)	24.47	R.G.
			<u>TOTAL</u>	<u>\$24.47</u>

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 #
	6/21/2024	16148

Bill To
Meadow View at Twin Creeks CDD 475 W. Town Place Suite 114 St. Augustine, FL 32092

Project Location
Beacon Lake Pool Gate Repair PER: Richard Gray

Description	Amount
Mobile Weld Repair to Pool Gate Approved Repair & Main. 001.320.57200.44200 Rich Gray	450.00

E-mail
terri@sterlingspecialtiesinc.com

Total	\$450.00
Payments/Credits	\$0.00
Total Balance Due	\$450.00

Advanced Direct Marketing Services

Invoice

3733 Adirof Rd.
 Jacksonville, FL 32207-4719
 (V) 904.396.3028 (F) 396.6328

DATE	INVOICE #
7/8/2024	144562

BILL TO

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

P.O. NO.	TERMS	PROJECT
	With Order	

SERVICE DESCRIPTION	QTY	RATE	AMOUNT
Meadow View at Twin Creeks CDD			
Load, read, convert files; CASS Certify addresses to enable automation based postage rates; Create automation based sack/tray tags & postal documents; format for inkjet addressing	1,187	0.06318	75.00
Form layout and preparation	1	37.50	37.50
Laser one sheet front & back in color	1,187	0.35	415.45
Fold customer materials	1,187	0.06443	76.48
Insert one piece into #10 envelope, seal, sort and mail, Standard Rate	1,187	0.09021	107.08
#10 Window Envelopes printed one color black ink	1,207	0.25713	310.36
Postage	1,187	0.65	771.55

Subtotal	\$1,793.42
Sales Tax (7.5%)	\$0.00
Total	\$1,793.42

Envera

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

1 320 57200 45410 Gate Monitoring
Approved Jen Erickson 7.3.2024

<h1>Invoice</h1>	
Invoice Number 743187	Date 07/01/2024
Customer Number 300380	Due Date 08/01/2024

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Meadow View at Twin Creeks CDD	300380		07/01/2024	08/01/2024

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 08/01/2024 - 08/31/2024	1.00	\$500.00	\$500.00
1.00	Data Management 08/01/2024 - 08/31/2024	1.00	\$150.00	\$150.00
1.00	Service & Maintenance 08/01/2024 - 08/31/2024	1.00	\$334.54	\$334.54
1.00	Virtual Gate Guard Monitoring 08/01/2024 - 08/31/2024	1.00	\$1,632.00	\$1,632.00
Subtotal:				\$2616.54
				Tax \$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$2616.54

Date	Invoice #	Description	Amount	Balance Due
7/1/2024	743187	Monitoring Services	\$2616.54	\$2616.54

Envera

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

<h1>Invoice</h1>	
Invoice Number 743187	Date 07/01/2024
Customer Number 300380	Due Date 08/01/2024

Net Due: \$2,616.54

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



RENAISSANCE®
 WORLD GOLF VILLAGE RESORT
 ST AUGUSTINE

Account 52816

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 00000000000000000000

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 7.8.2024

Qty	Description	Valued At	Charged
Catering			
1	Room Rental	\$450.00	\$450.00
1	AV Quote	\$389.45	\$389.45
1	25% Service Charge	\$209.86	\$209.86
Tax Exempt 85-8017121617C-7			
1	Deposit paid at signing	-\$450.00	(\$450.00)

SUB-TOTAL \$599.31
Amount Due \$599.31

Payment Details

- Direct Bill
- Check
- Credit Card

Name _____
 CC # _____
 Expires _____

Riverside Management Services, Inc

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

Invoice

Invoice #: 312

Invoice Date: 7/1/2024

Due Date: 7/1/2024

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 - July 2024		5,416.67	5,416.67
1.320.57200.45500 - Facility Management - Meadow View - July 2024		7,154.25	7,154.25
<i>Jerry Lambert</i> 7-3-24			

Total \$12,570.92

Payments/Credits \$0.00

Balance Due \$12,570.92

THIGPEN

HEATING & COOLING, INC.

Since 1962

Approved
Facilities Main.
001.320.57200.45508
Rich Gray 07/03/24

INVOICE : 0003114

Bill To : 123452
Meadow View At Twin Creeks CDD 850 Beacon Lake Pkwy Saint Augustine, FL 32095 Phone :(904)217-3052

Invoice Date : 07/03/2024	Install Date : 01/10/2019
Service Order : 031823	Page : 1 of 2
Serviced At : 123452	
Meadow View At Twin Creeks CDD 850 Beacon Lake Pkwy Saint Augustine, FL 32095	

Contact	Telephone	Call Type	Customer PO	Terms
Jennifer	(904) 217-3052	CSVC		DUE UPON RECEIPT

Service Requested :

AC IS NOT COOLING CALL B4 904-217-3052 BEACON LAKE AMEN CUSTOMER IS TAX EXE. Commercial Service. BEACON LAKE AMEN CUSTOMER IS TAX EXEMPT.

Service Comments :

Customer said gym wasn't cooling when I arrived I found indoor running and condenser not .I checked system operation and found that the fan side of capacitor had blown off due to lizard Melting.i replaced 70/7.5 cap and system is working properly at this time.

Description	Mfg Name	Model	Serial No	Qty	Description	Price	Extended
Condenser	MISC	25HCE460A300	1018E07754				
1	70 7.5 MFD DUAL CAPACITOR					0.00	0.00
1	Capacitor Dual 70+7.5 MFD					142.97	142.97
1	Commercial Diagnostic					269.00	269.00
1	Commercial Environmental Fee					20.00	20.00
	Total Parts for Unit						431.97
	Total Labor for Unit						288.75
						LABOR :	288.75

THIGPEN

HEATING & COOLING, INC.

Since 1962

INVOICE : 0003114

Bill To : 123452
Meadow View At Twin Creeks CDD 850 Beacon Lake Pkwy Saint Augustine, FL 32095 Phone :(904)217-3052

Invoice Date : 07/03/2024	Install Date : 01/10/2019
Service Order : 031823	Page : 2 of 2
Serviced At : 123452	
Meadow View At Twin Creeks CDD 850 Beacon Lake Pkwy Saint Augustine, FL 32095	

Contact	Telephone	Call Type	Customer PO	Terms
Jennifer	(904) 217-3052	CSV		DUE UPON RECEIPT

PLEASE REMIT TO:
Thigpen Heating & Cooling, Inc
 2801 Dawn Road
 Jacksonville, FL 32207

Materials:	431.97
Misc:	0.00
Trip Charge:	0.00
Labor:	288.75
Subtotal:	720.72
Sales Tax:	0.00
Total:	720.72 USD
Balance Due:	720.72 USD



YELLOWSTONE LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 702478	6/26/2024
TERMS	PO NUMBER
Net 30	

Bill To:

M 0000 0000 0000 0000 0000 0000 DD
 0000 M 0000 0000 L 0
 4 0000 0000 0000 0000 0000 0000 4
 0000 0000 0000 0000 L 02 000

Property Name: M 0000 0000 0000 0000 0000 0000 DD

Address: 0000 0000 0000 0000 0000 y
 0000 0000 0000 0000 L 02 000

Remit To:

Yellowstone Landscape
 PO Box 101017
 Atlanta, GA 30392-1017

Invoice Due Date: July 26, 2024

Invoice Amount: \$485.00

Description	Current Amount
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Pine Tree Felling 134 Hutchinson Lane

Tree Care Services	Approved Landscape Contingency 001.320.53800.45004 Rich Gray	\$485.00
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Invoice Total	\$485.00
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IN COMMERCIAL LANDSCAPE ONLY

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



INVOICE

INVOICE #	INVOICE DATE
JAX 722864	6/30/2024
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: July 30, 2024

Invoice Amount: \$47,125.00

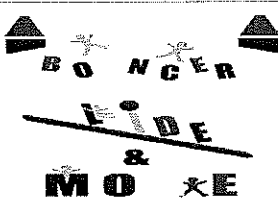
Description	Current Amount
Monthly Landscape Maintenance June 2024	\$47,125.00

Approved
 Landscape Maintenance
 001.320.53800.45003
 Rich Gray

Invoice Total \$47,125.00

IN COMMERCIAL LANDSCAPE

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

		Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003		Invoice		
				Date: May 25th, 2024 Invoice No.: 05252024.21		
<u>Name / Address</u> Attn: Jennifer Clark-Ericson Meadow View at Twin Creeks Riverside Management Service Inc. Governmental Management Services Inc.		Additional Details: set up at 9a for a 10a-1p engagement 1 320 57200 49400 Special Events Approved Jen Erickson 7.9.2024				
	<u>Description</u>	<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>Subtotal</u>	<u>Extended</u>
1	21' Wet Slide	1	\$370.00	20%	\$300.00	\$300.00
2	19' Wet Slide	1	\$330.00	10%	\$300.00	\$300.00
3	15' Toddler Slide	1	\$300.00	10%	\$270.00	\$270.00
4	Dry Obstacle	1	\$375.00	10%	\$345.00	\$345.00
5	Rockwall	1	\$1,200.00	20%	\$960.00	\$960.00
6	DJ (10a-1p)	1	\$750.00	15%	\$650.00	\$650.00
7	Generator	2	\$100.00	50%	\$50.00	\$100.00
8	Onsite Supervision	2	\$100.00	25%	\$75.00	\$150.00
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
Comments:		Subtotal				\$3,075.00
		Sales Tax (0.0%)				\$0.00
		Total				\$3,075.00



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

July 03, 2024
Invoice No: 214522

Total This Invoice \$5,485.92

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

Work Description:
PREPARE REQUISITION
REQUISITION RESEARCH FOR TEAM
DEAL WITH FENCING QUESTIONS AND REVIEW
CDD ANNUAL REPORT REVIEW AND PREPARE UPDATED ANNUAL REPORT
FIELD REVIEW FOR CDD REPORT
Attend CDD MEETING
DEAL WITH HARBINGER INVOICES AND WEST ORANGE INVOICES AND REQUISITIONS

Professional Services rendered through June 29, 2024

Phase 1. General Consulting Engineering Services

Labor

			Hours	Rate	Amount	
Senior Engineer/Senior Project Manager						
Lockwood, Scott	6/1/2024		.50	215.00	107.50	
Lockwood, Scott	6/8/2024		2.25	215.00	483.75	
Lockwood, Scott	6/15/2024		1.50	215.00	322.50	
Lockwood, Scott	6/29/2024		.50	215.00	107.50	
Engineer						
Farajian, Mark	6/8/2024		6.00	175.00	1,050.00	
Sims, Daniel	6/8/2024		8.00	175.00	1,400.00	
Sims, Daniel	6/22/2024		10.50	175.00	1,837.50	
Administrative Support						
Blair, Shelley	6/15/2024		.50	95.00	47.50	
Blair, Shelley	6/29/2024		1.00	95.00	95.00	
	Totals		30.75		5,451.25	
	Total Labor					5,451.25
				Total this Phase		\$5,451.25

Phase XP. Expenses

Expenses

Mileage					30.15	
	Total Expenses		1.15 times		30.15	34.67
				Total this Phase		\$34.67

Total This Invoice \$5,485.92

FIRST COAST



FIRE & SAFETY EQUIPMENT

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

Invoice

1.320.57200.45508 amenity maint
 approved Jen Erickson 7.11.2024

Date	Invoice #
7/1/2024	1524070124

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

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

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 15	JWK	7/1/2024			Beacon Lakes Clubhouse - 11...

Quantity	Item Code	Description	Price Each	Est Qty	Est Rate	Est Amt	Amount
1	System Serv...	Hood System Service	175.00				175.00T
1	System Serv...	Additional System Service	85.00				85.00T
5	SYA439231	Ansul APC 450 HL Fuse Links	20.00				100.00T
3	SYA439230	Ansul APC 360 HL Fuse Link	20.00				60.00T
			0.00				0.00

Total						\$420.00
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Riverside Management Services, Inc
9655 Florida Mining Blvd. W
Bldg. 300, Suite 305
Jacksonville, FL 32257

Invoice

Invoice #: 313
Invoice Date: 6/30/2024
Due Date: 6/30/2024
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Lifeguards through June 2024 1.320.57300.45501	628.69	20.00	12,573.80
<i>Jerry Lambert</i> 7-12-24			
Total			\$12,573.80
Payments/Credits			\$0.00
Balance Due			\$12,573.80

MVTC CDD
LIFEGUARD INVOICE DETAIL

Quantity	Description	Rate	Amount
628.69	Lifeguard Services	\$ 20.00	\$ 12,573.80
	Covers June 2024		
	TOTAL DUE:		<u>\$ 12,573.80</u>
	LIFEGUARDS #1,320,57200,45501		

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

Date	Hours	Employee	Description
6/1/24	4.18	A.A.	Lifeguarding
6/1/24	6.83	H.A.	Lifeguarding
6/1/24	6.13	E.H.	Lifeguarding
6/1/24	4.27	J.H.	Lifeguarding
6/2/24	6.78	A.A.	Lifeguarding
6/2/24	6.75	H.A.	Lifeguarding
6/2/24	4.37	E.H.	Lifeguarding
6/2/24	4.33	J.H.	Lifeguarding
6/3/24	6.82	A.A.	Lifeguarding
6/3/24	6.75	H.A.	Lifeguarding
6/3/24	4.37	E.H.	Lifeguarding
6/3/24	4.32	B.S.	Lifeguarding
6/4/24	4.3	A.A.	Lifeguarding
6/4/24	6.75	H.A.	Lifeguarding
6/4/24	4.2	K.J.G.	Lifeguarding
6/4/24	4.25	J.H.	Lifeguarding
6/5/24	6.72	K.J.G.	Lifeguarding
6/6/24	6.8	E.H.	Lifeguarding
6/6/24	3.8	E.R.	Lifeguarding
6/6/24	4.28	B.S.	Lifeguarding
6/7/24	6.9	E.H.	Lifeguarding
6/7/24	4.32	J.H.	Lifeguarding
6/7/24	4.33	E.R.	Lifeguarding
6/7/24	0.8	B.S.	Lifeguarding
6/8/24	6.72	A.A.	Lifeguarding
6/8/24	6.73	V.G.	Lifeguarding
6/8/24	2	E.H.	Lifeguarding
6/8/24	6.32	J.H.	Lifeguarding
6/8/24	6.33	E.R.	Lifeguarding
6/9/24	6.73	A.A.	Lifeguarding
6/9/24	6.75	V.G.	Lifeguarding
6/9/24	4.33	J.H.	Lifeguarding
6/9/24	4.17	E.R.	Lifeguarding
6/10/24	6.75	H.A.	Lifeguarding
6/10/24	4.33	E.H.	Lifeguarding
6/10/24	4.23	B.S.	Lifeguarding
6/11/24	6.75	A.A.	Lifeguarding
6/11/24	6.75	H.A.	Lifeguarding
6/11/24	4.42	E.H.	Lifeguarding
6/11/24	4.25	B.S.	Lifeguarding
6/12/24	6.72	A.A.	Lifeguarding
6/12/24	6.73	H.A.	Lifeguarding
6/12/24	4.41	E.H.	Lifeguarding
6/12/24	4.28	J.H.	Lifeguarding
6/13/24	6.77	H.A.	Lifeguarding
6/13/24	6.68	K.J.G.	Lifeguarding
6/13/24	4.33	E.H.	Lifeguarding
6/13/24	4.27	J.H.	Lifeguarding
6/14/24	3.32	A.A.	Lifeguarding
6/14/24	6.87	H.A.	Lifeguarding
6/14/24	4.37	E.H.	Lifeguarding
6/14/24	4.3	J.H.	Lifeguarding
6/14/24	4.23	B.S.	Lifeguarding
6/15/24	6.73	A.A.	Lifeguarding
6/15/24	5.13	H.A.	Lifeguarding
6/15/24	8.65	V.G.	Lifeguarding
6/15/24	4.37	E.H.	Lifeguarding
6/15/24	5.8	J.H.	Lifeguarding
6/16/24	4.37	A.A.	Lifeguarding
6/16/24	6.78	V.G.	Lifeguarding
6/16/24	4.27	J.H.	Lifeguarding
6/16/24	4.18	B.S.	Lifeguarding
6/17/24	6.8	H.A.	Lifeguarding
6/17/24	4.37	E.H.	Lifeguarding
6/17/24	4.27	J.H.	Lifeguarding
6/17/24	4.23	B.S.	Lifeguarding
6/18/24	6.87	H.A.	Lifeguarding
6/18/24	6.68	K.J.G.	Lifeguarding
6/18/24	4.37	E.H.	Lifeguarding
6/18/24	4.23	B.S.	Lifeguarding
6/19/24	6.73	A.A.	Lifeguarding
6/19/24	6.78	H.A.	Lifeguarding
6/19/24	4.27	J.H.	Lifeguarding
6/20/24	6.73	A.A.	Lifeguarding
6/20/24	6.65	H.A.	Lifeguarding
6/20/24	4.33	E.H.	Lifeguarding
6/20/24	4.25	J.H.	Lifeguarding
6/21/24	6.75	A.A.	Lifeguarding
6/21/24	8.87	H.A.	Lifeguarding
6/21/24	2	K.J.G.	Lifeguarding
6/21/24	4.25	V.G.	Lifeguarding
6/21/24	4.4	E.H.	Lifeguarding
6/21/24	2	B.S.	Lifeguarding
6/22/24	6.8	A.A.	Lifeguarding
6/22/24	4.35	E.H.	Lifeguarding
6/22/24	4.35	J.H.	Lifeguarding
6/22/24	6.77	E.R.	Lifeguarding
6/23/24	4.4	H.A.	Lifeguarding
6/23/24	6.93	E.H.	Lifeguarding
6/23/24	4.25	J.H.	Lifeguarding
6/23/24	4.25	B.S.	Lifeguarding
6/24/24	6.83	H.A.	Lifeguarding
6/24/24	4.25	E.R.	Lifeguarding
6/24/24	4.15	B.S.	Lifeguarding
6/25/24	6.82	H.A.	Lifeguarding
6/25/24	6.87	E.H.	Lifeguarding
6/25/24	4.25	J.H.	Lifeguarding
6/25/24	4.35	B.S.	Lifeguarding
6/26/24	6.78	H.A.	Lifeguarding
6/26/24	6.65	E.H.	Lifeguarding
6/26/24	4.25	J.H.	Lifeguarding
6/26/24	4.05	E.R.	Lifeguarding
6/27/24	6.75	H.A.	Lifeguarding
6/27/24	6.55	K.J.G.	Lifeguarding
6/27/24	4.25	J.H.	Lifeguarding
6/27/24	4.25	E.R.	Lifeguarding
6/28/24	6.83	H.A.	Lifeguarding
6/28/24	6.97	E.H.	Lifeguarding
6/28/24	4.33	E.R.	Lifeguarding
6/29/24	6.8	K.G.	Lifeguarding
6/29/24	6.91	E.H.	Lifeguarding
6/29/24	4.25	J.H.	Lifeguarding
6/29/24	4.27	E.R.	Lifeguarding
6/30/24	6.68	V.G.	Lifeguarding
6/30/24	6.92	E.H.	Lifeguarding
6/30/24	4.25	J.H.	Lifeguarding
6/30/24	4.27	B.S.	Lifeguarding

TOTAL 628.69

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

Invoice

Invoice #: 314
Invoice Date: 6/30/2024
Due Date: 6/30/2024
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Special Event Assistant through June 2024 1,320.57200.49400	17.14	26.50	454.21
<i>Jerry Lambert</i> 7-12-24			
Total			\$454.21
Payments/Credits			\$0.00
Balance Due			\$454.21

MVTC CDD

SPECIAL EVENT ASSISTANT INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
17.14	Special Event Assistant	\$ 26.50	\$ 454.21
	Covers June 2024		
	TOTAL DUE:		<u>\$ 454.21</u>

Special Event Assistant 1.320.57200.49400

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/7/24	3.13	J.W.	Special Event - Food Truck Friday
6/14/24	3.57	J.W.	Special Event - Food Truck Friday
6/15/24	3.42	J.W.	Special Event - Luau
6/21/24	3.5	J.W.	Special Event - Food Truck Friday
6/28/24	3.52	J.W.	Special Event - Food Truck Friday
TOTAL	<u>17.14</u>		

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

Invoice

Invoice #: 315
Invoice Date: 6/30/2024
Due Date: 6/30/2024
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Private Event Attendant through June 2024 1,320.57200.45509	56.08	26.50	1,486.12
<i>Jerry Lambert</i> 7-12-24			
Total			\$1,486.12
Payments/Credits			\$0.00
Balance Due			\$1,486.12

MVTC CDD

PRIVATE EVENT ATTENDANT INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
56.08	Private Event Attendant Covers June 2024	\$ 26.50	\$1,486.12
	TOTAL DUE:		<u>\$1,486.12</u>

Private Event Attendant 1.320.57200.45509

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/1/24	4.1	R.B.	Private Event Attendant
6/1/24	8.58	J.W.	Private Event Attendant
6/2/24	9	J.W.	Private Event Attendant
6/8/24	5.6	R.B.	Private Event Attendant
6/9/24	4	J.W.	Private Event Attendant
6/15/24	8	J.W.	Private Event Attendant
6/22/24	4.05	J.W.	Private Event Attendant
6/29/24	4.18	R.B.	Private Event Attendant
6/29/24	4.57	J.W.	Private Event Attendant
6/30/24	4	J.W.	Private Event Attendant
TOTAL	<u>56.08</u>		

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

Invoice

Invoice #: 316
Invoice Date: 6/30/2024
Due Date: 6/30/2024
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Assistant Manager through June 2024 001,320.57200.45510	98.81	26.50	2,618.47
<i>Jerry Lambert</i> 7-12-24			
Total			\$2,618.47
Payments/Credits			\$0.00
Balance Due			\$2,618.47

MVTC CDD
ASSISTANT MANAGER INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
98.81	Assistant Manager Covers June 2024	\$ 26.50	\$ 2,618.47
	TOTAL DUE:		<u>\$ 2,618.47</u>

Facility Management 001.320.57200.45510

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/2/24	2.68	J.W.	Facility Assistant
6/3/24	5.93	J.W.	Facility Assistant
6/3/24	5.32	R.B.	Facility Assistant
6/4/24	2.05	R.B.	Facility Assistant
6/5/24	2.08	R.B.	Facility Assistant
6/6/24	2.08	J.W.	Facility Assistant
6/9/24	6.07	J.W.	Facility Assistant
6/10/24	5.05	J.W.	Facility Assistant
6/10/24	5.03	R.B.	Facility Assistant
6/11/24	2.07	R.B.	Facility Assistant
6/12/24	2.05	R.B.	Facility Assistant
6/16/24	5.05	J.W.	Facility Assistant
6/17/24	5.18	J.W.	Facility Assistant
6/17/24	5.03	R.B.	Facility Assistant
6/18/24	2.07	R.B.	Facility Assistant
6/19/24	2.12	R.B.	Facility Assistant
6/20/24	2.07	J.W.	Facility Assistant
6/22/24	2.93	J.W.	Facility Assistant
6/22/24	1.58	R.B.	Facility Assistant
6/23/24	10.12	J.W.	Facility Assistant
6/24/24	5.05	J.W.	Facility Assistant
6/24/24	4.98	R.B.	Facility Assistant
6/25/24	1.88	R.B.	Facility Assistant
6/26/24	2.23	R.B.	Facility Assistant
6/27/24	2.08	J.W.	Facility Assistant
6/30/24	6.03	J.W.	Facility Assistant
TOTAL	<u><u>98.81</u></u>		

Beacon Manager

10:38 AM (1
hour ago)

to Bernadette, me

Good morning,
Hope your Wednesday is going well. I need to request a refund for a resident who paid for a rental that was rained out. Please let me know if you need further information.

Paula Stinnett
223 Convex Ln
St. Augustine, FL 32095
ck #634 \$100.00

Regards,
Jennifer Erickson
Beacon Lake Amenity Manager
850 Beacon Lake Parkway
St. Augustine, Florida 32095

Office : 904-217-3052
Email: Beaconmanager@rmsnf.com

Bernadette Peregrino

10:39 AM (1
hour ago)

to me

Tara

Please see below for processing.

Thank you,
Bernadette Peregrino
District Accountant
475 West Town Place Ste 114
Saint Augustine, FL 32092
Tel and Fax: [904-239-5309](tel:904-239-5309)
bperegrino@gmsnf.com

Meadow View at Twin Creeks

Community Development District
Construction Phase 4 - Dreamfinders

Construction Funding Request #16
April 16, 2024

Req. PAYEE

96 West Orange Nurseries Inc \$ 85,068.64
Beacon Lake Phase 4 - Application for Payment No. 4 (March 2024)


Quantum Reconciliation for Req 89 and 90 to be paid by Dreamfinders \$ 197,349.00

Total Funding Request \$ 282,417.64

Please make check payable to:

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

Signature:  _____
Chairman/Vice Chairman

Signature:  _____
Secretary/Asst. Secretary

Meadow View at Twin Creeks

Community Development District
Construction Phase 3B - BBX

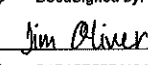
Construction Funding Request #58
July 17, 2024

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

Please make check payable to:

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

Signature: 
Chairman/Vice Chairman

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

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

Invoice

Invoice #: 317
 Invoice Date: 7/17/2024
 Due Date: 7/17/2024
 Case:
 P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance June 1 - June 30, 2024		9,213.20	9,213.20
Maintenance Supplies		583.58	583.58
Approved			
Contingency-\$3875.00			
001.320.53800.45011			
Misc-\$820.00			
001.320.53800.45010			
Streetlight Repair-\$2000.00			
001.320.53800.45008			
Repairs & Maintenance-\$1,710.00			
001.320.57200.44200			
Facility Maintenance-\$808.20			
001.320.57200.45508			
Supplies-\$291.79			
001.320.57200.45918			
Office Supplies-\$291.79			
001.320.57200.44208			

Jerry Lambert
 7-22-24

Total	\$9,796.78
Payments/Credits	\$0.00
Balance Due	\$9,796.78

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/3/24	8	M.C.	Cleaned all chalk marks off the ground and tables, patched and painted splash park bathroom doors, removed debris around amenity center, pool deck, field, roadways, tennis courts, pickleball courts and roadways, straightened and organized chairs, tables and umbrellas on pool deck and patio
6/3/24	8	J.S.	Put ant killer down in parking lot, re-zip tied all flags at front entrance, cleaned debris out of lake on Convex and Beam, cleaned up lakeside park and changed trash receptacles, removed debris around playgrounds, tennis courts, pickleball courts, event field, food truck alley and lake side park, checked and changed trash receptacles
6/4/24	9	M.C.	Pressure washed lakeside park, straightened and organized all chairs, tables and umbrellas on pool deck and patio, removed debris in parking lot, emptied and restocked all dog waste receptacles
6/5/24	8.5	M.C.	Pressure washed patio chairs, tables and pavers, re-strung bottom of large net back together, straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris around amenity center
6/6/24	2	M.C.	Straightened and organized chairs, tables and umbrellas on pool deck and patio, inspected lakeside park for repairs and materials needed
6/6/24	8	J.S.	Secured slide covers and cleaned debris out of splash park, assisted with installing two new door vents at lakeside park, straightened and organized pool deck furniture, removed debris around lakeside park, pool area, tennis courts, pickleball courts, playgrounds, basketball courts, roadways and parking lots, checked and changed all trash receptacles
6/7/24	6.5	M.C.	Replaced 14 slider latched on trash receptacles on pool and patio, straightened and organized pool deck and patio chairs, tables and umbrellas, removed debris throughout community, painted bottom of poles on the pickleball courts that were damaged by the storm, organized maintenance closet with new deliveries
6/7/24	4.73	J.S.	Installed new trash receptacle latches, removed debris around pool area, lakeside park, basketball courts, roadways, playgrounds, tennis courts and pickleball courts, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
6/10/24	8.38	M.C.	Fixed loose step on stairs of splash park, removed debris throughout community, straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris around lake in phase four
6/10/24	4	J.S.	Painted hose reel pole white, removed debris from lake in phase four, checked and changed all trash receptacles, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts and parking lot
6/11/24	8.17	M.C.	Painted men's and women's bathroom doors on splash park side, straightened and organized pool deck and patio chairs, tables and umbrellas, removed debris around amenity center, emptied and restocked dog waste receptacles
6/12/24	8	M.C.	Straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris around amenity center and all roads in and out of community
6/13/24	8.15	M.C.	Removed debris around amenity center, moved trash receptacles at lakeside park by kayak launch to a spot closer to covered patio, performed lighting inspection
6/13/24	8	J.S.	Moved trash receptacle at lakeside park and cut bolt from concrete, checked and changed all trash receptacles, straightened and organized pool deck furniture, removed debris around pool area, playgrounds, tennis courts, basketball courts, lakeside park, pickleball courts and parking lots
6/14/24	7.25	M.C.	Straightened and organized chairs, tables and umbrellas on pool deck and patio, emptied and restocked all dog waste receptacles, removed debris around amenity center, changed one light bulb at front entrance column, two light bulbs at back of amenity center on the pillars and one blue light bulb on croquet field, installed bike rack for pickleball courts, set up chairs for Saturdays event
6/14/24	3.25	J.S.	Installed three springs for gates on tennis courts and pickleball courts
6/17/24	8.5	M.C.	Secured loose pavers with adhesive, caulked vents for men's and women's restroom at lakeside park, straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris around amenity center and all roads in and out of community
6/17/24	8	J.S.	Applied ant killer on mounds on soccer field, event field and parking lot, caulked vents at lakeside park, secured loose pavers on pool deck with adhesive, removed debris in parking lot, lakeside park, tennis courts, pickleball courts, playgrounds, beach area, and roadways, checked and changed all trash receptacles
6/18/24	8.75	M.C.	Cleaned and prepared pavers that came loose for reinstallation, removed spider webs and spiders from around amenity center, removed debris around amenity center, straightened and organized chairs, tables and umbrellas on pool deck and patio, emptied and restocked dog waste receptacles
6/19/24	8.25	M.C.	Installed first dog pot in phase four, straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris in parking lot, pool deck, roadways and throughout community, checked and changed all trash receptacles
6/20/24	9.25	M.C.	Rehung the windscreens on tennis courts and pickleball courts, straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris around amenity center and throughout community, arranged furniture for meeting in social hall

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/20/24	8	J.S.	Pressure washed right side of upper pool deck, chairs, tables, windows, trash receptacles and building, arranged furniture for meeting in social hall, put windscreens on tennis courts and pickleball courts, removed debris around amenity center, tennis courts, pickleball courts, playground, lakeside park, basketball courts and parking lot
6/21/24	6.32	J.S.	Installed hose reel on outside spicket, straightened and organized pool deck furniture, removed debris around pool deck, tennis courts, pickleball courts, playgrounds, lakeside park, basketball courts and parking lots, emptied and restocked all dog waste receptacles, checked and changed all trash receptacles
6/24/24	8.5	M.C.	Worked on women's and men's toilets near splash park and ordered parts, straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris throughout community, checked and changed all trash receptacles
6/24/24	8	J.S.	Pressure washed upper left side of pool deck building, trash receptacles, tables and chairs, washed all windows and doors, changed out two flush valves in men's and women's bathrooms, removed debris on pool deck, parking lot, tennis courts and pickleball courts
6/25/24	8.5	M.C.	Worked on landscape gate and cemented the drop pin pad, removed debris throughout community, checked and changed all trash receptacles, straightened and organized chairs, tables and umbrellas on pool deck and patio
6/26/24	8	M.C.	Straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris around amenity center, entrance roads to amenity center and back to exits, pool deck, fields, basketball courts, tennis courts, pickleball courts, playgrounds and parking lots
6/27/24	8.5	M.C.	Removed debris from around amenity center, pool deck, parking lot, playgrounds, tennis courts, pickleball courts, roadways and parking lots, straightened and organized chairs, tables and umbrellas on pool deck and patio, cleaned up lakeside park, straightened and organized furniture at lakeside park, organized maintenance closet
6/27/24	8	J.S.	Pressure washed lakeside park building, tables, chairs, benches, trash receptacles and fire pit, checked and changed all trash receptacles, removed debris around lakeside park, tennis courts, pickleball courts, pool area and parking lots
6/28/24	6.75	M.C.	Cleaned food stains from the movie chairs, straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris in parking lot, emptied and restocked all dog waste receptacles
6/28/24	7.08	J.S.	Applied ant killer on mound in parking lot, cleaned all stains on back of pool tables and chairs, straightened and organized all pool deck furniture, removed debris around pool deck, pickleball courts, tennis courts, playground, lakeside park, basketball courts and parking lots, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles

TOTAL 230.33

MILES 0

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 7/05/24

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
MEADOWVIEW				
AT TWIN CREEKS CDD				
(MVTC)				
	6/6/24	Fender Washers (10)	4.95	R.G.
	6/6/24	Hex Nut Stnlss (25pc)	10.50	R.G.
	6/6/24	Carriage Bolt 5pc (3)	20.94	R.G.
	6/6/24	3" Stnlss Bolt (14)	100.95	R.G.
	6/6/24	Gate Spring (3)	58.41	R.G.
	6/6/24	Microfiber Rags	9.18	R.G.
	6/6/24	Hinge Gate Spring (2pk)	91.84	R.G.
	6/6/24	12X12 Fixed Bar Vent Cover (2)	173.10	R.G.
	6/21/24	Hose Hanger	11.48	R.G.
	6/21/24	Replacement Screw Stnlss	3.16	R.G.
	7/1/24	Landscape Adhesive (12)	99.08	R.G.
		TOTAL	<u>\$583.58</u>	



The Gate Store, Inc.
 1230 N US Highway 1, Unit 11
 Ormond Beach, FL 32174
 thegatestoreinc@gmail.com
 386-333-9375
 www.tgs-gates.com
 LIC# ES12002412

Invoice

DATE	INVOICE NO.
7/22/2024	25632

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

SHIP TO

P.O. NO.	TERMS	DUE DATE	REP	SHIP DATE	SHIP VIA	FOB	PROJECT
	net-15	8/6/2024	ML	7/22/2024			
ITEM	DESCRIPTION			QTY	RATE	AMOUNT	
Labor	To check and troubleshoot the exit gates reported not opening properly. Found the power switch off inside the outer exit operator with no error codes. Turned the power back on, reset the outer operator main board, and tested it working. Also tested the battery backup unit, which is working well. Tested all gate operations, and all are good. Called Envera to test the gates, and the gates are working properly. This includes all travel time for July 10, 2024.			3	100.00	300.00	
Approved Repair And Replacements 001.320.57200.44200 Rich Gray 07/22/2024							

Thank You For Being Our Customer	Subtotal	\$300.00
	Sales Tax (6.5%)	\$0.00
	Total	\$300.00
	Payments/Credits	\$0.00
	Balance Due	\$300.00



INVOICE

INVOICE #	INVOICE DATE
JAX 732857	7/9/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks CDD

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

Invoice Due Date: August 8, 2024

Invoice Amount: \$47,125.00

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

Approved
Landscape Maintenance
001.320.53800.45003
Rich Gray 07/09/2024

Invoice Total **\$47,125.00**

IN COMMERCIAL LANDSCAPING

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



INVOICE

INVOICE #	INVOICE DATE
JAX 733463	7/10/2024
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: August 9, 2024

Invoice Amount: \$13,005.00

Description	Current Amount
Summer Annual Rotation 2024	
Annual Installation	\$13,005.00
Approved Landscape Contingency 001.320.53800.45004 Rich Gray 07/10/2024	
Invoice Total	\$13,005.00

IN COMMERCIAL LANDSCAPING

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



INVOICE

INVOICE #	INVOICE DATE
JAX 735455	7/15/2024
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: August 14, 2024

Invoice Amount: \$814.00

Description	Current Amount
Locate, troubleshoot and repair 2-wire failure	
Irrigation Repairs	\$814.00
Approved Irrigation Repairs 001.320.53800.45009 Rich Gray	
Invoice Total	\$814.00

IN COMMERCIAL LANDSCAPING

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



INVOICE

INVOICE #	INVOICE DATE
JAX 738423A	7/25/2024
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: August 24, 2024

Invoice Amount: \$1,650.00

Description	Current Amount
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July irrigation repairs*****valve box, decoders, and solenoids replacement*****

Irrigation Repairs

\$1,650.00

Approved
 Irrigation Repairs
 001.320.53800.45009
 07/26/2024
 Rich Gray

Invoice Total

\$1,650.00

IN COMMERCIAL LANDSCAPING

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



INVOICE

INVOICE #	INVOICE DATE
JAX 738423B	7/25/2024
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: August 24, 2024

Invoice Amount: \$938.00

Description	Current Amount
July irrigation repairs*****valve box, decoders, and solenoids replacement*****	
Irrigation Repairs	\$938.00
Approved Irrigation Repairs 001.320.53800.45009 07/26/2024 Rich Gray	
Invoice Total	\$938.00

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



INVOICE

INVOICE #	INVOICE DATE
JAX 738424	7/25/2024
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: August 24, 2024

Invoice Amount: \$672.00

Description	Current Amount
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Valve replacement across from school

Irrigation Repairs

Approved
Irrigation Repairs
001.320.53800.45009
07/26/2024
Rich Gray

\$672.00

Invoice Total

\$672.00

IN COMMERCIAL LANDSCAPING

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