

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

*November 21, 2024*

## *AGENDA*

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

475 West Town Place, Suite 114

St. Augustine, Florida 32092

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

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November 14, 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, November 21, 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. Organizational Matters
  - A. Oath of Office for Newly Elected Supervisors Jessica Brown and Daryl Berman
  - B. Acceptance of Resignation from Tyler Thors
  - C. Discussion of Process for Appointing a New Supervisor to the Vacant Seat
  - D. Overview of Public Records and Sunshine Laws for New Supervisors
  - E. Consideration of Resolution 2025-01, Designating Officers
- IV. Approval of Minutes of the October 17, 2024 Meeting
- V. Staff Reports
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
  - D. Amenity Manager – Report
  - E. Operations Manager

1. Consideration of Fountain Replacement Proposal
2. Consideration of Proposal for Playground Mulch
3. Consideration of Proposal for Annuals

VI. Financial Reports

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

VII. Other Business

VIII. Supervisors' Requests and Audience Comments

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

X. Adjournment

### *THIRD ORDER OF BUSINESS*

*B.*

103 Snowbell Ct.  
St. Augustine, FL 32095

Tuesday November 12th, 2024

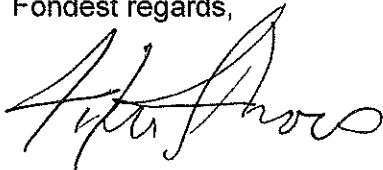
Jim Oliver  
Managing Partner  
Governmental Management Services, LLC  
475 West Town Place, Ste. 114  
World Golf Village  
St. Augustine, FL 32092

Re: Resignation

Dear Mr. Oliver,

Please accept this letter as notification of my resignation from the Board of Supervisors of the Meadow View at Twin Creeks Community Development District effective immediately. Anticipated changes to my personal circumstances in the coming months will likely preclude me from fulfilling my responsibilities to the Board going forward.

Fondest regards,

A handwritten signature in black ink, appearing to read "Tyler Thors", written in a cursive style.

Tyler Thors

*E.*



**RESOLUTION 2025-01**

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

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

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

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

**SECTION 1.** \_\_\_\_\_ is appointed Chairman.

**SECTION 2.** \_\_\_\_\_ is appointed Vice Chairman.

**SECTION 3.** \_\_\_\_\_ is appointed Secretary and Treasurer.

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

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

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

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

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

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

**PASSED AND ADOPTED THIS 21ST DAY OF NOVEMBER, 2024.**

**ATTEST**

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

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

\_\_\_\_\_  
Chairman/Vice Chairman

## *FOURTH ORDER OF BUSINESS*

MINUTES OF MEETING  
MEADOW VIEW AT TWIN CREEKS  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Meadow View at Twin Creeks Community Development District was held on Thursday, October 17, 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 <i>by phone</i>	Chairman
Aaron Lyman	Vice Chairman
Tyler Thors	Supervisor
Frank Arias	Supervisor
Marcy McBride <i>by phone</i>	Supervisor

Also present were:

Jim Oliver	District Manager
Katie Buchanan <i>by phone</i>	District Counsel
Daniel Sims	District Engineer
Jennifer Erickson	Amenity Manager
Rich Gray	Operations Manager
Emily Wright	Riverside Management Services
Christian Barrows	Riverside Management Services
Matt Biagetti	GMS, LLC

The following is a summary of the discussions and actions taken at the October 17, 2024 meeting.

**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Public Comment**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the September 19, 2024 Meeting**

There were no comments on the minutes.

On MOTION by Mr. Thors seconded by Mr. Arias with all in favor the minutes of the September 19, 2024 Board of Supervisors meeting were approved.

**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 reminded the Board that the general election will take place on November 5<sup>th</sup>, and at the next meeting, organizational matters will be added to the agenda to designate officers.

**D. Amenity Manager – Report**

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

**E. Operations Manager**

A copy of the operations report was included in the agenda package for the Board's review. Mr. Gray informed the Board that Beacon Lake was awarded the gold star property award from the National Landscape Association. He also noted he is gathering proposals for mulch throughout the community.

**FIFTH ORDER OF BUSINESS**

**Financial Reports**

**A. Financial Statements as of August 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 \$139,899 was included in the agenda package for the Board's review.

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

**SIXTH ORDER OF BUSINESS****Other Business**

There being none, the next item followed.

**SEVENTH ORDER OF BUSINESS****Supervisors' Requests and Audience Comments**

Mr. Thors stated that he has fielded some questions about parking since the opening of Lakeside Academy, so he reached out St. Johns County, as the mouth of Trophy Lake Drive is a county-owned road, and a couple yards in it becomes CDD property. He has requested the county install no parking signs on one of two sides to mitigate parking on both sides. He suggested the District do the same on Cutgrass.

A resident stated that the pickleball rule relating to a limit of one hour for use of the courts when others are waiting is outdated and asked that the rule be changed.

Mr. Oliver stated that staff will discuss the change and make a suggestion to the new Board at the next meeting.

The resident also asked if there are any plans to upgrade the amenities in the gym because the quality of equipment is on the low end, and it is small for the size of the development.

Mr. Oliver stated that the new board seated in November can consider that.

A resident stated that there are a lot of potholes in the development that need to be addressed. He also asked if anything has been brought up to the county regarding the issue with electric bikes.

Mr. Lyman stated that Phase 3A and 3B will have asphalt lifts done in February, and there are some road repairs to address with the county.

Mr. Oliver asked Ms. Wright to talk to the Sheriff's office regarding what can be done about the electric bikes.

A resident asked if the price for the holiday decorations is a little heavy.

Mr. Oliver responded that opinions about decorations in every community are all over the map and it's very subjective.

A resident asked when the gate for the Landing can be permanently closed.

Mr. Lyman responded that he would assume that could be done with the last house closes.

**EIGHTH ORDER OF BUSINESS**

**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**

**NINTH ORDER OF BUSINESS**

**Adjournment**

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

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Chairman/Vice Chairman

*FIFTH ORDER OF BUSINESS*

*D.*



# Meadow View at Twin Creeks

11/21/2024

Community Development District

Field Operations & Amenity Management Report



**Rich Gray**

FIELD OPERATIONS MANAGER  
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  
November 21st, 2024

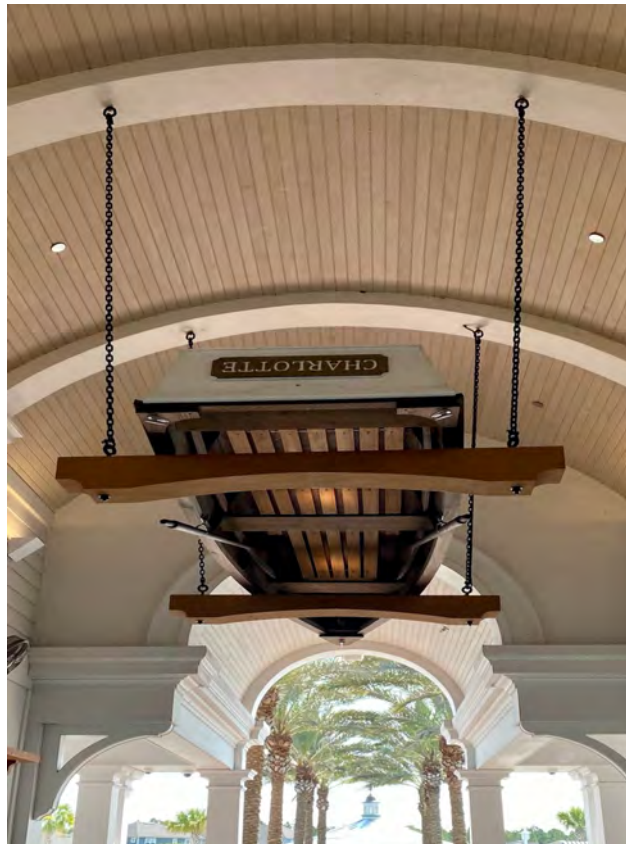
To: Board of Supervisors

From: Rich Gray  
Field Operations Manager

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 – 2<sup>nd</sup> and 4<sup>th</sup> Thursday monthly
- Pilates Yoga Fusion classes are offered every Tuesday morning by a certified fitness instructor.
- Beacon Lake Bunco – 2<sup>nd</sup> Tuesday Monthly
- Mexican Train Dominoes – Last Wednesday Monthly
- Book Club - 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 3<sup>rd</sup> Thursday each month 7pm
- Kids STEM Robotics
- Trunk or Treat 10.25.2024 – Great turn out and everyone had fun
- Food Drive November 2024
- Cooking Demo- 11.17.2024
- Kids Paint Day (2 classes) – 11.9.2024 – Both classes sold out
- Upcoming Events – Cooking for Kids – 11.25.2024
- Upcoming Events – Holiday Parade with movie – 12.13.2024
- Upcoming Events – Cookies with Santa – 12.14.2024
- Upcoming Events – Kids Bingo – 12.17.2024

## Weekly Maintenance Responsibilities

Listed below are weekly maintenance Responsibilities:

- Roadways, tennis courts, playgrounds, pool area, sports complex, soccer field, and parking lot are checked for debris daily.
- All trash receptacles are checked daily and emptied as needed.
- All dog pot waste receptacles are checked and emptied.  
If needed, (3) times a week, and bags are stocked on a needed basis.
- All pool furniture is straightened and organized at the start of each day, 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 month, 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 completed the falling trimming of the decorative Palms located at Lakeside Park, Food Truck Alley, Pool Deck and surrounding area. They also completed their fall fertilizing schedule for the Bermuda, They will pick back up right before the start of spring with a topdressing and fertilizing treatment.
- East Coast Wells completed the needed repairs to the wells located on Charlie Way and Tamar Court. They will be completing the additional repairs to the wells located at the Entrance, Lakeside Park, Convex, Hutchinson.
- Humbug Lighting completed the installation of the holiday decorations located at the Amenity Center, Front Entrance, Roundabout, Lakeside Park, TH Entrance and the Landings.
- RMS completed repainting the gym and fitness room. Also completed touch ups in the Social Room, Pavilion and Men's RR.
- RMS completed pressure washing the Tennis Courts and surrounding entrance area with the chairs and overhang structure.
- RMS replaced (6) led landscape lighting lights located at the Amenity Center, Lakeside Park, Entrance to the landings, and at the roundabout.
- RMS completed pond clean-up in phases 3A, 3B and Phase 4, with the intention to get all HWY 210 ponds, and TH section completed by the end of the month.
- My Clean Roof completed the pressure washing of the Amenity Building, Lakeside Park Building, Lighthouse at Entrance, Pillars at the Landings, and pillars located at the entrance.

## Conclusion

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



*E.*

*1.*



**Future Horizons, Inc**  
403 N First Street  
PO Box 1115  
Hastings, FL 32145  
USA  
  
Voice: 904-692-1187  
Fax: 904-692-1193

**QUOTATION**  
Quote Number: 3123  
Quote Date: Oct 23, 2024  
Page: 1

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

Customer ID	Good Thru	Payment Terms	Sales Rep
Beacon02	11/22/24	Net 30 Days	Kenney01

Quantity	Item	Description	Unit Price	Amount
1.00		Grundfox 4" 5hp pump	2,288.81	2,288.81
1.00		Grundfox 5hp 230v motor	2,632.40	2,632.40
1.00	614-017	Large Splice Kit	175.00	175.00
1.00	Aerator Service	Aerator Service - Pond #5	875.00	875.00
		The unit would run but water flow would constantly fluctuate even with a clean screen. Found portions of the pump had blown apart. All parts come with a 1-year warranty.		
		Shipping: to be determined upon order of equipment.		
There will be a 5% Administrative fee for credit card amounts over \$1,000.00			Subtotal	5,971.21
			Sales Tax	
			Freight	
Should legal services become necessary in collection of the outstanding debt of this quote it would become the financial obligation of the proposed client.			<b>TOTAL</b>	<b>5,971.21</b>

**Future Horizons, Inc**  
403 N First Street  
PO Box 1115  
Hastings, FL 32145  
USA

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

**QUOTATION**

Quote Number: 3124  
Quote Date: Oct 23, 2024  
Page: 1

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

Customer ID	Good Thru	Payment Terms	Sales Rep
Beacon02	11/22/24	Net 30 Days	Kenney01

Quantity	Item	Description	Unit Price	Amount
1.00		Grundfox 4" 5hp Pump	2,288.81	2,288.81
1.00		Grundfox 5hp 230v Motor	2,632.40	2,632.40
1.00		Franklin 5hp Capacitor/Starter Box	550.00	550.00
1.00	614-017	Large Splice Kit	175.00	175.00
1.00	Aerator Service	Aerator Service - Pond #6 Park Fountain The fountain was hard starting and making excessive noise and one of the relays would not reset. The motor failed the MEG test indicating a short in the motor. All replaced parts come with a 1-year warranty.  Shipping: to be determined upon order of equipment.	875.00	875.00
There will be a 5% Administrative fee for credit card amounts over \$1,000.00			Subtotal	6,521.21
			Sales Tax	
			Freight	
Should legal services become necessary in collection of the outstanding debt of this quote it would become the financial obligation of the proposed client.			TOTAL	6,521.21

2.



**Proposal #: 479349**

Date: 10/16/2024

From: Nicholas Lamb

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

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

**LOCATION OF PROPERTY**

850 Beacon Lake Pkwy  
St. Augustine , FL 32095

**Playground Mulch Install at Cul-de-sac of Concave  
Ln 10/16/2024**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Playground Mulch	40	\$75.34	\$3,013.78
Fill Dirt	20	\$54.80	\$1,095.92

Installation of fill dirt to build up and playground mulch in playground located in cul-de-sac of Concave Ln.

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

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

**AUTHORIZATION TO PERFORM WORK:**

By \_\_\_\_\_

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

Date \_\_\_\_\_

**Meadow View at Twin Creeks CDD**

<b>Subtotal</b>	<b>\$4,109.70</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Proposal Total</b>	<b>\$4,109.70</b>

**THIS IS NOT AN INVOICE**

3.



**Proposal #: 484480**

Date: 10/30/2024

From: Nicholas Lamb

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

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

**LOCATION OF PROPERTY**

850 Beacon Lake Pkwy  
St. Augustine , FL 32095

**Winter Annual Rotation 12/2024**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Winter Annuals Installed	7,650	\$1.70	\$13,005.00

Installation of winter annuals at Beacon Lake.

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

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

**AUTHORIZATION TO PERFORM WORK:**

By \_\_\_\_\_

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

Date \_\_\_\_\_

**Meadow View at Twin Creeks CDD**

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

**THIS IS NOT AN INVOICE**

## *SIXTH ORDER OF BUSINESS*

*A.*



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

***Unaudited Financial Reporting***  
***September 30, 2024***



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9	<u>Debt Service Fund Series 2020A1</u>
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# Meadow View at Twin Creeks

## Community Development District

### Combined Balance Sheet

September 30, 2024

	General Fund	Debt Service Fund	Capital Project Fund	Totals Governmental Funds
<b>Assets:</b>				
<b><u>Cash:</u></b>				
Operating Account	\$ 101,863	\$ -	\$ -	\$ 101,863
Assessments Receivable	134,407	127,121	-	261,528
Due from General Fund	-	18,908	-	18,908
Due from Developer - BBX	-	-	-	-
Due from Other	2,518	-	-	2,518
<b><u>Investments:</u></b>				
General Fund Custody	128,186	-	-	128,186
State Board of Administration (SBA)-GF	450,753	-	-	450,753
State Board of Administration (SBA)-Fence Easement	47,375	-	-	47,375
<b><u>Series 2016</u></b>				
Reserve	-	145,364	-	145,364
Revenue	-	220,494	-	220,494
<b><u>Series 2018</u></b>				
Reserve A1	-	200,339	-	200,339
Revenue A1	-	283,236	-	283,236
Reserve A2	-	-	-	-
Revenue A2	-	2,974	-	2,974
Prepayment A 2	-	1	-	1
<b><u>Series 2019</u></b>				
Reserve	-	84,317	-	84,317
Revenue	-	122,876	-	122,876
Prepayment A1	-	0	-	0
<b><u>Series 2020</u></b>				
Reserve A1	-	40,999	-	40,999
Revenue A1	-	57,848	-	57,848
Prepayment A1	-	972	-	972
Revenue A2	-	1,832	-	1,832
Interest A2	-	0	-	0
Prepayment A2	-	0	-	0
Reserve A3	-	-	-	-
Revenue A3	-	-	-	-
Interest A3	-	-	-	-
<b><u>Series 2021 Ph3B</u></b>				
Reserve	-	141,565	-	141,565
Revenue	-	98,352	-	98,352
Prepayment	-	162	-	162
Construction	-	-	11,641	11,641
<b><u>Series 2021 Ph4</u></b>				
Reserve	-	211,869	-	211,869
Interest	-	-	-	-
Revenue	-	11,186	-	11,186
Construction	-	-	18,123	18,123
Due From Developer - BBX RETAINAGE	-	-	476,603	476,603
Prepaid Expenses	81,860	-	-	81,860
Deposits	3,760	-	-	3,760
<b>Total Assets</b>	<b>\$ 950,722</b>	<b>\$ 1,770,416</b>	<b>\$ 506,368</b>	<b>\$ 3,227,505</b>

# Meadow View at Twin Creeks

## Community Development District

### Combined Balance Sheet

September 30, 2024

	General Fund	Debt Service Fund	Capital Project Fund	Totals Governmental Funds
<b>Liabilities:</b>				
Accounts Payable	\$ 47,509	\$ -	\$ -	\$ 47,509
Accrued Expenses	3,500	-	-	3,500
FICA Payable	-	-	-	-
Contracts Payable	-	-	-	-
Retainage Payable	-	-	476,603	476,603
Due to Debt Service Series 2016A1	4,916	-	-	4,916
Due to Debt Service Series 2018A1	6,791	-	-	6,791
Due to Debt Service Series 2019A1	2,853	-	-	2,853
Due to Debt Service Series 2020A1	1,253	-	-	1,253
Due to Debt Service Series 2021 PH3B	3,095	-	-	3,095
Due to Debt Service Series 2021 PH4	-	-	-	-
<b>Total Liabilities</b>	<b>\$ 69,917</b>	<b>\$ -</b>	<b>\$ 476,603</b>	<b>\$ 546,520</b>
<b>Fund Balance:</b>				
Nonspendable:				
Deposits	\$ 3,760	\$ -	\$ -	\$ 3,760
Restricted for:				
Debt Service	-	1,770,416	-	1,770,416
Capital Project			29,764	29,764
Assigned for:				
Capital Reserve Fund	-	-	-	-
Capital Reserves	-	-	-	-
Unassigned	795,186	-	-	795,186
<b>Total Fund Balances</b>	<b>\$ 880,805</b>	<b>\$ 1,770,416</b>	<b>\$ 29,764</b>	<b>\$ 2,680,985</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 950,722</b>	<b>\$ 1,770,416</b>	<b>\$ 506,368</b>	<b>\$ 3,227,505</b>

# Meadow View at Twin Creeks

## Community Development District

### General Fund

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

For The Period Ending September 30, 2024

	Amended	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 1,547,896	\$ 1,547,896	\$ 1,575,395	\$ 27,499
Special Assessments - Gate Monitoring*	25,888	25,888	25,888	-
Assessments - Direct Bill	392,205	392,205	392,850	645
Interest/Miscellaneous Income	9,000	9,000	54,794	45,794
Restricted Easement Fence Fund	-	-	25,500	25,500
Facility Revenue	10,000	10,000	16,498	6,498
Insurance Proceeds	-	-	12,320	12,320
<b>Total Revenues</b>	<b>\$ 1,984,989</b>	<b>\$ 1,984,989</b>	<b>\$ 2,103,245</b>	<b>\$ 118,256</b>

#### **Expenditures:**

##### **General & Administrative:**

Supervisor Fees	\$ 4,800	\$ 4,800	\$ 4,000	\$ 800
PR-FICA	367	367	306	61
Engineering	36,000	36,000	24,400	11,600
Attorney	30,000	30,000	14,450	15,550
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	13,250	13,250	(0)
Trustee Fees	16,733	16,733	20,325	(3,592)
Management Fees	55,220	55,220	55,220	(0)
Information Technology	1,675	1,675	1,675	0
Website Maintenance	1,200	1,200	1,200	-
Telephone	700	700	534	166
Postage & Delivery	1,600	1,600	1,719	(119)
Insurance General Liability/Public Officials	8,673	8,673	8,161	512
Printing & Binding	2,300	2,300	1,694	606
Legal Advertising	1,500	1,500	1,551	(51)
Other Current Charges	1,600	1,600	1,399	201
Office Supplies	300	300	7	293
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 197,043</b>	<b>\$ 197,043</b>	<b>\$ 171,768</b>	<b>\$ 25,275</b>

# Meadow View at Twin Creeks

## Community Development District

### General Fund

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

For The Period Ending September 30, 2024

	Amended	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
<b><i>Operations &amp; Maintenance</i></b>				
<b>Amenity Center Expenditures</b>				
<i>Utilities</i>				
Telephone/Cable/Internet	\$ 12,400	\$ 12,400	\$ 12,378	\$ 22
Electric	52,500	52,500	42,225	10,275
Water/Sewer/Irrigation	31,240	31,240	78,780	(47,540)
Gas	2,500	2,500	2,082	418
Trash Removal	8,400	8,400	8,467	(67)
<i>Security</i>				
Security Monitoring	1,440	1,440	1,331	109
Gate Monitoring	22,888	22,888	30,278	(7,390)
Gate Repairs	3,000	3,000	1,025	1,975
Access Cards	3,000	3,000	3,589	(589)
Contacted Security	20,000	20,000	24,241	(4,241)
<i>Management Contracts</i>				
Facility Management	85,851	85,851	85,851	(0)
Facility Attendant	39,149	39,149	29,230	9,920
Pool Attendants	55,890	55,890	46,542	9,348
Canoe Launch Attendant	30,750	30,750	100	30,650
Snack Bar Attendant	17,640	17,640	-	17,640
Field Management / Admin	65,000	65,000	65,000	(0)
Pool Maintenance	20,000	20,000	18,483	1,517
Pool Chemicals	20,467	20,467	24,778	(4,311)
Janitorial	33,010	33,010	22,733	10,277
Facility Maintenance	83,200	83,200	96,051	(12,851)
Private Event Attendant	5,500	5,500	8,646	(3,146)
Repairs & Maintenance	40,000	40,000	46,622	(6,622)
New Capital Projects	10,000	10,000	-	10,000
Snack Bar Inventory -CGS	1,000	1,000	49	951
Food Service License	650	650	492	158
Subscriptions	5,500	5,500	3,159	2,341
Pest Control	2,831	2,831	2,693	138
Supplies	2,500	2,500	1,294	1,206
Towel/Linen Service	2,800	2,800	-	2,800
Furnitures, Fixtures & Equipment	5,000	5,000	4,184	816
Special Events	35,000	35,000	33,618	1,382
Holiday Decorations	20,000	20,000	35,174	(15,174)
Fitness Center Repairs/Supplies	5,500	5,500	5,853	(353)
Office Supplies	2,100	2,100	1,927	173
ACA++SCAP/BMI Licenses	800	800	-	800
Property Insurance	72,545	72,545	66,983	5,562
Permit and License	575	575	924	(349)
<b>Subtotal Amenity Center Expenditures</b>	<b>\$ 820,626</b>	<b>\$ 820,626</b>	<b>\$ 804,782</b>	<b>\$ 15,843</b>

# Meadow View at Twin Creeks

## Community Development District

### General Fund

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

For The Period Ending September 30, 2024

	Amended Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
<b>Ground Maintenance Expenditures</b>				
Hydrology Quality/Mitigation	\$ 6,400	\$ 6,400	\$ -	\$ 6,400
Electric	34,265	34,265	30,234	4,031
Landscape Maintenance	646,800	646,800	532,250	114,550
Landscape Contingency	85,000	85,000	65,824	19,176
Lake Maintenance	27,000	27,000	23,290	3,710
Grounds Maintenance	12,000	12,000	17,915	(5,915)
Pump Repairs	5,000	5,000	25,509	(20,509)
Streetlighting	58,207	58,207	68,708	(10,501)
Streetlight Repairs	5,000	5,000	6,360	(1,360)
Irrigation Repairs	50,000	50,000	46,722	3,278
Miscellaneous	6,500	6,500	6,615	(115)
Contingency	31,149	31,149	31,100	48
	-			
<b>Subtotal Ground Maintenance Expenditures</b>	<b>\$ 967,320</b>	<b>\$ 967,320</b>	<b>\$ 854,526</b>	<b>\$ 112,794</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 1,787,946</b>	<b>\$ 1,787,946</b>	<b>\$ 1,659,309</b>	<b>\$ 128,637</b>
<b>Total Expenditures</b>	<b>\$ 1,984,989</b>	<b>\$ 1,984,989</b>	<b>\$ 1,831,077</b>	<b>\$ 153,912</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ (0)</b>	<b>\$ 272,168</b>	<b>\$ 272,168</b>
<b><u>Other Financing Sources/(Uses):</u></b>				
Transfer In/(Out)	\$ -	\$ -	19,401	\$ 19,401
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 19,401</b>	<b>\$ 19,401</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ (0)</b>	<b>\$ 291,569</b>	<b>\$ 291,569</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 589,236</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 880,805</b>	

(1) Includes special assessments for gate monitoring.

# Meadow View at Twin Creeks

## Community Development District

### Debt Service Fund Series 2016 A1

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

For The Period Ending September 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 443,364	\$ 443,364	\$ 451,144	\$ 7,780
Interest Income	5,400	5,400	21,107	15,707
<b>Total Revenues</b>	<b>\$ 448,764</b>	<b>\$ 448,764</b>	<b>\$ 472,251</b>	<b>\$ 23,487</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 156,188	\$ 156,188	\$ 156,188	\$ -
Interest - 5/1	156,188	156,188	156,188	-
Principal - 5/1	130,000	130,000	130,000	-
<b>Total Expenditures</b>	<b>\$ 442,375</b>	<b>\$ 442,375</b>	<b>\$ 442,375</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 6,389</b>	<b>\$ 6,389</b>	<b>\$ 29,876</b>	<b>\$ 23,487</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 6,389</b>	<b>\$ 6,389</b>	<b>\$ 29,876</b>	<b>\$ 23,487</b>
<b>Fund Balance - Beginning</b>	<b>\$ 199,313</b>		<b>\$ 340,898</b>	
<b>Fund Balance - Ending</b>	<b>\$ 205,702</b>		<b>\$ 370,774</b>	



# Meadow View at Twin Creeks

## Community Development District

### Debt Service Fund Series 2018 A1/A2

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

For The Period Ending September 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 612,533	\$ 612,533	\$ 623,281	\$ 10,749
Interest Income	7,000	7,000	27,944	20,944
<b>Total Revenues</b>	<b>\$ 619,533</b>	<b>\$ 619,533</b>	<b>\$ 651,225</b>	<b>\$ 31,693</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 229,631	\$ 229,631	\$ 229,631	\$ -
Interest - 5/1	229,631	229,631	229,631	-
Principal - 5/1	155,000	155,000	155,000	-
<b>Total Expenditures</b>	<b>\$ 614,263</b>	<b>\$ 614,263</b>	<b>\$ 614,263</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 5,270</b>	<b>\$ 5,270</b>	<b>\$ 36,963</b>	<b>\$ 31,693</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 5,270</b>	<b>\$ 5,270</b>	<b>\$ 36,963</b>	<b>\$ 31,693</b>
<b>Fund Balance - Beginning</b>	<b>\$ 261,256</b>		<b>\$ 456,379</b>	
<b>Fund Balance - Ending</b>	<b>\$ 266,526</b>		<b>\$ 493,341</b>	

# Meadow View at Twin Creeks

## Community Development District

### Debt Service Fund Series 2019 A1/A2

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

For The Period Ending September 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 257,353	\$ 257,353	\$ 261,869	\$ 4,516
Special Assessments - Prepayments	-	-	25,163	25,163
Interest Income	3,000	3,000	11,929	8,929
<b>Total Revenues</b>	<b>\$ 260,353</b>	<b>\$ 260,353</b>	<b>\$ 298,961</b>	<b>\$ 38,608</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 97,900	\$ 97,900	\$ 97,900	\$ -
Interest - 5/1	97,900	97,900	97,900	-
Principal - 5/1	60,000	60,000	60,000	-
Special Call - 5/1	-	-	30,000	(30,000)
<b>Total Expenditures</b>	<b>\$ 255,800</b>	<b>\$ 255,800</b>	<b>\$ 285,800</b>	<b>\$ (30,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 4,553</b>	<b>\$ 4,553</b>	<b>\$ 13,161</b>	<b>\$ 8,608</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 4,553</b>	<b>\$ 4,553</b>	<b>\$ 13,161</b>	<b>\$ 8,608</b>
<b>Fund Balance - Beginning</b>	<b>\$ 114,512</b>		<b>\$ 196,885</b>	
<b>Fund Balance - Ending</b>	<b>\$ 119,065</b>		<b>\$ 210,046</b>	

# Meadow View at Twin Creeks

## Community Development District

### Debt Service Fund Series 2020 A1/A2

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

For The Period Ending September 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 113,041	\$ 113,041	\$ 115,025	\$ 1,984
Interest Income	1,600	1,600	5,969	4,369
<b>Total Revenues</b>	<b>\$ 114,641</b>	<b>\$ 114,641</b>	<b>\$ 120,993</b>	<b>\$ 6,352</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 42,078	\$ 42,078	\$ 42,078	\$ -
Interest - 5/1	42,078	42,078	42,078	-
Principal - 5/1	25,000	25,000	25,000	-
<b>Total Expenditures</b>	<b>\$ 109,156</b>	<b>\$ 109,156</b>	<b>\$ 109,156</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 5,485</b>	<b>\$ 5,485</b>	<b>\$ 11,837</b>	<b>\$ 6,352</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (19,351)	\$ (19,351)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (19,351)</b>	<b>\$ (19,351)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 5,485</b>	<b>\$ 5,485</b>	<b>\$ (7,514)</b>	<b>\$ (12,999)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 51,604</b>		<b>\$ 110,419</b>	
<b>Fund Balance - Ending</b>	<b>\$ 57,089</b>		<b>\$ 102,905</b>	

# Meadow View at Twin Creeks

## Community Development District

### Debt Service Fund Series 2021 Phase 3B

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

For The Period Ending September 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 280,483	\$ 280,483	\$ 284,069	\$ 3,586
Interest Income	2,100	2,100	14,226	12,126
<b>Total Revenues</b>	<b>\$ 282,583</b>	<b>\$ 282,583</b>	<b>\$ 298,295</b>	<b>\$ 15,712</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 85,560	\$ 85,560	\$ 85,560	\$ -
Interest - 5/1	85,560	85,560	85,560	-
Principal - 5/1	105,000	105,000	105,000	-
Special Call - 5/1	-	-	5,000	(5,000)
<b>Total Expenditures</b>	<b>\$ 276,120</b>	<b>\$ 276,120</b>	<b>\$ 281,120</b>	<b>\$ (5,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 6,463</b>	<b>\$ 6,463</b>	<b>\$ 17,175</b>	<b>\$ 10,712</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (7,213)	\$ (7,213)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (7,213)</b>	<b>\$ (7,213)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 6,463</b>	<b>\$ 6,463</b>	<b>\$ 9,961</b>	<b>\$ 3,498</b>
<b>Fund Balance - Beginning</b>	<b>\$ 112,709</b>		<b>\$ 233,212</b>	
<b>Fund Balance - Ending</b>	<b>\$ 119,172</b>		<b>\$ 243,174</b>	

# Meadow View at Twin Creeks

## Community Development District

### Debt Service Fund Series 2021 Phase 4

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

For The Period Ending September 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
<b>Revenues:</b>				
Special Assessments - Direct	\$ 423,738	\$ 423,738	\$ 423,738	\$ -
Interest Income	3,000	3,000	13,719	10,719
<b>Total Revenues</b>	<b>\$ 426,738</b>	<b>\$ 426,738</b>	<b>\$ 437,456</b>	<b>\$ 10,719</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 132,049	\$ 132,049	\$ 132,049	\$ -
Interest - 5/1	132,049	132,049	132,049	-
Principal - 5/1	160,000	160,000	160,000	-
<b>Total Expenditures</b>	<b>\$ 424,098</b>	<b>\$ 424,098</b>	<b>\$ 424,098</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 2,641</b>	<b>\$ 2,640</b>	<b>\$ 13,359</b>	<b>\$ 10,719</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (11,185)	\$ (11,185)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (11,185)</b>	<b>\$ (11,185)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 2,641</b>	<b>\$ 2,640</b>	<b>\$ 2,174</b>	<b>\$ (466)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 136,629</b>		<b>\$ 348,002</b>	
<b>Fund Balance - Ending</b>	<b>\$ 139,269</b>		<b>\$ 350,176</b>	

# Meadow View at Twin Creeks

## Community Development District

### Capital Projects Fund Series 2021 Phase 3B

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

For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
<b>Revenues</b>				
Interest Income	\$ -	\$ -	\$ 388	\$ 388
Developer Contributions	-	-	242,640	\$ 242,640
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 243,028</b>	<b>\$ 243,028</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	221,883	\$ (221,883)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 221,883</b>	<b>\$ (221,883)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 21,145</b>	<b>\$ 21,145</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 7,213	\$ 7,213
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,213</b>	<b>\$ 7,213</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 28,358</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ (16,717)</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 11,641</b>	

# Meadow View at Twin Creeks

## Community Development District

### Capital Projects Fund Series 2021 Phase 4

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

For The Period Ending September 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
<b>Revenues</b>				
Interest Income	\$ -	\$ -	\$ 613	\$ 613
Developer Contribution	-	-	2,261,500	2,261,500
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,262,114</b>	<b>\$ 2,262,114</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 1,526,289	\$ (1,526,289)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,526,289</b>	<b>\$ (1,526,289)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 735,825</b>	<b>\$ 735,825</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 11,185	\$ 11,185
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 11,185</b>	<b>\$ 11,185</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 747,011</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ (728,887)</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 18,123</b>	

## Meadow View at Twin Creeks

### Community Development District

#### Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments - Tax Roll	\$ -	\$ 77,386	\$ 211,189	\$ 975,240	\$ 232,285	\$ 26,633	\$ 2,210	\$ -	\$ 32,670	\$ 335	\$ -	\$ 17,447	\$ 1,575,395
Special Assessments - Gate Monitoring*	-	-	-	-	25,888	-	-	-	-	-	-	-	25,888
Assessments - Direct Bill	-	-	-	-	-	-	294,799	-	-	-	-	98,051	392,850
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	3,060	54,794
Restricted Easement Fence Fund	600	2,550	1,950	2,400	600	2,400	1,800	3,000	3,000	4,200	1,200	1,800	25,500
Facility Revenue	-	-	-	-	-	-	-	9,130	2,736	-	4,633	-	16,498
Insurance Proceeds	-	-	-	-	-	-	-	-	-	12,320	-	-	12,320
<b>Total Revenues</b>	<b>\$ 2,909</b>	<b>\$ 81,293</b>	<b>\$ 214,585</b>	<b>\$ 978,693</b>	<b>\$ 262,714</b>	<b>\$ 34,253</b>	<b>\$ 307,101</b>	<b>\$ 19,448</b>	<b>\$ 46,854</b>	<b>\$ 21,944</b>	<b>\$ 13,093</b>	<b>\$ 120,358</b>	<b>\$ 2,103,245</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 400	\$ 400	\$ -	\$ 400	\$ 400	\$ -	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 4,000
PR-FICA	31	31	-	31	31	-	31	31	31	31	31	31	306
Engineering	3,934	883	538	1,156	1,444	704	2,317	2,034	5,486	2,775	2,916	215	24,400
Attorney	3,274	528	174	1,749	377	343	507	1,575	1,371	2,883	1,494	177	14,450
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	1,104	13,250
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	4,602	55,220
Information Technology	140	140	140	140	140	140	140	140	140	140	140	140	1,675
Website Maintenance	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Telephone	48	103	60	38	25	33	39	25	20	25	56	63	534
Postage & Delivery	15	384	14	72	58	133	73	56	77	806	11	20	1,719
Insurance General Liability/Public Officials	8,161	-	-	-	-	-	-	-	-	-	-	-	8,161
Printing & Binding	46	111	39	17	50	41	22	45	110	1,078	72	62	1,694
Legal Advertising	94	185	-	105	94	-	94	166	96	521	-	197	1,551
Other Current Charges	-	-	-	-	-	-	350	-	450	599	-	-	1,399
Office Supplies	1	1	1	0	1	1	1	1	0	1	1	1	7
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total General &amp; Administrative</b>	<b>\$ 37,940</b>	<b>\$ 8,571</b>	<b>\$ 21,922</b>	<b>\$ 9,513</b>	<b>\$ 9,024</b>	<b>\$ 9,558</b>	<b>\$ 9,777</b>	<b>\$ 10,277</b>	<b>\$ 22,086</b>	<b>\$ 15,065</b>	<b>\$ 10,926</b>	<b>\$ 7,110</b>	<b>\$ 171,768</b>



# Meadow View at Twin Creeks

## Community Development District

### Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><u>Operations &amp; Maintenance</u></b>													
<b>Amenity Center Expenditures</b>													
<b>Utilities</b>													
Telephone/Cable/Internet	\$ 1,061	\$ 992	\$ 922	\$ 1,079	\$ 957	\$ 1,119	\$ 1,050	\$ 1,050	\$ 973	\$ 1,111	\$ 1,041	\$ 1,024	\$ 12,378
Electric	3,224	3,147	7,186	3,380	3,251	2,958	3,139	2,891	2,965	3,381	3,336	3,368	42,225
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	4,169	78,780
Gas	219	115	43	163	191	189	154	296	41	383	223	64	2,082
Trash Removal	1,015	648	645	633	623	630	630	628	626	980	619	792	8,467
<b>Security</b>													
Security Monitoring	111	111	111	111	111	111	111	111	111	111	111	111	1,331
Gate Monitoring	2,153	2,457	64	4,817	2,489	2,457	2,745	2,569	2,633	2,617	2,649	2,633	30,278
Gate Repairs	-	-	-	-	225	250	-	-	-	300	250	-	1,025
Access Cards	-	-	389	-	1,200	-	-	-	1,200	-	-	800	3,589
Contacted Security	3,153	1,577	686	1,867	1,386	-	2,426	2,271	2,985	3,121	2,555	2,214	24,241
<b>Management Contracts</b>													
Facility Management	7,154	7,154	7,154	7,154	7,154	7,154	7,154	7,154	7,154	7,154	7,154	7,154	85,851
Facility Attendant	2,602	4,025	2,541	2,192	1,940	2,505	1,937	2,327	2,618	2,596	2,135	1,812	29,230
Pool Attendants	-	-	-	-	-	4,283	3,021	5,232	12,574	12,359	5,673	3,400	46,542
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	5,417	65,000
Pool Maintenance	1,298	1,610	1,298	1,363	1,363	1,363	3,043	1,694	1,363	1,363	1,363	1,363	18,483
Pool Chemicals	1,946	1,946	1,946	2,101	2,101	2,101	2,101	2,132	2,101	2,101	2,101	2,101	24,778
Janitorial	2,620	1,899	1,722	1,696	1,654	1,398	1,972	1,751	2,008	1,955	2,013	2,046	22,733
Facility Maintenance	15,025	7,898	14,800	8,536	1,047	11,816	14,331	10,260	2,553	4,272	2,191	3,321	96,051
Private Event Attendant	336	281	549	730	270	398	715	1,322	1,486	688	1,236	636	8,646
Repairs & Maintenance	15,745	3,278	3,386	2,394	385	5,163	2,000	2,015	4,759	2,303	3,139	2,055	46,622
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	249	3,159
Pest Control	219	219	219	226	226	226	226	226	226	226	226	226	2,693
Supplies	-	-	-	433	-	-	258	24	292	138	150	-	1,294
Towel/Linen Service	-	-	-	-	-	-	-	-	-	-	-	-	-
Furnitures, Fixtures & Equipment	-	-	-	3,625	-	-	-	359	-	-	-	200	4,184
Special Events	1,580	3,535	4,188	1,878	1,681	8,248	1,244	(556)	1,365	3,899	3,081	3,475	33,618
Holiday Decorations	14,615	4,906	581	-	-	-	-	-	-	-	-	15,073	35,174
Fitness Center Repairs/Supplies	723	525	280	21	452	635	913	655	215	-	840	594	5,853
Office Supplies	113	63	290	-	-	-	118	43	326	145	502	327	1,927
ACA++SCAP/BMI Licenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Insurance	66,983	-	-	-	-	-	-	-	-	-	-	-	66,983
Permit and License	-	224	-	-	-	-	-	42	617	42	-	-	924
<b>Subtotal Amenity Center Expenditures</b>	<b>\$ 150,038</b>	<b>\$ 54,964</b>	<b>\$ 77,704</b>	<b>\$ 52,961</b>	<b>\$ 37,751</b>	<b>\$ 75,652</b>	<b>\$ 59,513</b>	<b>\$ 55,959</b>	<b>\$ 62,239</b>	<b>\$ 61,542</b>	<b>\$ 51,835</b>	<b>\$ 64,624</b>	<b>\$ 804,782</b>

## Meadow View at Twin Creeks

### Community Development District

#### Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
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	1,943	30,234
Landscape Maintenance	42,375	42,375	42,375	42,375	42,375	42,375	42,375	47,125	47,125	47,125	47,125	47,125	532,250
Landscape Contingency	-	945	-	18,265	-	45	17,829	-	485	13,005	1,595	13,655	65,824
Lake Maintenance	1,769	1,769	1,769	1,769	1,769	1,769	1,769	1,769	2,284	2,284	2,284	2,284	23,290
Grounds Maintenance	4,914	2,145	903	1,375	278	1,404	1,270	1,371	1,343	90	1,402	1,421	17,915
Pump Repairs	270	4,250	-	2,564	15,775	1,450	-	560	-	-	315	325	25,509
Streetlighting	4,777	4,777	4,777	4,679	8,546	5,380	5,367	6,958	5,865	5,865	5,852	5,865	68,708
Streetlight Repairs	-	-	-	-	-	-	-	1,000	2,000	1,100	1,260	1,000	6,360
Irrigation Repairs	-	3,157	-	5,754	5,818	905	-	6,659	11,000	4,074	8,625	730	46,722
Miscellaneous	-	-	-	1,100	-	1,300	-	820	820	1,000	1,300	275	6,615
Contingency	-	-	-	1,100	-	9,182	2,323	3,045	3,875	3,875	4,000	3,700	31,100
Subtotal Ground Maintenance Expenditures	\$ 56,763	\$ 62,270	\$ 52,404	\$ 82,016	\$ 76,867	\$ 65,884	\$ 73,274	\$ 71,975	\$ 77,537	\$ 81,328	\$ 75,887	\$ 78,322	\$ 854,526
Total Operations & Maintenance	\$ 206,800	\$ 117,234	\$ 130,108	\$ 134,976	\$ 114,618	\$ 141,537	\$ 132,787	\$ 127,934	\$ 139,776	\$ 142,870	\$ 127,722	\$ 142,946	\$ 1,659,309
Total Expenditures	\$ 244,740	\$ 125,806	\$ 152,030	\$ 144,489	\$ 123,642	\$ 151,094	\$ 142,564	\$ 138,211	\$ 161,862	\$ 157,935	\$ 138,648	\$ 150,056	\$ 1,831,077
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)	\$ (125,555)	\$ (29,698)	\$ 272,168
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)	\$ (125,555)	\$ (29,698)	\$ 291,569

# 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	145,364
Bonds outstanding - 10/26/2016	\$6,640,000
Less: May 1, 2017	\$0
Less: May 1, 2018	(\$100,000)
Less: May 1, 2019	(\$105,000)
Less: May 1, 2020	(\$110,000)
Less: May 1, 2021	(\$115,000)
Less: May 1, 2022	(\$120,000)
Less: May 1, 2023	(\$125,000)
Less: May 1, 2024	(\$130,000)
<b>Current Bonds Outstanding</b>	<b>\$5,835,000</b>

Series 2018 A1 Special Assessment Bonds	
Interest Rate:	4.25%-5.8%
Maturity Date:	5/1/1949
Reserve Fund Definition	30% of MADS
Reserve Fund Requirement	\$183,765
Reserve Fund Balance	200,339
Bonds outstanding - 11/19/2018	\$8,955,000
Less: May 1, 2020	(\$130,000)
Less: May 1, 2021	(\$135,000)
Less: May 1, 2022	(\$140,000)
Less: May 1, 2023	(\$150,000)
Less: May 1, 2024	(\$155,000)
<b>Current Bonds Outstanding</b>	<b>\$8,245,000</b>

Series 2019 A1 Special Assessment Bonds	
Interest Rate:	5.20%-5.70%
Maturity Date:	5/1/1949
Reserve Fund Definition	30% of MADS
Reserve Fund Requirement	\$76,586
Reserve Fund Balance	84,317
Bonds outstanding - 2/25/2019	\$3,660,000
Less: May 1, 2020	(\$50,000)
Less: May 1, 2021	(\$50,000)
Less: May 1, 2022	(\$55,000)
Less: May 1, 2023	(\$60,000)
Less: May 1, 2024	(\$60,000)
Less: May 1, 2024 - Special Call	(\$30,000)
<b>Current Bonds Outstanding</b>	<b>\$3,355,000</b>

Series 2020 A1 Special Assessment Bonds	
Interest Rate:	4.25%
Maturity Date:	5/1/2026
Reserve Fund Definition	30% of MADS
Reserve Fund Requirement	\$33,986
Reserve Fund Balance	40,999
Bonds outstanding - 5/18/2020	\$1,685,000
Less: November 1, 2021 (Prepayment)	(\$20,000)
Less: May 1, 2022	(\$25,000)
Less: May 1, 2023	(\$25,000)
Less: May 1, 2024	(\$25,000)
<b>Current Bonds Outstanding</b>	<b>\$1,590,000</b>

# Meadow View at Twin Creeks

## Community Development District

### Long Term Debt Report

Series 2021 PH 3B Special Assessment Bonds	
Interest Rate:	2.40-3.75%
Maturity Date:	5/1/2052
Reserve Fund Definition	50% of MADS
Reserve Fund Requirement	\$139,691
Reserve Fund Balance	141,565
Bonds outstanding - 10/26/2021	\$5,140,000
Less: May 1, 2023	(\$105,000)
Less: August 1, 2023	(\$20,000)
Less: May 1, 2024	(\$105,000)
Less: May 1, 2024 - Special Call	(\$5,000)
<b>Current Bonds Outstanding</b>	<b>\$4,905,000</b>

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

<b>TOTAL Bonds Outstanding</b>	<b>\$31,230,000</b>
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*B.*

**Meadow View at Twin Creeks**  
FISCAL YEAR 2024 ASSESSMENT RECEIPTS

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

DUE/RECEIVED	BALANCE DUE	SERIES 2016A-1 DEBT SERVICE RECEIVED	SERIES 2018A-1 DEBT SERVICE RECEIVED	SERIES 2019A-1 DEBT SERVICE RECEIVED	SERIES 2020A-1 DEBT SERVICE RECEIVED	SERIES 2021-3B DEBT SERVICE RECEIVED	SERIES 2021-4 DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL ASSESSED
DREAM FINDERS	(644.72)	-	-	-	-	-	423,737.50	392,849.92	816,587.42
TOTAL DIRECT INVOICE	(644.72)	-	-	-	-	-	423,737.50	392,849.92	816,587.42
TAX ROLL RECEIPTS	(57,539.02)	451,143.88	623,281.39	261,868.91	115,024.65	284,069.14	-	1,601,282.61	3,336,670.57
TOTAL RECEIPTS	(58,183.74)	451,143.88	623,281.39	261,868.91	115,024.65	284,069.14	423,737.50	1,994,132.53	4,153,257.99

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	7/29/2024	94.25	130.21	54.71	24.03	59.34	-	334.50	697.04
INTEREST 4	10/7/2024	27.82	38.44	16.15	7.09	17.52	-	98.75	205.77
EXCESS FEES	10/29/2024	4,887.73	6,752.68	2,837.11	1,246.19	3,077.63	-	17,348.39	36,149.73
		-	-	-	-	-	-	-	-
<b>TOTAL TAX ROLL RECEIPTS</b>		451,143.88	623,281.39	261,868.91	115,024.65	284,069.14	-	1,601,282.61	3,336,670.60

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%	100%	100.2%	100.1%
PERCENT COLLECTED TAX ROLL	102%	102%	102%	102%	0%	0%	101.8%	101.8%
PERCENT COLLECTED TOTAL	102%	102%	102%	102%	102%	100%	101.4%	101.4%

*C.*

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

Fiscal Year 2024  
**Check Register**

<i>Date</i>	<i>Check #'s</i>	<i>Amount</i>
<b>General Fund</b>		
9/5/24	2684-2689	\$84,786.19
9/10/24	2690-2691	18,661.55
9/17/24	2692-2705	81,131.05
9/24/24	2706-2709	15,734.03
<b>TOTAL</b>		<b>\$200,312.82</b>
<b>Autopayments</b>		
9/3/24	Wellbeats	\$249.00
9/3/24	Florida National Gas	64.49
9/6/24	Republic Services	791.52
9/4/24	RollKall Technol	1,862.46
9/17/24	AT&T	59.92
9/18/24	St Johns County Utility Dept	4,169.21
9/20/24	RollKall Technol	351.12
9/23/24	Comcast	895.00
9/27/24	IRS FICA Payment	61.20
9/27/24	FPL	11,176.07
9/30/24	WF Bus Credit - Jennifer Clark-Erickson	2,274.24
9/30/24	AT&T	69.55
<b>Total Paid Electronically</b>		<b>\$22,023.78</b>
<b>Total General Fund</b>		<b>\$222,336.60</b>



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
9/05/24	00038	8/15/24 354460	202409 320-57200-45410	SEP CELLULAR FIRE MONITOR	*	110.95	
				ATLANTIC SECURITY			110.95 002684
9/05/24	00162	8/20/24 6071-6	202409 320-57200-45506	SEPTEMBER POOL CHEMICALS	*	2,101.20	
				ZACHARY SULLIVAN DBA BIG Z POOL			2,101.20 002685
9/05/24	00162	8/20/24 6071-7	202409 320-57200-45505	SEP POOL MAINTENANCE	*	1,362.90	
				ZACHARY SULLIVAN DBA BIG Z POOL			1,362.90 002686
9/05/24	00004	8/27/24 24833	202409 300-15500-10000	FY25 INSURANCE RENEWAL	*	77,626.00	
				EGIS INSURANCE ADVISORS, LLC			77,626.00 002687
9/05/24	00045	8/30/24 85586	202408 320-53800-45005	AUG LAKE MAINTENANCE	*	1,769.14	
		8/30/24 85586	202408 320-53800-45005	ADDITIONAL - PHASE 4	*	515.00	
				FUTURE HORIZONS, INC.			2,284.14 002688
9/05/24	00186	9/01/24 249346	202409 320-57200-45507	SEP JANITORIAL SERVICES	*	1,301.00	
				NEWVENTURE OF JACKSONVILLE INC DBA			1,301.00 002689
9/10/24	00001	9/01/24 116	202409 310-51300-34000	SEP MANAGEMENT FEES	*	4,601.67	
		9/01/24 116	202409 310-51300-35300	SEP WEBSITE ADMIN.	*	100.00	
		9/01/24 116	202409 310-51300-35100	SEP INFORMATION TECH.	*	139.58	
		9/01/24 116	202409 310-51300-31600	SEP DISSEMINATION SVCS	*	1,104.17	
		9/01/24 116	202409 310-51300-51000	OFFICE SUPPLIES	*	.87	
		9/01/24 116	202409 310-51300-42000	POSTAGE	*	20.01	
		9/01/24 116	202409 310-51300-42500	COPIES	*	61.65	
		9/01/24 116	202409 310-51300-41000	TELEPHONE	*	62.68	
				GOVERNMENTAL MANAGEMENT SERVICES			6,090.63 002690
9/10/24	00020	9/01/24 323	202409 320-57200-45504	SEP - FIELD MGMT/ADMIN	*	5,416.67	

MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
		9/01/24 323 SEP - FACILITY	202409 320-57200-45500		RIVERSIDE MANAGEMENT SERVICES	*	7,154.25	12,570.92	002691
9/17/24	00170	7/26/24 W67946 PICKLEBALL LIGHT SHIELDS	202409 320-57200-45508		AMERICAN ELECTRICAL CONTRACTING INC	*	1,132.09	1,132.09	002692
9/17/24	00038	9/13/24 356255 PROXIMITY CARDS	202409 320-57200-44300		ATLANTIC SECURITY	*	800.00	800.00	002693
9/17/24	00005	9/04/24 215864 AUG ENGINEERING SERVICES	202408 310-51300-31100		ENGLAND THIMS & MILLER, INC	*	2,348.75	2,348.75	002694
9/17/24	00114	9/02/24 745472 GATE MONITORING 10/1-31	202409 320-57200-45410		HIDDEN EYES LLC DBA ENVERA SYSTEMS	*	2,632.54	2,632.54	002695
9/17/24	00178	8/30/24 3440030 JUL GENERAL COUNSEL	202407 310-51300-31500		KUTAK ROCK LLP	*	2,883.21	2,883.21	002696
9/17/24	00020	8/31/24 325 AUG - ASSISTANT MANAGER	202408 320-57200-45510		RIVERSIDE MANAGEMENT SERVICES	*	2,134.84	2,134.84	002697
9/17/24	00020	8/31/24 326 AUG - PVT EVENT ATTENDANT	202408 320-57200-45509		RIVERSIDE MANAGEMENT SERVICES	*	1,236.49	1,236.49	002698
9/17/24	00020	8/31/24 327 AUG-SPECIAL EVT ASSISTANT	202408 320-57200-49400		RIVERSIDE MANAGEMENT SERVICES	*	829.45	829.45	002699
9/17/24	00020	8/31/24 328 AUG - LIFEGUARDS	202408 320-57200-45501		RIVERSIDE MANAGEMENT SERVICES	*	5,673.00	5,673.00	002700
9/17/24	00048	9/11/24 105240 FITNESS REPAIRS	202409 320-57200-44207		SOUTHEAST FITNESS REPAIR	*	374.65	374.65	002701
9/17/24	00046	9/10/24 61954457 SEPTEMBER PEST CONTROL	202409 320-57200-45917		TURNER PEST CONTROL LLC	*	226.03	226.03	002702

MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/17/24	00040	9/01/24 756830	202409 320-53800-45003	SEP LANDSCAPE MAINTENANCE	*	47,125.00	
				YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC			47,125.00 002703
9/17/24	00040	9/10/24 767664	202409 320-53800-45004	FALL ANNUAL ROTATION 2024	*	13,005.00	
				YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC			13,005.00 002704
9/17/24	00040	9/10/24 767665	202409 320-53800-45009	REPLACE SOLENOID/DECODER	*	730.00	
				YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC			730.00 002705
9/24/24	00133	9/16/24 91624	202409 320-53800-45007	INSTALLED PROPER WIRING	*	85.00	
				ALFRED W. GROVER			85.00 002706
9/24/24	00153	9/13/24 6645784	202407 310-51300-48000	NOTICE OF 7/18 MEETING	*	95.84	
		9/13/24 6645784	202407 310-51300-48000	NOTICE 8/8 PUBLIC HEARING	*	313.48	
		9/13/24 6645784	202407 310-51300-48000	NOTICE OF BUDGET ADOPTION	*	112.16	
				GANNETT MEDIA CORP DBA GANNETT FL			521.48 002707
9/24/24	00049	8/07/24 2566	202409 320-57200-44200	UPDATED AGE/RULE PATCHES	*	55.00	
				HARBINGER			55.00 002708
9/24/24	00183	9/20/24 I3500137	202409 320-57200-44206	DEPOSIT - HOILDAY LIGHTS	*	15,072.55	
				HUMBUG HOLIDAY LIGHTING OF			15,072.55 002709
TOTAL FOR BANK A						200,312.82	
TOTAL FOR REGISTER						200,312.82	

MVTP MEADOW VIEW TP BPEREGRINO



1 320 57200 45410 Gate Monitoring  
Approved Emily Wright 8.23.2024

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
09/05/2024	\$110.95	08/15/2024

## INVOICE NO. 354460

**Site:** 850 Beacon Lakes Pkwy St  
Augustine  
**Site Address:** 850 Beacon Lakes Pkwy  
St Augustine FL 32092  
**Period:** 09/01/2024 to 09/30/2024  
**Recurring No.:** 17336  
**Job Name:**  
**Order No.:**

### Description

Meadow View @ Twin Creeks

### MONITORING - MONTHLY

Item	Quantity	Unit Price	Total
Cellular Fire Monitoring	1.00	\$79.00	\$79.00
Monitoring with Cellular Communicator	1.00	\$31.95	\$31.95
Sub-Total ex Tax			\$110.95
Tax			\$0.00
Total			\$110.95

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

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

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

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

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



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
09/05/2024	\$110.95	08/15/2024

**INVOICE NO. 354460**

## How To Pay

**INVOICE NO. 354460**



### 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:** \$110.95

Please Reference: **354460**

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



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

Approved  
Pool Chemicals  
001.320.57200.45506  
Rich Gray 08/21/2024

Invoice Number 6071-6  
Date of Issue 08/20/2024  
Due Date 09/30/2024  
Reference Monthly Chemicals  
Amount Due (USD) \$2,101.20

Description	Rate	Qty	Line Total
Beacon Lakes Monthly Chemicals	\$2,101.20	1	\$2,101.20
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: algaeicides, metal out, and phosphate treatments. The due date is reflected on the invoice of a net30 based on the originally agreed-upon terms. Late fees of \$70.00 apply after the due date and the 5-day grace period we allot for mail delivery. After 15 days of non-payment or communication, services are suspended and may incur a startup fee, pending the time the pool was down before the account was brought current. Invoices for monthly service are due based on the terms agreed upon setting up services. Other invoices that pertain to materials and repairs are subject to different terms such as net10 in order to meet the suppliers payment terms for said material. Contracts are valid for 1 year from the initial setup and continue month to month unless a new contract is required or requested. Emergency service calls are billed at a rate of \$175.00, 2 hour minimum. This rate applies to calls after 6p, weekends, and holidays. We are closed the week of Thanksgiving and Christmas annually, however we guarantee atleast 1 service during those weeks by the on-call technician.			

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

Amount Due (USD)

\$2,101.20

Notes

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

Terms

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 08/21/2024



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

Invoice Number 6071-7  
Date of Issue 08/20/2024  
Due Date 09/30/2024  
Reference Monthly Pool Service  
Amount Due (USD) \$1,362.90

Description	Rate	Qty	Line Total
Beacon Lakes Monthly Pool Service Only Pool Service Site Address:850 Beacon Lake Pkwy. St. Augustine Fl 32095 Service Schedule: October-March, 2 visits per week, Mondays and Fridays April-September, 3 visits per week, Mondays, Wednesdays and Fridays Service Includes: skimming the pool surface, cleaning the pool gutters, cleaning the skimmer baskets, vacuuming the pool, brushing the walls and steps, waterline tile cleaning, filtration system monitoring, and maintenance such as cleaning out the pump baskets, keeping the orings lubricated, filters back washed and cleaned properly along with maintaining the proper water chemistry and water levels. A log book will be left on site for the doh to verify the dates we are there and the testing completed during those visits. Chemicals : Included and provided, however billed separately on its own monthly invoice as requested. Community or client has a 3rd party vendor for their chemical needs. Additional chemicals not includ. but available and billed at an additional rate when needed or requested: algaecides, metal out, and phosphate treatments. The due date is reflected on the invoice of a net30 based on the originally agreed upon terms. Late fees of \$70.00 apply after the due date and the 5-day grace period we allot for mail delivery. After 15 days of non-payment or communication, services are suspended and may incur a startup fee, pending the time the pool was down before the account was brough current. Invoices for monthly service are due based on the terms agreed upon setting up services. Other invoices that pertain to materials and repairs are subject to different terms such as net10 in order to meet the suppliers payment terms for said material. Contracts are valid for 1 year from the initial setup and continue month to month unless a new contract is required or requested. Emergency service calls are billed at a rate of \$175.00, 2 hour minimum. This rate applies to calls after 6p, weekends, and holidays. We are closed the week of Thanksgiving and Christmas annually, however we guarantee atleast 1 service during those weeks by the on-call technician.	\$1,362.90	1	\$1,362.90

Subtotal 1,362.90

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

#### Notes

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

#### Terms

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



# INVOICE

Customer	Meadow View at Twin Creeks Community Development District
Acct #	643
Date	08/27/2024
Customer Service	Kristina Rudez
Page	1 of 1

Meadow View at Twin Creeks Community Development District  
c/o Governmental Management Services  
475 West Town Place, Ste 114  
St. Augustine, FL 32092

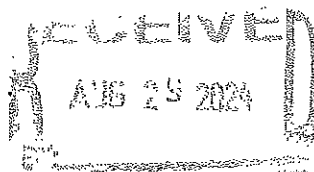
Payment Information	
Invoice Summary	\$ 77,626.00
Payment Amount	
Payment for:	Invoice#24833
100124283	

Thank You

Please detach and return with payment

Customer: Meadow View at Twin Creeks Community Development District

Invoice	Effective	Transaction	Description	Amount
24833	10/01/2024	Renew policy	Policy #100124283 10/01/2024-10/01/2025 Florida Insurance Alliance Package - Renew policy Due Date: 8/27/2024	77,626.00



				Total
				\$ 77,626.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:  
Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555		08/27/2024
Atlanta, GA 30374-8555	sclimer@egisadvisors.com	

Future Horizons, Inc

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

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

1 320 53800 45005 Lake Maintenance  
Approved Emily Wright 8.31.2024

INVOICE

Invoice Number: 85586  
Invoice Date: Aug 30, 2024  
Page: 1

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

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

Customer ID	Customer PO	Payment Terms	
Beacon02	Per Contract	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver		9/29/24

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



## Invoice #

249346

Quantity	Description	Rate	Amount
	<p>FEE FOR JANITORIAL SERVICE: Month of September 2024</p> <p>Meadow View at Twin Creeks CDD 850 Beacon Lake Pkwy St Augustine, FL 32095</p> <p>FL DR-14 85-8017121617C-7 exp 11/30/2026</p> <p>Billing on behalf of High Tech Commercial Cleaning franchisee, Patrick Lorenzo</p> <p>1 320 57200 45507 Amenity-Janitorial Approved Emily Wright 8.20.2024</p>	1,301.00	1,301.00
Thank you for your business.		Total	\$1,301.00

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice****Invoice #:** 116**Invoice Date:** 9/1/24**Due Date:** 9/1/24**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 - September 2024		4,601.67	4,601.67
Website Administration -September 2024		100.00	100.00
Information Technology - September 2024		139.58	139.58
Dissemination Agent Services - September 2024		1,104.17	1,104.17
Office Supplies		0.87	0.87
Postage		20.01	20.01
Copies		61.65	61.65
Telephone		62.68	62.68
<b>Total</b>			<b>\$6,090.63</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$6,090.63</b>

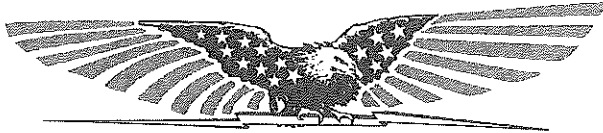
**Riverside Management Services, Inc**

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

**Invoice****Invoice #:** 323**Invoice Date:** 9/1/2024**Due Date:** 9/1/2024**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 - September 2024		5,416.67	5,416.67
1.320.57200.45500 - Facility Management - Meadow View - September 2024		7,154.25	7,154.25
 9-6-24			
<b>Total</b>			<b>\$12,570.92</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$12,570.92</b>



EC13010299

# AMERICAN ELECTRICAL

Contracting, Inc.

9016 Philips Highway | Jacksonville, FL 32256 | Office (904) 737-7770 | Fax (904) 737-1099

**SOLD TO**

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

**JOB LOCATION**

Meadow View @ Twin Creeks CDD  
850 Beacon Lake Parkway  
St. Augustine, FL 32095  
904-217-3052

**INVOICE**

**Invoice Number:** W67946  
**Invoice Date:** Jul 26/24  
**Terms:**  
**Customer Code:** 850BEACONL  
**Reference:** RP  
**Customer Order:**  
**Work Order #:** 00069046  
**Work Order Type:** T&M  
**Job Location:** Meadow View @ Twin Cre  
**Called By:** Rich Gray  
**Starting Date:** Jun 27/24  
**Completion Date:** 0/

Description	Qty	Price	Total
<b>Work Performed</b>			
Scope:			
NEW PICKLEBALL LIGHT SHIELDS:	Approved		
1. Provide (6) new light shields.	Amenity Facility Maintenance		
2. Lead time on shields is 10 weeks.	001.320.57200.45508		
3. No installation included.	09/13/2024		
4. Freight additional.	Rich Gray		
Quote: \$1,056.00			
Freight: \$76.09			
TOTAL - \$1,132.09			
<b>Make Payments online at: <a href="http://www.american-electrical.com/payonline/invoice-payment">www.american-electrical.com/payonline/invoice-payment</a></b>			
<b>Total Invoice</b>			1,132.09





**SMARTHOMES.BIZ**  
SMART HOME SPECIALISTS

1 320 57200 44300 Access Cards  
Approved Emily Wright 9.13.2024

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

PLEASE PAY BY

10/11/2024

AMOUNT

\$800.00

INVOICE DATE

09/13/2024

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

**INVOICE NO. 356255**

**Site:** 850 Beacon Lakes Pkwy St  
Augustine  
**Site Address:** 850 Beacon Lakes Pkwy  
St Augustine FL 32092  
**Job No.:** 83075  
**Job Name:**  
**Order No.:**

## Equipment & Installation

Work Order dated 9-10-2024 ordering (200) CDV-CS Access Control Cards

Item	Quantity	Unit Price	Total
Proximity Cards	200.00	\$4.00	\$800.00
Installation and Programming	1.00	\$0.00	\$0.00
<b>Sub-Total ex Tax</b>			\$800.00
<b>Tax</b>			\$0.00
<b>Total</b>			\$800.00

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

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

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

<b>Sub-Total ex Tax</b>	\$800.00
<b>Tax</b>	\$0.00
<b>Total inc Tax</b>	\$800.00
<b>Amount Applied</b>	\$0.00
<b>Balance Due</b>	\$800.00

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

## How To Pay



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

Please add billing zip if not same as address above.

Credit Card No.

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

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



### Mail

Detach this section and mail check to:

Atlantic Security  
1714 Cesery Blvd  
Jacksonville, FL 32211

**NAME:** Meadow View at Twin Creeks CCD **DUE DATE:** 10/11/2024 **AMOUNT DUE:** \$800.00

Please Reference: 356255

INVOICE NO. 356255

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.

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.



ENGLAND-THIMS &amp; MILLER

14775 Old St. Augustine Road, Jacksonville, FL 32258

etminc.com | 904.642.8990

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

September 04, 2024

Invoice No: 215864

**Total This Invoice \$2,348.75**

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

## Work Description:

LA Certification for Beacon Lake Parkway - Field review  
Site Visit to Beacon Lake Parkway to meet Contractor  
Work on resolution for Beacon Lake Parkway Extension  
Discuss Maintenance Bond for community and work on Maintenance Bond Table  
CDD Meeting in Person  
World Golf Village meeting  
Help obtain Right of Way Permit for electric irrigation meter as requested by Jim Oliver.

**Professional Services rendered through August 24, 2024**

Phase 1. General Consulting Engineering Services

**Labor**

			Hours	Rate	Amount
Senior Engineer/Senior Project Manager					
Lockwood, Scott	8/3/2024		2.75	215.00	591.25
Lockwood, Scott	8/10/2024		4.00	215.00	860.00
Engineer					
Sims, Daniel	8/17/2024		2.50	175.00	437.50
Sr. Landscape Architect					
Clark, Ryan	8/24/2024		2.50	184.00	460.00
Totals			11.75		2,348.75
<b>Total Labor</b>					<b>2,348.75</b>
<b>Total this Phase</b>					<b>\$2,348.75</b>

Phase XP. Expenses

**Total this Phase 0.00****Total This Invoice \$2,348.75**

**Envera**

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

1 320 57200 45410 Gate Monitoring  
Approved Emily Wright 5.10.2024

# Invoice

Invoice Number  
**745472**

Date  
**09/02/2024**

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		09/02/2024	10/01/2024

Quantity	Description	Months	Rate	Amount
2358 - Gate Access - Meadow View at Twin Creeks CDD - 850 Beacon Lake Pkwy, Saint Augustine, FL				
1.00	Envera Kiosk System 10/01/2024 - 10/31/2024	1.00	\$500.00	\$500.00
1.00	Data Management 10/01/2024 - 10/31/2024	1.00	\$150.00	\$150.00
1.00	Service & Maintenance 10/01/2024 - 10/31/2024	1.00	\$334.54	\$334.54
1.00	Virtual Gate Guard Monitoring 10/01/2024 - 10/31/2024	1.00	\$1,648.00	\$1,648.00
Subtotal:				<b>\$2632.54</b>
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				<b>\$2632.54</b>

Date	Invoice #	Description	Amount	Balance Due
9/2/2024	745472	Monitoring Services	\$2632.54	<b>\$2632.54</b>

**Envera**

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

# Invoice

Invoice Number  
**745472**

Date  
**09/02/2024**

Customer Number  
**300380**

Due Date  
**10/01/2024**

Net Due: \$2,632.54

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

**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 30, 2024

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

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

Invoice No. 3440030  
35723-1

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Re: General Counsel

For Professional Legal Services Rendered

07/01/24	K. Haber	0.30	76.50	Correspond with Hogge and Fulks regarding budget notices
07/02/24	K. Haber	0.60	153.00	Prepare assessment and budget appropriation resolutions; correspond with Hogge and Oliver regarding same; correspond with Fulks regarding same
07/03/24	K. Buchanan	0.50	167.50	Review subpoenas and confer with district manager
07/08/24	K. Buchanan	0.50	167.50	Confer with counsel in connection with subpoena of amenity center staff
07/09/24	K. Buchanan	1.50	502.50	Review records request for emergency hearing and attend conference call regarding same; attend conference calls with amenity staff and counsel
07/12/24	K. Buchanan	1.20	402.00	Attend conference call and review matters relating to walking path and related homeowner concerns

**KUTAK ROCK LLP**

Meadow View at Twin Creeks CDD  
August 30, 2024  
Client Matter No. 35723-1  
Invoice No. 3440030  
Page 2

07/15/24	R. Dugan	0.10	26.50	Research matters relating to district rules of procedure and incorporation of new legislation
07/18/24	K. Buchanan	3.70	1,239.50	Prepare for and attend board meeting
TOTAL HOURS		8.40		
TOTAL FOR SERVICES RENDERED				\$2,735.00
DISBURSEMENTS				
Meals			7.94	
Travel Expenses			140.27	
TOTAL DISBURSEMENTS				<u>148.21</u>
TOTAL CURRENT AMOUNT DUE				<u>\$2,883.21</u>


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

# Invoice

Invoice #: 325  
Invoice Date: 8/31/2024  
Due Date: 8/31/2024  
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 August 2024	80.56	26.50	2,134.84
 9-6-24			

**Total** \$2,134.84

**Payments/Credits** \$0.00

**Balance Due** \$2,134.84

MVTC CDD

ASSISTANT MANAGER INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
80.56	Assistant Manager Covers August 2024	\$ 26.50	\$ 2,134.84
TOTAL DUE:			<u>\$ 2,134.84</u>
Facility Management 001.320.57200.45510			



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

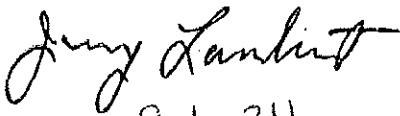
<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/3/24	2.13	R.B.	Facility Assistant
8/4/24	10.17	J.W.	Facility Assistant
8/5/24	2.03	J.W.	Facility Assistant
8/6/24	2.02	R.B.	Facility Assistant
8/7/24	2.17	J.W.	Facility Assistant
8/8/24	2.12	R.B.	Facility Assistant
8/11/24	6.03	J.W.	Facility Assistant
8/12/24	2.12	J.W.	Facility Assistant
8/13/24	2.17	R.B.	Facility Assistant
8/14/24	2.02	J.W.	Facility Assistant
8/15/24	2.13	R.B.	Facility Assistant
8/16/24	1	J.W.	Facility Assistant
8/17/24	2.07	J.W.	Facility Assistant
8/18/24	10.07	J.W.	Facility Assistant
8/19/24	2.17	J.W.	Facility Assistant
8/20/24	2.2	R.B.	Facility Assistant
8/21/24	2.03	J.W.	Facility Assistant
8/22/24	3.2	R.B.	Facility Assistant
8/23/24	1.63	J.W.	Facility Assistant
8/23/24	1.43	R.B.	Facility Assistant
8/24/24	1	J.W.	Facility Assistant
8/25/24	10.07	J.W.	Facility Assistant
8/26/24	2.07	J.W.	Facility Assistant
8/27/24	2.2	R.B.	Facility Assistant
8/28/24	2.13	J.W.	Facility Assistant
8/29/24	2.18	R.B.	Facility Assistant
<b>TOTAL</b>	<u><u>80.56</u></u>		

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

# Invoice

Invoice #: 326  
Invoice Date: 8/31/2024  
Due Date: 8/31/2024  
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 August 2024	46.66	26.50	1,236.49
 9-6-24			

<b>Total</b>	<b>\$1,236.49</b>
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<b>Payments/Credits</b>	<b>\$0.00</b>
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<b>Balance Due</b>	<b>\$1,236.49</b>
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MVTC CDD

PRIVATE EVENT ATTENDANT INVOICE DETAIL

Quantity	Description	Rate	Amount
46.66	Private Event Attendant Covers August 2024	\$ 26.50	\$1,236.49
	TOTAL DUE:		<u>\$1,236.49</u>

Private Event Attendant 1.320.57200.45509

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/1/24	4.2	J.W.	Private Event Attendant
8/3/24	4.03	J.W.	Private Event Attendant
8/10/24	4.15	R.B.	Private Event Attendant
8/10/24	5.2	J.W.	Private Event Attendant
8/11/24	4	J.W.	Private Event Attendant
8/17/24	4.08	J.W.	Private Event Attendant
8/24/24	4.05	R.B.	Private Event Attendant
8/24/24	7.95	J.W.	Private Event Attendant
8/31/24	9	J.W.	Private Event Attendant
TOTAL	<u>46.66</u>		

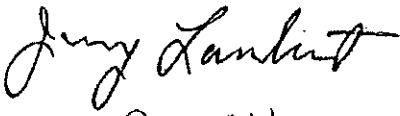
**Riverside Management Services, Inc**  
9655 Florida Mining Blvd. W  
Bldg. 300, Suite 305  
Jacksonville, FL 32257

# Invoice

Invoice #: 327  
Invoice Date: 8/31/2024  
Due Date: 8/31/2024  
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 August 2024	31.3	26.50	829.45
 9-6-24			

**Total** \$829.45

**Payments/Credits** \$0.00

**Balance Due** \$829.45

MVTC CDD

SPECIAL EVENT ASSISTANT INVOICE DETAIL

Quantity	Description	Rate	Amount
31.3	Special Event Assistant	\$ 26.50	\$ 829.45
	Covers August 2024		
	TOTAL DUE:		<u>\$ 829.45</u>

Special Event Assistant 1.320.57200.49400

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/2/24	3.5	J.W.	Special Event - Food Truck Friday
8/9/24	4.45	J.W.	Special Event - Food Truck Friday & Back to School Event
8/9/24	4.17	R.B.	Special Event - Back to School Event
8/16/24	3.5	J.W.	Special Event - Food Truck Friday
8/23/24	3.5	J.W.	Special Event - Food Truck Friday
8/30/24	4.92	J.W.	Special Event - Food Truck Friday & Comedy Night
8/31/24	3.03	J.W.	Special Event - Labor Day Event
8/31/24	4.23	R.B.	Special Event - Labor Day Event
<b>TOTAL</b>	<u>31.3</u>		

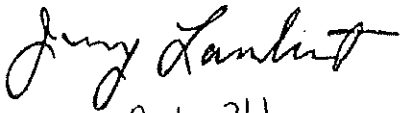
**Riverside Management Services, Inc**  
9655 Florida Mining Blvd. W  
Bldg. 300, Suite 305  
Jacksonville, FL 32257

# Invoice

Invoice #: 328  
Invoice Date: 8/31/2024  
Due Date: 8/31/2024  
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 August 2024	283.65	20.00	5,673.00
 9-6-24			

Total	\$5,673.00
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Payments/Credits	\$0.00
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Balance Due	\$5,673.00
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**MVTC CDD**  
**LIFEGUARD INVOICE DETAIL**

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
283.65	Lifeguard Services	\$ 20.00	\$ 5,673.00
	Covers August 2024		
	TOTAL DUE:		<u>\$ 5,673.00</u>

LIFEGUARDS #1.320.57200.45501

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

Date	Hours	Employee	Description
8/1/24	4.78	H.A.	Lifeguarding
8/1/24	6.87	V.G.	Lifeguarding
8/1/24	6.93	P.K.	Lifeguarding
8/2/24	6.78	A.A.	Lifeguarding
8/2/24	6.72	V.G.	Lifeguarding
8/2/24	2.5	T.W.	Lifeguarding
8/3/24	7.05	K.G.	Lifeguarding
8/3/24	4.32	J.O.	Lifeguarding
8/3/24	5.37	E.R.	Lifeguarding
8/4/24	7.1	K.G.	Lifeguarding
8/4/24	6.82	P.K.	Lifeguarding
8/4/24	4.42	J.O.	Lifeguarding
8/4/24	4.02	E.R.	Lifeguarding
8/7/24	4.12	K.G.	Lifeguarding
8/7/24	1.78	J.H.	Lifeguarding
8/7/24	6.8	P.K.	Lifeguarding
8/7/24	5.9	J.O.	Lifeguarding
8/8/24	6.75	A.A.	Lifeguarding
8/8/24	4.3	J.H.	Lifeguarding
8/8/24	6.77	P.K.	Lifeguarding
8/8/24	4.22	E.R.	Lifeguarding
8/9/24	8.25	A.A.	Lifeguarding
8/9/24	4.3	J.H.	Lifeguarding
8/9/24	4.6	J.O.	Lifeguarding
8/9/24	4.35	E.R.	Lifeguarding
8/10/24	6.73	A.A.	Lifeguarding
8/10/24	4.25	K.G.	Lifeguarding
8/10/24	4.27	E.R.	Lifeguarding
8/11/24	6.95	K.G.	Lifeguarding
8/11/24	4.27	J.H.	Lifeguarding
8/11/24	4.1	J.O.	Lifeguarding
8/11/24	4.2	E.R.	Lifeguarding
8/17/24	6.8	A.A.	Lifeguarding
8/17/24	4.45	K.G.	Lifeguarding
8/17/24	4.25	J.H.	Lifeguarding
8/17/24	4.45	J.O.	Lifeguarding
8/17/24	4.13	E.R.	Lifeguarding
8/18/24	5.25	A.A.	Lifeguarding
8/18/24	4.78	K.G.	Lifeguarding
8/18/24	4.25	J.H.	Lifeguarding
8/18/24	4	J.O.	Lifeguarding
8/18/24	4.33	E.R.	Lifeguarding
8/24/24	6.82	V.G.	Lifeguarding
8/24/24	4.25	J.H.	Lifeguarding
8/24/24	6.82	P.K.	Lifeguarding
8/24/24	4.23	J.O.	Lifeguarding
8/24/24	4.02	E.R.	Lifeguarding
8/25/24	6.9	K.G.	Lifeguarding
8/25/24	4.25	J.H.	Lifeguarding
8/25/24	4.35	J.O.	Lifeguarding
8/25/24	1	E.R.	Lifeguarding
8/31/24	6.78	V.G.	Lifeguarding
8/31/24	4.28	K.G.	Lifeguarding
8/31/24	4.25	J.H.	Lifeguarding
8/31/24	4.32	J.O.	Lifeguarding
8/31/24	4.1	E.R.	Lifeguarding

<b>TOTAL</b>	<u><u>283.65</u></u>
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Southeast Fitness Repair  
14476 Duval Place West #208  
Jacksonville, FL 32218

1 320 57200 44207 Fitness Center  
Repairs Approved Emily Wright  
9.13.2024

**Invoice #105240**  
Invoice Date: 9/11/2024

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

## Invoice

### Billing Location Information

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

### Service Information

Services	Qty	Rate	Price
<b>850 Beacon Lake Pkwy, St Augustine, FL 32095</b>			
<b>9/11/2024 Repair - Parts at Shop</b> ~Manufacturer: LifeFitness ~Equipment Type:Strength Lat Pull down ~Model Num: OSTWR4—Class S ~S/N:101831806478 Replace:Top Plate plus bottom tray	1.00 hour	\$75.00 / hour	\$75.00
— Product: Travel 60-160 miles w/t	1.00 Other	\$110.00 / Other	\$110.00
— Product: LF - STR - COVER, OS TOWER, BOTTOM - 8371301	1.00 Ea	\$16.38 / Ea	\$16.38
— Product: LF - TOP PLATE WEIGHT STACK - 8664101	1.00 Ea	\$105.00 / Ea	\$105.00
— Product: Shipping	1.00 Ea	\$30.00 / Ea	\$30.00
— Product: LF - STR - CLIP, OS TOWER - 8371201	4.00 Ea	\$4.88 / Ea	\$19.52
— Product: Labor over 1 hour	0.25 Ea	\$75.00 / Ea	\$18.75
<b>Subtotal:</b>			\$374.65
<b>Tax:</b>			\$0.00
<b>Total:</b>			\$374.65
<b>Amount Paid:</b>			\$0.00
<b>Balance Due:</b>			\$374.65



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

Thank you for your business!

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

---

<b>Bill To:</b>	Jennifer 850 Beacon Lake Pkwy St Augustine, FL 32095	<b>Account</b>	[101093] Meadow View At Twin Creeks A.K.A Beacon Lake
		<b>Invoice #</b>	105240
		<b>Date</b>	Wednesday, September 11, 2024
<b>Remit To:</b>	Southeast Fitness Repair 14476 Duval Place West #208 Jacksonville, FL 32218	<b>Amount Paid</b>	_____
		<b>Check Number</b>	_____

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



PAYMENT ADDRESS:  
Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503  
904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-226-5305 • turnerpest.com

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

## Service Slip/Invoice

INVOICE: 619544578  
DATE: 09/10/2024  
ORDER: 619544578

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
09/10/2024	10:45 AM	MICE, RATS, ROACH, S		10:45 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	09/10/2024		11:42 AM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$226.03
		<b>SUBTOTAL</b> \$226.03
		<b>TAX</b> \$0.00
		<b>AMT. PAID</b> \$0.00
		<b>TOTAL</b> \$226.03
1 320 57200 45917 Amenity-Pest Control Approved Emily Wright 9.11.2024		<b>AMOUNT DUE</b> \$226.03

  
TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE



# YELLOWSTONE

LANDSCAPE

## INVOICE

INVOICE #	INVOICE DATE
756830	9/1/2024
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

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

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

**Invoice Due Date:** October 1, 2024

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

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

Approved  
Landscape Maintenance  
001.320.53800.45003  
Rich Gray

**Invoice Total** **\$47,125.00**

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

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



## INVOICE

INVOICE #	INVOICE DATE
767664	9/10/2024
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

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

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

**Invoice Due Date:** October 10, 2024

**Invoice Amount:** \$13,005.00

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

Fall Annual Rotation 2024

Annual Installation

Approved  
Landscape Contingency  
001.320.53800.45004  
Rich Gray

\$13,005.00

**Invoice Total** **\$13,005.00**

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

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



**YELLOWSTONE**  
LANDSCAPE

**INVOICE**

INVOICE #	INVOICE DATE
767665	9/10/2024
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

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

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

**Invoice Due Date:** October 10, 2024

**Invoice Amount:** \$730.00

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

Troubleshoot 2-wire failure\*\*\*\*\*replace solenoid and decoder on Zone 70\*\*\*\*\*

Irrigation Repairs \$730.00

Approved  
Irrigation Repair  
1.320.53800.46100  
Rich Gray

**Invoice Total** **\$730.00**

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

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



# INVOICE

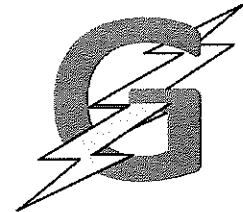
**Alfred W. Grover, Electrical Contractor**

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

**FL License: EC 13010167**

**DATE:** 9/16/2024  
**INVOICE #** 91624  
**TERMS:** Due upon receipt

1 320 53800 45007  
Pump Repairs  
Approved Emily Wright  
9.17.2024

**Bill To:**

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

**Job Location:** Beacon Lake

DESCRIPTION OF WORK	AMOUNT
1) Installed proper sized wiring on north irrigation pump motor disconnect switch and motor starter	
Material:	85.00
Labor: 1 electrician 3.0 hrs @ \$80 per hr	240.00
Per R Gray	
<b>TOTAL</b>	<b>\$ 325.00</b>


**Accepted methods of payment:**

Check payable to: Alfred W. Grover

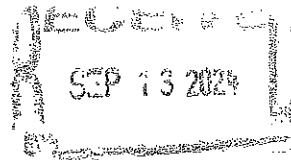
**THANK YOU FOR YOUR BUSINESS!**

**\*LocaliQ**  
Florida  
**GANNETT**

ACCOUNT NAME		ACCOUNT #	PAGE #
Meadow View At Twin Creeks Cdd		764130	1 of 1
STATEMENT #	BILLING PERIOD	PAYMENT DUE DATE	
0006645784	Aug 1- Aug 31, 2024	September 20, 2024	
PREPAY (Memo Info)	UNAPPLIED (Included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$521.48	

BILLING ACCOUNT NAME AND ADDRESS	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.
Meadow View At Twin Creeks Cdd 475 W. Town Pl. Ste. 114 Saint Augustine, FL 32092-3649 	
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
8/1/24	Balance Forward	\$617.32
8/14/24	PAYMENT - THANK YOU	-\$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	\$521.48
Service Fee 3.99%	\$20.81
*Cash/Check/ACH Discount	-\$20.81
*Payment Amount by Cash/Check/ACH	\$521.48
Payment Amount by Credit Card	\$542.29

**PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT**

ACCOUNT NAME		ACCOUNT NUMBER		STATEMENT NUMBER		AMOUNT PAID
Meadow View At Twin Creeks Cdd		764130		0006645784		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$0.00	\$521.48	\$0.00	\$0.00	\$0.00	\$0.00	\$521.48
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		\$542.29
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

00007641300000000000000066457840005214867177

# LOCALiQ

## FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

### **AFFIDAVIT OF PUBLICATION**

Meadow View at Twin Creeks CDD  
Courtney Hogge  
Meadow View at Twin Creeks Community Development District  
c/o GMS, LLC  
475 West Town Place, Suite 114  
St. Augustine FL 32092

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:

07/08/2024

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/08/2024

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:	10334389	# of Copies:
Customer No:	764130	1
PO #:		

**THIS IS NOT AN INVOICE!**

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

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, July 18, 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](mailto:joliver@gmsnf.com) ("District Manager's Office") and is also expected to be available on the District's website, [www.meadowviewattwincreeksdcd.com](http://www.meadowviewattwincreeksdcd.com) at least seven days prior to the meeting.  
The meeting will be conducted in accordance with the provisions of Florida law for community development districts and will be open to the public. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting.  
Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.  
Any person requiring special accommodations at the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. If you are unable to participate by telephone, please contact the District Manager's office at (904) 940-5850 or [joliver@gmsnf.com](mailto:joliver@gmsnf.com) for further accommodations.  
James Oliver  
District Manager  
Pub: July 8, 2024; #10334389

MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

# LOCALIQ

## FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

### **AFFIDAVIT OF PUBLICATION**

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

Saint Augustine FL 32092-3649

STATE OF WISCONSIN, COUNTY OF BROWN

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

07/11/2024

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 07/11/2024

Keegan Moran  
Legal Clerk

Maria Verhagen  
Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	\$313.48	
Tax Amount:	\$0.00	
Payment Cost:	\$313.48	
Order No:	10359912	# of Copies:
Customer No:	764130	1
PO #:		

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MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

# MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

## NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2025 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS; ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

The Board of Supervisors ("Board") for the Meadow View at Twin Creeks Community Development District ("District") will hold the following public hearings and regular meeting:

DATE: August 8, 2024  
TIME: 10:00 a.m.  
LOCATION: Renaissance Resort at World Golf Village  
3600 South Legacy Trail  
St. Augustine, Florida 32092

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("FY 2025"). The second public hearing is being held pursuant to Chapters 190, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District to fund the Proposed Budget for FY 2025; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

### Description of Assessments

The District imposes O&M Assessments on non-benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	RAU/ERU Factor	Proposed O&M Assessment
Townhomes	196	0.80	1,103.49
43' Lots	472	0.90	1,466.49
33' Lots	330	1.00	1,629.37
63' Lots	309	1.10	1,792.30
73' Lots	66	1.15	1,873.77
73' Premium Lots	104	1.30	2,409.44

\*include collection costs and early payment discounts

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the St. Johns County ("County") Tax Collector on the tax bill. Moreover, pursuant to Section 197.06(2)(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, and that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.06(2)(4), *Florida Statutes*, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2025, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

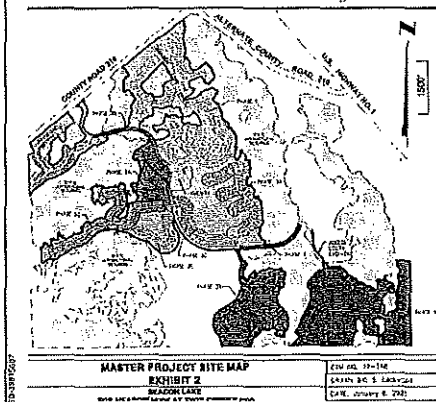
### Additional Information

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the office of the District Manager, Governmental Management Services, LLC, 175 West Town Place, Suite H4, St. Augustine, Florida 32092, (904) 240-5830 ("District Manager's Office"), during normal business hours, or by visiting the District's website at [meadowviewatwincreeksch.com](http://meadowviewatwincreeksch.com). The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and 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.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager



# LOCALiQ

## FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

### AFFIDAVIT OF PUBLICATION

Meadow View at Twin Creeks CDD  
Courtney Hogge  
Meadow View at Twin Creeks Community Development District  
c/o GMS, LLC  
475 West Town Place, Suite 114  
St. Augustine FL 32092

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:

07/18/2024

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 07/18/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$112.16	
Tax Amount:	\$0.00	
Payment Cost:	\$112.16	
Order No:	10353555	# of Copies:
Customer No:	764130	1
PO #:		

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MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

MEADOW VIEW AT TWIN  
CREEKS COMMUNITY  
DEVELOPMENT DISTRICT  
NOTICE OF PUBLIC HEARING  
TO CONSIDER THE ADOPTION  
OF THE FISCAL YEAR 2025  
PROPOSED BUDGET(S); AND  
NOTICE OF REGULAR BOARD  
OF SUPERVISORS' MEETING.  
The Board of Supervisors ("Board")  
of the Meadow View at Twin Creeks  
Community Development District  
("District") will hold a public hear-  
ing and regular meeting as follows:  
DATE: August 8, 2024  
TIME: 10:00 a.m.  
LOCATION: Renaissance Resort at  
World Golf Village  
500 South Legacy Trail  
St. Augustine, Florida 32092

The purpose of the public hearing is  
to receive comments and objections  
on the adoption of the District's  
proposed budget(s) for the fiscal  
year beginning October 1, 2024, and  
ending September 30, 2025  
("Proposed Budget"). A regular  
Board meeting of the District will  
also be held at the above time where  
the Board may consider any other  
business that may properly come  
before it. A copy of the agenda and  
Proposed Budget may be obtained  
at the offices of the District  
Manager, Governmental Manage-  
ment Services, LLC, 475 West Town  
Place, Suite 114, St. Augustine,  
Florida 32092, (904) 940-5859  
("District Manager's Office"),  
during normal business hours, or by  
visiting the District's website at  
meadowviewatwincreeksdcd.com.

The public hearing and meeting are  
open to the public and will be  
conducted in accordance with the  
provisions of Florida law. The public  
hearing and/or meeting may be  
continued in progress to a date, time  
certain, and place to be specified on  
the record of the public hearing  
and/or meeting. There may be occa-  
sions when Board Supervisors or  
District Staff may participate by  
speaker telephone.

Any person requiring special accom-  
modations at the public hearing or  
meeting because of a disability or  
physical impairment should contact  
the District Manager's Office at  
least forty-eight (48) hours prior to  
the public hearing and 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.

Each person who decides to appeal  
any decision made by the Board  
with respect to any matter consid-  
ered at the public hearing or meet-  
ing 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.

Jim Oliver  
District Manager  
Pub: July 18, 2024; #10353555

**Harbinger**

2756 Park St  
Jacksonville, FL 32205

Approved  
Repair & Replacements  
001.320.57200.44200  
09/24/2024  
Rich Gray

**INVOICE**

**BILL TO**  
Meadow View at Twin Creeks Community Development  
District  
850 Beacon Lake Parkway  
St. Augustine, FL 32095

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

**INVOICE** 2566  
**DATE** 08/07/2024  
**TERMS** Net 30  
**DUE DATE** 09/06/2024

**SALES REP**  
Ryan Richardson

DESCRIPTION	QTY	RATE	AMOUNT
MANUFACTURE UPDATED AGE PATCHES RULES SIGNS. NEWAGE 15	1	55.00	55.00

\*\*\*\*\*PLEASE NOTE CHANGE OF ADDRESS. SEND ALL  
PAYMENTS TO 2756 PARK STREET, JACKSONVILLE, FL  
32205\*\*\*\*\*

Sales Tax calculated by AvaTax on Tue Aug 13 03:28:16 UTC 2024	1	0.00	0.00
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Contact Harbinger to pay.  
Thank you for your business.  
If you have any questions please contact:

Michelle May  
mmay@harbingersign.com

SUBTOTAL	55.00
TAX	0.00
TOTAL	55.00
BALANCE DUE	<b>\$55.00</b>

# INVOICE

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



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

Approved  
Holiday Decorations  
001.320.57200.44206  
Rich Gray  
09/23/2024

## Billing Address

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

## Service Address

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

Invoice #	I3500137
Date	September 20, 2024
Proposal	April 29, 2024
Balance Due	\$15,072.55

Item	Description	Rate
Holiday Installation	Holiday installation service	\$0.00
<b>Main Entrance-Monument</b>		<b>\$768.00</b>
C9 Lighting Cord-Level 1	C9 Lighting Cord	
C9 Warm White Bulbs	C9 Warm White Bulbs	
36" Unlit Wreath	36" Non-Lit Sequoia Wreath	
18" Nylon Red Bow w/Gold Trim	18" Nylon Red Bow w/Gold Trim	
<b>Main Entrance Spiral Bushes</b>		<b>\$12.00</b>



WW, 5mm Coaxial Mini, 70Lt, 4in spacing	WW, 5mm Coaxial Mini, 70Lt, 4in spacing	
<b>Main Entrance Trees</b>		<b>\$1,161.33</b>
12L Wall Washer / Floodlight, RBGWA+UV (6 in 1)	FLOOD LIGHT, 36W, LED	
WW, 5mm Coaxial Mini, 70Lt, 4in spacing	WW, 5mm Coaxial Mini, 70Lt, 4in spacing	
<b>Main Entrance-Light Poles</b>		<b>\$1,350.00</b>
36" Light Pole Snowflake	3' Diamond Snowflake	
<b>Main Entrance-Lighthouse</b>		<b>\$1,164.50</b>
C9 Lighting Cord-Level 1	C9 Lighting Cord	
C9 Lighting Cord-Level 3	C9 Lighting Cord	
C9 Warm White Bulbs	C9 Warm White Bulbs	
60" Pre-Lit LED Wreath, Warm White	60" Pre-Lit Sequoia LED Wreath, Warm White, 400 Lts	
30" Nylon Red Bow w/Gold Trim	30" Nylon Red Bow w/Gold Trim	
<b>Publix Entrance-Monument</b>		<b>\$758.00</b>
C9 Lighting Cord-Level 1	C9 Lighting Cord	
C9 Warm White Bulbs	C9 Warm White Bulbs	
36" Pre-Lit LED Wreath, Pure White	36" Pre-Lit Oregon Fir LED Wreath, Pure White, 250 Lts	
18" Nylon Red Bow w/Gold Trim	18" Nylon Red Bow w/Gold Trim	
<b>Publix Entrance-Plant Pots</b>		<b>\$515.00</b>



LED Light Burst Plants- Warm White	Warm White	
<b>Publix Entrance-Trees</b>		<b>\$320.00</b>
WW, 5mm Coaxial Mini, 70Lt, 4in spacing	WW, 5mm Coaxial Mini, 70Lt, 4in spacing	
<b>Publix Entrance Trees</b>		<b>\$550.22</b>
12L Wall Washer / Floodlight, RBGWA+UV (6 in 1)	FLOOD LIGHT, 36W, LED	
<b>Harborside Monument</b>		<b>\$634.50</b>
C9 Lighting Cord-Level 1	C9 Lighting Cord	
C9 Warm White Bulbs	C9 Warm White Bulbs	
36" Pre-Lit LED Wreath, Warm White	36" Pre-Lit Oregon Fir LED Wreath, Warm White, 150 Lts	
18" Nylon Red Bow w/Gold Trim	18" Nylon Red Bow w/Gold Trim	
<b>Lakehouse Roofline</b>		<b>\$2,138.50</b>
C9 Lighting Cord-Level 1	C9 Lighting Cord	
<b>Lakehouse-Wreaths</b>		<b>\$700.00</b>
48" Pre-Lit LED Wreath, Warm White,	48" Pre-Lit Sequioa LED Wreath, Warm White, 200 Lts	
<b>Lakehouse Front Palms</b>		<b>\$320.00</b>
WW, 5mm Coaxial Mini, 70Lt, 4in spacing	WW, 5mm Coaxial Mini, 70Lt, 4in spacing	
RED, 5mm Coaxial Mini, 70Lt, 4in spacing	RED, 5mm Coaxial Mini, 70Lt, 4in spacing	
<b>Pool Palms</b>		<b>\$1,000.00</b>

WW, 5mm Coaxial Mini, 70Lt, 4in spacing	WW, 5mm Coaxial Mini, 70Lt, 4in spacing	
RED, 5mm Coaxial Mini, 70Lt, 4in spacing	RED, 5mm Coaxial Mini, 70Lt, 4in spacing	
<b>Gazebo</b>		<b>\$344.50</b>
C9 Lighting Cord-Level 1	C9 Lighting Cord	
C9 Warm White Bulbs	C9 Warm White Bulbs	
<b>Roundabout-Seasonal</b>		<b>\$1,120.00</b>
WW, 5mm Coaxial Mini, 70Lt, 4in spacing	WW, 5mm Coaxial Mini, 70Lt, 4in spacing	
RED, 5mm Coaxial Mini, 70Lt, 4in spacing	RED, 5mm Coaxial Mini, 70Lt, 4in spacing	
<b>Landing Entrance</b>		<b>\$618.00</b>
C9 Lighting Cord-Level 1	C9 Lighting Cord	
C9 Warm White Bulbs	C9 Warm White Bulbs	
36" Pre-Lit LED Wreath, Warm White	36" Pre-Lit Oregon Fir LED Wreath, Warm White, 150 Lts	
18" Nylon Red Bow w/Gold Trim	18" Nylon Red Bow w/Gold Trim	
24" Pre-Lit Sequioa LED Wreath, Warm White, 50 Lts	24" Pre-Lit Sequioa LED Wreath, Warm White, 50 Lts	
15" Nylon Red Bow w/Gold Trim	15" Nylon Red Bow w/Gold Trim	
<b>Lakeside Park Monument</b>		<b>\$214.50</b>
C9 Lighting Cord-Level 1	C9 Lighting Cord	



C9 Warm White Bulbs	C9 Warm White Bulbs	
24" Pre-Lit Sequioa LED Wreath, Warm White, 50 Lts	24" Pre-Lit Sequioa LED Wreath, Warm White, 50 Lts	
15" Nylon Red Bow w/Gold Trim	15" Nylon Red Bow w/Gold Trim	

<b>Lakeside Palms</b>	<b>\$384.00</b>
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WW, 5mm Coaxial Mini, 70Lt, 4in spacing	WW, 5mm Coaxial Mini, 70Lt, 4in spacing	
RED, 5mm Coaxial Mini, 70Lt, 4in spacing	RED, 5mm Coaxial Mini, 70Lt, 4in spacing	

<b>Lakeside Building</b>	<b>\$662.50</b>
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C9 Lighting Cord-Level 1	C9 Lighting Cord	
C9 Warm White Bulbs	C9 Warm White Bulbs	
48" Pre-Lit LED Wreath, Warm White,	48" Pre-Lit Sequioa LED Wreath, Warm White, 200 Lts	

<b>Lighthouse Columns</b>	<b>\$218.00</b>
---------------------------	-----------------

36" Pre-Lit LED Wreath, Warm White	36" Pre-Lit Oregon Fir LED Wreath, Warm White, 150 Lts	
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Subtotal	\$15,072.55
Tax	\$0.00
Total	\$15,072.55
Amount Paid	\$0.00
Balance Due	\$15,072.55



## T E R M S

---

50% deposit payment required to schedule installation date. Installation dates are first come, first serve.

**Split the cost into easy monthly payments with **

From \$326.96/month at 10.90% APR for 60 months, totaling \$19617.75\*.

- Instant decision
- No hidden fees
- Checking eligibility does not impact your credit score

Click here to see monthly payment options

*\*All financing is subject to credit approval. Your terms may vary. Payment options through Wisetack are provided by our lending partners. See <http://www.wisetack.com/lenders>. See additional terms at <http://www.wisetack.com/faqs>.*

