

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

December 19, 2024

AGENDA

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

December 12, 2024

Board of Supervisors
Meadow View at Twin Creeks CDD

Dear Board Members:

The Meadow View at Twin Creeks Community Development District Board of Supervisors meeting is scheduled for **Thursday, December 19, 2024 at 10:00 a.m. at the Lake Houses at Beacon Lake, 850 Beacon Lake Parkway St. Augustine, Florida 32095.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment
- III. Approval of Minutes of the November 21, 2024 Meeting
- V. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. Amenity Manager – Report
 - E. Operations Manager – Report
- VI. Consideration of Fishing Policies (to be provided under separate cover)
- VII. Consideration of Policies Regarding Use of Charlie’s Grille (to be provided under separate cover)
- VIII. General Discussion of Street Parking Policies (on CDD-owned roads) (to be provided under separate cover)
- IX. Discussion of Meeting Schedule Adjustments

- X. Financial Reports
 - A. Financial Statements as of October 31, 2024
 - B. Assessment Receipts Schedule
 - C. Check Register
- XI. Other Business
- XII. Supervisors' Requests and Audience Comments
- XIII. Next Scheduled Meeting – January 16, 2025 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095
- XIV. Adjournment

MINUTES

MINUTES OF MEETING
MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Meadow View at Twin Creeks Community Development District was held on Thursday, November 21, 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:

Frank Arias	Chairman
Blaz Kovacic	Vice Chairman
Jessica Brown	Supervisor
Daryl Berman	Supervisor
Jim McNamee	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 Birol	Riverside Management Services
Matt Biagetti	GMS, LLC
Brad Poor	Yellowstone Landscape

The following is a summary of the discussions and actions taken at the November 21, 2024 meeting.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Oliver called the meeting to order and called the roll. He then administered oaths of office to Ms. Brown and Mr. Berman.

SECOND ORDER OF BUSINESS

Public Comment

A resident stated that some of the newer streetlights in Phase 3 still have not been turned on. She also asked for an update on the water fountains near the basketball court that are not operational. Lastly, she asked for an update on the request for residents to use the kitchen during rentals.

A resident commented on the excessive overnight street parking and expressed concern with safety for kids. He also added that he believes the best way to address it to put the offenders on notice, and then issue them a fine, rather than towing the cars immediately.

A resident commented that residents of the Landing are still having issues with the gate.

A resident asked if it would be possible to add a stop sign at Twin Creeks and the four-way stop at the Landing. He also asked if there are considerations for adjusting the dock plans.

Kathy Callahan echoed the comment regarding the gate at the Landing stating she's had issues several times with no one answering the phone at the gate.

Susan Kos commented that there have been a lot of maintenance issues in Beacon Lake and there is a concern for the timeline for addressing some of the issues and why that is, such as the fountain at Lakeside Park. She also commented that she would like to see a shift in the mindset as to the landscaping at the entrance of the Landing so that the aesthetic matches the rest of the community. She also echoed the comments with the Landing gate issues. She recommended adding signage giving guests some instruction as to what they should do as they approach the gate.

A resident commented that she does not believe the palm trees have been trimmed as they were supposed to be. She also stated that the flower beds should be more consistent, and it seems like the Landing entrance gets missed a lot. Next, she stated that the potholes should be filled if paving is not going to be done until Phase 4 is complete.

A resident asked when more of the light-up street signs will be added in Harborside and on the other side where the single-family homes are. She also stated that a few people are asking for more lights on the access road to Publix.

A resident asked that meetings be held in the evenings to get more community engagement. He also commented that there is a light on Lens Court near the end of the street that has one side being blocked.

A resident asked for virtual meeting attendance options.

A resident stated that as soon as you turn right after the school, it looks like a completely different community as far as landscape maintenance.

A resident commented that about a year ago fishing access was removed from the Lens Court pond. She requested that be reevaluated as it's one of the safest places to have small children around.

Mr. Oliver stated that a CDD 101 session should be planned for the next meeting to go over all the issues just brought up.

A resident commented that it is pitch black on Beacon Lake Parkway going to Creekside and going to the townhomes and expressed concern over the safety due to the lack of lighting.

A resident stated that the dog park and soccer field doesn't seem to be maintained very well, and she wants to make sure that is addressed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Oath of Office for Newly Elected Supervisors Jessica Brown and Daryl Berman

The oaths were administered at the beginning of the meeting.

B. Acceptance of Resignation from Tyler Thors

On MOTION by Mr. Kovacic seconded by Mr. Arias with all in favor the resignation of Tyler Thors was accepted.

C. Discussion of Process for Appointing a New Supervisor to the Vacant Seat

Mr. Oliver stated that the Florida Statute that applies to filling vacancies is very broad, but the basic process is for a nomination to be made by a Board member, once the motion is seconded it goes to Board vote and if that motion is approved, the person can be seated on the Board. He added that the Board can choose to appoint one of the other candidates that ran during the general election, or the Board could direct staff to request resumes and/or letters of interest from members of the community.

Mr. Arias motioned to appoint Jim McNamee to the vacant seat. Mr. Kovacic seconded the motion.

Ms. Brown stated that she knows of some people that have expressed interest in the position, so she recommended opening the position up to the community.

On VOICE VOTE with Mr. Arias, Mr. Kovacic and Mr. Berman in favor and Ms. Brown opposed, the motion to appoint Jim McNamee was approved 3-1.

Mr. Oliver, being a notary public for the State of Florida, administered an oath of office to Mr. McNamee.

D. Overview of Public Records and Sunshine Laws for New Supervisors

Mr. Oliver provided an overview of the Sunshine and Public Records Laws.

E. Consideration of Resolution 2025-01, Designating Officers

Mr. Oliver stated that the current slate of officers includes Blaz Kovacic as the Chairman, the previous supervisor Aaron Lyman was the Vice Chair, the three remaining board members are the Assistant Secretaries, Mr. Oliver is the Secretary and Treasurer, and the other District Managers at GMS serve as Assistant Secretaries and Assistant Treasurers to allow them to sign any documents as needed.

Mr. Kovacic nominated Mr. Arias to serve as Chairman.

Mr. Arias stated that he would accept the role as Chair and recommended Mr. Kovacic serve as Vice Chair.

On MOTION by Mr. Kovacic seconded by Mr. Arias with all in favor Resolution 2025-01, designating officers was approved with Mr. Arias to serve as Chair, Mr. Kovacic to serve as Vice Chair, Mr. Berman, Ms. Brown and Mr. McNamee to serve as Assistant Secretaries and GMS employees Darrin Mossing, Daniel Laughlin, and Marilee Giles to serve as Assistant Secretaries and Assistant Treasurers.

The following item was taken out of order from the agenda.

FOURTH ORDER OF BUSINESS Staff Reports

Mr. Poor provided a brief update on landscaping matters.

A. District Counsel

Ms. Buchanan reminded the Board members to complete the required four hours of ethics training by December 31st if they have not yet done so.

B. District Engineer

Mr. Sims reported that he has asked St. Johns County to create a punch list prior to completing the second asphalt lift.

Mr. Oliver asked how that would affect the current potholes.

Mr. Sims responded that potholes are inspected and treated on a case-by-case basis depending on what caused the pothole.

Mr. Oliver asked Mr. Sims to get with Mr. Gray to identify any potholes that cannot wait until the second asphalt lift.

Mr. Arias asked what the timeline is for everything to be completed.

Mr. Sims responded that he would estimate everything would be completed in February.

Mr. Arias asked Mr. Sims to explain how it's decided if a stop sign should or should not be placed in a certain area.

Mr. Sims responded that the county provided guidelines on when a four-way or two-way stop is needed. For Twin Creeks Lane in Phase 3A and 3B, the county looked at it determined there wasn't enough volume going in or out. However, now there is a school in the area. He recommended residents go on the St. Johns County app and requesting a traffic study, which pushes St. Johns County to observe whether a four-way stop is needed. Next, he commented on the water service, stating that he has talked to the county about it, but he will try to push them harder to get that addressed.

Mr. Arias asked who the lighting falls on.

Mr. Grey responded that the streetlights fall on RMS, so RMS does inspections to inspect any light outages, however FPL's turnaround time for replacements is 45-60 days and that continues to get pushed back. He will inspect the lights reported to be out in Phase 3 immediately and get those reported to FPL. He reminded residents that they can report light outages themselves on FPL's website. As far as the section between Phase 4 and the school, the right side of the road is not owned by the District, so the District cannot install light poles.

Mr. Kovacic added that there is an FPL easement that runs along the front of the Beacon Lake extension, so there may be a possibility for lighting enhancements there as long as it's done in the designated easements.

Ms. Brown asked about the possibility of adding reflective lines on the road.

Mr. Sims responded that would need to be requested from the county. Mr. Oliver added that the District would have to cover the cost of that.

C. District Manager

Mr. Oliver stated that at the next meeting a proposed meeting schedule with evening meetings, and a CDD 101 session would be included on the agenda.

D. Amenity Manager – Report

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

E. Operations Manager

Mr. Gray stated that he will bring the Lens Court lighting issue to FPL’s attention. He also stated that he hopes to have the Landings gate back up and running by the weekend and his team is working to have the issues fixed in a timely manner. Next, he stated that the ground at the Landings entrance consistently stays wet, which kills the root system of the plants, however he plans to bring proposal to the Board in January or February to improve that entrance.

1. Consideration of Fountain Replacement Proposal

Two proposals for replacement of two different fountains that require replacement due to damage caused by fishing line were included in the agenda package for the Board’s review. The proposals came to \$5,971.21 and \$6,521.21. Mr. Oliver noted if approved, the funds would be pulled from the capital reserve fund.

On MOTION by Mr. Arias seconded by Mr. Kovacic with all in favor the two proposals from Future Horizons for fountain replacements were approved.

2. Consideration of Proposal for Playground Mulch

Mr. Gray presented a proposal totaling \$4,109.70 from Yellowstone to add mulch and fill dirt to the Concave playground.

On MOTION by Mr. Arias seconded by Mr. Berman with all in favor the proposal from Yellowstone for playground mulch and fill dirt was approved

3. Consideration of Proposal for Annuals

Mr. Gray presented a proposal for the winter annual rotation totaling \$13,005.

Mr. Oliver noted the funds for this item would come from the landscape contingency line item.

On MOTION by Mr. Berman seconded by Ms. Brown with all in favor the proposal from Yellowstone for the winter annual rotation was approved.

THIRD ORDER OF BUSINESS

Approval of Minutes of the October 17, 2024 Meeting

There were no comments on the minutes.

On MOTION by Mr. Arias seconded by Mr. Kovacic with all in favor the minutes of the October 17, 2024 Board of Supervisors meeting were approved.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of September 30, 2024

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

B. Assessment Receipts Schedule

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

C. Check Register

A copy of the check register totaling \$222,336.60 was included in the agenda package for the Board’s review.

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

SEVENTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS Supervisors’ Requests and Audience Comments

Ms. Brown asked if the \$600 fee for installing fences in CDD easements can be removed.

Mr. Oliver responded that the Board could consider if they want to eliminate the fee. The idea is that if a fence ever had to be moved for the District to do any maintenance to the area, the money would be pulled from that pot of money rather than from the District’s general fund.

A resident stated asked the Board to also consider returning the \$600 to those that have already paid the fee as that was part of the deal originally.

Mr. Oliver responded that he would take a look at the document.

Mr. Arias stated that he would recommend one of the hot topic issues (parking and fishing policies) be discussed at the next meeting, and the easiest one to look at would be reevaluating the fishing as he does not want the fountains being continuously damaged.

A resident asked if there is an update on the large dirt area.

Mr. Oliver asked Mr. Gray to look into it.

A resident stated that he and another resident would like to be able to rent the kitchen.

Mr. Oliver responded that staff would come up with a policy allowing that with some stringent requirements to return the area to the same condition in which it was rented, and there will be some hefty deposits associated.

A resident asked why residents that have lived in the community for years are not grandfathered into the CDD fee levels that they paid when they moved in, versus what it is now.

Mr. Oliver responded that when Board adopts an operations and maintenance budget, the assessments are allocated across all properties, and just like family finances, it adjusts based on inflation.

A resident asked why the District would continue to pay for the fountains if they are merely aesthetic.

Mr. Kovacic stated that he believes Mr. Gray said that the fountains are not as effective in a pond for aeration as an aerator, but they do help aerate the pond.

A resident stated that the fountains are a huge part of the look and feel of the community.

NINTH ORDER OF BUSINESS

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

TENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS

D.

Meadow View at Twin Creeks

12/19/2024

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
December 19th, 2024

To: Board of Supervisors

From: Rich Gray
Field Operations Manager

Jennifer Clark-Erickson
Amenity Manager

RE: Beacon Lake Field Operations & Amenity Management Report – December 19th, 2024

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



Events

- Food truck schedules are planned through December 2024. We have three food trucks at Food Truck Alley every Friday night 5pm – 8pm
- Chick fil-A – 2nd and 4th Thursday monthly
- Pilates Yoga Fusion classes are offered every Tuesday morning by a certified fitness instructor.
- Beacon Lake Bunco – 2nd Tuesday Monthly
- Mexican Train Dominoes – Last Wednesday Monthly
- Book Club - 2nd Wednesday monthly.
- Whiskey Club – The last Friday each month 7pm
- Wine Club 3rd Thursday each month 7pm
- Kids STEM Robotics
- Kids Cooking Class-11.25.2024
- Holiday Parade and Movie Night- 12.13.2024
- Cookies with Santa- 12.14.2024
- Kids Bingo Night-12.17.2024
- Upcoming - Ornament & Craft Day- 12.23.2024- sold out

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 Annual Winter Planting rotation, they also planted New Iris's on the Pool Deck that was saved from the previous Annual Rotational planting.
- East Coast Wells completed the additional repairs to the wells located at the Entrance, Lakeside Park, Convex, & Hutchinson.
- R&D Pro gas replaced a bad timer switch on the Firepit located on the Amenity Decking.
- Future Horizons has ordered the (2) replacement fountains with the intention of delivery and installation being completed by the end of the month.
- Envera installed a new DVR unit and camera at the landing entrance for the gates, The Gate Store also replaced (2) loop sensors and also did a system diagnosis test
- RMS installed new Pickleball Court Dividers with securing sandbags on Pickleball Court.
- RMS Reset (6) Handrails located throughout the Amenity Center and Pool Deck Area.
- RMS replaced the Men's Door Vent and did touch-up painting around the door at Lakeside Park.
- RMS replaced (2) sections of weatherstripping on the door located in the Social Hall.
- RMS pressure-washed the sidewalk located at Food Truck Alley and headed towards the Playground. RMS will complete the roundabout and all additional sidewalks and curbs located at the Amenity Center by the end of the month.

Conclusion

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



NINTH ORDER OF BUSINESS

NOTICE OF MEETINGS
MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

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

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

TENTH ORDER OF BUSINESS

A.

Meadow View at Twin Creeks
Community Development District

Unaudited Financial Reporting
October 31, 2024



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Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

October 31, 2024

	General Fund	Debt Service Fund	Capital Project Fund	Totals Governmental Funds
Assets:				
<u>Cash:</u>				
Operating Account	\$ 121,117	\$ -	\$ -	\$ 121,117
Assessments Receivable	-	-	-	-
Due from General Fund	-	-	-	-
Due from Developer - BBX	-	-	-	-
Due from Other	2,518	-	-	2,518
<u>Investments:</u>				
General Fund Custody	244,215	-	-	244,215
State Board of Administration (SBA)-GF	277,271	-	-	277,271
State Board of Administration (SBA)-Fence Easement	47,578	-	-	47,578
<u>Series 2016</u>				
Reserve	-	145,965	-	145,965
Revenue	-	226,322	-	226,322
<u>Series 2018</u>				
Reserve A1	-	201,168	-	201,168
Revenue A1	-	291,198	-	291,198
Reserve A2	-	-	-	-
Revenue A2	-	2,986	-	2,986
Prepayment A 2	-	1	-	1
<u>Series 2019</u>				
Reserve	-	84,665	-	84,665
Revenue	-	126,237	-	126,237
Prepayment A1	-	0	-	0
<u>Series 2020</u>				
Reserve A1	-	41,168	-	41,168
Revenue A1	-	59,341	-	59,341
Prepayment A1	-	976	-	976
Revenue A2	-	1,840	-	1,840
Interest A2	-	0	-	0
Prepayment A2	-	0	-	0
Reserve A3	-	-	-	-
Revenue A3	-	-	-	-
Interest A3	-	-	-	-
<u>Series 2021 Ph3B</u>				
Reserve	-	142,150	-	142,150
Revenue	-	101,854	-	101,854
Prepayment	-	163	-	163
Construction	-	-	11,689	11,689
<u>Series 2021 Ph4</u>				
Reserve	-	211,869	-	211,869
Interest	-	-	-	-
Revenue	-	138,353	-	138,353
Construction	-	-	19,074	19,074
Due From Developer - BBX RETAINAGE	-	-	-	-
Prepaid Expenses	-	-	-	-
Deposits	3,760	-	-	3,760
Total Assets	\$ 696,459	\$ 1,776,256	\$ 30,763	\$ 2,503,479

Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

October 31, 2024

	General Fund	Debt Service Fund	Capital Project Fund	Totals Governmental Funds
Liabilities:				
Accounts Payable	\$ 16,168	\$ -	\$ -	\$ 16,168
Accrued Expenses	3,680	-	-	3,680
FICA Payable	-	-	-	-
Contracts Payable	-	-	-	-
Retainage Payable	-	-	-	-
Due to Debt Service Series 2016A1	-	-	-	-
Due to Debt Service Series 2018A1	-	-	-	-
Due to Debt Service Series 2019A1	-	-	-	-
Due to Debt Service Series 2020A1	-	-	-	-
Due to Debt Service Series 2021 PH3B	-	-	-	-
Due to Debt Service Series 2021 PH4	-	-	-	-
Total Liabilities	\$ 19,848	\$ -	\$ -	\$ 19,848
Fund Balance:				
Nonspendable:				
Deposits	\$ 3,760	\$ -	\$ -	\$ 3,760
Restricted for:				
Debt Service	-	1,776,256	-	1,776,256
Capital Project	-	-	30,763	30,763
Assigned for:				
Capital Reserve Fund	-	-	-	-
Capital Reserves	-	-	-	-
Unassigned	672,851	-	-	672,851
Total Fund Balances	\$ 676,611	\$ 1,776,256	\$ 30,763	\$ 2,483,631
Total Liabilities & Fund Balance	\$ 696,459	\$ 1,776,256	\$ 30,763	\$ 2,503,479

Meadow View at Twin Creeks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2024

	Amended Budget	Prorated Budget Thru 10/31/24	Actual Thru 10/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 2,144,757	\$ -	\$ -	\$ -
Special Assessments - Gate Monitoring*	32,500	-	-	-
Assessments - Direct Bill	-	-	-	-
Interest/Miscellaneous Income	25,000	2,083	2,251	167
Restricted Easement Fence Fund	-	-	-	-
Facility Revenue	10,000	833	-	(833)
Total Revenues	\$ 2,212,257	\$ 2,917	\$ 2,251	\$ (666)
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 4,800	\$ 400	\$ 400	\$ -
PR-FICA	367	31	31	(0)
Engineering	36,000	3,000	1,001	1,999
Attorney	30,000	2,500	-	2,500
Annual Audit	7,600	-	-	-
Assessment Administration	11,236	11,236	11,236	-
Arbitrage Rebate	3,600	-	-	-
Dissemination Agent	14,045	1,170	1,170	-
Trustee Fees	20,400	4,234	4,234	-
Management Fees	58,533	4,878	4,878	-
Information Technology	1,776	148	148	-
Website Maintenance	1,272	106	106	-
Telephone	700	58	47	12
Postage & Delivery	1,600	133	44	90
Insurance General Liability/Public Officials	8,977	8,977	8,732	245
Printing & Binding	2,300	192	31	161
Legal Advertising	1,500	125	96	29
Other Current Charges	1,600	133	-	133
Office Supplies	300	25	1	24
Dues, Licenses & Subscriptions	175	175	-	175
Total General & Administrative	\$ 206,781	\$ 37,521	\$ 32,153	\$ 5,368

Meadow View at Twin Creeks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2024

	Amended Budget	Prorated Budget Thru 10/31/24	Actual Thru 10/31/24	Variance
<i>Operations & Maintenance</i>				
Amenity Center Expenditures				
<i>Utilities</i>				
Telephone/Cable/Internet	\$ 13,326	\$ 1,110	\$ 1,050	\$ 60
Electric	52,500	4,375	3,094	1,281
Water/Sewer/Irrigation	45,000	3,750	3,820	(70)
Gas	2,500	208	289	(81)
Trash Removal	8,400	700	788	(88)
<i>Security</i>				
Security Monitoring	1,440	120	111	9
Gate Monitoring	32,500	2,708	2,633	76
Gate Repairs	3,000	250	-	250
Access Cards	3,000	250	-	250
Contacted Security	20,000	1,667	2,460	(793)
<i>Management Contracts</i>				
Facility Management	98,729	8,227	8,227	(0)
Facility Attendant	41,498	3,458	1,187	2,272
Pool Attendants	61,479	5,123	-	5,123
Canoe Launch Attendant	5,750	479	-	479
Snack Bar Attendant	10,000	833	-	833
Field Management / Admin	95,000	7,917	7,917	(0)
Pool Maintenance	20,000	1,667	1,713	(46)
Pool Chemicals	26,475	2,206	2,101	105
Janitorial	25,112	2,093	2,321	(228)
Facility Maintenance	103,200	8,600	3,736	4,864
Private Event Attendant	6,500	542	827	(285)
Repairs & Maintenance	62,800	5,233	-	5,233
New Capital Projects	5,000	417	-	417
Snack Bar Inventory -CGS	1,000	83	-	83
Food Service License	650	54	-	54
Subscriptions	4,000	333	249	84
Pest Control	2,831	236	226	10
Supplies	2,500	208	42	166
Towel/Linen Service	-	-	-	-
Furnitures, Fixtures & Equipment	5,000	417	-	417
Special Events	35,000	989	989	-
Holiday Decorations	20,000	-	-	-
Fitness Center Repairs/Supplies	5,500	458	-	458
Office Supplies	2,050	171	242	(71)
ACA++SCAP/BMI Licenses	800	67	-	67
Property Insurance	84,668	84,668	68,894	15,774
Permit and License	850	71	55	16
Subtotal Amenity Center Expenditures	\$ 908,057	\$ 149,690	\$ 112,969	\$ 36,720

Meadow View at Twin Creeks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2024

	Amended	Prorated Budget	Actual	
	Budget	Thru 10/31/24	Thru 10/31/24	Variance
Ground Maintenance Expenditures				
Hydrology Quality/Mitigation	\$ 6,400	\$ 533	\$ -	\$ 533
Electric	36,321	3,027	1,473	1,554
Landscape Maintenance	690,755	57,563	47,125	10,438
Landscape Contingency	85,000	7,083	2,140	4,943
Lake Maintenance	27,000	2,250	2,284	(34)
Grounds Maintenance	35,000	2,917	595	2,322
Pump Repairs	10,000	833	180	653
Streetlighting	69,294	5,775	5,865	(90)
Streetlight Repairs	5,000	417	-	417
Irrigation Repairs	50,000	4,167	1,661	2,506
Miscellaneous	6,500	542	-	542
Contingency	31,149	2,596	-	2,596
Capital Reserve	45,000	-	-	-
Subtotal Ground Maintenance Expenditures	\$ 1,097,418	\$ 87,702	\$ 61,323	\$ 26,379
Total Operations & Maintenance	\$ 2,005,476	\$ 237,391	\$ 174,292	\$ 63,099
Total Expenditures	\$ 2,212,257	\$ 274,912	\$ 206,445	\$ 68,467
Excess (Deficiency) of Revenues over Expenditures	\$ 0		\$ (204,194)	
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ -		-	
Total Other Financing Sources/(Uses)	\$ -		\$ -	
Net Change in Fund Balance	\$ 0		\$ (204,194)	
Fund Balance - Beginning	\$ -		\$ 880,805	
Fund Balance - Ending	\$ -		\$ 676,611	

(1) Includes special assessments for gate monitoring.

Meadow View at Twin Creeks

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Assessments - Gate Monitoring*	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessments - Direct Bill	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest/Miscellaneous Income	2,251	-	-	-	-	-	-	-	-	-	-	-	2,251
Restricted Easement Fence Fund	-	-	-	-	-	-	-	-	-	-	-	-	-
Facility Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	\$ 2,251	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,251
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400
PR-FICA	31	-	-	-	-	-	-	-	-	-	-	-	31
Engineering	1,001	-	-	-	-	-	-	-	-	-	-	-	1,001
Attorney	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	11,236	-	-	-	-	-	-	-	-	-	-	-	11,236
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	1,170	-	-	-	-	-	-	-	-	-	-	-	1,170
Trustee Fees	4,234	-	-	-	-	-	-	-	-	-	-	-	4,234
Management Fees	4,878	-	-	-	-	-	-	-	-	-	-	-	4,878
Information Technology	148	-	-	-	-	-	-	-	-	-	-	-	148
Website Maintenance	106	-	-	-	-	-	-	-	-	-	-	-	106
Telephone	47	-	-	-	-	-	-	-	-	-	-	-	47
Postage & Delivery	44	-	-	-	-	-	-	-	-	-	-	-	44
Insurance General Liability/Public Officials	8,732	-	-	-	-	-	-	-	-	-	-	-	8,732
Printing & Binding	31	-	-	-	-	-	-	-	-	-	-	-	31
Legal Advertising	96	-	-	-	-	-	-	-	-	-	-	-	96
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	1	-	-	-	-	-	-	-	-	-	-	-	1
Dues, Licenses & Subscriptions	-	-	-	-	-	-	-	-	-	-	-	-	-
Total General & Administrative	\$ 32,153	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,153

Meadow View at Twin Creeks

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Amenity Center Expenditures													
Utilities													
Telephone/Cable/Internet	\$ 1,050	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,050
Electric	3,094	-	-	-	-	-	-	-	-	-	-	-	3,094
Water/Sewer/Irrigation	3,820	-	-	-	-	-	-	-	-	-	-	-	3,820
Gas	289	-	-	-	-	-	-	-	-	-	-	-	289
Trash Removal	788	-	-	-	-	-	-	-	-	-	-	-	788
Security													
Security Monitoring	111	-	-	-	-	-	-	-	-	-	-	-	111
Gate Monitoring	2,633	-	-	-	-	-	-	-	-	-	-	-	2,633
Gate Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Access Cards	-	-	-	-	-	-	-	-	-	-	-	-	-
Contacted Security	2,460	-	-	-	-	-	-	-	-	-	-	-	2,460
Management Contracts													
Facility Management	8,227	-	-	-	-	-	-	-	-	-	-	-	8,227
Facility Attendant	1,187	-	-	-	-	-	-	-	-	-	-	-	1,187
Pool Attendants	-	-	-	-	-	-	-	-	-	-	-	-	-
Canoe Launch Attendant	-	-	-	-	-	-	-	-	-	-	-	-	-
Snack Bar Attendant	-	-	-	-	-	-	-	-	-	-	-	-	-
Field Management / Admin	7,917	-	-	-	-	-	-	-	-	-	-	-	7,917
Pool Maintenance	1,713	-	-	-	-	-	-	-	-	-	-	-	1,713
Pool Chemicals	2,101	-	-	-	-	-	-	-	-	-	-	-	2,101
Janitorial	2,321	-	-	-	-	-	-	-	-	-	-	-	2,321
Facility Maintenance	3,736	-	-	-	-	-	-	-	-	-	-	-	3,736
Private Event Attendant	827	-	-	-	-	-	-	-	-	-	-	-	827
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
New Capital Projects	-	-	-	-	-	-	-	-	-	-	-	-	-
Snack Bar Inventory -CGS	-	-	-	-	-	-	-	-	-	-	-	-	-
Food Service License	-	-	-	-	-	-	-	-	-	-	-	-	-
Subscriptions	249	-	-	-	-	-	-	-	-	-	-	-	249
Pest Control	226	-	-	-	-	-	-	-	-	-	-	-	226
Supplies	42	-	-	-	-	-	-	-	-	-	-	-	42
Towel/Linen Service	-	-	-	-	-	-	-	-	-	-	-	-	-
Furnitures, Fixtures & Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-
Special Events	989	-	-	-	-	-	-	-	-	-	-	-	989
Holiday Decorations	-	-	-	-	-	-	-	-	-	-	-	-	-
Fitness Center Repairs/Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	242	-	-	-	-	-	-	-	-	-	-	-	242
ACA++SCAP/BMI Licenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Insurance	68,894	-	-	-	-	-	-	-	-	-	-	-	68,894
Permit and License	55	-	-	-	-	-	-	-	-	-	-	-	55
Subtotal Amenity Center Expenditures	\$ 112,969	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	112,969

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	1,473	-	-	-	-	-	-	-	-	-	-	-	1,473
Landscape Maintenance	47,125	-	-	-	-	-	-	-	-	-	-	-	47,125
Landscape Contingency	2,140	-	-	-	-	-	-	-	-	-	-	-	2,140
Lake Maintenance	2,284	-	-	-	-	-	-	-	-	-	-	-	2,284
Grounds Maintenance	595	-	-	-	-	-	-	-	-	-	-	-	595
Pump Repairs	180	-	-	-	-	-	-	-	-	-	-	-	180
Streetlighting	5,865	-	-	-	-	-	-	-	-	-	-	-	5,865
Streetlight Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	1,661	-	-	-	-	-	-	-	-	-	-	-	1,661
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Ground Maintenance Expenditures	\$ 61,323	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	61,323
Total Operations & Maintenance	\$ 174,292	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	174,292
Total Expenditures	\$ 206,445	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	206,445
Excess (Deficiency) of Revenues over Expenditures	\$ (204,194)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(204,194)
Other Financing Sources/Uses:													
Transfer In/(Out)	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (204,194)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(204,194)

Meadow View at Twin Creeks

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2024

	Adopted Budget	Prorated Budget Thru 10/31/24	Actual Thru 10/31/24	Variance
Revenues				
Capital Reserve Transfer In	\$ 45,000	\$ -	\$ -	\$ -
Interest	-	-	-	-
Total Revenues	\$ 45,000	\$ -	\$ -	\$ -
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 45,000		\$ -	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 45,000		\$ -	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 45,000		\$ -	

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 October 31, 2024

	Adopted Budget	Prorated Budget Thru 10/31/24	Actual Thru 10/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 443,364	\$ -	\$ -	\$ -
Interest Income	12,000	1,000	1,513	513
Total Revenues	\$ 455,364	\$ 1,000	\$ 1,513	\$ 513
Expenditures:				
Interest - 11/1	\$ 153,263	\$ -	\$ -	\$ -
Interest - 5/1	153,263	-	-	-
Principal - 5/1	140,000	-	-	-
Total Expenditures	\$ 446,525	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 8,839	\$ 1,000	\$ 1,513	\$ 513
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 8,839	\$ 1,000	\$ 1,513	\$ 513
Fund Balance - Beginning	\$ 222,167		\$ 370,774	
Fund Balance - Ending	\$ 231,006		\$ 372,287	

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 October 31, 2024

	Adopted Budget	Prorated Budget Thru 10/31/24	Actual Thru 10/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 612,533	\$ -	\$ -	\$ -
Interest Income	14,000	1,167	2,012	845
Total Revenues	\$ 626,533	\$ 1,167	\$ 2,012	\$ 845
Expenditures:				
Interest - 11/1	\$ 226,338	\$ -	\$ -	\$ -
Interest - 5/1	226,338	-	-	-
Principal - 5/1	160,000	-	-	-
Total Expenditures	\$ 612,675	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 13,858	\$ 1,167	\$ 2,012	\$ 845
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 13,858	\$ 1,167	\$ 2,012	\$ 845
Fund Balance - Beginning	\$ 288,459		\$ 493,341	
Fund Balance - Ending	\$ 302,317		\$ 495,353	

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 October 31, 2024

	Adopted Budget	Prorated Budget Thru 10/31/24	Actual Thru 10/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 257,353	\$ -	\$ -	\$ -
Special Assessments - Prepayments	-	-	-	-
Interest Income	8,500	708	857	148
Total Revenues	\$ 265,853	\$ 708	\$ 857	\$ 148
Expenditures:				
Interest - 11/1	\$ 95,478	\$ -	\$ -	\$ -
Interest - 5/1	95,478	-	-	-
Principal - 5/1	65,000	-	-	-
Total Expenditures	\$ 255,955	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 9,898	\$ 708	\$ 857	\$ 148
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 9,898	\$ 708	\$ 857	\$ 148
Fund Balance - Beginning	\$ 123,844		\$ 210,046	
Fund Balance - Ending	\$ 133,742		\$ 210,903	

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 October 31, 2024

	Adopted Budget	Prorated Budget Thru 10/31/24	Actual Thru 10/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 114,490	\$ -	\$ -	\$ -
Interest Income	5,500	458	420	(38)
Total Revenues	\$ 119,990	\$ 458	\$ 420	\$ (38)
Expenditures:				
Interest - 11/1	\$ 41,547	\$ -	\$ -	\$ -
Interest - 5/1	41,547	-	-	-
Principal - 5/1	30,000	-	-	-
Total Expenditures	\$ 113,094	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 6,897	\$ 458	\$ 420	\$ (38)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 6,897	\$ 458	\$ 420	\$ (38)
Fund Balance - Beginning	\$ 61,116		\$ 102,905	
Fund Balance - Ending	\$ 68,013		\$ 103,325	

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 October 31, 2024

	Adopted Budget	Prorated Budget Thru 10/31/24	Actual Thru 10/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 280,765	\$ -	\$ -	\$ -
Interest Income	8,500	708	993	284
Total Revenues	\$ 289,265	\$ 708	\$ 993	\$ 284
Expenditures:				
Interest - 11/1	\$ 84,206	\$ -	\$ -	\$ -
Interest - 5/1	84,206	-	-	-
Principal - 5/1	110,000	-	-	-
Total Expenditures	\$ 278,413	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 10,852	\$ 708	\$ 993	\$ 284
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 10,852	\$ 708	\$ 993	\$ 284
Fund Balance - Beginning	\$ 100,153		\$ 243,174	
Fund Balance - Ending	\$ 111,005		\$ 244,166	

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 October 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/24	Thru 10/31/24	Variance
Revenues:				
Special Assessments - Direct	\$ 423,738	\$ -	\$ -	\$ -
Interest Income	9,000	750	923	173
Total Revenues	\$ 432,738	\$ 750	\$ 923	\$ 173
Expenditures:				
Interest - 11/1	\$ 130,129	\$ -	\$ -	\$ -
Interest - 5/1	130,129	-	-	-
Principal - 5/1	165,000	-	-	-
Total Expenditures	\$ 425,258	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 7,480	\$ 750	\$ 923	\$ 173
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (876)	\$ (876)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (876)	\$ (876)
Net Change in Fund Balance	\$ 7,480	\$ 750	\$ 46	\$ (704)
Fund Balance - Beginning	\$ 136,629		\$ 350,176	
Fund Balance - Ending	\$ 144,109		\$ 350,222	

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 October 31, 2024

	Actual	
	Thru 10/31/24	
Revenues		
Interest Income	\$	48
Total Revenues	\$	48
Expenditures:		
Capital Outlay		-
Total Expenditures	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$	48
Other Financing Sources/(Uses)		
Transfer In/(Out)	\$	-
Total Other Financing Sources (Uses)	\$	-
Net Change in Fund Balance	\$	48
Fund Balance - Beginning	\$	11,641
Fund Balance - Ending	\$ - \$	11,689

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 October 31, 2024

	Actual
	Thru 10/31/24
Revenues	
Interest Income	\$ 75
Total Revenues	\$ 75
Expenditures:	
Capital Outlay	\$ -
Total Expenditures	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 75
Other Financing Sources/(Uses)	
Transfer In/(Out)	\$ 876
Total Other Financing Sources (Uses)	\$ 876
Net Change in Fund Balance	\$ 951
Fund Balance - Beginning	\$ 18,123
Fund Balance - Ending	\$ 19,074

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	145,965
Bonds outstanding - 10/26/2016	\$6,640,000
Less: May 1, 2017	\$0
Less: May 1, 2018	(\$100,000)
Less: May 1, 2019	(\$105,000)
Less: May 1, 2020	(\$110,000)
Less: May 1, 2021	(\$115,000)
Less: May 1, 2022	(\$120,000)
Less: May 1, 2023	(\$125,000)
Less: May 1, 2024	(\$130,000)
Current Bonds Outstanding	\$5,835,000

Series 2018 A1 Special Assessment Bonds	
Interest Rate:	4.25%-5.8%
Maturity Date:	5/1/1949
Reserve Fund Definition	30% of MADS
Reserve Fund Requirement	\$183,765
Reserve Fund Balance	201,168
Bonds outstanding - 11/19/2018	\$8,955,000
Less: May 1, 2020	(\$130,000)
Less: May 1, 2021	(\$135,000)
Less: May 1, 2022	(\$140,000)
Less: May 1, 2023	(\$150,000)
Less: May 1, 2024	(\$155,000)
Current Bonds Outstanding	\$8,245,000

Series 2019 A1 Special Assessment Bonds	
Interest Rate:	5.20%-5.70%
Maturity Date:	5/1/1949
Reserve Fund Definition	30% of MADS
Reserve Fund Requirement	\$76,586
Reserve Fund Balance	84,665
Bonds outstanding - 2/25/2019	\$3,660,000
Less: May 1, 2020	(\$50,000)
Less: May 1, 2021	(\$50,000)
Less: May 1, 2022	(\$55,000)
Less: May 1, 2023	(\$60,000)
Less: May 1, 2024	(\$60,000)
Less: May 1, 2024 - Special Call	(\$30,000)
Current Bonds Outstanding	\$3,355,000

Series 2020 A1 Special Assessment Bonds	
Interest Rate:	4.25%
Maturity Date:	5/1/2026
Reserve Fund Definition	30% of MADS
Reserve Fund Requirement	\$33,986
Reserve Fund Balance	41,168
Bonds outstanding - 5/18/2020	\$1,685,000
Less: November 1, 2021 (Prepayment)	(\$20,000)
Less: May 1, 2022	(\$25,000)
Less: May 1, 2023	(\$25,000)
Less: May 1, 2024	(\$25,000)
Current Bonds Outstanding	\$1,590,000

Meadow View at Twin Creeks

Community Development District

Long Term Debt Report

Series 2021 PH 3B Special Assessment Bonds	
Interest Rate:	2.40-3.75%
Maturity Date:	5/1/2052
Reserve Fund Definition	50% of MADS
Reserve Fund Requirement	\$139,691
Reserve Fund Balance	142,150
Bonds outstanding - 10/26/2021	\$5,140,000
Less: May 1, 2023	(\$105,000)
Less: August 1, 2023	(\$20,000)
Less: May 1, 2024	(\$105,000)
Less: May 1, 2024 - Special Call	(\$5,000)
Current Bonds Outstanding	\$4,905,000

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

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

C.

Meadow View at Twin Creeks
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2025
Check Register

<i>Date</i>	<i>Check #'s</i>	<i>Amount</i>
General Fund		
10/1/24	2710-2718	\$30,025.36
10/8/24	2719-2730	35,183.00
10/15/24	2731-2740	65,071.03
10/18/24	2741-2742	1,050.00
10/31/24	2743-2745	2,202.12
TOTAL		\$133,531.51
Autopayments		
10/1/24	TECO	\$142.13
10/1/24	RollKall Technol	\$346.50
10/2/24	RollKall Technol	\$1,417.78
10/2/24	Wellbeats	\$249.00
10/4/24	Florida National Gas	51.07
10/8/24	Republic Services	787.53
10/16/24	RollKall Technol	347.65
10/29/24	AT&T	85.60
10/21/24	St Johns County Utility Dept	3,820.23
10/22/24	RollKall Technol	347.65
10/21/24	Comcast	894.98
10/21/24	IRS FICA Payment	61.20
10/29/24	FPL	10,431.05
10/31/24	WF Bus Credit - Jennifer Clark-Erickson	2,697.02
10/29/24	AT&T	69.55
10/30/24	TECO	96.00
Total Paid Electronically		\$21,844.94
Total General Fund		\$155,376.45

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/01/24	00133	9/16/24	91624A	202409	320	53800	45007		INSTALLED PROPER WIRING	*	240.00		
									ALFRED W. GROVER			240.00	002710
10/01/24	00038	9/16/24	358304	202409	320	57200	45400		OCT CELLULAR FIRE MONITOR	*	110.95		
									ATLANTIC SECURITY			110.95	002711
10/01/24	00162	9/20/24	6086-K	202410	320	57200	45506		OCTOBER POOL CHEMICALS	*	2,101.20		
									ZACHARY SULLIVAN DBA BIG Z POOL			2,101.20	002712
10/01/24	00162	9/20/24	6086-L	202410	320	57200	45505		OCT POOL MAINTENANCE	*	1,362.90		
									ZACHARY SULLIVAN DBA BIG Z POOL			1,362.90	002713
10/01/24	00001	9/15/24	117	202410	310	51300	31000		FY25 ASSESSMENT ROLL CERT	*	11,236.00		
									GOVERNMENTAL MANAGEMENT SERVICES			11,236.00	002714
10/01/24	00186	10/01/24	250226	202410	320	57200	45507		OCT JANITORIAL SERVICES	*	1,301.00		
									NEWVENTURE OF JACKSONVILLE INC DBA			1,301.00	002715
10/01/24	00178	9/28/24	3454569	202408	310	51300	31500		AUGUST GENERAL COUNSEL	*	1,493.62		
									KUTAK ROCK LLP			1,493.62	002716
10/01/24	00020	9/23/24	329	202408	320	53800	45011		CONTINGENCY	*	4,000.00		
		9/23/24	329	202408	320	53800	45010		MISCELLANEOUS	*	1,300.00		
		9/23/24	329	202408	320	53800	45008		STREELIGHT REPAIRS	*	1,100.00		
		9/23/24	329	202408	320	57200	44200		REPAIRS & MAINTENANCE	*	2,100.00		
		9/23/24	329	202408	320	57200	45508		FACILITY MAINTENANCE	*	1,800.00		
		9/23/24	329	202408	320	53800	45006		GROUNDS MAINTENANCE	*	1,100.00		
		9/23/24	329	202408	320	57200	45918		SUPPLIES	*	150.00		
		9/23/24	329	202408	320	57200	44208		OFFICE SUPPLIES	*	300.00		
		9/23/24	329	202408	320	57200	49400		SPECIAL EVENTS	*	144.69		
									RIVERSIDE MANAGEMENT SERVICES			11,994.69	002717
MVTP MEADOW VIEW TP BPEREGRINO													

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/01/24	00048	8/12/24	105053	202408	320	57200	44207			*	185.00		
		8/12/24						FITNESS REPAIRS	SOUTHEAST FITNESS REPAIR			185.00	002718
10/08/24	00162	9/30/24	6099	202410	320	57200	45505			*	350.00		
								HURRICAN CLEAN UP - POOLS	ZACHARY SULLIVAN DBA BIG Z POOL			350.00	002719
10/08/24	00036	8/31/24	09312024	202409	320	57200	49400			*	2,950.00		
								LABOR DAY EVENT 2024	BOUNCERS, SLIDES, AND MORE INC			2,950.00	002720
10/08/24	00045	9/30/24	86095	202409	320	53800	45005			*	1,769.14		
								SEP LAKE MAINTENANCE					
		9/30/24	86095	202409	320	53800	45005			*	515.00		
								ADDITIONAL - PHASE 4	FUTURE HORIZONS, INC.			2,284.14	002721
10/08/24	00001	10/01/24	118	202410	310	51300	34000			*	4,877.75		
								OCT MANAGEMENT FEES					
		10/01/24	118	202410	310	51300	35300			*	106.00		
								OCT WEBSITE ADMIN					
		10/01/24	118	202410	310	51300	35100			*	148.00		
								OCT INFORMATION TECH					
		10/01/24	118	202410	310	51300	31600			*	1,170.42		
								OCT DISSEMINATION					
		10/01/24	118	202410	310	51300	51000			*	.51		
								OFFICE SUPPLIES					
		10/01/24	118	202410	310	51300	42000			*	43.59		
								POSTAGE					
		10/01/24	118	202410	310	51300	42500			*	31.05		
								COPIES					
		10/01/24	118	202410	310	51300	41000			*	46.75		
								TELEPHONE					
									GOVERNMENTAL MANAGEMENT SERVICES			6,424.07	002722
10/08/24	00020	10/01/24	330	202410	320	57200	45504			*	7,916.67		
								OCT FIELD MGMT/ADMIN					
		10/01/24	330	202410	320	57200	45500			*	8,227.42		
								OCT FACILITY MANAGEMENT					
									RIVERSIDE MANAGEMENT SERVICES			16,144.09	002723
10/08/24	00020	9/30/24	331	202409	320	57200	45510			*	1,811.54		
								SEP - ASSISTANT MANAGER					
									RIVERSIDE MANAGEMENT SERVICES			1,811.54	002724

MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/08/24	00020	9/30/24	332	202409	320	57200	45509		SEP - PVT EVENT ATTENDANT RIVERSIDE MANAGEMENT SERVICES	*	636.00	636.00	002725
10/08/24	00020	9/30/24	333	202409	320	57200	49400		SEP-SPECIAL EVT ASSISTANT RIVERSIDE MANAGEMENT SERVICES	*	261.03	261.03	002726
10/08/24	00020	9/30/24	334	202409	320	57200	45501		SEP - LIFEGUARDS RIVERSIDE MANAGEMENT SERVICES	*	3,399.60	3,399.60	002727
10/08/24	00048	9/25/24	105336	202409	320	57200	44207		FITNESS REPAIRS - 9/25 SOUTHEAST FITNESS REPAIR	*	191.50	191.50	002728
10/08/24	00077	6/18/24	0003148	202406	320	57200	45508		QUARTERLY MAINTENANCE THIGPEN HEATING & COOLING, INC.	*	505.00	505.00	002729
10/08/24	00046	10/01/24	61965966	202410	320	57200	45917		OCT PEST CONTROL TURNER PEST CONTROL LLC	*	226.03	226.03	002730
10/15/24	00036	10/25/24	10252024	202410	320	57200	49400		OUTDOOR MOVIE EVENT 10/25 BOUNCERS,SLIDES, AND MORE INC	*	350.00	350.00	002731
10/15/24	00005	10/02/24	215929	202409	310	51300	31100		SEP ENGINEERING SERVICES	*	215.00		
		10/02/24	215929.A	202408	310	51300	31100		AUG ENGINEERING SERVICES ENGLAND THIMS & MILLER, INC	*	567.50	782.50	002732
10/15/24	00114	10/01/24	746635	202410	320	57200	45410		GATE MONITORING 11/1-30 HIDDEN EYES LLC DBA ENVERA SYSTEMS	*	2,632.54	2,632.54	002733
10/15/24	00087	10/07/24	1168742	202410	320	57200	45508		FIRE PANEL RM MAINTENANCE WAYNE AUTOMATIC FIRE SPRINKLERS INC	*	365.00	365.00	002734
10/15/24	00040	10/01/24	777026	202410	320	53800	45003		OCT LANDSCAPE MAINTENANCE YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC	*	47,125.00	47,125.00	002735

MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/15/24	00040	10/04/24	781914	202410	320	53800	45004		RE-STAKE TREES/AMMENDING YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC	*	1,740.00	1,740.00	002736
10/15/24	00040	10/08/24	784439	202410	320	53800	45009		REPLACE DECODERS YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC	*	1,661.00	1,661.00	002737
10/15/24	00040	8/31/24	758131	202408	320	53800	45009		LIGHTING STRIKE REPAIRS YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC	*	8,625.00	8,625.00	002738
10/15/24	00040	9/12/24	768947	202408	320	53800	45004		INSTALLATION SOIL/SAND YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC	*	1,139.99	1,139.99	002739
10/15/24	00040	9/24/24	771703	202409	320	53800	45004		TREE CARE SERVICES YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC	*	650.00	650.00	002740
10/18/24	00185	10/16/24	33584	202410	320	57200	45508		CLEAN EXHAUST HOOD SYSTEM CRENSHAW ENTERPRISES DBA CRENSHAW	*	650.00	650.00	002741
10/18/24	00040	10/14/24	786175	202410	320	53800	45004		REMOVAL OF (2) DEAD PALMS YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC	*	400.00	400.00	002742
10/31/24	00153	9/09/24	00067014	202409	310	51300	48000		NOTICE - FY25 MEETINGS	*	101.28		
		9/09/24	00067014	202409	310	51300	48000		NOTICE - 9/19 MEETING	*	95.84		
									GANNETT MEDIA CORP DBA GANNETT FL			197.12	002743
10/31/24	00130	10/18/24	403	202410	320	57200	45508		PRESSURE WASHING JAMES M TETER DBA MY CLEAN ROOF	*	1,500.00	1,500.00	002744
10/31/24	00077	10/12/24	0005754	202410	320	57200	45508		COMMERICAL PLANNED MAINT THIGPEN HEATING & COOLING, INC.	*	505.00	505.00	002745

TOTAL FOR BANK A 133,531.51
 TOTAL FOR REGISTER 133,531.51

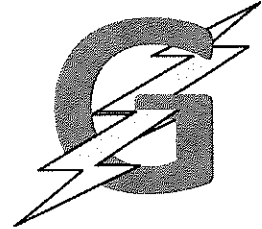
INVOICE

Alfred W. Grover, Electrical Contractor

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

FL License: EC 13010167

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



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	
TOTAL	\$ 325.00

Accepted methods of payment:

Check payable to: Alfred W. Grover

THANK YOU FOR YOUR BUSINESS!



Re coded: 1.320.57200.45400 / Security Monitoring / 10.1.24

Tara R. Lee

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

~~1-320-57200-45410-Gate~~
 Monitoring Approved
 Emily Wright 9.24.2024

PLEASE PAY BY	AMOUNT	INVOICE DATE
10/07/2024	\$110.95	09/16/2024

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

INVOICE NO. 358304

Site: 850 Beacon Lakes Pkwy St
 Augustine
Site Address: 850 Beacon Lakes Pkwy
 St Augustine FL 32092
Period: 10/01/2024 to 10/31/2024
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

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
10/07/2024	\$110.95	09/16/2024

INVOICE NO. 358304

How To Pay

INVOICE NO. 358304



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:** 10/07/2024 **AMOUNT DUE:** \$110.95

Please Reference: **358304**

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

Terms and Conditions

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

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

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

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

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

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

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

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

Distributed by Atlantic Companies
1714 Cesary Boulevard
Jacksonville, FL 32211

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Approved
 Pool Chemicals
 001.320.57200.45506
 Rich Gray 09/24/2024



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

Invoice Number 6086-K
 Date of Issue 09/20/2024
 Due Date 10/31/2024
 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. 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 09/24//2024



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

Invoice Number 6086-L
 Date of Issue 09/20/2024
 Due Date 10/31/2024
 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. Hours of operation: M-F, 9a-6p.

Terms

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

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 117

Invoice Date: 9/15/24

Due Date: 9/15/24

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
Assessment Roll Certification - FY 2025		11,236.00	11,236.00
Total			\$11,236.00
Payments/Credits			\$0.00
Balance Due			\$11,236.00

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

September 28, 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. 3454569
35723-1

Re: General Counsel

For Professional Legal Services Rendered

08/08/24	K. Buchanan	2.80	938.00	Prepare for and attend board meeting
08/29/24	K. Buchanan	1.20	402.00	Review correspondence relating to pickle ball abatement; confer with district manager regarding same; research same

TOTAL HOURS 4.00

TOTAL FOR SERVICES RENDERED \$1,340.00

DISBURSEMENTS

Meals 7.35
Travel Expenses 146.27

TOTAL DISBURSEMENTS 153.62

TOTAL CURRENT AMOUNT DUE \$1,493.62

Riverside Management Services, Inc

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

Invoice

Invoice #: 329
Invoice Date: 9/23/2024
Due Date: 9/23/2024
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance August 1 - August 31, 2024		11,509.60	11,509.60
Maintenance Supplies		485.09	485.09
Approved			
Contingency-\$4,000.00			
001.320.53800.45011			
Misc-\$1300.00			
001.320.53800.45010			
Streetlight Repair-\$1100.00			
001.320.53800.45008			
Repairs & Maintenance-\$2,100.00			
001.320.57200.44200			
Facility Maintenance-\$1,800.00			
001.320.57200.45508			
Grounds Maintenance			
001.320.53800.45006-\$1,100.00			
Supplies-\$150.00			
001.320.57200.45918			
Office Supplies-\$300.00			
001.320.57200.44208			
Special Events-\$144.69			
001.320.57200.49400			
Rich Gray			

Jerry Lambert
9-27-24

Total	\$11,994.69
Payments/Credits	\$0.00
Balance Due	\$11,994.69

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/1/24	9.75	M.C.	Marked and placed screws on lower bottom of fence right side of park near volleyball courts, straightened and organized chairs, tables and umbrellas on pool deck and patio, picked up supplies
8/1/24	9.75	J.S.	Hung back rack in office, put screws in lower right side fence at lake side park, removed debris around pool area, beach area, tennis courts, pickleball courts, basketball courts, lake side park and parking lot, checked and changed trash receptacles, restocked gym wipes
8/2/24	5	M.C.	Straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris around amenity center, checked and changed trash receptacles, emptied and restocked dog waste receptacles, at lake side park marking and screwing into the vinyl fence posts on left side where the playground is
8/2/24	8.23	J.S.	Added screws to bottom panels of left side fence at lake side park, removed debris around pool area, tennis courts, pickleball courts, lake side park, basketball court and parking lot, emptied and restocked dog waste receptacles, checked and changed trash receptacles
8/5/24	8	J.S.	Take down windscreens on pickleball courts, clear storm drains around neighborhood, touch up paint in social hall and in office, removed debris around pool deck, tennis courts, pickleball courts, lake side park and parking lot, checked and changed all trash receptacles
8/6/24	8	M.C.	Inspected property to ensure that there was no damage from the storm, removed debris around 7/11 pond, emptied and restock dog waste receptacles
8/6/24	8	J.S.	Secured side panel to side pool gate, removed debris around 7-11 lake and around amenity center lake, removed debris around pool deck, lake side park, roadways, basketball courts, tennis courts, pickleball courts, neighborhood playgrounds and parking lot, emptied and restocked dog waste receptacles, checked and changed trash receptacles
8/7/24	7.5	M.C.	Cleaned out kayak house of bar chairs and tables, moved all small tables back around pool lounge chairs and umbrellas, hung windscreens on pickleball courts, straightened and organized chairs, tables and umbrellas on pool deck and patio
8/8/24	9	M.C.	Rehung windscreens on tennis courts and pickleball courts, cleaned out kayak house, straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris around amenity center
8/8/24	8	J.S.	Put up windscreens on tennis courts and pickleball courts, cleaned out crew house, removed debris around pool deck, tennis courts, pickleball courts and parking lot, checked and changed all trash receptacles
8/9/24	6.5	M.C.	Straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris around amenity center, roadways and around development, emptied and restocked dog waste receptacles
8/9/24	6	J.S.	Removed debris around phases three and four, checked and changed trash receptacles, emptied and restocked dog waste receptacles, straightened and organized pool deck furniture
8/12/24	9	M.C.	Straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris around amenity center, changed light bulbs in fitness center, office and closet, removed trash receptacles in fitness center, replaced wipes in fitness center, at splash park changed toilet paper dispenser out for a new one
8/12/24	8.75	J.S.	Changed light bulbs in gym area, office area and janitorial closet, changed gym receptacles and restocked wipes, installed new toilet paper dispenser in women's bathroom on pool deck, removed debris around tennis courts, pickleball courts, playground, pool area, basketball courts and parking lot, checked and changed trash receptacles
8/13/24	8.83	J.S.	Pressure washed lake side park building, tables, chairs, benches and playground equipment, straightened and organized pool deck furniture, removed debris around roadways, pool area, tennis courts, pickleball courts and parking lot, checked and changed trash receptacles, emptied and restocked dog waste receptacles
8/14/24	5	M.C.	Removed debris around amenity center and parking lot, set up chairs and tables that were pressure washed on pool deck, changed out a pool lap line that was recently broken, moved another lap line to create two lanes
8/14/24	7	J.S.	Pressure washed lower right side tables, chairs, trash receptacles, signs, lights and two awnings, straightened and organized pool deck furniture, removed debris around lake side park, pool area, tennis courts and pickleball courts, took broken lap line out and moved one to create two lanes
8/15/24	8	M.C.	Straightened pressure washed chairs, tables and trash receptacles, grinding down deep screw that came out the other side, assisted access dog pot empty bags due to key not working properly, assistend with pool pack electrical panel, the panel was leaning forward when setting pavers and concrete blocks under box, straightened and organized chairs, tables and umbrellas on pool deck and patio
8/15/24	8	J.S.	Pressure washed lower back side pool furniture trash receptacles, light poles and awnings, removed debris around pool deck, lake side park, tennis courts, pickleball courts and parkin gnot, grinded down bolt that was sticking out at lake side park playground, level rock put blocks and pavers underneath electrical paney box in

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
			pool pack area
8/16/24	6.5	M.C.	Blacken out social hall in preparation of early voting, emptied and restocked dog waste receptacles, checked and changed all trash receptacles
8/16/24	6.5	J.S.	Straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris around pool deck, tennis courts, lake side park, basketball courts, playgrounds, beach area and parking lot, assisted in blacking out social hall windows, emptied and restocked dog waste receptacles, checked and changed all trash receptacles
8/19/24	8	M.C.	Leveled back pickleball lights, removed debris around amenity center, removed debris at lake side park and checked and changed trash receptacles, picked up supplies, changed fitness center trash receptacles
8/19/24	8.18	J.S.	Straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris around pool deck, tennis courts, pickleball courts, playground area, lake side park and parking lot, checked and changed all trash receptacles, lower three pickleball lights facing down, picked up supplies, changed trash receptacles in fitness center
8/20/24	9	M.C.	Adjusted one dog pot that became loose and cemented it in the ground, put up six light shields on the pickleball court lights, straightened and organized pool deck and patio chairs, tables and umbrellas, removed debris around the amenity center, emptied and restocked dog waste receptacles
8/20/24	8.5	J.S.	Removed debris around pool area, lake side park, tennis courts, pickleball courts, basketball courts and parking lot, checked and changed all trash receptacles, emptied and restocked dog waste receptacles, concreted in one dog pot, put up six lighting shields on the pickleball court lights
8/21/24	2	J.S.	Straightened and organized pool deck furniture, removed debris around pool area, playground area, tennis courts, pickleball courts, beach area and parking lot
8/22/24	3	M.C.	Collected election signs around community and disposed of them, straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris around amenity center
8/22/24	3	J.S.	Removed paper from cameras in social hall after voting, removed debris around pool deck, tennis courts, pickleball courts, lake side park, beach area and parking lot, checked and changed trash receptacles
8/23/24	6.75	M.C.	Investigated why the light at the back of the pickleball courts one in not working, straightened and organized chairs, tables and umbrellas on pool deck and patio, emptied and restocked dog waste receptacles, tightened bolts on weight bars
8/23/24	7.75	J.S.	Tightened bolts on weight bars, assisted with lighting on pickleball courts and cleaned up materials, removed debris around pool area, tennis courts, pickleball courts, lake side park, basketball courts and parking lot, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
8/26/24	8.5	M.C.	Installed six safety ballards in the landings, installed a bulletin boards near the social room entrance, concreted the six ballards as requested, straightened and organized chairs, tables and umbrellas on the pool deck and patio, removed debris around amenity center and fields
8/26/24	8	J.S.	Installed six ballards and concreted in place, hung bulletin board in breezeway, removed debris around pool area, tennis courts, pickleball courts, beach area, playground and parking lot, checked and changed all trash receptacles
8/27/24	8.5	M.C.	Cemented three loose dog pots, hung two signs on the ballards, straightend out the flag pole, all flags are now flying straight, straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris around amenity center, emptied and restocked dog waste receptacles
8/27/24	8	J.S.	Installed two signs on ballards, concreteed three dog pots that were loose, straightened flag pole out in front of amenity center, removed debris around pool deck, roadways, lake side park, tennis courts, pickleball courts and parking lot, emptied and restocked dog waste receptacles, checked and changed all trash receptacles
8/28/24	8.5	M.C.	Pressure washed downed gazebo light and trying to repair, fixed fitness center sliding glass doors, straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris on Beacon Lake Parkway
8/29/24	8.25	M.C.	Cleaned decorative lights in fitness center and social hall, straightened and organized pool deck and patio chairs, tables and umbrellas, removed debris throughough the community, cleaned window section in fitness center inside and outside
8/29/24	8	J.S.	Removed debris around pool deck, tennis courts, basketball courts, lake side park, pickleball courts and parking lots, cleaned inside and outside of windows at amenity center, cleaned all lights in fitness center and social room
8/30/24	6.5	M.C.	Moved chairs and tables around for comedy event night, straightened and organized pool deck and patio chairs, tables and umbrellas, emptied and restocked dog waste receptacles, checked and changed trash receptacles, straightened and organized lake side park, added a little grease on the rowing equipment track, removed debris around community
8/30/24	6	J.S.	Removed debris around pool area, tennis courts, pickleball courts, lake side park, roadways, basketball courts and parking lots, emptied and restocked dog waste receptacles, checked and changed trash receptacles, orgnaized and set up room furniture in social hall for comedy event
TOTAL	<u>287.74</u>		
MILES	<u>0</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 9/05/24

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
MEADOWVIEW AT TWIN CREEKS CDD (MVTC)	8/8/24	1000 Pack Zipties (2)	80.36	R.G.
	8/12/24	Concrete Blocks (4)	9.98	R.G.
	8/12/24	60MM 6x9 Stone	7.73	R.G.
	8/16/24	Weed Barrier Fabric (3)	117.20	R.G.
	8/19/24	Husky 7pc 1/2 Hex Bit Impact Socket	42.52	R.G.
	8/28/24	LED Landscape Light BD-14W (2)	72.29	R.G.
	8/29/24	660W Medium Base with Brass Screw (4)	40.25	R.G.
	8/29/24	CE LED Spotlight Medium 14W BR (4)	114.77	R.G.
		TOTAL	<u><u>\$485.09</u></u>	



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

1 320 57200 44207
 Fitness Center Repairs
 Approved Emily Wright 9.27.2024

Invoice #105053
 Invoice Date: 8/12/2024

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

Invoice

Billing Location Information

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

Service Information

Services	Qty	Rate	Price
850 Beacon Lake Pkwy, St Augustine, FL 32095			
8/12/2024 Repair - Parts at Shop Replace motor and LCB needs to be Robert	1.00 hour	\$75.00 / hour	\$75.00
— Product: Travel 60-160 miles	1.00 Other	\$110.00 / Other	\$110.00
		Subtotal:	\$185.00
		Tax:	\$0.00
		Total:	\$185.00
		Amount Paid:	\$0.00
		Balance Due:	\$185.00



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

Billing Receipt - Please Return With Payment Remittance

Bill To:	Jennifer 850 Beacon Lake Pkwy St Augustine, FL 32095	Account	[101093] Meadow View At Twin Creeks A.K.A Beacon Lake
		Invoice #	105053
		Date	Monday, August 12, 2024
Remit To:	Southeast Fitness Repair 14476 Duval Place West #208 Jacksonville, FL 32218	Amount Paid	_____
		Check Number	_____

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

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

Approved Pool Maintenance
 1-320-57200-45505
 Christian Birol 10-1-2024



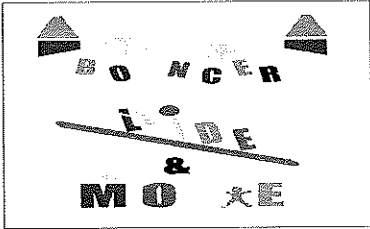
Meadow View at Twin Creeks CDD (Beacon Lakes)
 850 Beacon Lake Parkway
 St. Augustine, FL 32095

Invoice Number 6099
 Date of Issue 09/30/2024
 Due Date 10/10/2024
 Reference Storm clean up
 Amount Due (USD) \$350.00

Description	Rate	Qty	Line Total
Storm clean up From Hurricane Helene	\$0.00	1	\$0.00
Storm clean up excessive storm related debris removal/cleanup from the pool or body of water on site. This is not covered under the regular cleaning service and is stated in the original contract. \$175/hr. 2-hour min.	\$350.00	1	\$350.00
Subtotal			350.00
Tax			0.00
Total			350.00
Amount Paid			0.00
Amount Due (USD)			\$350.00

Notes
 Services completed 9/30/24 Thank you for your business

Terms
 NET10



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

Invoice
 Date: August 31st, 2024
 Invoice No.: 09312024.06

Name / Address
 Attn: Emily Wright
 Meadow View at Twin Creeks
 Riverside Management Service Inc.
 Governmental Management Services Inc.

Additional Details: 11a-2p
 1 320 57200 49400 Special Events
 Approved Emily Wright 9.30.2024

	<u>Description</u>	<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>Subtotal</u>	<u>Extended</u>
1	Foam Cannon (3hrs)	1	\$950.00		\$2,950.00	\$2,950.00
2	27' XL Double Lane Slide	1	\$750.00			
3	19' Double Lane Slide	1	\$400.00			
4	21' Super Slide	1	\$400.00			
5	55' Double Lane Obstacle Course	1	\$400.00			
6	Onsite Supervision (5)	1	\$450.00			
7	Generators	3	\$300.00			
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
Comments:		Subtotal				\$2,950.00
		Sales Tax (0.0%)				\$0.00
		Total				\$2,950.00

Future Horizons, Inc

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

Approved Lake Maintenance
 1-320-53800-45005
 Christian Birol 10/1/2024

INVOICE

Invoice Number: 86095
 Invoice Date: Sep 30, 2024
 Page: 1

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

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		10/30/24

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in September 2024	1,769.14	1,769.14
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in Phase 4	515.00	515.00
Subtotal				2,284.14
Sales Tax				
Freight				
Total Invoice Amount				2,284.14
Payment/Credit Applied				
TOTAL				2,284.14

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

Governmental Management Services, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 118
Invoice Date: 10/1/24
Due Date: 10/1/24
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 - October 2024		4,877.75	4,877.75
Website Administration -October 2024		106.00	106.00
Information Technology - October 2024		148.00	148.00
Dissemination Agent Services - October 2024		1,170.42	1,170.42
Office Supplies		0.51	0.51
Postage		43.59	43.59
Copies		31.05	31.05
Telephone		46.75	46.75
Total			\$6,424.07
Payments/Credits			\$0.00
Balance Due			\$6,424.07

Riverside Management Services, Inc


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

Invoice

Invoice #: 330
Invoice Date: 10/1/2024
Due Date: 10/1/2024
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 - October 2024		7,916.67	7,916.67
1.320.57200.45500 - Facility Management - Meadow View - October 2024		8,227.42	8,227.42
 10-3-24			

Total	\$16,144.09
Payments/Credits	\$0.00
Balance Due	\$16,144.09

Riverside Management Services, Inc

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

Invoice

Invoice #: 331
Invoice Date: 9/30/2024
Due Date: 9/30/2024
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Assistant Manager through September 2024 001.320.57200.45510	68.36	26.50	1,811.54
<i>Jerry Lambert</i> 10-3-24			

Total \$1,811.54

Payments/Credits \$0.00

Balance Due \$1,811.54

MVTC CDD

ASSISTANT MANAGER INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
68.36	Assistant Manager Covers September 2024	\$ 26.50	\$ 1,811.54
	TOTAL DUE:		<u>\$ 1,811.54</u>
	Facility Management 001.320.57200.45510		

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
9/1/24	6.02	J.W.	Facility Assistant
9/2/24	10.12	J.W.	Facility Assistant
9/4/24	2.1	J.W.	Facility Assistant
9/7/24	3.12	J.W.	Facility Assistant
9/8/24	6.18	J.W.	Facility Assistant
9/9/24	2.12	J.W.	Facility Assistant
9/11/24	2.07	J.W.	Facility Assistant
9/16/24	2.08	J.W.	Facility Assistant
9/17/24	2.22	R.B.	Facility Assistant
9/18/24	2	J.W.	Facility Assistant
9/19/24	2.22	R.B.	Facility Assistant
9/21/24	3.57	J.W.	Facility Assistant
9/22/24	6.08	J.W.	Facility Assistant
9/23/24	2.15	J.W.	Facility Assistant
9/24/24	2.13	R.B.	Facility Assistant
9/25/24	2.12	R.B.	Facility Assistant
9/28/24	3.93	J.W.	Facility Assistant
9/29/24	6.05	J.W.	Facility Assistant
9/30/24	2.08	J.W.	Facility Assistant
TOTAL	68.36		

Riverside Management Services, Inc

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

Invoice

Invoice #: 332
Invoice Date: 9/30/2024
Due Date: 9/30/2024
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Private Event Attendant through September 2024 1.320.57200.45509	24	26.50	636.00
<i>Jerry Lambert</i> 10-3-24			

Total \$636.00

Payments/Credits \$0.00

Balance Due \$636.00

MVTC CDD

PRIVATE EVENT ATTENDANT INVOICE DETAIL

Quantity	Description	Rate	Amount
24	Private Event Attendant Covers September 2024	\$ 26.50	\$ 636.00
	TOTAL DUE:		<u>\$ 636.00</u>

Private Event Attendant 1.320.57200.45509

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
9/1/24	4	J.W.	Private Event Attendant
9/8/24	4	J.W.	Private Event Attendant
9/21/24	4	J.W.	Private Event Attendant
9/22/24	4	J.W.	Private Event Attendant
9/28/24	4	J.W.	Private Event Attendant
9/29/24	4	J.W.	Private Event Attendant
TOTAL	<u>24</u>		

Riverside Management Services, Inc

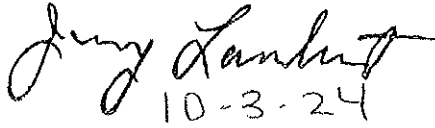
9655 Florida Mining Blvd. W
Bldg. 300, Sulte 305
Jacksonville, FL 32257

Invoice

Invoice #: 333
Invoice Date: 9/30/2024
Due Date: 9/30/2024
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Special Event Assistant through September 2024 1.320.57200.49400	9.85	26.50	261.03
 10-3-24			

Total	\$261.03
Payments/Credits	\$0.00
Balance Due	\$261.03

MVTC CDD

SPECIAL EVENT ASSISTANT INVOICE DETAIL

Quantity	Description	Rate	Amount
9.85	Special Event Assistant Covers September 2024	\$ 26.50	\$ 261.03
	TOTAL DUE:		<u>\$ 261.03</u>

Special Event Assistant 1.320.57200.49400

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
9/6/24	2.8	J.W.	Special Event - Food Truck Friday
9/20/24	3.5	J.W.	Special Event - Food Truck Friday
9/27/24	3.55	J.W.	Special Event - Food Truck Friday
TOTAL	<u>9.85</u>		

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

Invoice

Invoice #: 334
Invoice Date: 9/30/2024
Due Date: 9/30/2024
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Lifeguards through September 2024- Season Ended 1.320.57200.45501	169.98	20.00	3,399.60
<i>Jerry Lambert</i> 10-3-24			

Total \$3,399.60

Payments/Credits \$0.00

Balance Due \$3,399.60

MVTC CDD
LIFEGUARD INVOICE DETAIL

Quantity	Description	Rate	Amount
169.98	Lifeguard Services	\$ 20.00	\$ 3,399.60
	Covers September 2024		
	TOTAL DUE:		<u>\$ 3,399.60</u>

LIFEGUARDS #1.320.57200.45501

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

Date	Hours	Employee	Description
9/1/24	6.18	K.G.	Lifeguarding
9/1/24	4.25	J.H.	Lifeguarding
9/1/24	3.52	J.O.	Lifeguarding
9/1/24	4.05	E.R.	Lifeguarding
9/2/24	6.85	V.G.	Lifeguarding
9/2/24	4.25	J.H.	Lifeguarding
9/2/24	6.88	J.O.	Lifeguarding
9/2/24	6.85	E.R.	Lifeguarding
9/7/24	6.7	K.G.	Lifeguarding
9/7/24	4.15	J.O.	Lifeguarding
9/7/24	4.33	E.R.	Lifeguarding
9/7/24	6	D.W.	Lifeguarding
9/8/24	4.35	K.G.	Lifeguarding
9/8/24	4.25	J.H.	Lifeguarding
9/8/24	6.58	J.O.	Lifeguarding
9/14/24	5.53	V.G.	Lifeguarding
9/14/24	5.53	K.G.	Lifeguarding
9/14/24	2.93	J.O.	Lifeguarding
9/14/24	4.22	E.D.	Lifeguarding
9/21/24	7.18	J.O.	Lifeguarding
9/21/24	4.87	E.R.	Lifeguarding
9/21/24	4.5	T.W.	Lifeguarding
9/22/24	4.25	J.H.	Lifeguarding
9/22/24	6.68	J.O.	Lifeguarding
9/22/24	4.33	B.C.	Lifeguarding
9/28/24	7.07	K.G.	Lifeguarding
9/28/24	4.43	J.O.	Lifeguarding
9/28/24	4.37	E.R.	Lifeguarding
9/28/24	6.77	D.W.	Lifeguarding
9/29/24	4.25	J.H.	Lifeguarding
9/29/24	7.2	J.O.	Lifeguarding
9/29/24	6.68	D.W.	Lifeguarding
TOTAL	<u>169.98</u>		



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

Approve Fitness Center Repairs
 1-320-57200-44207
 Christian Birol 10/2/2024

Invoice #105336
 Invoice Date: 9/25/2024

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

Invoice

Billing Location Information

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

Service Information

Services	Qty	Rate	Price
850 Beacon Lake Pkwy, St Augustine, FL 32095			
9/25/2024 Repair - Parts at Shop ~Manufacturer: Life Fitness ~Model Num: GER-ALLX-102 ~S/N: RGX180901397 Replace: cable	1.00 hour	\$75.00 / hour	\$75.00
— Product: Travel 60-160 miles w/t	1.00 Other	\$110.00 / Other	\$110.00
— Product Discount: Discount	1	-50.00 %	(\$55.00)
— Product: LF - BUNGEE:CRIMPED END, 84504 - 0K106-84504-0000	1.00 Ea	\$31.50 / Ea	\$31.50
— Product: Shipping	1.00 Ea	\$30.00 / Ea	\$30.00
		Discounts:	\$55.00
		Subtotal:	\$191.50
		Tax:	\$0.00
		Total:	\$191.50
		Amount Paid:	\$0.00
		Balance Due:	\$191.50



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

fee.
Thank you for your business!

Billing Receipt - Please Return With Payment Remittance

Bill To:	Jennifer 850 Beacon Lake Pkwy St Augustine, FL 32095	Account	[101093] Meadow View At Twin Creeks A.K.A Beacon Lake
		Invoice #	105336
		Date	Wednesday, September 25, 2024
Remit To:	Southeast Fitness Repair 14476 Duval Place West #208 Jacksonville, FL 32218	Amount Paid	_____
		Check Number	_____

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



HEATING & COOLING, INC.

Since 1962

Approved
001.320.57200.45508
Facilities Maintenance
Rich Gray

INVOICE : 0003148

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

Invoice Date : 06/18/2024	Install Date : 01/10/2019
Service Order : 031667	Page : 1 of 4
Serviced At : 123452	
Meadow View At Twin Creeks CDD 850 Beacon Lake Pkwy Saint Augustine, FL 32095	

Contact	Telephone	Call Type	Customer PO	Terms
Jennifer	(904) 217-3052	CMNT		COD

Service Requested :

Commercial Maintenance BEACON LAKE AMEN CUSTOMER IS TAX EXEMPT. Commercial Service. BEACON LAKE AMEN CUSTOMER IS TAX EXEMPT.

Service Comments :

Today I completed a maintenance on your equipment. Testing systems operation, component amperages, capacitor ratings, cleared the drain line, changed the filter, checked the belts, cleaned indoor and outdoor coils. Your systems is working properly at this time.

Description	Mfg Name	Model	Serial No
Air Handler	MISC	FB4CNP061	2118F20420
Description	Mfg Name	Model	Serial No
Condenser	MISC	25HCE460A300	1018E07754
Description	Mfg Name	Model	Serial No
Air Handler	MISC	FB4CNP048	1818F02115
Description	Mfg Name	Model	Serial No
Condenser	MISC	25HCE448A300	2118E03167
Description	Mfg Name	Model	Serial No
Mini Split System	MISC	SLZ-KA09NA	83M01258

THIGPEN

HEATING & COOLING, INC.

Since 1962

INVOICE : 0003148

Invoice Date :06/18/2024	Install Date :01/10/2019
Service Order :031667	Page : 2 of 4
Serviced At : 123452	
Meadow View At Twin Creeks CDD 850 Beacon Lake Pkwy Saint Augustine, FL 32095	

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

Contact	Telephone	Call Type	Customer PO	Terms
Jennifer	(904) 217-3052	CMNT		COD
Description	Mfg Name	Model	Serial No	
Mini Split System	MISC	MX2-2C2DNAZ	82P01065	
Description	Mfg Name	Model	Serial No	
Mini Split System	MISC	SLZ-KA09NA	83M01255	
Description	Mfg Name	Model	Serial No	
Air Handler	MISC	FB4CNP061	098F00208	
Description	Mfg Name	Model	Serial No	
Condenser	MISC	25HCE460A0300	2018E20068	
Description	Mfg Name	Model	Serial No	
Make Up Air Unit	MISC	A1-G10-MPU	4008618	
Description	Mfg Name	Model	Serial No	
Condenser	MISC	25HCE24A300	4216603883	
Description	Mfg Name	Model	Serial No	
Make Up Air Unit	MISC	A2-G12-MPU	4008618	

See Over < 3 >

THIGPEN

HEATING & COOLING, INC.

Since 1962

INVOICE : 0003148

Invoice Date :06/18/2024	Install Date :01/10/2019
Service Order :031667	Page : 3 of 4
Serviced At : 123452	
Meadow View At Twin Creeks CDD 850 Beacon Lake Pkwy Saint Augustine, FL 32095	

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

Contact	Telephone	Call Type	Customer PO	Terms
Jennifer	(904) 217-3052	CMNT		COD

Description	Mfg Name	Model	Serial No
Condenser	MISC	25HCE460A500	0818E00634

Description	Mfg Name	Model	Serial No
Air Handler	MISC	40RUAA08A2A6	4817U13322

Description	Mfg Name	Model	Serial No
Mini Split System	MISC	MXZ-2C20NA2	82PO1065

Description	Mfg Name	Model	Serial No
Roof Top Unit	CARRIER	38AUZA08A0B5-0A0	1118C91472

Total Labor for Unit 0.00

Maintenance Contract : 505.00

THIGPEN

HEATING & COOLING, INC.

Since 1962

INVOICE : 0003148

Invoice Date :06/18/2024 Install Date :01/10/2019
 Service Order :031667 Page : 4 of 4

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

Serviced At : 123452
 Meadow View At Twin Creeks CDD
 850 Beacon Lake Pkwy
 Saint Augustine, FL 32095

Contact	Telephone	Call Type	Customer PO	Terms
Jennifer	(904) 217-3052	CMNT		COD

--

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

Materials:	0.00
Misc:	505.00
Trip Charge:	0.00
Labor:	0.00
Subtotal:	505.00
Sales Tax:	0.00
Total:	505.00 USD
Balance Due:	505.00 USD

Service Slip/Invoice



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

INVOICE: 619659666
DATE: 10/01/2024
ORDER: 619659666

PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
 904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5305 • turnerpest.com

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

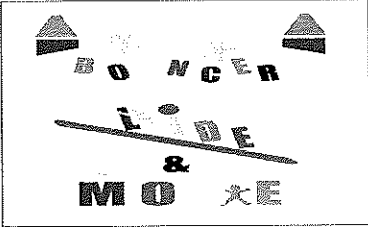
Work Location: [385188] 904-627-9271
 Beacon Lake Amenity Center
 Brian Stephens
 850 Beacon Lake Parkway
 St Augustine, FL 32095-7458

Work Date	Time	Target Pest	Technician	Time In
10/01/2024	02:51 PM	MICE, RATS, ROACH, S		02:51 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	10/01/2024		03:23 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$226.03
		SUBTOTAL \$226.03
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$226.03
1 320 57200 45917 Amenity-Pest Control Approved Emily Wright 10.2.2024		AMOUNT DUE \$226.03

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

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



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

Invoice
 Date: October 25, 2024
 Invoice No.: 10252024.22

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

Additional Details:
 1 320 57200 49400 Special Events
 Approved Emily Wright 10.11.2024

	<u>Description</u>	<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>Subtotal</u>	<u>Extended</u>
1	Outdoor Movie	1	\$500.00		\$350.00	\$350.00
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
Comments:		Subtotal				\$350.00
		Sales Tax (0.0%)				\$0.00
		Total				\$350.00



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

October 02, 2024

Invoice No: 215929

Total This Invoice \$782.50

Project 17348.03000 MV@TC CDD 2023/2024 General Consulting Services (WA 28)

EMAIL COPY TO: BKOVAIC@BBXCAPITAL.COM

ALSO SEND COPIES TO BERNADETTE PEREGINO-BPEREGRINO@GMSNF.COM

Work Description:

Deal with Beacon Lake Parkway Extension Landscape issues and review in the field
Prepare Landscape Certification
Deal with future pavement and permit issues
Provide O&M to Gemini Engineering

Professional Services rendered through September 28, 2024

Phase 1. General Consulting Engineering Services

Labor

			Hours	Rate	Amount
Senior Engineer/Senior Project Manager					
Lockwood, Scott	8/31/2024		.50	215.00	107.50
Lockwood, Scott	9/7/2024		1.00	215.00	215.00
Sr. Landscape Architect					
Clark, Ryan	8/17/2024		1.50	184.00	276.00
Clark, Ryan	8/31/2024		1.00	184.00	184.00
	Totals		4.00		782.50
	Total Labor				782.50
				Total this Phase	\$782.50

Phase	XP.	Expenses			
				Total this Phase	0.00
				Total This Invoice	\$782.50

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

1 320 57200 45410 Gate Monitoring
 Approved Emily Wright 10.2.2024

<h1>Invoice</h1>	
Invoice Number 746635	Date 10/01/2024
Customer Number 300380	Due Date 11/01/2024

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Meadow View at Twin Creeks CDD	300380		10/01/2024	11/01/2024

Quantity	Description	Months	Rate	Amount
<i>2358 - Gate Access - Meadow View at Twin Creeks CDD - 850 Beacon Lake Pkwy, Saint Augustine, FL</i>				
1.00	Envera Kiosk System 11/01/2024 - 11/30/2024	1.00	\$500.00	\$500.00
1.00	Data Management 11/01/2024 - 11/30/2024	1.00	\$150.00	\$150.00
1.00	Service & Maintenance 11/01/2024 - 11/30/2024	1.00	\$334.54	\$334.54
1.00	Virtual Gate Guard Monitoring 11/01/2024 - 11/30/2024	1.00	\$1,648.00	\$1,648.00
			Subtotal:	\$2632.54
			Tax	\$0.00
			Payments/Credits Applied	\$0.00
			Invoice Balance Due:	\$2632.54

Date	Invoice #	Description	Amount	Balance Due
10/1/2024	746635	Monitoring Services	\$2632.54	\$2632.54

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

<h1>Invoice</h1>	
Invoice Number 746635	Date 10/01/2024
Customer Number 300380	Due Date 11/01/2024

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



INVOICE
1168742
INVOICE DATE
10/07/2024

MINUTES
MATTER.®

SOLD TO: Meadow View at Twin Creek
850 Beacon Lake Parkway

Saint Augustine, FL 32095

SHIP TO: Meadow View at Twin Creek
850 Beacon Lake Parkway

Saint Augustine, FL 32095

Approved
Facility Maintenance
001.320.57200.45508
Rich Gray 10/09/2024

CALL NO.	CUSTOMER NO.	P.O. NUMBER	TERMS	BRANCH
764907	MVA002		NET 30	11326 Distribution Ave W Jacksonville, FL 32256-2745

COMMENTS

Caller Name: Rich Gray (904) 759 8890

Call Details:

Contact - Rich Gray 904-759-8890
Issue - Trble on panel

Solution:

10/03/2024 (KJFOSTER) VALVE SEALS - N/A
10/03/2024 (KJFOSTER) Rich had the day off. Gained access to fire panel room from onsite maintenance. Found fire panel all systems normal. History shows a comm fault line 1 and 2 on the 22nd of September but has restored. FACP is monitored by a cellular dialer provided from a another monitoring company. Fault has not returned since then and there are no other troubles or faults in history. Told customer if fault returns he will need to contact his monitoring company for a solution. Job complete.

DESCRIPTION	PRICE (BEFORE TAXES IF APPLICABLE)
Material, Labor and Other:	\$365.00

Please reference invoice number on payment. Thank You!

ACH: Routing #063104668; Acct #0330089824; email: accrec@waynefire.com
Credit card: a surcharge of 3% will be applied to purchases.
Questions Regarding this invoice please contact:
Name: Maya N Hunnicutt
Phone: 9042683030
Email: mnhunnicutt@waynefire.com

SUBTOTAL:	\$365.00
TOTAL:	\$365.00

Remit To:

Dept # 9942
Wayne Automatic Fire Sprinklers Inc
PO Box 850001
Orlando, FL 32885-9942
Phone: (407)656-3030
Fax: (407)656-8026

Approved Landscape Maintenance
1-320-53800-45003
Christian Birol 10/2/2024



INVOICE

INVOICE #	INVOICE DATE
777026	10/1/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Meadow View at Twin Creeks CDD

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: October 31, 2024

Invoice Amount: \$47,125.00

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

Invoice Total \$47,125.00

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



INVOICE

INVOICE #	INVOICE DATE
781914	10/4/2024
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: November 3, 2024

Invoice Amount: \$1,740.00

Description	Current Amount
Re- Staking trees and ammending tree	
<ul style="list-style-type: none"> Stand up trees that fell over due to storm. Install arbor tie and stakes for trees that fell over. 	
Landscape Enhancement CORE	\$1,740.00
<p>Approved Landscape Contingency 001.320.53800.45004 Rich Gray 10/09/2024</p>	
Invoice Total	\$1,740.00

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



INVOICE

INVOICE #	INVOICE DATE
784439	10/8/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
 PO Box 101017
 Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks CDD

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

Invoice Due Date: November 7, 2024

Invoice Amount: \$1,661.00

Description	Current Amount
Locate, troubleshoot and repair 2-wire failure*****Replace 2 Hunter decoders and 1 Rainbird decoder***** Irrigation Repairs	\$1,661.00
Approved Irrigation Repairs 001.320.53800.45009 Rich Gray 10/09/2024	
Invoice Total	\$1,661.00

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



YELLOWSTONE

LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
758131	8/31/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
 PO Box 101017
 Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks CDD

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

Invoice Due Date: September 30, 2024

Invoice Amount: \$8,625.00

Description	Current Amount
Irrigation repairs from lighting strike.*****Repair mainline, replace wire and decoders***** Irrigation Repairs	\$8,625.00

Approved
 Irrigation Repairs
 001.320.53800.45009
 Rich Gray 10/09/2024

Invoice Total \$8,625.00

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



INVOICE

INVOICE #	INVOICE DATE
768947	9/12/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
 PO Box 101017
 Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks CDD

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

Invoice Due Date: October 12, 2024

Invoice Amount: \$1,139.99

Description	Current Amount
Installation of Organic Soil and Mason Sand 8/20/2024	
Landscape Enhancement CORE	\$1,139.99
Approved Landscape Contingency 001.320.53800.45004 Rich Gray 10/09/2024	
Invoice Total	\$1,139.99

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



INVOICE

INVOICE #	INVOICE DATE
771703	9/24/2024
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

Invoice Due Date: October 24, 2024

Balance Due: \$650.00

Description	Current Amount
Hazardous Pine Tree Felling Behind 85 Arum Court 9/3/2024	
Tree Care Services	\$650.00
Approved Landscape Contingency 001.320.53800.45004 Rich Gray 10/09/2024	
Subtotal	\$650.00
Amount Paid	\$0.00
BALANCE DUE	\$650.00

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



CRENSHAWHOODSLLC@GMAIL.COM
 (904)781-7276
 2160 OXBOW RD
 JACKSONVILLE, FL 32210

1 320 57200 45508 Amenity-Facility Maintenance
 Approved Emily Wright 10.17.2024

Billed To	Date of Issue	Invoice Number	Amount Due (USD)
MEADOW VIEW @ TWIN CREEKS	10/16/2024	33584	\$650.00
CDD			
850 BEACON LAKE PARKWAY	Due Date	Reference	
ST AUGUSTINE, FL 32095	10/31/2024	9-2PM	

Description	Rate	Qty	Line Total
CLEAN EXHAUST HOOD SYSTEMS	\$650.00	1	\$650.00
		Subtotal	650.00
		Tax	0.00
		Total	650.00
		Amount Paid	0.00
		Amount Due (USD)	\$650.00

Notes
 NEXT SERVICE DUE: OCTOBER 2025
 X 1 YEAR CLUB HOUSE
 15 DAY NET
 POC: RICH GRAY-865-438-3977

Terms
 - A 10% late fee will be added if not paid in allotted time frame.
 - Crenshaw hoods is not responsible for any activation of the Ansul systems.



INVOICE

INVOICE #	INVOICE DATE
786175	10/14/2024
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: November 13, 2024

Invoice Amount: \$400.00

Description	Current Amount
Removal of (2) Dead Palms 10/11/2024	
Landscape Enhancement CORE	
Approved 10/15/2024 Landscape Contingency 001.320.53800.45004 Rich Gray	\$400.00
Invoice Total	\$400.00

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



Florida

GANNETT

ACCOUNT NAME Meadow View At Twin Creeks Cdd		ACCOUNT # 764130	PAGE # 1 of 1
INVOICE # 0006701468	BILLING PERIOD Sep 1- Sep 30, 2024	PAYMENT DUE DATE October 20, 2024	
PREPAY (Memo Info) \$0.00	UNAPPLIED (Included in amt due) \$0.00	TOTAL CASH AMT DUE* \$197.12	

BILLING ACCOUNT NAME AND ADDRESS

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



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

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

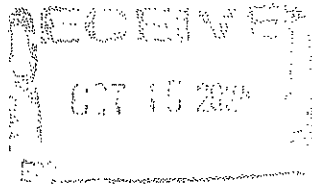
FEDERAL ID 47-2390983

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

Date	Description	Amount
9/1/24	Balance Forward	\$521.48
9/30/24	PAYMENT - THANK YOU	-\$521.48

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
9/3/24	10519163	SAG St Augustine Record	SAR - Meadow View at Twin Creeks Meeting Schedule		\$101.28
9/9/24	10543684	SAG St Augustine Record	Meadow View at Twin Creeks September Meeting		\$95.84



RECEIVED
By Tara Lee at 9:36 am, Oct 28, 2024

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	\$197.12
Service Fee 3.99%	\$7.87
*Cash/Check/ACH Discount	-\$7.87
*Payment Amount by Cash/Check/ACH	\$197.12
Payment Amount by Credit Card	\$204.99

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Meadow View At Twin Creeks Cdd		764130		0006701468		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$197.12	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$197.12
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		\$204.99
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

0000764130000000000000067014680001971267176

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:

09/03/2024

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 09/03/2024

Keegan Clemons

Legal Clerk

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost: \$101.28
Tax Amount: \$0.00
Payment Cost: \$101.28
Order No: 10519163 # of Copies:
Customer No: 764130 1
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF MEETINGS MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

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

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

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record of the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850, or by visiting the District's website at www.MeadowViewatTwinCreeksCDD.com.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least 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 Office.

A person who decides to appeal any decision made at the meetings with respect to any matter considered at the meeting is advised that person will need a record of the 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: September 03, 2024; #10519163

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Courtney Hogge
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:

09/09/2024

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 09/09/2024

Legal Clerk

Keegan Cleoran

Mitch Vulliamy

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost: \$95.84
Tax Amount: \$0.00
Payment Cost: \$95.84
Order No: 10543684 # of Copies:
Customer No: 764130 1
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS MEETING
Notice is hereby given that the Board of Supervisors ("Board") of the Meadow View at Twin Creeks Community Development District ("District") will hold a regular meeting on Thursday, September 19, 2024 at 10:00 a.m. at the Lake House Amenity Center located at 850 Beacon Lake Parkway, St. Augustine, Florida 32095, where the Board may consider any business that may properly come before it ("Meeting"). An electronic copy of the agenda may be obtained by contacting the office of the District Manager, c/o Governmental Management Services, LLC, at (904) 940-5850 or joliver@gmsnf.com ("District Manager's Office") and is also expected to be available on the District's website, www.meadowviewattwincreeksdd.com at least seven days prior to the meeting.

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

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

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

James Oliver
District Manager
Pub: Sept. 9, 2024; #10543684

APPROVED AMENITY FACILITY MAINT.
320-57200-45508
CHRISTIAN BIROL 10/29/2024

My Clean Roof

INVOICE

Date: 10/18/24
INVOICE #403

Meadowview at Twin Creeks
CDD
850 Beacon Lake Parkway
St Augustine, FL 32259

Date completed	Job	Payment Terms	Due Date
	Pressure washing		

1) Pressure washed the exterior of the amenity center		\$1500.00
2) Pressure washed front pavers and sidewalk		
	Total	\$1500.00

RECEIVED
By Tara Lee at 3:07 pm, Oct 29, 2024

Make all checks payable to My Clean Roof
Thank you for your business!

My Clean Roof 4771 Harpers Ferry Lane Jax FL 32257 Phone: 904-210-6342 James@mycleanroof.us

THIGPEN

HEATING & COOLING, INC.

Since 1962

Please remit payment to:

Thigpen Heating and Cooling, Inc.
 2801 Dawn Road, Jacksonville FL 32207
 Phone: 904-448-1962 Website: www.thigpenac.com
 License # CACO56726 | CACO56729 | CN208226

INVOICE : 0005754

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

Invoice Date : 10/12/2024	Install Date : 01/10/2019
Service Order : 034030	Page : 1 of 4
Serviced At : 123452	
Meadow View At Twin Creeks CDD 850 Beacon Lake Pkwy Saint Augustine, FL 32095	J 320 57200 45508 Facility Maintenance Approved Emily Wright 10.23.2024

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

Service Requested :

MUST BE FIRST CALL THEY ARE LEAVING AT 12 FRIDAY pls look at mens bathroom by the pool house, says it has a foul smell Commercial Maintenance Commercial Maintenance. BEACON LAKE AMEN CUSTOMER IS TAX EXEMPT.

Service Comments :

Carrier AHU model number FB4CNP061 Serial number 2118F20420 Filter 21 1/2x24x1 Split 20.2 Blower amps 4.8 Float switch is working Pan switch is working Pull and clean Carrier AHU model number FB4CNP048 Serial number 1818F02115 Filter Split 19.9 Blower amps 2.8 Float switch is working Pan switch is working Maintenance complete on 5 split systems. Checked all amps and volts to all motors and compressors. Checked all low voltage connections. Checked all caps. Cleaned all coils and drain lines. Replaced all filters and belts. Checked all pressures and splits. Units are running well at this time, Big split above women's restroom had water in pan again due to drain line being clogged. Water has been removed from pan.

Description	Mfg Name	Model	Serial No
Air Handler	MISC	FB4CNP061	2118F20420
Description	Mfg Name	Model	Serial No
Condenser	MISC	25HCE460A300	1018E07754
Description	Mfg Name	Model	Serial No
Air Handler	MISC	FB4CNP048	1818F02115
Description	Mfg Name	Model	Serial No
Condenser	MISC	25HCE448A300	2118E03167

See Over < 2 >

THIGPEN

HEATING & COOLING, INC.

Since 1962

Please remit payment to:

Thigpen Heating and Cooling, Inc.

2801 Dawn Road, Jacksonville FL 32207

Phone: 904-448-1962 Website: www.thigpenac.com

License # CACO56726 | CACO56729 | CN208226

INVOICE : 0005754

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

Invoice Date : 10/12/2024	Install Date : 01/10/2019
Service Order : 034030	Page : 2 of 4
Serviced At : 123452	
Meadow View At Twin Creeks CDD 850 Beacon Lake Pkwy Saint Augustine, FL 32095	

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

Description	Mfg Name	Model	Serial No
Mini Split System	MISC	SLZ-KA09NA	83M01258
Mini Split System	MISC	MX2-2C2DNAZ	82P01065
Mini Split System	MISC	SLZ-KA09NA	83M01255
Air Handler	MISC	FB4CNP061	098F00208
Condenser	MISC	25HCE460A0300	2018E20068
Make Up Air Unit	MISC	A1-G10-MPU	4008618
Condenser	MISC	25HCE24A300	4216603883

See Over < 3 >

THIGPEN

HEATING & COOLING, INC.

Since 1962

Please remit payment to:

Thigpen Heating and Cooling, Inc.
 2801 Dawn Road, Jacksonville FL 32207
 Phone: 904-448-1962 Website: www.thigpenac.com
 License # CACO56726 | CACO56729 | CN208226

INVOICE : 0005754

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

Invoice Date : 10/12/2024	Install Date : 01/10/2019
Service Order : 034030	Page : 3 of 4
Serviced At : 123452	
Meadow View At Twin Creeks CDD 850 Beacon Lake Pkwy Saint Augustine, FL 32095	

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

Description	Mfg Name	Model	Serial No
Make Up Air Unit	MISC	A2-G12-MPU	4008618

Description	Mfg Name	Model	Serial No
Condenser	MISC	25HCE460A500	0818E00634

Description	Mfg Name	Model	Serial No
Air Handler	MISC	40RUAA08A2A6	4817U13322

Description	Mfg Name	Model	Serial No
Mini Split System	MISC	MXZ-2C20NA2	82PO1065

Description	Mfg Name	Model	Serial No
Roof Top Unit	CARRIER	38AUZA08A0B5-0A0	1118C91472

Qty	Description	Price	Extended
1	A39 Belt	0.00	0.00
4	16x24x2 Pleated Filter	0.00	0.00
1	16x25x1 Pleated Filter	0.00	0.00
1	197/8x211/2x1 Pleated Filter	0.00	0.00
2	21.5x23 5/16x1 Pleated Filter	0.00	0.00
Total Parts for Unit			0.00

See Over < 4 >

THIGPEN

HEATING & COOLING, INC.

Since 1962

Please remit payment to:

Thigpen Heating and Cooling, Inc.
 2801 Dawn Road, Jacksonville FL 32207
 Phone: 904-448-1962 Website: www.thigpenac.com
 License # CACO56726 | CACO56729 | CN208226

INVOICE : 0005754

Invoice Date :10/12/2024	Install Date :01/10/2019
Service Order :034030	Page : 4 of 4
Serviced At : 123452	
Meadow View At Twin Creeks CDD 850 Beacon Lake Pkwy Saint Augustine, FL 32095	

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

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

Total Labor for Unit	0.00
Maintenance Contract :	505.00

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

Materials:	0.00
Misc:	505.00
Trip Charge:	0.00
Labor:	0.00
Subtotal:	505.00
Sales Tax:	0.00
Total:	505.00 USD
Balance Due:	505.00 USD

RECEIVED
 By Tara Lee at 2:22 pm, Oct 28, 2024