

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

October 17, 2024

AGENDA

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

October 10, 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, October 17, 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 September 19, 2024 Meeting
- IV. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. Amenity Manager – Report
 - E. Operations Manager
- V. Financial Reports
 - A. Financial Statements as of August 31, 2024
 - B. Assessment Receipts Schedule
 - C. Check Register
- VI. Other Business
- VII. Supervisors' Requests and Audience Comments

VIII. Next Scheduled Meeting – November 21, 2024 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095

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

Present and constituting a quorum were:

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

Also present were:

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

The following is a summary of the discussions and actions taken at the September 19, 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

A resident commented that the policies the traffic issues are not being regulated, such as parking on the street and e-bikes. She asked who those types of concerns should be relayed to. She also commented on the streetlighting in Phase 3 not working. Lastly, she asked if the policies be amended to include use of the kitchen during the social room rentals.

A resident asked if there would be any consideration for turning the entrance from 210 into a four-way stop to slow traffic down.

A resident asked if cable could be added to the TVs in the Lake House for use during events.

A resident requested a soft gate to be added to an easement to stop the e-bikes.

THIRD ORDER OF BUSINESS

Approval of Minutes of the August 8, 2024 Meeting

Mr. Thors stated that under the fifth order, Mr. Lockwood’s statement is supposed to say unlikely, rather than likely.

On MOTION by Mr. Lyman seconded by Mr. Thors with all in favor the minutes of the August 8, 2024 Board of Supervisors meeting were approved as revised.

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being nothing to report, the next item followed.

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager

Mr. Oliver stated that the audit for fiscal year 2024 will begin with the end of the fiscal year, September 30, 2024.

D. Amenity Manager

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

Mr. Oliver asked what is available on the TV in the Lake House.

Ms. Erickson responded that residents have the ability to log-into streaming services and DirecTV is available as well.

Mr. Arias asked what would need to happen to allow renters to use the kitchen.

Ms. Erickson responded that the kitchen is used for Charlie’s Grill, which is a licensed restaurant area, so it cannot be used by rentals for safety and liability reasons.

Mr. Oliver stated that staff will look into what controls could be put into place to consider allowing use of the kitchen.

E. Operations Manager

1. Report

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

2. Proposals for Holiday Lighting

Mr. Gray presented proposals for both seasonal and permanent holiday lighting, copies of which are included in the agenda package for review. He noted conduit would need to be installed if the Board chooses to go with permanent lighting. He also informed the board that the HOA has agreed to contribute \$10,000 to the CDD for holiday lighting.

On MOTION by Mr. Arias seconded by Mr. Lyman with all in favor the proposal from Humbug for seasonal lighting was approved.

FIFTH ORDER OF BUSINESS

**Ratification of the Engagement Letter with
Grau & Associates for the Fiscal Year
2024 Audit**

Mr. Oliver informed the Board that Grau & Associates was the firm selected through the audit RFP process. The fee for fiscal year 2024 is \$7,600 and is in line with the budget.

On MOTION by Mr. Thors seconded by Mr. Kovacic with all in favor the engagement letter with Grau & Associates for the fiscal year 2024 audit was ratified.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2024-08,
Authorizing Investment of Funds with the
State Board of Administration Account**

Mr. Oliver stated that the State Board of Administration account is an investment fund for public entities that gets a higher rate of return, but still meets all the requirements for protecting public funds. There is already an SBA account for the general fund. The purpose of this resolution is to establish an account for the capital reserve fund.

On MOTION by Mr. Kovacic seconded by Mr. Thors with all in favor Resolution 2024-08, authorizing investment of funds with the State Board of Administration account was approved subject to revising Section 2 of the resolution.

SEVENTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of July 31, 2024

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

B. Assessment Receipts Schedule

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

C. Check Register

A copy of the check register totaling \$525,656.30 was included in the agenda package for the Board’s review.

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

EIGHTH ORDER OF BUSINESS Other Business

Mr. Oliver stated that while the CDD owns certain roads within the District, it does not have enforcement powers in terms of speed control. That is left to the St. Johns County Sheriff’s Office. He encouraged residents to contact the Sheriff’s office as needed. The District and the residents can continue to make noise about the school traffic and parking to the school district. Regarding making changes to intersections, that would have to be coordinated with St. Johns County and construction funds allocated for those changes, so it is nothing the Board can do today, however it can be considered over time. He also added that he would see what he can find out in regard to the developer’s responsibilities as far as the final paving, landscaping and curbing.

NINTH ORDER OF BUSINESS Supervisors’ Requests and Audience Comments

A resident asked how often the playgrounds get refurbished.

Mr. Gray responded the playgrounds will be pressure next year.

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

TENTH ORDER OF BUSINESS

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

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

D.

Meadow View at Twin Creeks

10/17/2024

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
October 17th, 2024

To: Board of Supervisors

From: Rich Gray
Manager Of Operations

Jennifer Clark-Erickson
Amenity Manager

RE: Beacon Lake Field Operations & Amenity Management Report – October 17th, 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
- Meet and Greet- 10.3.2024
- Safety Meeting- Bike and Internet Safety 10.7.2024
- Yard Sale- 10.12.2024
- Upcoming Events – Trunk or Treat 10.25.2024
- Upcoming Events – Food Drive November 2024
- Upcoming Event – Cooking for Kids – 11.11.2024
- Upcoming Events – Cooking Demo – November 2024
- Upcoming Events- Voting – 11.5.2024 (equipment drop off/pick up 11/4 & 11/6)
- Upcoming Events- Kids Paint Day (2 classes) – 11.9.2024 at 10am & 12pm

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, and each chair is inspected for proper working order.
- Slide covers are inspected at the start of each day for proper securement on weekdays.
- Lighting inspections are conducted every week, and bulbs are replaced as needed.
- The 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



Completed Projects

- Yellowstone addressed all active issues after the storm. Standing and resecuring downed trees, cleaning up storm debris, and making any corrections needed to the Landscape throughout the development.
- Envera Systems replaced the Battery backup for the Landing gates and refreshed the system. Along with AT&T replacing the router and running a new communication cable. All functions are operating properly after repairs.
- Thigpen completed their quarterly A/C maintenance and inspection; no issues were present during the inspection.
- Future Horizons completed the needed repairs to the entrance fountain and are currently working on completing the needed repairs to the double and Lakeside Park Fountain.
- Southeast Fitness Repair completed their inspection and found an issue with the rowing cable. This issue has been addressed with a newly installed part.
- RMS patched potholes located on Convex, Lakeside Park, 3B, and in the Phase 4 section of the development.
- RMS did touchup painting at the Gazebo, Men RR, and in the Gym. With the future intention of continuing to the additional RR on the pool deck and completing the touchups in the gym.
- RMS cleaned trash and debris out of ponds located in Phases 1, 2, and 3B. With the intention of completing the additional ponds located in Phases 3A, & 4 by the end of the month.

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



FIFTH ORDER OF BUSINESS

A.

Meadow View at Twin Creeks
Community Development District

Unaudited Financial Reporting
August 31, 2024



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Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

August 31, 2024

	General Fund	Debt Service Fund	Capital Project Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 122,769	\$ -	\$ -	\$ 122,769
Due from Developer - BBX	-	-	-	-
Due from Other	2,518	-	-	2,518
Investments:				
General Fund Custody	127,619	-	-	127,619
State Board of Administration (SBA)-GF	648,467	-	-	648,467
State Board of Administration (SBA)-Fence Easement	47,169	-	-	47,169
Series 2016				
Reserve	-	144,721	-	144,721
Revenue	-	219,519	-	219,519
Series 2018				
Reserve A1	-	199,453	-	199,453
Revenue A1	-	281,983	-	281,983
Reserve A2	-	-	-	-
Revenue A2	-	2,961	-	2,961
Prepayment A 2	-	1	-	1
Series 2019				
Reserve	-	83,944	-	83,944
Revenue	-	122,333	-	122,333
Prepayment A1	-	0	-	0
Series 2020				
Reserve A1	-	40,817	-	40,817
Revenue A1	-	57,592	-	57,592
Prepayment A1	-	968	-	968
Revenue A2	-	1,824	-	1,824
Interest A2	-	0	-	0
Prepayment A2	-	0	-	0
Series 2021 Ph3B				
Reserve	-	140,938	-	140,938
Revenue	-	97,917	-	97,917
Prepayment	-	161	-	161
Construction	-	-	11,589	11,589
Series 2021 Ph4				
Reserve	-	211,869	-	211,869
Revenue	-	11,136	-	11,136
Construction	-	-	17,106	17,106
Due From Developer - BBX RETAINAGE	-	-	476,603	476,603
Prepaid Expenses	6,181	-	-	6,181
Deposits	3,760	-	-	3,760
Total Assets	\$ 958,483	\$ 1,618,138	\$ 505,299	\$ 3,081,919

Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

August 31, 2024

	General Fund	Debt Service Fund	Capital Project Fund	Totals Governmental Funds
Liabilities:				
Accounts Payable	\$ 32,201	\$ -	\$ -	\$ 32,201
Accrued Expenses	3,500	-	-	3,500
Retainage Payble	-	-	476,603	476,603
Total Liabilites	\$ 35,700	\$ -	\$ 476,603	\$ 512,304
Fund Balance:				
Nonspendable:				
Deposits	\$ 3,760	\$ -	\$ -	\$ 3,760
Restricted for:				
Debt Service	-	1,618,138	-	1,618,138
Capital Project	-	-	28,695	28,695
Assigned for:				
Capital Reserve Fund	-	-	-	-
Capital Reserves	-	-	-	-
Unassigned	912,842	-	-	912,842
Total Fund Balances	\$ 922,783	\$ 1,618,138	\$ 28,695	\$ 2,569,616
Total Liabilities & Fund Balance	\$ 958,483	\$ 1,618,138	\$ 505,299	\$ 3,081,919

Meadow View at Twin Creeks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2024

	Amended Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	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	8,250	51,735	43,484
Restricted Easement Fence Fund	-	-	23,700	23,700
Facility Revenue	10,000	9,167	16,498	7,331
Insurance Proceeds	-	-	12,320	12,320
Total Revenues	\$ 1,984,989	\$ 1,885,999	\$ 1,982,887	\$ 96,887

Expenditures:

General & Administrative:

Supervisor Fees	\$ 4,800	\$ 4,400	\$ 3,600	\$ 800
PR-FICA	367	337	275	61
Engineering	36,000	33,000	23,618	9,382
Attorney	30,000	27,500	14,274	13,226
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	12,146	12,146	-
Trustee Fees	16,733	16,733	20,325	(3,592)
Management Fees	55,220	50,618	50,618	-
Information Technology	1,675	1,535	1,535	-
Website Maintenance	1,200	1,100	1,100	-
Telephone	700	642	472	170
Postage & Delivery	1,600	1,467	1,699	(233)
Insurance General Liability/Public Officials	8,673	8,673	8,161	512
Printing & Binding	2,300	2,108	1,633	476
Legal Advertising	1,500	1,375	1,354	21
Other Current Charges	1,600	1,467	1,399	67
Office Supplies	300	275	6	269
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 197,043	\$ 184,501	\$ 164,091	\$ 20,410

Meadow View at Twin Creeks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2024

	Amended Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
<i>Operations & Maintenance</i>				
Amenity Center Expenditures				
<i>Utilities</i>				
Telephone/Cable/Internet	\$ 12,400	\$ 11,367	\$ 11,353	\$ 14
Electric	52,500	48,125	38,857	9,268
Water/Sewer/Irrigation	31,240	28,637	74,610	(45,974)
Gas	2,500	2,292	2,018	274
Trash Removal	8,400	7,700	7,675	25
<i>Security</i>				
Security Monitoring	1,440	1,320	1,220	100
Gate Monitoring	22,888	20,981	27,646	(6,665)
Gate Repairs	3,000	2,750	1,025	1,725
Access Cards	3,000	2,750	2,789	(39)
Contacted Security	20,000	18,333	22,027	(3,694)
<i>Management Contracts</i>				
Facility Management	85,851	78,696	78,697	(0)
Facility Attendant	39,149	35,887	27,418	8,469
Pool Attendants	55,890	51,233	43,142	8,091
Canoe Launch Attendant	30,750	28,188	100	28,088
Snack Bar Attendant	17,640	16,170	-	16,170
Field Management / Admin	65,000	59,583	59,583	(0)
Pool Maintenance	20,000	18,333	17,121	1,213
Pool Chemicals	20,467	18,761	22,677	(3,915)
Janitorial	33,010	30,259	19,976	10,283
Facility Maintenance	83,200	76,267	92,549	(16,282)
Private Event Attendant	5,500	5,042	8,010	(2,969)
Repairs & Maintenance	40,000	36,667	44,567	(7,900)
New Capital Projects	10,000	9,167	-	9,167
Snack Bar Inventory -CGS	1,000	917	49	868
Food Service License	650	596	492	104
Subscriptions	5,500	5,042	2,910	2,132
Pest Control	2,831	2,595	2,467	128
Supplies	2,500	2,292	1,294	997
Towel/Linen Service	2,800	2,567	-	2,567
Furnitures, Fixtures & Equipment	5,000	4,583	3,984	599
Special Events	35,000	32,083	29,591	2,492
Holiday Decorations	20,000	20,000	20,102	(102)
Fitness Center Repairs/Supplies	5,500	5,042	5,259	(217)
Office Supplies	2,100	1,925	1,398	527
ACA++SCAP/BMI Licenses	800	733	-	733
Property Insurance	72,545	72,545	66,983	5,562
Permit and License	575	527	924	(397)
Subtotal Amenity Center Expenditures	\$ 820,626	\$ 759,953	\$ 738,513	\$ 21,440

Meadow View at Twin Creeks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2024

	Amended	Prorated Budget	Actual	
	Budget	Thru 08/31/24	Thru 08/31/24	Variance
Ground Maintenance Expenditures				
Hydrology Quality/Mitigation	\$ 6,400	\$ 5,867	\$ -	\$ 5,867
Electric	34,265	31,409	28,291	3,118
Landscape Maintenance	646,800	592,900	485,125	107,775
Landscape Contingency	85,000	77,917	51,029	26,888
Lake Maintenance	27,000	24,750	21,006	3,744
Grounds Maintenance	12,000	11,000	16,193	(5,193)
Pump Repairs	5,000	4,583	25,184	(20,601)
Streetlighting	58,207	53,356	62,843	(9,487)
Streetlight Repairs	5,000	4,583	5,360	(777)
Irrigation Repairs	50,000	45,833	37,367	8,466
Miscellaneous	6,500	5,958	6,340	(382)
Contingency	31,149	28,553	27,400	1,153
	-			
Subtotal Ground Maintenance Expenditures	\$ 967,320	\$ 886,710	\$ 766,138	\$ 120,572
Total Operations & Maintenance	\$ 1,787,946	\$ 1,646,663	\$ 1,504,651	\$ 142,012
Total Expenditures	\$ 1,984,989.33	\$ 1,831,163	\$ 1,668,741	\$ 162,422
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 54,836	\$ 314,145	\$ 259,309
<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	\$ -	\$ 54,836	\$ 333,547	\$ 278,711
Fund Balance - Beginning	\$ -		\$ 589,236	
Fund Balance - Ending	\$ -		\$ 922,783	

(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 August 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/24	Thru 08/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 443,364	\$ 443,364	\$ 446,228	\$ 2,864
Interest Income	5,400	4,950	19,489	14,539
Total Revenues	\$ 448,764	\$ 448,314	\$ 465,717	\$ 17,403
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	\$ 5,939	\$ 23,342	\$ 17,403
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 6,389	\$ 5,939	\$ 23,342	\$ 17,403
Fund Balance - Beginning	\$ 199,313		\$ 340,898	
Fund Balance - Ending	\$ 205,702		\$ 364,240	

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 August 31, 2024

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 612,533	\$ 612,533	\$ 616,490	\$ 3,958
Interest Income	7,000	6,417	25,791	19,375
Total Revenues	\$ 619,533	\$ 618,949	\$ 642,282	\$ 23,332
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	\$ 4,687	\$ 28,019	\$ 23,332
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 5,270	\$ 4,687	\$ 28,019	\$ 23,332
Fund Balance - Beginning	\$ 261,256		\$ 456,379	
Fund Balance - Ending	\$ 266,526		\$ 484,398	

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 August 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/24	Thru 08/31/24	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	2,750	11,013	8,263
Total Revenues	\$ 260,353	\$ 260,103	\$ 295,191	\$ 35,088
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	\$ 4,303	\$ 9,391	\$ 5,088
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 4,553	\$ 4,303	\$ 9,391	\$ 5,088
Fund Balance - Beginning	\$ 114,512		\$ 196,885	
Fund Balance - Ending	\$ 119,065		\$ 206,276	

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 August 31, 2024

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 113,041	\$ 113,041	\$ 113,771	\$ 730
Interest Income	1,600	1,467	5,519	4,052
Total Revenues	\$ 114,641	\$ 114,508	\$ 119,290	\$ 4,783
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	\$ 5,351	\$ 10,134	\$ 4,783
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	\$ 5,351	\$ (9,217)	\$ (14,569)
Fund Balance - Beginning	\$ 51,604		\$ 110,419	
Fund Balance - Ending	\$ 57,089		\$ 101,202	

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 August 31, 2024

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 280,483	\$ 280,483	\$ 280,974	\$ 491
Interest Income	2,100	1,925	13,164	11,239
Total Revenues	\$ 282,583	\$ 282,408	\$ 294,138	\$ 11,730
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	\$ 6,288	\$ 13,018	\$ 6,730
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (7,213)	\$ (7,213)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (7,213)	\$ (7,213)
Net Change in Fund Balance	\$ 6,463	\$ 6,288	\$ 5,804	\$ (484)
Fund Balance - Beginning	\$ 112,709		\$ 233,212	
Fund Balance - Ending	\$ 119,172		\$ 239,016	

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 August 31, 2024

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
Revenues:				
Special Assessments - Direct	\$ 423,738	\$ 296,616	\$ 296,616	\$ -
Interest Income	3,000	2,750	12,728	9,978
Total Revenues	\$ 426,738	\$ 299,366	\$ 309,344	\$ 9,978
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	\$ (124,731)	\$ (114,753)	\$ 9,978
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (10,244)	\$ (10,244)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (10,244)	\$ (10,244)
Net Change in Fund Balance	\$ 2,641	\$ (124,731)	\$ (124,997)	\$ (266)
Fund Balance - Beginning	\$ 136,629		\$ 348,002	
Fund Balance - Ending	\$ 139,269		\$ 223,005	

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 August 31, 2024

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 336	\$ 336
Developer Contributions	-	-	242,640	\$ 242,640
Total Revenues	\$ -	\$ -	\$ 242,976	\$ 242,976
Expenditures:				
Capital Outlay	\$ -	\$ -	221,883	\$ (221,883)
Total Expenditures	\$ -	\$ -	\$ 221,883	\$ (221,883)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 21,094	\$ 21,094
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 7,213	\$ 7,213
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 7,213	\$ 7,213
Net Change in Fund Balance	\$ -		\$ 28,307	
Fund Balance - Beginning	\$ -		\$ (16,717)	
Fund Balance - Ending	\$ -		\$ 11,589	

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 August 31, 2024

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 538	\$ 538
Developer Contribution	-	-	2,261,500	2,261,500
Total Revenues	\$ -	\$ -	\$ 2,262,038	\$ 2,262,038
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 1,526,289	\$ (1,526,289)
Total Expenditures	\$ -	\$ -	\$ 1,526,289	\$ (1,526,289)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 735,749	\$ 735,749
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 10,244	\$ 10,244
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 10,244	\$ 10,244
Net Change in Fund Balance	\$ -		\$ 745,993	
Fund Balance - Beginning	\$ -		\$ (728,887)	
Fund Balance - Ending	\$ -		\$ 17,106	

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	7,261	-	51,735
Restricted Easement Fence Fund	600	2,550	1,950	2,400	600	2,400	1,800	3,000	3,000	4,200	1,200	-	23,700
Facility Revenue	-	-	-	-	-	-	-	9,130	2,736	-	4,633	-	16,498
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	\$ 13,093	\$ -	\$ 1,982,887
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 400	\$ 400	\$ -	\$ 400	\$ 400	\$ -	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ -	\$ 3,600
PR-FICA	31	31	-	31	31	-	31	31	31	31	31	-	275
Engineering	3,934	883	538	1,156	1,444	704	2,317	2,034	5,486	2,775	2,349	-	23,618
Attorney	3,274	528	174	1,749	377	343	507	1,575	1,371	2,883	1,494	-	14,274
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	1,104	-	12,146
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	4,602	-	50,618
Information Technology	140	140	140	140	140	140	140	140	140	140	140	-	1,535
Website Maintenance	100	100	100	100	100	100	100	100	100	100	100	-	1,100
Telephone	48	103	60	38	25	33	39	25	20	25	56	-	472
Postage & Delivery	15	384	14	72	58	133	73	56	77	806	11	-	1,699
Insurance General Liability/Public Officials	8,161	-	-	-	-	-	-	-	-	-	-	-	8,161
Printing & Binding	46	111	39	17	50	41	22	45	110	1,078	72	-	1,633
Legal Advertising	94	185	-	105	94	-	94	166	96	521	-	-	1,354
Other Current Charges	-	-	-	-	-	-	350	-	450	599	-	-	1,399
Office Supplies	1	1	1	0	1	1	1	1	0	1	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	\$ 15,065	\$ 10,358	\$ -	\$ 164,091

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	\$ 1,041	\$ -	\$ 11,353
Electric	3,224	3,147	7,186	3,380	3,251	2,958	3,139	2,891	2,965	3,381	3,336	-	38,857
Water/Sewer/Irrigation	2,418	2,689	22,991	2,810	3,297	16,941	4,561	5,556	5,383	4,634	3,332	-	74,610
Gas	219	115	43	163	191	189	154	296	41	383	223	-	2,018
Trash Removal	1,015	648	645	633	623	630	630	628	626	980	619	-	7,675
Security													
Security Monitoring	111	111	111	111	111	111	111	111	111	111	111	-	1,220
Gate Monitoring	2,153	2,457	64	4,817	2,489	2,457	2,745	2,569	2,633	2,617	2,649	-	27,646
Gate Repairs	-	-	-	-	225	250	-	-	-	300	250	-	1,025
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	2,555	-	22,027
Management Contracts													
Facility Management	7,154	7,154	7,154	7,154	7,154	7,154	7,154	7,154	7,154	7,154	7,154	-	78,697
Facility Attendant	2,602	4,025	2,541	2,192	1,940	2,505	1,937	2,327	2,618	2,596	2,135	-	27,418
Pool Attendants	-	-	-	-	-	4,283	3,021	5,232	12,574	12,359	5,673	-	43,142
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	5,417	-	59,583
Pool Maintenance	1,298	1,610	1,298	1,363	1,363	1,363	3,043	1,694	1,363	1,363	1,363	-	17,121
Pool Chemicals	1,946	1,946	1,946	2,101	2,101	2,101	2,101	2,132	2,101	2,101	2,101	-	22,677
Janitorial	2,620	1,899	1,722	1,696	1,654	1,398	1,972	1,751	2,008	1,955	1,301	-	19,976
Facility Maintenance	15,025	7,898	14,800	8,536	1,047	11,816	14,331	10,260	2,553	4,272	2,010	-	92,549
Private Event Attendant	336	281	549	730	270	398	715	1,322	1,486	688	1,236	-	8,010
Repairs & Maintenance	15,745	3,278	3,386	2,394	385	5,163	2,000	2,015	4,759	2,303	3,139	-	44,567
New Capital Projects	-	-	-	-	-	-	-	-	-	-	-	-	-
Snack Bar Inventory -CGS	-	-	-	-	49	-	-	-	-	-	-	-	49
Food Service License	-	-	-	-	-	-	-	242	-	-	250	-	492
Subscriptions	249	249	297	294	285	291	249	249	249	249	249	-	2,910
Pest Control	219	219	219	226	226	226	226	226	226	226	226	-	2,467
Supplies	-	-	-	433	-	-	258	24	292	138	150	-	1,294
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	2,529	-	29,591
Holiday Decorations	14,615	4,906	581	-	-	-	-	-	-	-	-	-	20,102
Fitness Center Repairs/Supplies	723	525	280	21	452	635	913	655	215	-	840	-	5,259
Office Supplies	113	63	290	-	-	-	118	43	326	145	300	-	1,398
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	\$ 75,652	\$ 59,513	\$ 55,959	\$ 62,239	\$ 61,542	\$ 50,189	\$ -	\$ 738,513

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	2,129	-	28,291
Landscape Maintenance	42,375	42,375	42,375	42,375	42,375	42,375	42,375	47,125	47,125	47,125	47,125	-	485,125
Landscape Contingency	-	945	-	18,265	-	45	17,829	-	485	13,005	455	-	51,029
Lake Maintenance	1,769	1,769	1,769	1,769	1,769	1,769	1,769	1,769	2,284	2,284	2,284	-	21,006
Grounds Maintenance	4,914	2,145	903	1,375	278	1,404	1,270	1,371	1,343	90	1,100	-	16,193
Pump Repairs	270	4,250	-	2,564	15,775	1,450	-	560	-	-	315	-	25,184
Streetlighting	4,777	4,777	4,777	4,679	8,546	5,380	5,367	6,958	5,865	5,865	5,852	-	62,843
Streetlight Repairs	-	-	-	-	-	-	-	1,000	2,000	1,100	1,260	-	5,360
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	1,300	-	6,340
Contingency	-	-	-	1,100	-	9,182	2,323	3,045	3,875	3,875	4,000	-	27,400
Subtotal Ground Maintenance Expenditures	\$ 56,763	\$ 62,270	\$ 52,404	\$ 82,016	\$ 76,867	\$ 65,884	\$ 73,274	\$ 71,975	\$ 77,537	\$ 81,328	\$ 65,821	\$ -	\$ 766,138
Total Operations & Maintenance	\$ 206,800	\$ 117,234	\$ 130,108	\$ 134,976	\$ 114,618	\$ 141,537	\$ 132,787	\$ 127,934	\$ 139,776	\$ 142,870	\$ 116,010	\$ -	\$ 1,504,651
Total Expenditures	\$ 244,740	\$ 125,806	\$ 152,030	\$ 144,489	\$ 123,642	\$ 151,094	\$ 142,564	\$ 138,211	\$ 161,862	\$ 157,935	\$ 126,368	\$ -	\$ 1,668,741
Excess (Deficiency) of Revenues over Expenditures	\$ (241,831)	\$ (44,513)	\$ 62,555	\$ 834,204	\$ 139,072	\$ (116,841)	\$ 164,537	\$ (118,763)	\$ (115,008)	\$ (135,990)	\$ (113,275)	\$ -	\$ 314,145
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	\$ (116,841)	\$ 164,537	\$ (118,763)	\$ (115,008)	\$ (135,990)	\$ (113,275)	\$ -	\$ 333,547

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	144,721
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	199,453
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	\$76,586
Reserve Fund Balance	83,944
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	\$33,986
Reserve Fund Balance	40,817
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	\$139,691
Reserve Fund Balance	140,938
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		
8/7/24	2647-2656	\$12,408.86
8/15/24	2657-2669	42,167.23
8/21/24	2670-2678	51,596.40
8/28/24	2679-2683	13,993.00
TOTAL		\$120,165.49
Autopayments		
8/2/24	Wellbeats	249.00
8/5/24	Florida National Gas	77.28
8/6/24	Republic Services	618.77
8/14/24	RollKall Technol	346.50
8/19/24	AT&T	85.60
8/19/24	St Johns County Utility Dept	3,331.69
8/21/24	Comcast	885.87
8/21/24	DBPR - Beverage License	250.00
8/22/24	RollKall Technol	346.50
8/27/24	IRS FICA Payment	61.20
8/28/24	WF Bus Credit - Jennifer Clark-Erickson	1,947.42
8/28/24	FPL	11,318.08
8/29/24	TECO	146.05
8/30/24	AT&T	69.55
Total Paid Electronically		\$19,733.51
Total General Fund		\$139,899.00

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/07/24	00038	7/29/24	350820	202407	320	57200	45508		PICKLEBALL CAMERA DOWN ATLANTIC SECURITY	*	1,278.00	1,278.00	002647
8/07/24	00162	7/20/24	6018	202408	320	57200	45506		AUGUST POOL CHEMICALS ZACHARY SULLIVAN DBA BIG Z POOL	*	2,101.20	2,101.20	002648
8/07/24	00162	7/20/24	6019	202408	320	57200	45505		AUGUST POOL MAINTENANCE ZACHARY SULLIVAN DBA BIG Z POOL	*	1,362.90	1,362.90	002649
8/07/24	00153	7/22/24	00065237	202406	310	51300	48000		6/23 MEETING #10241422 GANNETT MEDIA CORP DBA GANNETT FL	*	95.84	95.84	002650
8/07/24	00005	7/07/22	203522	202310	310	51300	31100		JUN2022 ENGINEERING SRVCS ENGLAND THIMS & MILLER, INC	*	2,203.75	2,203.75	002651
8/07/24	00045	7/31/24	85011	202407	320	53800	45005		JULY LAKE MAINTENANCE 7/31/24 85011 202407 320-53800-45005 ADDITIONAL PHASE ADDED FUTURE HORIZONS, INC.	*	1,769.14	2,284.14	002652
8/07/24	00186	8/01/24	248433	202408	320	57200	45507		AUGUST JANITORIAL SERVICE NEWVENTURE OF JACKSONVILLE INC DBA	*	1,301.00	1,301.00	002653
8/07/24	00178	7/31/24	3426375	202406	310	51300	31500		JUN GENERAL COUNSEL KUTAK ROCK LLP	*	1,371.00	1,371.00	002654
8/07/24	00048	6/28/24	104802	202406	320	57200	44207		REPAIRS WEIGHT PLATE/PIN 6/28/24 104802 202406 320-57200-44207 TRAVEL SOUTHEAST FITNESS REPAIR	*	75.00	185.00	002655
8/07/24	00046	8/06/24	61941805	202408	320	57200	45917		AUGUST PEST CONTROL TURNER PEST CONTROL LLC	*	226.03	226.03	002656
8/15/24	00038	8/08/24	352356	202408	320	57200	44200		REPLACED POWER SUPPLY ATLANTIC SECURITY	*	753.75	753.75	002657

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 #
8/15/24	00076	8/07/24	49890	202408	320	53800	45007		REPLACED RUN CAPACITOR	*	90.00		
		8/07/24	49890	202408	320	53800	45007		LABOR	*	180.00		
		8/07/24	49890	202408	320	53800	45007		PART - RUN CAPACITOR	*	45.00		
EAST COAST WELLS & PUMPS SERVICE												315.00	002658
8/15/24	00005	8/06/24	215297	202407	310	51300	31100		JUL ENGINEERING SERVICES	*	2,775.25		
ENGLAND THIMS & MILLER, INC												2,775.25	002659
8/15/24	00114	8/01/24	744376	202408	320	57200	45410		GATE MONITORING 9/1-9/30	*	2,616.54		
HIDDEN EYES LLC DBA ENVERA SYSTEMS												2,616.54	002660
8/15/24	00001	8/01/24	115	202408	310	51300	34000		AUG MANAGEMENT FEES	*	4,601.67		
		8/01/24	115	202408	310	51300	35300		AUG WEBSITE ADMIN.	*	100.00		
		8/01/24	115	202408	310	51300	35100		AUG INFORMATION TECH.	*	139.58		
		8/01/24	115	202408	310	51300	31600		AUG DISSEMINATION SVCS	*	1,104.17		
		8/01/24	115	202408	310	51300	51000		OFFICE SUPPLIES	*	.51		
		8/01/24	115	202408	310	51300	42000		POSTAGE	*	11.33		
		8/01/24	115	202408	310	51300	42500		COPIES	*	72.30		
		8/01/24	115	202408	310	51300	41000		TELEPHONE	*	55.73		
GOVERNMENTAL MANAGEMENT SERVICES												6,085.29	002661
8/15/24	00192	8/02/24	61915A-I	202408	320	57200	44200		RPLMT REGULATOR - COOLER	*	284.75		
MADDENAIRE, INC												284.75	002662
8/15/24	00020	7/31/24	319	202407	320	57200	45501		JULY LIFEGUARDS	*	12,358.80		
RIVERSIDE MANAGEMENT SERVICES												12,358.80	002663
8/15/24	00020	7/31/24	320	202407	320	57200	49400		JUL-SPECIAL EVT ASSISTANT	*	670.72		
RIVERSIDE MANAGEMENT SERVICES												670.72	002664

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 #
8/15/24	00020	7/31/24	321	202407	320-57200	45509			RIVERSIDE MANAGEMENT SERVICES	*	687.94	687.94	002665
			JUL - PVT EVENT ATTENDANT										
8/15/24	00020	7/31/24	322	202407	320-57200	45510			RIVERSIDE MANAGEMENT SERVICES	*	2,596.21	2,596.21	002666
			JUL- ASSISTANT MANAGER										
8/15/24	00020	8/01/24	318	202408	320-57200	45504			RIVERSIDE MANAGEMENT SERVICES	*	5,416.67		
			AUG - FIELD MGMT/ADMIN										
		8/01/24	318	202408	320-57200	45500			RIVERSIDE MANAGEMENT SERVICES	*	7,154.25	12,570.92	002667
			AUG - FACILITY MGMT										
8/15/24	00046	6/27/24	61917882	202406	320-57200	45917			TURNER PEST CONTROL LLC	*	226.03	226.03	002668
			JUNE PEST CONTROL										
8/15/24	00046	7/23/24	61930692	202407	320-57200	45917			TURNER PEST CONTROL LLC	*	226.03	226.03	002669
			JULY PEST CONTROL										
8/21/24	00133	8/19/24	81924	202408	320-53800	45008			ALFRED W. GROVER	*	160.00	160.00	002670
			WIRING - ST. SIGN LIGHT										
8/21/24	00038	6/20/24	345607	202406	320-57200	45400			ATLANTIC SECURITY	*	110.95	110.95	002671
			JUL CELLULAR FIRE MONITOR										
8/21/24	00038	7/17/24	350611	202407	320-57200	45508			ATLANTIC SECURITY	*	652.50	652.50	002672
			REPAIRED PARK GATE/UPDATE										
8/21/24	00038	7/15/24	349379	202407	320-57200	45400			ATLANTIC SECURITY	*	110.95	110.95	002673
			AUG CELLULAR FIRE MONITOR										
8/21/24	00036	6/08/24	06082024	202408	320-57200	49400			BOUNCERS,SLIDES, AND MORE INC	*	2,500.00	2,500.00	002674
			BACK TO SCHOOL EVENT 2024										
8/21/24	00114	8/12/24	745001	202408	320-57200	45410			HIDDEN EYES LLC DBA ENVERA SYSTEMS	*	32.00	32.00	002675
			ADD RES AS OF 7/31/24										

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 #
8/21/24	00048	8/09/24	105056	202408	320	57200	44207		SEMI-ANNUALLY P.MAINT. SOUTHEAST FITNESS REPAIR	*	655.00	655.00	002676
8/21/24	00148	8/19/24	28300	202408	320	57200	45420		EXIT LOOP HARD RESET THE GATE STORE, INC.	*	250.00	250.00	002677
8/21/24	00040	8/12/24	JAX75074	202408	320	53800	45003		AUG LANDSCAPE MAINTENANCE YELLOWSTONE LANDSCAPE-SOUTHEAST, LLC	*	47,125.00	47,125.00	002678
8/28/24	00133	8/23/24	82324	202408	320	57200	45508		TENNIS/PICKLE BALL LIGHTS ALFRED W. GROVER	*	210.00	210.00	002679
8/28/24	00020	8/16/24	324	202407	320	53800	45011		CONTINGENCY	*	3,875.00		
		8/16/24	324	202407	320	53800	45010		MISCELLANEOUS	*	1,000.00		
		8/16/24	324	202407	320	53800	45008		STREETLIGHT REPAIRS	*	1,100.00		
		8/16/24	324	202407	320	57200	44200		REPAIRS & MAINTENANCE	*	1,892.00		
		8/16/24	324	202407	320	57200	45508		FACILITY MAINTENANCE	*	1,613.40		
		8/16/24	324	202407	320	57200	45918		SUPPLIES	*	137.60		
									RIVERSIDE MANAGEMENT SERVICES			9,618.00	002680
8/28/24	00040	4/23/24	JAX68668	202404	320	53800	45004		SOD REPAIR - HERON OAKS YELLOWSTONE LANDSCAPE-SOUTHEAST, LLC	*	1,250.00	1,250.00	002681
8/28/24	00040	4/29/24	JAX68886	202404	320	53800	45004		PHASE 4 COMMON AREA MOW YELLOWSTONE LANDSCAPE-SOUTHEAST, LLC	*	2,460.00	2,460.00	002682
8/28/24	00040	8/26/24	754943	202408	320	53800	45004		TREE CARE SERVICES YELLOWSTONE LANDSCAPE-SOUTHEAST, LLC	*	455.00	455.00	002683

TOTAL FOR BANK A 120,165.49
 TOTAL FOR REGISTER 120,165.49



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
08/26/2024	\$1,278.00	07/29/2024

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

INVOICE NO. 350820

Site: 850 Beacon Lakes Pkwy St
 Augustine
Site Address: 850 Beacon Lakes Pkwy
 St Augustine FL 32092
Job No.: 81645
Job Name:
Order No.:

1 320 57200 45508 Amenity Repairs (security)
 Approved Jen Erickson 7.30.2024

Description

Camera at Pickleball Courts not connected. Check camera for event field. Check security system for communications.

P.O.C. Jennifer Erickson (904)217-3052

Rich (904)759-8890

06/04/2024 - 08:47 - Jennifer Erickson emailed back stating that the pickleball court camera will not connect.

Will need to return to finish work for replacing card reader and rerun new wire for camera.

Service - Security

Item	Quantity	Unit Price	Total
Atrium Mullion Prox - Black	1.00	\$200.00	\$200.00
Coupler, Cat 6 Modular Keystone Jack, Black	1.00	\$20.00	\$20.00
Residential service	8.00 hrs	\$150.00	\$1,200.00
		Discount	\$-142.00
		Sub-Total ex Tax	\$1,278.00
		Tax	\$0.00
		Total	\$1,278.00

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

Terms and Conditions

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

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

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

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

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

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

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

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

Distributed by Atlantic Companies
1714 Cesary Boulevard
Jacksonville, FL 32211

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Approved
 Pool Chemicals
 001.320.57200.45506
 Rich Gray 07/22/2024



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

Invoice Number 6018
 Date of Issue 07/20/2024
 Due Date 08/30/2024
 Reference August 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

Due on the 30th day of the month services are completed

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

Approved
 Pool Maintenance
 001.320.57200.45505
 Rich Gray 07/22/2024



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

Invoice Number 6019
 Date of Issue 07/20/2024
 Due Date 08/30/2024
 Reference August 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 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.	\$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

Due on the 30th day of the month services are completed



ACCOUNT NAME		ACCOUNT #	PAGE #
Meadow View At Twin Creeks Cdd		764130	1 of 1
INVOICE #	BILLING PERIOD	PAYMENT DUE DATE	
0006523747	Jun 1- Jun 30, 2024	July 20, 2024	
PREPAY (Memo Info)	UNAPPLIED (Included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$261.68	

BILLING ACCOUNT NAME AND ADDRESS

Meadow View At Twin Creeks Cdd
 475 W. Town Pl. Ste. 114
 Saint Augustine, FL 32092-3649



Legal Entity: Gannett Media Corp.
 Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.

All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com

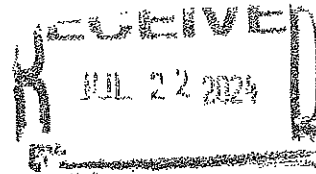
FEDERAL ID 47-2390983

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

Date	Description	Amount
6/1/24	Balance Forward	\$259.68
6/5/24	PAYMENT - THANK YOU	-\$93.84

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
6/10/24	10241422	SAG St Augustine Record	CDD mtg 6/20	CDD mtg 6/20	\$95.84



As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$261.68
Service Fee 3.99%	\$10.44
*Cash/Check/ACH Discount	-\$10.44
*Payment Amount by Cash/Check/ACH	\$261.68
Payment Amount by Credit Card	\$272.12

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Meadow View At Twin Creeks Cdd		764130		0006523747		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$95.84	\$165.84	\$0.00	\$0.00	\$0.00	\$0.00	\$261.68
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY WITH CREDIT CARD PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$272.12
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

00007641300000000000000065237470002616867171

LOCALIQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Courtney Hogge
Not specified
475 W Town PL # 114

Saint Augustine FL 32092-3649

STATE OF WISCONSIN, COUNTY OF BROWN

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

06/10/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 06/10/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$95.84	
Tax Amount:	\$0.00	
Payment Cost:	\$95.84	
Order No:	10241422	# of Copies:
Customer No:	764130	1
PO #:	CDD mtg 6/20	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

MEADOW VIEW AT TWIN
CREEKS COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF BOARD OF
SUPERVISORS MEETING
Notice is hereby given that the Board of Supervisors ("Board") of the Meadow View at Twin Creeks Community Development District ("District") will hold a regular meeting on Thursday, June 20, 2024 at 10:00 a.m. at the Lake House Amenity Center located at 850 Beacon Lake Parkway, St. Augustine, Florida 32095, where the Board may consider any business that may properly come before it ("Meeting"). An electronic copy of the agenda may be obtained by contacting the office of the District Manager, c/o Governmental Management Services, LLC, at (904) 940-5850 or joliver@gmsnf.com ("District Manager's Office") and is also expected to be available on the District's website, www.meadowviewatwincreekscdd.com at least seven days prior to the meeting.

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. If you are unable to participate by telephone, please contact the District Manager's office at (904) 940-5850 or joliver@gmsnf.com for further accommodations.

James Oliver
District Manager
Pub: 6/10/24; #10241422

PAST DUE



ENGLAND-THIMS & MILLER

14775 Old St. Augustine Road, Jacksonville, FL 32258

etmnc.com | 904.642.8990

Meadow View at Twin Creeks CDD
c/o Governmental Management Services, LLC
475 W. Town Place Suite 114
St. Augustine, FL 32092

July 07, 2022

Invoice No: 203522

Total This Invoice \$2,203.75

Project 17348.02000 Meadow View at Twin Creeks CDD-(WA#26)State Mandated Storm Water
Analysis (20 years)

Professional Services rendered through July 02, 2022

Phase 01 Storm Water Need Analysis

Labor

			Hours	Rate	Amount	
Senior Engineer/Senior Project Manager						
	Lockwood, Scott	6/18/2022	7.50	205.00	1,537.50	
	Lockwood, Scott	6/25/2022	3.25	205.00	666.25	
	Totals		10.75		2,203.75	
	Total Labor					2,203.75

Billing Limits

	Current	Prior	To-Date
Total Billings	2,203.75	5,265.25	7,469.00
Limit			10,000.00
Remaining			2,531.00

Total this Phase \$2,203.75

Phase XP Expenses

Total this Phase 0.00

Total This Invoice \$2,203.75

Outstanding Invoices

Number	Date	Balance
203009	6/2/2022	102.50
Total		102.50

Total Now Due \$2,306.25



Invoice #203009 - paid on 7.6.22 (check #1709)

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: 85011
 Invoice Date: Jul 31, 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		8/30/24

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in July 9, 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.



HIGH TECH

COMMERCIAL CLEANING

1 320 57200 45507
 Amenity-Janitorial
 Approved Emily
 Wright 7.23.2024

Invoice	
Date	Invoice #
8/1/2024	248433

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

Please Remit Payment To:

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

Questions about billing?
 904-224-0770, 904-507-5020 fax, accounting@htccleaning.com
 Questions about service?
 Jacksonville area 904-732-7270 ~ Daytona area 386-760-2677

TERMS: NET 10

Quantity	Description	Rate	Amount
	FEE FOR JANITORIAL SERVICE: Month of August 2024 Meadow View at Twin Creeks CDD 850 Beacon Lake Pkwy St Augustine, FL 32095 FL DR-14 85-8017121617C-7 exp 11/30/2026 Billing on behalf of High Tech Commercial Cleaning franchisee, Patrick Lorenzo	1,301.00	1,301.00
Thank you for your business.		Total	\$1,301.00

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

July 31, 2024

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



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

Invoice No. 3426375
35723-1

Re: General Counsel

For Professional Legal Services Rendered

06/05/24	K. Haber	0.20	51.00	Correspond with Oliver regarding budget documents
06/10/24	K. Buchanan	0.30	100.50	Review pond maintenance addendum; confer with district manager
06/13/24	K. Haber	1.20	306.00	Prepare resolution resetting hearings; prepare budget notices and correspond with Hogge and Fulks regarding same
06/17/24	K. Buchanan	0.30	100.50	Confer with district manager
06/18/24	K. Buchanan	0.70	234.50	Perform meeting follow up
06/20/24	K. Buchanan	1.50	502.50	Prepare for and attend board meeting
06/21/24	J. Gillis	0.40	76.00	Coordinate response to auditor letter

TOTAL HOURS 4.60

TOTAL FOR SERVICES RENDERED \$1,371.00

TOTAL CURRENT AMOUNT DUE \$1,371.00



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

Invoice #104802
 Invoice Date: 6/28/2024

Invoice

Approved
 Fitness Center Repairs
 001.320.57200.44207
 Rich Gray

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

Billing Location Information

Billing Address 850 Beacon Lake Pkwy
 St Augustine, FL 32095

Billing Contact Jennifer

Main Number (904) 217-3052

Mobile Number

Email Beaconmanager@Rmsnf.Com

Service Information

Services	Qty	Rate	Price
850 Beacon Lake Pkwy, St Augustine, FL 32095			
6/28/2024 Diagnosis or Repair Has strength machine down with a broken weight plate and pin	1.00 hour	\$75.00 / hour	\$75.00
— Product: Travel 60-160 miles w/t	1.00 Ea	\$110.00 / Ea	\$110.00
Subtotal:			\$185.00
Tax:			\$0.00
Total:			\$185.00
Amount Paid:			\$0.00
Balance Due:			\$185.00



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

Thank you for your business!

Billing Receipt - Please Return With Payment Remittance

Bill To:	Jennifer 850 Beacon Lake Pkwy St Augustine, FL 32095	Account	[101093] Meadow View At Twin Creeks A.K.A Beacon Lake
		Invoice #	104802
		Date	Friday, June 28, 2024
Remit To:	Southeast Fitness Repair 14476 Duval Place West #208 Jacksonville, FL 32218	Amount Paid	_____
		Check Number	_____

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

Service Slip/Invoice



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


INVOICE: 619418054
DATE: 08/06/2024
ORDER: 619418054

PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
 904-355-5300 • Fax: 904-363-1499 • Toll Free: 800-225-5306 • turnerpest.com

Bill To: [385188]
 Meadow View at Twin Creeks CDD
 Chris Hall
 475 W Town pl
 Suite 114
 Saint Augustine, FL 32092

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

Work Date	Time	Target Pest	Technician	Time In
08/06/2024	11:59 AM	MICE, RATS, ROACH, S		11:59 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	08/06/2024		12:29 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$226.03
		SUBTOTAL \$226.03
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$226.03
1 320 57200 45917 Amenity-Pest Control Approved Emily Wright 8.6.2024		AMOUNT DUE \$226.03
		
		_____ TECHNICIAN SIGNATURE
		_____ CUSTOMER SIGNATURE

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

Client hereby acknowledges the satisfactory completion of all services rendered and agrees to pay the cost of services as specified above.



Approved
 Amenity Repairs & Replacements
 001.320.57200.44200
 Rich Gray 08/08/2024

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

PLEASE PAY BY	AMOUNT	INVOICE DATE
09/05/2024	\$753.75	08/08/2024

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

INVOICE NO. 352356

Site: 850 Beacon Lakes Pkwy St
 Augustine
Site Address: 850 Beacon Lakes Pkwy
 St Augustine FL 32092
Job No.: 82316
Job Name:
Order No.:

Description

If you have any further problems with your system please contact us. 08/08/2024 - Brent Touchet :

The job is complete.
 Replaced power supply and repaired tennis court right
 Men's crew bathroom lock is bad
 Will send quote
 Show or talk to Jennifer Ericcson on how to backup of the cards on the system.

Service - Security

Discount	\$-83.75
Sub-Total ex Tax	\$753.75
Tax	\$0.00
Total	\$753.75

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

IMPORTANT: Please remember to test your system monthly.
 Need automation for your home? Visit us online at www.smarthome.biz

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

Incl. Discount	\$-83.75
Sub-Total ex Tax	\$753.75
Tax	\$0.00
Total inc Tax	\$753.75
Amount Applied	\$0.00
Balance Due	\$753.75



SMARTHOMES.BIZ
SMART HOME SPECIALISTS

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

PLEASE PAY BY	AMOUNT	INVOICE DATE
09/05/2024	\$753.75	08/08/2024

INVOICE NO. 352356

How To Pay

INVOICE NO. 352356



Credit Card (MasterCard, Visa, Amex)

Please add billing zip if not same as address above.

Credit Card No.

Card Holder's Name: _____ CCV: _____

Expiry Date: / Signature: _____



Mail

Detach this section and mail check to:

Atlantic Security
1714 Cesery Blvd
Jacksonville, FL 32211

NAME: Meadow View at Twin Creeks CCD

DUE DATE: 09/05/2024 AMOUNT DUE: \$753.75

Please Reference: 352356

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

Terms and Conditions

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

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

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

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

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

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

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

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

Distributed by Atlantic Companies
1714 Cesery Boulevard
Jacksonville, FL 32211

Ready access to the system for service is the responsibility of the Purchaser. Seller will perform service during normal working hours. For emergency service, Seller will charge you an emergency service labor premium. Seller will endeavor to perform service within 48 hours after notification of a problem by the Purchaser.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

INVOICE

DATE	INVOICE #
8/7/2024	49890

Approved
 Pump Repairs
 001.320.53800.45007
 Rich Gray

BILL TO:

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

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

QUANTITY	DESCRIPTION	RATE	AMOUNT
	SITE: BEACON LAKE - TAMAR CT.		
	SERVICE CALL: - REPLACED RUN CAPACITOR - CHECKED OTHER CAPACITORS/GOOD	90.00	90.00
1	LABOR PER HOUR:	180.00	180.00
	MATERIAL: RUN CAPACITOR	45.00	45.00

18% APR will be applied to any invoice not paid in full within 30 days.
 Visa or Mastercard Accepted

Total \$315.00

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

Payments/Credits \$0.00

Balance Due \$315.00



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

August 06, 2024

Invoice No: 215297

Total This Invoice \$2,775.25

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

Work Description:
Prepare Monthly requisitions
Do Requisition research as requested
Work on Landscape Certification for Beacon Lake Parkway Extension
Adjust and sign and seal Annual Engineering Report based on Team comments
Review Park within Phase 3A discuss with Jim Oliver / Katie et al about access issues.
Discuss Bond issues relating to SJC Project close out.
Attend CDD Meeting
Respond to inquires as requested.

Professional Services rendered through July 27, 2024

Phase 1. General Consulting Engineering Services

Labor

			Hours	Rate	Amount
Senior Engineer/Senior Project Manager					
Lockwood, Scott	7/6/2024		3.50	215.00	752.50
Lockwood, Scott	7/13/2024		1.50	215.00	322.50
Lockwood, Scott	7/27/2024		3.25	215.00	698.75
Engineer					
Sims, Daniel	7/20/2024		2.00	175.00	350.00
Sr. Landscape Architect					
Clark, Ryan	7/20/2024		2.25	184.00	414.00
Adminstrative Support					
Blair, Shelley	7/13/2024		2.00	95.00	190.00
Blair, Shelley	7/20/2024		.50	95.00	47.50
Totals			15.00		2,775.25

Total Labor 2,775.25

Total this Phase \$2,775.25

Phase XP. Expenses

Total this Phase 0.00

Total This Invoice \$2,775.25

Envera

8281 Blaikie Court
Sarasota, FL 34240
(941) 556-7066

1 320 57200 45410 Gate Monitoring
Approved Emily Wright 8.1.2024

<h1>Invoice</h1>	
Invoice Number 744376	Date 08/01/2024
Customer Number 300380	Due Date 09/01/2024

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Meadow View at Twin Creeks CDD	300380		08/01/2024	09/01/2024

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 09/01/2024 - 09/30/2024	1.00	\$500.00	\$500.00
1.00	Data Management 09/01/2024 - 09/30/2024	1.00	\$150.00	\$150.00
1.00	Service & Maintenance 09/01/2024 - 09/30/2024	1.00	\$334.54	\$334.54
1.00	Virtual Gate Guard Monitoring 09/01/2024 - 09/30/2024	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
8/1/2024	744376	Monitoring Services	\$2616.54	\$2616.54

Envera

8281 Blaikie Court
Sarasota, FL 34240
(941) 556-7066

<h1>Invoice</h1>	
Invoice Number 744376	Date 08/01/2024
Customer Number 300380	Due Date 09/01/2024

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

Governmental Management Services, LLC
 1001 Bradford Way
 Kingston, TN 37763

Invoice

Invoice #: 115
Invoice Date: 8/1/24
Due Date: 8/1/24
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 - August 2024		4,601.67	4,601.67
Website Administration - August 2024		100.00	100.00
Information Technology - August 2024		139.58	139.58
Dissemination Agent Services - August 2024		1,104.17	1,104.17
Office Supplies		0.51	0.51
Postage		11.33	11.33
Copies		72.30	72.30
Telephone		55.73	55.73
Total			\$6,085.29
Payments/Credits			\$0.00
Balance Due			\$6,085.29

1 320 57200 44200 Repairs
and Replacements
Approved Emily Wright
8.8.2024

INVOICE



P.O. BOX 60335
JACKSONVILLE, FL 32236-0335
904-781-8060

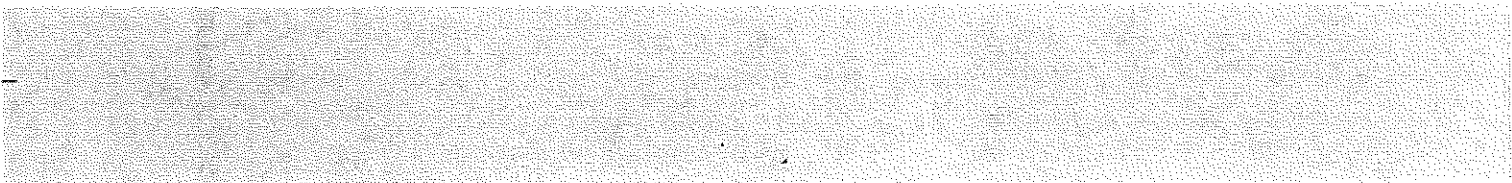
INVOICE NO: 61915A-IN

INVOICE DATE: 8/2/2024

SOLD TO:

MEADOWVIEW AT TWIN CREEK CDD
850 BEACON LAKE PKWY.
ST. AUGUSTINE, FL 32259

cust # MEADOW3
P.O.# 850 BEACON LAKE



REFERENCE	DESCRIPTION	AMOUNT
N	850 BEACON LAKE PKWY. MOD# LK4420BFEDBFTN SER# 181000138 ASSESSED OPERATION; REPLACED GREEN SPRING REGULATOR IN WATER COOLER. CHECKED OPERATION; UNIT UP AND RUNNING CORRECTLY TECHNICIAN/PHIL KEYED CLW THANK YOU FOR YOUR BUSINESS PLEASE REMIT	284.75

Net Invoice: 284.75
Freight: 0.00
Sales Tax: 0.00
284.75

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

Invoice

Invoice #: 319
Invoice Date: 7/31/2024
Due Date: 7/31/2024
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Lifeguards through July 2024 1.320.57200.45501	617.94	20.00	12,358.80
<i>Jerry Lambert</i> 8-8-24			

Total \$12,358.80

Payments/Credits \$0.00

Balance Due \$12,358.80

MVTC CDD
LIFEGUARD INVOICE DETAIL

Quantity	Description	Rate	Amount
617.94	Lifeguard Services	\$ 20.00	\$ 12,358.80
	Covers July 2024		
	TOTAL DUE:		<u>\$ 12,358.80</u>
	LIFEGUARDS #1.320.57200.45501		

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

Date	Hours	Employee	Description
7/1/24	6.77	H.A.	Lifeguarding
7/1/24	6.78	E.H.	Lifeguarding
7/1/24	4.25	J.H.	Lifeguarding
7/1/24	4.28	E.R.	Lifeguarding
7/2/24	6.7	H.A.	Lifeguarding
7/2/24	3.9	K.J.G.	Lifeguarding
7/2/24	6.7	V.G.	Lifeguarding
7/2/24	4.25	J.H.	Lifeguarding
7/3/24	6.75	H.A.	Lifeguarding
7/3/24	6.7	V.G.	Lifeguarding
7/3/24	4.25	J.H.	Lifeguarding
7/3/24	4.37	E.R.	Lifeguarding
7/4/24	4.2	A.A.	Lifeguarding
7/4/24	5.87	H.A.	Lifeguarding
7/4/24	4.33	K.J.G.	Lifeguarding
7/4/24	4.28	V.G.	Lifeguarding
7/4/24	6.73	E.H.	Lifeguarding
7/4/24	4.16	B.S.	Lifeguarding
7/5/24	6.23	A.A.	Lifeguarding
7/5/24	6.78	H.A.	Lifeguarding
7/5/24	4.27	E.H.	Lifeguarding
7/5/24	4.28	B.S.	Lifeguarding
7/6/24	6.75	A.A.	Lifeguarding
7/6/24	6.73	V.G.	Lifeguarding
7/6/24	4.42	E.H.	Lifeguarding
7/6/24	4.25	J.H.	Lifeguarding
7/7/24	6.78	V.G.	Lifeguarding
7/7/24	6.78	E.H.	Lifeguarding
7/7/24	4.25	J.H.	Lifeguarding
7/7/24	4.35	E.R.	Lifeguarding
7/8/24	3.72	H.A.	Lifeguarding
7/8/24	5.42	V.G.	Lifeguarding
7/8/24	5.82	E.H.	Lifeguarding
7/9/24	6.75	H.A.	Lifeguarding
7/9/24	6.72	V.G.	Lifeguarding
7/9/24	4.25	J.H.	Lifeguarding
7/9/24	4.32	E.R.	Lifeguarding
7/10/24	6.71	H.A.	Lifeguarding
7/10/24	4.27	V.G.	Lifeguarding
7/10/24	6.83	E.H.	Lifeguarding
7/10/24	4.25	J.H.	Lifeguarding
7/11/24	6.83	H.A.	Lifeguarding
7/11/24	4.33	K.J.G.	Lifeguarding
7/11/24	6.72	V.G.	Lifeguarding
7/11/24	4.27	E.H.	Lifeguarding
7/12/24	6.85	H.A.	Lifeguarding
7/12/24	6.7	V.G.	Lifeguarding
7/12/24	6.77	E.H.	Lifeguarding
7/12/24	4.35	J.O.	Lifeguarding
7/13/24	7.1	J.H.	Lifeguarding
7/13/24	7.08	J.O.	Lifeguarding
7/13/24	2.8	T.W.	Lifeguarding
7/14/24	6.77	E.H.	Lifeguarding
7/14/24	4.25	J.H.	Lifeguarding
7/14/24	5.49	J.O.	Lifeguarding
7/14/24	4.02	E.R.	Lifeguarding
7/15/24	5.52	H.A.	Lifeguarding
7/15/24	4.3	K.J.G.	Lifeguarding
7/15/24	3.05	K.G.	Lifeguarding
7/15/24	5.87	E.H.	Lifeguarding
7/15/24	6.6	H.A.	Lifeguarding
7/16/24	4.12	K.J.G.	Lifeguarding
7/16/24	4.43	K.G.	Lifeguarding
7/16/24	4.25	J.H.	Lifeguarding
7/16/24	4.62	J.O.	Lifeguarding
7/17/24	4.88	H.A.	Lifeguarding
7/17/24	4.47	E.H.	Lifeguarding
7/17/24	1.87	J.H.	Lifeguarding
7/17/24	4.28	J.O.	Lifeguarding
7/18/24	6.8	H.A.	Lifeguarding
7/18/24	4.55	K.G.	Lifeguarding
7/18/24	4.38	E.H.	Lifeguarding
7/18/24	6.82	J.O.	Lifeguarding
7/19/24	6.1	H.A.	Lifeguarding
7/19/24	3.45	K.G.	Lifeguarding
7/19/24	6.18	E.H.	Lifeguarding
7/19/24	4.3	J.H.	Lifeguarding
7/20/24	6.93	K.G.	Lifeguarding
7/20/24	7.97	E.H.	Lifeguarding
7/20/24	4.25	J.H.	Lifeguarding
7/20/24	4.38	J.O.	Lifeguarding
7/21/24	4.4	K.G.	Lifeguarding
7/21/24	6.83	E.H.	Lifeguarding
7/21/24	4.25	J.H.	Lifeguarding
7/21/24	4.23	J.O.	Lifeguarding
7/22/24	4.22	E.R.	Lifeguarding
7/22/24	4.37	K.J.G.	Lifeguarding
7/22/24	6.18	K.G.	Lifeguarding
7/22/24	3.67	J.H.	Lifeguarding
7/22/24	5.33	J.O.	Lifeguarding
7/23/24	4.28	K.J.G.	Lifeguarding
7/23/24	3.63	K.G.	Lifeguarding
7/23/24	4.25	J.H.	Lifeguarding
7/23/24	4.18	E.R.	Lifeguarding
7/24/24	2.25	E.H.	Lifeguarding
7/24/24	4.25	J.H.	Lifeguarding
7/24/24	6.77	J.O.	Lifeguarding
7/24/24	4.17	E.R.	Lifeguarding
7/25/24	1.25	J.H.	Lifeguarding
7/25/24	1.42	J.O.	Lifeguarding
7/26/24	5.68	K.G.	Lifeguarding
7/26/24	3.12	J.O.	Lifeguarding
7/26/24	4.22	E.R.	Lifeguarding
7/27/24	6.9	K.G.	Lifeguarding
7/27/24	4.25	J.H.	Lifeguarding
7/27/24	4.17	E.R.	Lifeguarding
7/28/24	7.15	K.G.	Lifeguarding
7/28/24	4.25	J.H.	Lifeguarding
7/28/24	4.28	J.O.	Lifeguarding
7/28/24	2.75	E.R.	Lifeguarding
7/29/24	6.87	K.G.	Lifeguarding
7/29/24	6.73	J.O.	Lifeguarding
7/29/24	4.25	E.R.	Lifeguarding
7/30/24	6.68	H.A.	Lifeguarding
7/30/24	6.81	V.G.	Lifeguarding
7/30/24	4.42	K.G.	Lifeguarding
7/30/24	4.32	P.X.	Lifeguarding
7/31/24	6.83	H.A.	Lifeguarding
7/31/24	4.77	V.G.	Lifeguarding
7/31/24	6.9	P.X.	Lifeguarding
7/31/24	0.13	J.O.	Lifeguarding

TOTAL 617.91

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

Invoice

Invoice #: 320
Invoice Date: 7/31/2024
Due Date: 7/31/2024
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Special Event Assistant through July 2024 1,320.57200,49400	25.31	26.50	670.72
<i>Jerry Lambert</i> 8-8-24			
Total			\$670.72
Payments/Credits			\$0.00
Balance Due			\$670.72

MVTC CDD

SPECIAL EVENT ASSISTANT INVOICE DETAIL

Quantity	Description	Rate	Amount
25.31	Special Event Assistant Covers July 2024	\$ 26.50	\$ 670.72
	TOTAL DUE:		<u>\$ 670.72</u>

Special Event Assistant 1.320.57200.49400

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/5/24	3.5	J.W.	Special Event - Food Truck Friday
7/12/24	3.58	J.W.	Special Event - Food Truck Friday
7/19/24	3.25	J.W.	Special Event - Food Truck Friday
7/26/24	3.48	J.W.	Special Event - Food Truck Friday
7/27/24	7	J.W.	Special Event - Kids Paint Day and Adults Paint Day
7/27/24	4.5	N.C.	Special Event - Paint Night
TOTAL	<u>25.31</u>		

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

Invoice

Invoice #: 321
Invoice Date: 7/31/2024
Due Date: 7/31/2024
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Private Event Attendant through July 2024 1.320.57200.45509	25.96	26.50	687.94
<i>Jerry Lambert</i> 8-8-24			

Total \$687.94

Payments/Credits \$0.00

Balance Due \$687.94

MVTC CDD

PRIVATE EVENT ATTENDANT INVOICE DETAIL

Quantity	Description	Rate	Amount
25.96	Private Event Attendant Covers July 2024	\$ 26.50	\$ 687.94
	TOTAL DUE:		<u>\$ 687.94</u>

Private Event Attendant 1.320,57200,45509

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/6/24	6.78	J.W.	Private Event Attendant
7/7/24	4	J.W.	Private Event Attendant
7/13/24	11.18	J.W.	Private Event Attendant
7/14/24	4	J.W.	Private Event Attendant
TOTAL	<u>25.96</u>		

Riverside Management Services, Inc

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

Invoice

Invoice #: 322
Invoice Date: 7/31/2024
Due Date: 7/31/2024
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Assistant Manager through July 2024 001.320.57200.45510	97.97	26.50	2,596.21
<i>Jerry Lambert</i> 8-8-24			
Total			\$2,596.21
Payments/Credits			\$0.00
Balance Due			\$2,596.21

MVTC CDD
ASSISTANT MANAGER INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
97.97	Assistant Manager Covers July 2024	\$ 26.50	\$ 2,596.21
	TOTAL DUE:		<u>\$ 2,596.21</u>

Facility Management 001.320.57200.45510

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/1/24	5.1	J.W.	Facility Assistant
7/2/24	2.05	R.B.	Facility Assistant
7/3/24	2.12	R.B.	Facility Assistant
7/4/24	2.05	J.W.	Facility Assistant
7/7/24	6.03	J.W.	Facility Assistant
7/8/24	7.98	J.W.	Facility Assistant
7/8/24	2.03	R.B.	Facility Assistant
7/9/24	2.12	R.B.	Facility Assistant
7/10/24	2.08	R.B.	Facility Assistant
7/11/24	2.13	J.W.	Facility Assistant
7/14/24	6.07	J.W.	Facility Assistant
7/15/24	10.07	J.W.	Facility Assistant
7/16/24	2.1	J.W.	Facility Assistant
7/18/24	2.07	J.W.	Facility Assistant
7/22/24	8.05	J.W.	Facility Assistant
7/22/24	2.17	R.B.	Facility Assistant
7/23/24	2.15	R.B.	Facility Assistant
7/24/24	2.13	R.B.	Facility Assistant
7/25/24	2.03	J.W.	Facility Assistant
7/27/24	2.97	J.W.	Facility Assistant
7/28/24	10.13	J.W.	Facility Assistant
7/29/24	8	J.W.	Facility Assistant
7/29/24	2.12	R.B.	Facility Assistant
7/30/24	2.07	R.B.	Facility Assistant
7/31/24	2.15	R.B.	Facility Assistant
TOTAL	<u><u>97.97</u></u>		

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

Invoice

Invoice #: 318
Invoice Date: 8/1/2024
Due Date: 8/1/2024
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 - August 2024		5,416.67	5,416.67
1.320.57200.45500 - Facility Management - Meadow View - August 2024		7,154.25	7,154.25
<i>Jerry Lambert</i> 8-8-24			

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



PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
904-365-6360 • Fax: 504-363-4499 • Toll Free: 800-225-6305 • turnerpest.com

1 320 57200 45917 Amenity-Pest
Control Approved Jen Erickson
7.16.2024

Service Slip/Invoice

INVOICE:	619178824
DATE:	6/27/2024
ORDER:	619178824

Bill To: [385188]
Meadow View at Twin Creeks CDD
Chris Hall
475 W Town pl
Suite 114
Saint Augustine, FL 32092

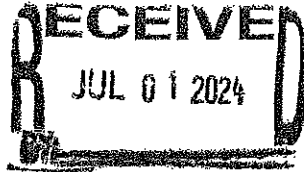
Work Location: [385188] 904-627-9271
Beacon Lake Amenity Center
Brian Stephens
850 Beacon Lake Parkway
St Augustine, FL 32095-7458

Work Date	Time	Target Pest	Technician	Time In
6/27/2024	10:20 AM	MICE, RATS, ROACH, S		10:20 AM

Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	6/27/2024		11:03 AM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$226.03

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



AMOUNT DUE \$226.03

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

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

PLEASE PAY FROM THIS INVOICE

INVOICE

Alfred W. Grover, Electrical Contractor

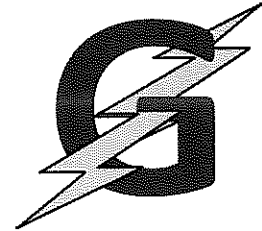
1304 Padola Road
St Augustine, FL 32092
215-847-5339
awg7422@gmail.com

FL License: EC 13010167

DATE: 8/19/2024
INVOICE # 81924
TERMS: Due upon receipt

Bill To:

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



Job Location: Horsetail Court

DESCRIPTION OF WORK	AMOUNT
1) Connected wiring for the street sign light Approved Streetlight Repairs 001.320.53800.45008 Rich Gray 08/19/2024 Labor: 1 electrician 2.0 hrs @ \$80 per hr Per R Gray	160.00
TOTAL	\$ 160.00

Accepted methods of payment:

Check payable to: Alfred W. Grover

THANK YOU FOR YOUR BUSINESS!



1 320 57200 45410 Gate Monitoring
 Approved Emily Wright 6.26.2024

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

PLEASE PAY BY	AMOUNT	INVOICE DATE
07/09/2024	\$118.16	06/18/2024

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

INVOICE NO. 345607

Site: 850 Beacon Lakes Pkwy St
 Augustine
Site Address: 850 Beacon Lakes Pkwy
 St Augustine FL 32092
Period: 07/01/2024 to 07/31/2024
Recurring No.: 15150
Job Name:
Order No.:

Description

Meadow View @ Twin Creeks

MONITORING - MONTHLY

Item	Quantity	Unit Price	Total
Cellular Fire Monitoring	1.00	\$79.00	\$79.00
Monitoring with Cellular Communicator	1.00	\$31.95	\$31.95
Sub-Total ex Tax			\$110.95
Tax			\$7.21
Total			\$118.16

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

IMPORTANT: Please remember to test your system monthly.

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

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

Sub-Total ex Tax	\$110.95
Tax	\$7.21
Total inc Tax	\$118.16
Amount Applied	\$0.00
Balance Due	\$118.16



SMARTHOME.BIZ
SMART HOME SPECIALISTS

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

PLEASE PAY BY	AMOUNT	INVOICE DATE
07/09/2024	\$118.16	06/18/2024

INVOICE NO. 345607

How To Pay

INVOICE NO. 345607

Credit Card (MasterCard, Visa, Amex)

Please add billing zip if not same as address above.

Credit Card No.

Card Holder's Name: _____ CCV: _____

Expiry Date: / Signature: _____



Mail

Detach this section and mail check to:

Atlantic Security
1714 Cesery Blvd
Jacksonville, FL 32211

NAME: Meadow View at Twin Creeks CCD

DUE DATE: 07/09/2024

AMOUNT DUE:

\$118.16

Please Reference: **345607**

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

Terms and Conditions

1. **PRINTED AGREEMENT** - None of the **PRINTED AGREEMENT** or its items and conditions may be altered without the express written approval of an officer of the Seller.
2. **SELLER** agrees to install specified systems on premises and to make any necessary inspections and tests to deliver system to Purchaser in operating condition in accordance with standard installation procedures of Seller. The installation will be completed within a reasonable length of time based on the conditions inherent in the premises and Seller's installation schedule.
3. **FULL ONE-YEAR WARRANTY** - Seller/Atlantic Companies promises to furnish a replacement part for any portion of Purchaser's security system that proves to be defective in workmanship or material under normal use for a period of one year from the date of installation. Seller reserves the right to use reconditioned parts in fulfillment of this warranty.

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

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

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

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

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

Distributed by Atlantic Companies
1714 Cesary Boulevard
Jacksonville, FL 32211

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



1 320 57200 45508 Amenity Repairs (security)
 Approved Emily Wright 7.17.2024

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

PLEASE PAY BY	AMOUNT	INVOICE DATE
08/14/2024	\$652.50	07/17/2024

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

INVOICE NO. 350611

Site: 850 Beacon Lakes Pkwy St
 Augustine
Site Address: 850 Beacon Lakes Pkwy
 St Augustine FL 32092
Job No.: 82241
Job Name:
Order No.:

Description

If you have any further problems with your system please contact us. 17/07/2024 - Brent Touchet :

The job is complete.

Repaired park gate and update firmware repair. Two cameras. Replace leader at Park

CLOSES AT 5PM

Repair strike to park and issues with dinning room camera (Main location)

Service - Security

Discount	\$-72.50
Sub-Total ex Tax	\$652.50
Tax	\$0.00
Total	\$652.50

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

IMPORTANT: Please remember to test your system monthly.

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

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

Incl. Discount	\$-72.50
Sub-Total ex Tax	\$652.50
Tax	\$0.00
Total inc Tax	\$652.50
Amount Applied	\$0.00
Balance Due	\$652.50



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
08/14/2024	\$652.50	07/17/2024

INVOICE NO. 350611

How To Pay

INVOICE NO. 350611



Credit Card (MasterCard, Visa, Amex)

Please add billing zip if not same as address above.

Credit Card No.

□□□□ □□□□ □□□□ □□□□

Card Holder's Name: _____ CCV: _____

Expiry Date: □ / □ Signature: _____



Mail

Detach this section and mail check to:

**Atlantic Security
1714 Cesery Blvd
Jacksonville, FL 32211**

NAME: Meadow View at Twin Creeks CCD

DUE DATE: 08/14/2024 AMOUNT DUE: \$652.50

Please Reference: **350611**

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

Terms and Conditions

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

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

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

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

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

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

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

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

Distributed by Atlantic Companies
1714 Cesery Boulevard
Jacksonville, FL 32211

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PLEASE PAY BY	AMOUNT	INVOICE DATE
08/05/2024	\$118.16	07/15/2024

INVOICE NO. 349379

Site: 850 Beacon Lakes Pkwy St
 Augustine
Site Address: 850 Beacon Lakes Pkwy
 St Augustine FL 32092
Period: 08/01/2024 to 08/31/2024
Recurring No.: 15150
Job Name:
Order No.:

Description
 Meadow View @ Twin Creeks

MONITORING - MONTHLY

Item	Quantity	Unit Price	Total
Cellular Fire Monitoring	1.00	\$79.00	\$79.00
Monitoring with Cellular Communicator	1.00	\$31.95	\$31.95
Sub-Total ex Tax			\$110.95
Tax			\$7.21
Total			\$118.16

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

IMPORTANT: Please remember to test your system monthly.

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

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

Sub-Total ex Tax	\$110.95
Tax	\$7.21
Total inc Tax	\$118.16
Amount Applied	\$0.00
Balance Due	\$118.16



SMARTHOME.BIZ
SMART HOME SPECIALISTS

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

PLEASE PAY BY	AMOUNT	INVOICE DATE
08/05/2024	\$118.16	07/15/2024

INVOICE NO. 349379

How To Pay

INVOICE NO. 349379



Credit Card (MasterCard, Visa, Amex)

Please add billing zip if not same as address above.

Credit Card No.

Card Holder's Name: _____ CCV: _____

Expiry Date: / Signature: _____



Mail

Detach this section and mail check to:

Atlantic Security
1714 Cesery Blvd
Jacksonville, FL 32211

NAME: Meadow View at Twin Creeks CCD

DUE DATE: 08/05/2024

AMOUNT DUE:

\$118.16

Please Reference: **349379**

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

Terms and Conditions

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

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

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

We will furnish the labor to remove and replace the defective part during the same one-year period.

Seller/Atlantic Companies makes no other warranty except as herein specifically set forth, particularly any warranty of merchantability or fitness for any particular purpose, either express or implied in law.

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

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

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

Distributed by Atlantic Companies
1714 Cesary Boulevard
Jacksonville, FL 32211

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

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

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

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

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

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

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

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

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

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

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

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

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

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

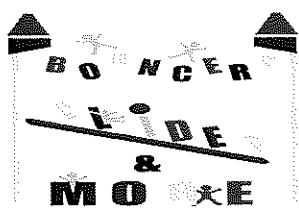
If any of the terms or provisions of this Agreement shall be determined to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

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

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

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

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



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

Invoice

Date: June 8th, 2024
 Invoice No.: 06082024.04

Name / Address

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

Additional Details:

<u>Description</u>		<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>Subtotal</u>	<u>Extended</u>
1	Foam Cannon (3hrs)	1	\$950.00		\$2,500.00	\$2,500.00
2	27' XL Double Lane Slide	1	\$650.00			
3	19' Double Lane Slide	1	\$400.00			
4	16' Wet Slide	1	\$280.00			
5	Generators	2	\$100.00			
6	Onsite Supervision (4)	1	\$300.00			
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
Comments:		Subtotal				\$2,500.00
		Sales Tax (0.0%)				\$0.00
		Total				\$2,500.00

Envera

8281 Blaikie Court
Sarasota, FL 34240
(941) 556-7066

1 320 57200 45410 Gate Monitoring
Approved Emily Wright 8.13.2024

<h1>Invoice</h1>	
Invoice Number 745001	Date 08/12/2024
Customer Number 300380	Due Date 10/01/2024

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Meadow View at Twin Creeks CDD	300380		08/12/2024	10/01/2024

Quantity	Description	Months	Rate	Amount
1.00	Meadow View at Twin Creeks CDD - 850 Beacon Lake Pkwy, Saint Augustine, FL Add Res as of 7/31/24 08/01/2024 - 09/30/2024	2.00	\$16.00	\$32.00
			Subtotal:	\$32.00
	Tax			\$0.00
	Payments/Credits Applied			\$0.00
			Invoice Balance Due:	\$32.00

MyEnvera Count as of 7/31/24. 1 additional homes @ \$16.00 each

Date	Invoice #	Description	Amount	Balance Due
8/12/2024	745001	Monitoring Services	\$32.00	\$32.00

Envera

8281 Blaikie Court
Sarasota, FL 34240
(941) 556-7066

<h1>Invoice</h1>	
Invoice Number 745001	Date 08/12/2024
Customer Number 300380	Due Date 10/01/2024

Net Due: \$32.00
Amount Enclosed: _____

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

REMIT TO:
Envera
PO Box 2086
Hicksville, NY 11802



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

1 320 57200 44207 Fitness Center
 Repairs Approved Emily Wright
 8.14.2024

Invoice #105056
 Invoice Date: 8/9/2024

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

Invoice

Billing Location Information

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

Service Information

Services	Qty	Rate	Price
850 Beacon Lake Pkwy, St Augustine, FL 32095			
8/9/2024 PM: Semi-Annually Semi-annually scheduled preventative maintenance	1 visit	\$0.00 / visit	\$0.00
— Product: PM: Treadmill	3.00 Ea	\$30.00 / Ea	\$90.00
— Product: PM: Elliptical, Cross-trainer, ARC, AMT	3.00 Ea	\$30.00 / Ea	\$90.00
— Product: PM: Spin Bike, Rowing Machine	5.00 Ea	\$20.00 / Ea	\$100.00
— Product: PM: Recumbent, Upright Bicycle	1.00 Ea	\$20.00 / Ea	\$20.00
— Product: PM: Stepper, Stepmill, Jacobs Ladder, Wave	2.00 Ea	\$30.00 / Ea	\$60.00
— Product: PM: Single-Station	8.00 Ea	\$10.00 / Ea	\$80.00
— Product: PM: Dumbbell Set, Weight Set	4.00 Ea	\$20.00 / Ea	\$80.00
— Product: PM: Bench, AB Crunch, Smith Machine	5.00 Ea	\$5.00 / Ea	\$25.00
— Product: Travel <60 miles	1.00 Ea	\$110.00 / Ea	\$110.00
		Subtotal:	\$655.00
		Tax:	\$0.00
		Total:	\$655.00
		Amount Paid:	\$0.00
		Balance Due:	\$655.00



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

Thank you for your business!

Billing Receipt - Please Return With Payment Remittance

Bill To:	Jennifer 850 Beacon Lake Pkwy St Augustine, FL 32095	Account	[101093] Meadow View At Twin Creeks A.K.A Beacon Lake
		Invoice #	105056
		Date	Friday, August 9, 2024
Remit To:	Southeast Fitness Repair 14476 Duval Place West #208 Jacksonville, FL 32218	Amount Paid	_____
		Check Number	_____

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



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

Invoice

DATE	INVOICE NO.
8/19/2024	28300

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	9/3/2024	ML	8/19/2024			

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
Labor	To check the exit gates reported not closing at end of the schedules. Found the exit loop sensor had tripped, performed a hard reset. Set parameters and adjusted the loop frequencies. Tested all operations, okay. This includes all travel time for August 1, 2024. 1 320 57200 45420 Gate Repairs Approval Jen Erickson 8.19.2024	2.5	100.00	250.00

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



INVOICE

INVOICE #	INVOICE DATE
JAX 750748	8/12/2024
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: September 11, 2024

Invoice Amount: \$47,125.00

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

Approved
Landscape Maintenance
001.320.53800.45003
Rich Gray

Invoice Total **\$47,125.00**

IN COMMERCIAL LANDSCAPING

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

INVOICE

Alfred W. Grover, Electrical Contractor

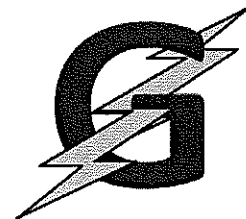
1304 Padola Road
St Augustine, FL 32092
215-847-5339
awg7422@gmail.com

FL License: EC 13010167

DATE: 8/23/2024
INVOICE # 82324
TERMS: Due upon receipt

Bill To:

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



Job Location: Tennis/Pickle Ball Court

DESCRIPTION OF WORK	AMOUNT
Service call:	
1) Trouble shoot tennis court and pickle ball court lights	
2) Repair wiring on 1 pickleball court LED light post fixture	
Material:	10.00
Labor: 1 electrician 2.5 hrs @ \$80 per hr	200.00
Per R Gray	
TOTAL	\$ 210.00

Accepted methods of payment:

Check payable to: Alfred W. Grover

THANK YOU FOR YOUR BUSINESS!

1 320 57200 45508 Amenity-Facility Maintenance
Approved Jen Erickson 8.26.2024

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

Invoice

Invoice #: 324
 Invoice Date: 8/16/2024
 Due Date: 8/16/2024
 Case:
 P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance July 1 - July 31, 2024		9,480.40	9,480.40
Maintenance Supplies		137.60	137.60
-Approved Contingency-\$3875.00 001.320.53800.45011 Misc-\$1000.00 001.320.53800.45010 Streetlight Repair-\$1100.00 001.320.53800.45008 Repairs & Maintenance-\$1,892.00 001.320.57200.44200 Facility Maintenance-\$1,613.40 001.320.57200.45508 Supplies-\$137.60 001.320.57200.45918 Rich Gray			

Jerry Lambert
 8-23-24

Total	\$9,618.00
Payments/Credits	\$0.00
Balance Due	\$9,618.00

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/1/24	8.5	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, checked and removed debris from lake side park and lakes in phase four, dug holes for concrete shade structure on dog park
7/1/24	8	J.S.	Dug holes for concrete on dog park shade structure, removed debris around tennis courts, pickleball courts, dog park, playground, beach area, lake side park and parking lot, checked and changed all trash receptacles, changed all gym and office trash receptacles
7/2/24	8.25	M.C.	Straightened and organized chairs, tables and umbrellas on pool deck and patio, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles, removed debris from lake in phase four
7/2/24	8	J.S.	Removed bags from well pipes, emptied and restocked dog waste receptacles, checked and changed all trash receptacles, removed debris around pool area, tennis courts, pickleball courts, playgrounds, basketball courts, lake side park, roadways and parking lot, removed debris from around phase four lake from construction, put ant killer down on event field and soccer field
7/3/24	7.33	M.C.	Straightened and organized chairs, tables and umbrellas on pool deck and patio, bought new fittings for casing ball bearings, checked and changed all trash receptacles
7/3/24	8	J.S.	Changed grease fitting on bucket, straightened and organized pool deck furniture, checked and changed all trash receptacles, removed debris around pool deck, lake side park, basketball courts, playgrounds, roadways, tennis courts and parking lot, blew leaves and debris off lake side park sidewalks, sprayed for wasps around playground areas
7/5/24	8	J.S.	Straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris around pool deck, beach area, tennis courts, pickleball courts, lake side park, basketball courts, playgrounds and parking lot, emptied and restocked all dog waste receptacles, put ant killer on mounds at the playground in town homes, fill in big hole in beach area, blew leaves and debris off basketball courts and parking lot, cleaned up firework debris
7/8/24	8	J.S.	Re-zip tied netting in splash park, straightened and organized pool deck furniture, checked and changed all trash receptacles, put ant killer down on mounds on pool deck and playground and food court area, replace missing bolt on playground, removed debris in common areas in phase four, removed debris around pool deck, tennis courts, food court area, pickleball courts, lake side park, playground area and parking lot area
7/9/24	8	J.S.	Pressure washed building, signs, chairs, tables and benches at lake side park, pressure washed fire pit area and front entry, stocked supplies and broke down boxes, straightened and organized pool deck furniture, removed debris around pool deck, playgrounds, roadways, pickleball courts, tennis courts, lake side park, basketball courts and parking lot, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
7/10/24	8	J.S.	Performed lighting inspection, straightened and organized pool deck furniture, changed bulbs out on light on croquet field, removed debris around pool area, tennis courts, pickleball courts, lake side park, playgrounds, basketball courts and parking lots, put gate back on lake side park and installed new hinges, polished trash receptacles and water fountains in gym, removed debris in phase four lake
7/11/24	8	J.S.	Pressure washed front of building, trash receptacles, benches, chairs and railings, pressure washed all lights and signs on the croquet field, pressure washed inside and outside of gazebo, removed debris around pool deck, tennis courts, pickleball courts, playground and parking lot
7/12/24	8	J.S.	Straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris around pool deck, tennis courts, pickleball courts, basketball courts, lake side park, beach area and parking lot, emptied and restocked all dog waste receptacles, checked and changed all trash receptacles, put ant killer down on mounds in town homes, wiped down table tops on upper pool deck, blew leaves and debris off upper pool deck
7/15/24	8	J.S.	Pressure washed crew house building, put windscreen back on pickleball court four, blew leaves and debris off pickleball courts, took apart picnic table and stored in pool park area, pressure washed upper deck tables, chairs, fire pit area, back patio and building, straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris around pool deck, tennis courts, pickleball courts, event field, playground and parking lot
7/16/24	8.5	M.C.	Straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris at amenity center parking lot and around grounds, emptied and restocked dog waste receptacles, removed debris at basketball courts and phase four pond
7/17/24	8.5	M.C.	Installed new push bar in social hall, patched and painted old holes, straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris in parking lot, pool deck, patio and finished around pond in phase four
7/18/24	8	M.C.	Cleaned stargaze lake, repaired chair in social hall, cleaned windows and doors in social hall, arranged social hall for board meeting, straightened and organized chairs, tables and umbrellas on pool deck and patio
7/18/24	8	J.S.	Repaired chair in social hall, removed debris at stargaze lake, removed debris around

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/19/24	7	M.C.	pool area, tennis courts, playground area, pickleball courts, beach area, lake side park and parking lot, checked and changed all trash receptacles
7/19/24	5.68	J.S.	Straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris around community and along roads, emptied and restocked dog waste receptacles
7/22/24	8.25	M.C.	Rehung fallen windscreen on tennis court one, removed debris around pool deck, playgrounds, tennis courts, pickleball courts, beach area, lake side park, basketball courts and parking lot, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
7/22/24	8	J.S.	Straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris on Beacon Lake Parkway and around both exits and entrances
7/23/24	10	M.C.	Pressure washed inside and outside of right side vinyl fence at lake side park, checked and changed all trash receptacles, removed debris around pool area, tennis courts, pickleball courts, playgrounds, basketball courts, lake side park and parking lot
7/24/24	7.25	M.C.	Pressure washed lake side park left side vinyl fence on both sides, straightened and organized chairs, tables and umbrellas on pool deck and patio, emptied and restocked dog waste receptacles
7/24/24	7.25	M.C.	Fixed refrigerator door that was not closing, straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris in amenity center parking lot and on Twin Creeks Drive
7/25/24	9.25	M.C.	Straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris on basketball courts and lake side park, checked and changed trash receptacles, emptied and restocked dog waste receptacles, picked up supplies
7/25/24	9	J.S.	Painted three bike racks on Windemere Road, removed debris around pool deck, tennis courts, pickleball courts, playground, beach area, lake side park, basketball courts and parking lot, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
7/26/24	7	J.S.	Painted all bike racks in town homes and from 210 entrance to the basketball courts, blew leaves and debris off upper pool deck, walkways, playground area, food court area and front porch area, put ant killer on mounds in parking lot, straightened and organized upper pool deck furniture, removed debris around pool deck, tennis courts, pickleball courts, playground area, lake side park, basketball courts and parking lot, checked and changed all trash receptacles
7/29/24	8	M.C.	Cleaned lake side park, hosed down chalk drawings and straightened up, worked on right side of lake side park vinyl fence setting upper screws on posts, straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris around parking lot and amenity center
7/29/24	8	J.S.	Finished painting bike racks, put screws in top half of right side fence at lake side park, removed debris around parking lot, pool area, playground area, lake side park, town homes, basketball courts and roadways, checked and changed trash receptacles
7/30/24	9.5	M.C.	Performed lighting inspection, fixed kayak guide plate and moved it to nearest and closer to opening, screwed on posts at lake side park with new screws and left side is done on top, straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris around amenity center and parking lot, emptied and restocked dog waste receptacles
7/31/24	3	M.C.	Straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris around amenity center and lake side park, picked up supplies
TOTAL	<u>237.01</u>		
MILES	<u>0</u>		

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 8/05/24

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
MEADOWVIEW				
AT TWIN CREEKS CDD				
(MVTC)				
	7/25/24	Stainless Wipes	10.33	R.G.
	7/25/24	Gloves	25.28	R.G.
	7/25/24	Spray Handle	6.88	R.G.
	7/25/24	Spray Paint Black (12)	41.12	R.G.
	7/25/24	Everybuit 5lb Lath	40.22	R.G.
	7/25/24	Diamond Braid Rope	13.78	R.G.
		TOTAL	<u>\$137.60</u>	



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 686682	4/23/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks CDD

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

Invoice Due Date: May 23, 2024

Invoice Amount: \$1,250.00

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

Sod repair on Heron Oaks

Landscape Enhancement

Approved
Landscape Contingency
001.320.53800.45004
Rich Gray

\$1,250.00

Invoice Total

\$1,250.00

Excellence

IN COMMERCIAL LANDSCAPING

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



INVOICE

INVOICE #	INVOICE DATE
JAX 688869	4/29/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
 PO Box 101017
 Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks CDD

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

Invoice Due Date: May 29, 2024

Invoice Amount: \$2,460.00

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

Phase 4 common area mow	
Phase 4 common area mow	Approved Landscape Contingency 001.320.53800.45004
Landscape Enhancement	Rich Gray
	\$2,460.00

Excellence

Invoice Total \$2,460.00

IN COMMERCIAL LANDSCAPING

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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
754943	8/26/2024
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: September 25, 2024

Invoice Amount: \$455.00

Description	Current Amount
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Leaning Tree Felling

Tree Care Services

Approved
Landscape Contingency
001.320.53800.45004
Rich Gray

\$455.00

Invoice Total

\$455.00

Excellence

IN COMMERCIAL LANDSCAPING

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