

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

January 16, 2025

AGENDA

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

January 9, 2025

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, January 16, 2025 at 6:00 p.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 December 19, 2024 Meeting
- IV. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. Amenity Manager – Report
 - E. Operations Manager
 1. Report
 2. Proposal to Resurface the Dog Park
- VI. Update on Fishing and Parking Policies
- VII. Discussion of Fitness Equipment
- VIII. Consideration of Addendum to Future Horizons Contract to Add Phase 3B Ponds
- IX. Requests for Use of District Property

- A. Fee Waiver Request from PTO to Hold Business Meetings at the Lake House
- B. Request to Hold a Farmer's Market
- X. Financial Reports
 - A. Financial Statements as of November 30, 2024
 - B. Assessment Receipts Schedule
 - C. Check Register
- XI. Other Business
- XII. Supervisors' Requests and Audience Comments
- XIII. Next Scheduled Meeting – February 20, 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, December 19, 2024 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095.

Present and constituting a quorum were:

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	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

The following is a summary of the discussions and actions taken at the December 19, 2024 meeting.

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Public Comment

A resident stated that he has a large crack in the curbing in front of his house and St. Johns County has advised the CDD is responsible for the repair as the roads have not yet been turned over to the county.

Mr. Oliver asked Mr. Gray to inspect the area and determine who is responsible for the repair.

A resident asked how items can be added to future agendas.

Mr. Oliver addressed this comment later in the meeting, stating that the resident can contact the board members.

A resident stated that the fountain is still not working. She also commented on a pipe sticking out on Hydrilla. Lastly, she commented on issues with the gate and a garbage truck not being able to get in. She recommended leaving the gate open during certain hours, such as 7:00 a.m. to 7:00 p.m., for deliveries.

A resident commented on two ponds not being maintained near the school.

Mr. Arias stated that area contains multiple parcels owned by multiple entities and the CDD can only maintain property that it owns.

A resident commented on a large pothole in front of her driveway on Trophy Lane, as well as the lack of streetlighting in that area.

Mr. Sims stated that they are waiting on St. Johns County to clear the District to do the second asphalt lift.

Mr. Gray stated that he will apply temporary asphalt patches in that area again.

A resident asked if the community could host biker/walker safety classes. The Sheriff's office will host the classes for \$55 per hour.

Mr. Arias asked Ms. Erickson to coordinate hosting the class.

Next, the resident asked if the school could host the once monthly PTO meetings at the Lake House at no cost.

THIRD ORDER OF BUSINESS

Approval of Minutes of the November 21, 2024 Meeting

A copy of the November 21, 2024 minutes was included in the agenda package for the Board's review.

There being no comments, a motion to approve followed.

On MOTION by Mr. Arias seconded by Mr. Berman with all in favor the November 21, 2024 minutes were approved.

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

FIFTH ORDER OF BUSINESS

Consideration of Fishing Policies

Mr. Oliver stated that the main topic of discussion regarding fishing at the last meeting was in regard to the prohibition of fishing in the Lens Court pond.

Mr. Arias stated that the only area he thinks people should not be fishing is directly across from the fountains due to damage being caused to the fountain motors.

Ms. Brown commented that this affects her personal property and people fishing in the ponds do not respect the nearby homes by staying on the far side of the lake. She also stated that she got it in writing that fishing on that particular pond would not be allowed when she closed on her home.

Mr. Arias commented that Ms. Brown has his sympathy and understanding, however when it comes to the lake, the homeowner's property ends and the CDD's property begins and there were many people that were told things that were not reality.

Ms. Brown stated that the Board voted to exclude the Lens Court pond less than a year ago. She asked the Board to keep the policy as-is.

Mr. Berman commented that when he looks at the Lens Court pond, it stands out as the one pond that has ample area for fishing without encroaching on anyone's property. If the Board does choose to open the Lens Court pond for fishing, that it only be allowed on the portion of the pond accessible without encroaching on the five houses.

Ms. Brown stated that prior to it being stolen, the No Trespassing sign that was placed in the area was very effective.

Mr. Berman stated that he has no objection to the No Trespassing sign being put back in the cul-de-sac area addressing the area where the homes are. He also suggested distributing an updated map of allowed fishing areas to the residents.

Mr. Kovacic commented that he is in favor of maintaining the fishing policies approved in 2023.

Ms. Brown commented that the two lakes in Harborside could be included in the policy if they are not already.

Mr. Arias asked residents to respect each other and made the motion below to revise the fishing policies to allow fishing on a section of the Lens Court pond and to add verbiage related to fishing directly by the fountains.

On MOTION by Mr. Arias seconded by Mr. Berman with three in favor and Mr. Kovacic and Ms. Brown opposed, revising the fishing policies to allow fishing on the areas of the Lens Court pond and Harborside pond that are not adjacent to or directly in front of, or behind homes was approved with staff authorized to work with Supervisor Berman on finalizing the policies.

SEVENTH ORDER OF BUSINESS Consideration of Policies Regarding Use of Charlie’s Grille

Mr. Oliver stated that currently, for non-CDD events, use of the District’s facilities is limited to the Lake House room with no access to the bar or kitchen areas. There have been requests to expand the use of the facility for residents.

Ms. Erickson stated that she recommends opening the backside of the bar to rentals, so long as the person responsible uses licensed and insured bartenders. There would need to be a fee for cleaning the keg system after each rental. She suggesting increasing the fee to \$150 per hour, which would be a \$25 increase. She does not believe the Charlie’s Grille should be available for rentals due to the expense for having it cleaned, and liability reasons.

Mr. Berman stated that he doesn’t see the liability risk in renting out the entire bar if alcohol is not being served.

Ms. Buchanan stated that she would have to research the liability risks.

On MOTION by Mr. Berman seconded by Mr. Berman with all in favor adding a \$25 fee for use of the bar area was approved.

EIGHTH ORDER OF BUSINESS General Discussion of Street Parking Policies (on CDD-owned roads)

Mr. Oliver stated that the current parking policies prohibit parking on the street from 6:00 p.m. to 6:00 a.m. and noted the District could tow vehicles in violation. The previous board did not push to have the policy used, however street parking has become more of an issue. Staff has reached out to ASAP towing to find out what they would require to tow vehicles in the area.

Mr. Arias suggested reducing the time during which street parking is prohibited in the future to something closer to 12:00 a.m. to 6:00 a.m., however he thinks street parking is something that could be self-policed by members of the community. He also thinks a quick fix would be a rule to park on the side opposite of the sidewalks only.

The Board discussed the procedure for applying warnings to parked vehicles, who will enforce vehicles that have not moved, and signage.

Mr. Arias asked Mr. Gray to look into who posted the no parking signs on Trophy Lake Drive following resident comments.

Mr. Arias and District staff will work on a more comprehensive parking plan, and in the meantime, an e-blast will be sent within the week after the meeting asking residents to park on only one side of the street.

Mr. Kovacic asked staff to coordinate with the homeowner’s association board on the e-blast as their organization also has a wide reach.

NINTH ORDER OF BUSINESS

**Discussion of Meeting Schedule
Adjustments**

Mr. Arias suggested holding a meeting starting at 6:00 p.m. once per quarter as more residents have been requesting evening meetings.

A resident asked if there is a way to record the meetings and disseminate it to those that are not able to attend.

Mr. Oliver responded that the District will work on that.

On MOTION by Mr. Berman seconded by Mr. Arias with all in favor holding a 6:00 p.m. meeting at the beginning of each quarter, starting with January 2025 was approved.

TENTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of October 31, 2024

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

B. Assessment Receipts Schedule

A copy of the assessment receipt schedule showing the on-roll assessments are 0% collected due to the fiscal year just beginning was included in the agenda package for the Board’s review. Mr. Oliver noted there have been four other assessment distributions since this document was drafted, so the District is now 20% collected.

C. Check Register

A copy of the check register totaling \$155,376.45 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.

ELEVENTH ORDER OF BUSINESS Other Business

Mr. Oliver stated that The Gate Company and Envera have been finger pointing in regard to the issues with the entrance gate.

Mr. Gray stated that The Gate Company and Envera were both on site recently to remediate the issues. Multiple repairs were made. As far as the call time, Envera states that the average call time is 53 seconds per car, which they feel is acceptable. Mr. Gray asked Envera to try to get the average call time closer to 30 seconds.

FIFTH ORDER OF BUSINESS Staff Reports

A. District Counsel

Ms. Buchanan reminded the existing 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 addressed a previous audience members comment about a pipe sticking out of the ground, stating that it is not placed on CDD property, and was not installed by the CDD. It appears to be part of a drainage system for the nearby home and was installed by Toll Brothers. Next, Mr. Sims reported that he has called the county regarding turning the water service to the park on and they have not yet responded. He will continue to follow up with the county. Similarly, both Mr. Sims and Mr. Gray have contacted FP&L multiple times to put in a request for more streetlighting, and they have not responded. Lastly, he reported that the second asphalt lift for the community is in progress, however it will take time as roads and curbing all need to be inspected. The second lift does not apply to the Beacon Lake Parkway extension however, due to the way the project was permitted. That road will not be paved until 2027.

C. District Manager

Mr. Oliver stated that at the last meeting there was a discussion of the fence license fees being refundable. He provided a handout to the Board of an excerpt from the December 2020 minutes showing when the Board vote was taken, the intention was for the fee to be non-refundable. The current Board could consider in the future if they wish to refund a portion, or all of the fee.

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 reported that the fountains have been ordered. He noted he would take a look at the pipe located off of Hydrilla that was brought up during audience comments. He also noted that he would be bringing proposals to the next Board meetings to resurface the dog park and soccer field, and to recoat the fiberglass slides. He also wants to discuss the welcome sign and gym equipment.

Ms. Brown asked if Mr. Gray will be bringing options for the front where people have complained about the BJ's.

Mr. Gray responded that he is working with the landscaping team to put together some proposals to replant the area or add new landscaping to mitigate the lighting issue. The first proposal received was close to \$70,000.

TWELFTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

There were no supervisor requests.

An audience member asked why the county would put up No Parking signs on streets that they do not own.

Mr. Gray responded that the signs are installed in the county's easement.

Mr. Arias stated that Mr. Gray and Mr. Sims will investigate the signage.

An audience member asked if money could be transferred from the HOA to the CDD.

Ms. Buchanan responded that there have been instances of HOAs entering into an agreement to pay for something that the CDD wants to acquire. It's unlikely the HOA's regulations allow gifting money to the District.

An audience member asked if there is any recourse to the developers requiring the incoming builders keep the landscaping consistent between phases, and if Dream Finders met their requirements.

Mr. Oliver responded that staff will talk to the developer.

THIRTEENTH ORDER OF BUSINESS **Next Scheduled Meeting – January 16, 2025 at 6:00 p.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095**

FOURTEENTH ORDER OF BUSINESS **Adjournment**

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

E.

1.

Meadow View at Twin Creeks

1/16/2025

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
January 16th, 2025

To: Board of Supervisors

From: Rich Gray
Field Operations Manager

Jennifer Clark-Erickson
Amenity Manager

RE: Beacon Lake Field Operations & Amenity Management Report – January 16th, 2025

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 2025. 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
- Ornament & Craft Day- 12.23.2024
- Upcoming- Kids Paint Day – 1.20.2025
- Upcoming- Murder Mystery Night- 1.31.2025
- Upcoming- Vendor Village- 2.2.2025

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

- East Coast Wells completed the additional repairs to the wells located at Tamar and Hutchinson.
- Future Horizons have installed the new fountains one off Beacon Lake PKWY where the double fountains are and the other at Lakeside Park.
- Quantum Electric was able to fix the illuminated street sign on Horsetail and Loosestrife.
- Southeast Fitness has completed 3 out of the 4 repairs needed to gym equipment waiting on parts for the completion of the remaining equipment.
- RMS installed a new Volleyball net at Lakeside Park and a replacement for the second net has shipped.
- RMS painted the outdoor patio tables at the entrance and the back patio of the Amenity Center.
- RMS refurbished and repainted Amenity center entrance fans.
- RMS fixed the Lake House sign and replaced it with stainless steel chain in front of the Amenity Center.
- RMS has secured a secondary entrance with a new latch and pad lock to help prevent anymore vandalism at Lakeside Park leaving only one entrance available to enter with key fob only.

Conclusion

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



2.



Proposal #: 476529

Date: 1/7/2025

From: Nicholas Lamb

Proposal for
Meadow View at Twin Creeks CDD

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

LOCATION OF PROPERTY

850 Beacon Lake Pkwy
St. Augustine , FL 32095

Dog Park - Change to Bahia 12/7/2025

DESCRIPTION	QTY	AMOUNT
Prep and Disposal	24	\$1,728.00
Sod Installation (Sub)	6,800	\$3,740.00

- Removal of existing turf in dog park with machine and prep area for new Bahia sod
- Installation of soil and Bahai sod in dog park. **Soil is not listed in this proposal but will be provided by Yellowstone. Moving forward there will be a separate line item if soil needs to be installed on future projects, which will be on all sod and plant material installations.
- *The maintenance team at Beacon Lake will remove a section of the chain link fence prior to the removal and re-install once this project has been complete.
- Haul off all debris generated.

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

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

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Meadow View at Twin Creeks CDD

Subtotal	\$5,468.00
Sales Tax	\$0.00
Proposal Total	\$5,468.00

THIS IS NOT AN INVOICE

EIGHTH ORDER OF BUSINESS



January 6, 2025

ADDENDUM TO CONTRACT

TO: Meadow view at Twin Creek CDD
850 Beacon Lake Parkway
Saint Augustine, FL 32095

We are pleased to offer you the following addendum to the Beacon Lakes contract:

Description	Price
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Future Horizons will add monthly aquatic maintenance at Beacon Lakes to two ponds (approx. 12 acres) located in 3B adjacent to Stargaze and Daymark Lanes to the existing Beacon Lakes monthly aquatic maintenance contract.	\$ 309.00 monthly \$3,708.00 annually
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*This monthly price is in addition to the pricing already provided for Beacon Lakes. All other terms and conditions remain the same (schedule, plants treated, etc.)

*Credit card transactions over \$1,000.00 will incur a 5% Processing Fee. Quote is only good for thirty (30) days from date.

FUTURE HORIZONS, INC.



Chris Railing
Vice-President, Operation and Sales

X _____

Should legal services become necessary in collection of the outstanding debt of this contract, it would become the financial obligation of the proposed client.

TENTH ORDER OF BUSINESS

A.

Meadow View at Twin Creeks
Community Development District

Unaudited Financial Reporting
November 30, 2024



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Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

November 30, 2024

	General Fund	Debt Service Fund	Capital Project Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 150,745	\$ -	\$ -	\$ 150,745
Due from Other	2,518	-	-	2,518
Investments:				
General Fund Custody	342,703	-	-	342,703
State Board of Administration (SBA)-GF	128,061	-	-	128,061
State Board of Administration (SBA)-Fence Easement	47,768	-	-	47,768
Series 2016				
Reserve	-	146,552	-	146,552
Revenue	-	93,898	-	93,898
Series 2018				
Reserve A1	-	201,976	-	201,976
Revenue A1	-	93,564	-	93,564
Reserve A2	-	-	-	-
Revenue A2	-	2,998	-	2,998
Prepayment A 2	-	1	-	1
Series 2019				
Reserve	-	85,006	-	85,006
Revenue	-	42,744	-	42,744
Prepayment A1	-	0	-	0
Series 2020				
Reserve A1	-	41,334	-	41,334
Revenue A1	-	23,113	-	23,113
Prepayment A1	-	980	-	980
Revenue A2	-	1,847	-	1,847
Interest A2	-	0	-	0
Prepayment A2	-	0	-	0
Series 2021 Ph3B				
Reserve	-	142,721	-	142,721
Revenue	-	30,606	-	30,606
Prepayment	-	163	-	163
Construction	-	-	11,736	11,736
Series 2021 Ph4				
Reserve	-	211,869	-	211,869
Revenue	-	27,350	-	27,350
Construction	-	-	20,003	20,003
Deposits	3,760	-	-	3,760
Total Assets	\$ 675,556	\$ 1,146,723	\$ 31,739	\$ 1,854,017

Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

November 30, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Liabilities:				
Accounts Payable	\$ 42,565	\$ -	\$ -	\$ 42,565
Accrued Expenses	3,680	-	-	3,680
Total Liabilities	\$ 46,246	\$ -	\$ -	\$ 46,246
Fund Balance:				
Nonspendable:				
Deposits	\$ 3,760	\$ -	\$ -	\$ 3,760
Restricted for:				
Debt Service	-	1,146,723	-	1,146,723
Capital Project	-	-	31,739	31,739
Assigned for:				
Capital Reserve Fund	-	-	-	-
Capital Reserves	-	-	-	-
Unassigned	625,550	-	-	625,550
Total Fund Balances	\$ 629,310	\$ 1,146,723	\$ 31,739	\$ 1,807,772
Total Liabilities & Fund Balance	\$ 675,556	\$ 1,146,723	\$ 31,739	\$ 1,854,017

Meadow View at Twin Creeks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2024

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 2,144,757	\$ 97,954	\$ 97,954	\$ -
Special Assessments - Gate Monitoring*	32,500	-	-	-
Assessments - Direct Bill	-	-	-	-
Interest/Miscellaneous Income	25,000	4,167	3,766	(401)
Restricted Easement Fence Fund	-	-	2,400	2,400
Facility Revenue	10,000	1,667	-	(1,667)
Total Revenues	\$ 2,212,257	\$ 103,787	\$ 104,119	\$ 332
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 4,800	\$ 800	\$ 1,200	\$ (400)
PR-FICA	367	61	92	(31)
Engineering	36,000	6,000	3,511	2,489
Attorney	30,000	5,000	1,106	3,895
Annual Audit	7,600	-	-	-
Assessment Administration	11,236	11,236	11,236	-
Arbitrage Rebate	3,600	-	-	-
Dissemination Agent	14,045	2,341	2,341	-
Trustee Fees	20,400	4,234	4,234	-
Management Fees	58,533	9,756	9,756	-
Information Technology	1,776	296	296	-
Website Maintenance	1,272	212	212	-
Telephone	700	117	69	48
Postage & Delivery	1,600	267	476	(209)
Insurance General Liability/Public Officials	8,977	8,977	8,732	245
Printing & Binding	2,300	383	61	323
Legal Advertising	1,500	250	190	60
Other Current Charges	1,600	267	-	267
Office Supplies	300	50	1	49
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 206,781	\$ 50,420	\$ 43,686	\$ 6,735

Meadow View at Twin Creeks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2024

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
<i>Operations & Maintenance</i>				
Amenity Center Expenditures				
<i>Utilities</i>				
Telephone/Cable/Internet	\$ 13,326	\$ 2,221	\$ 2,031	\$ 190
Electric	52,500	8,750	6,424	2,326
Water/Sewer/Irrigation	45,000	7,500	7,284	216
Gas	2,500	417	310	107
Trash Removal	8,400	1,400	1,575	(175)
<i>Security</i>				
Security Monitoring	1,440	240	222	18
Gate Monitoring	32,500	5,417	5,297	120
Gate Repairs	3,000	500	667	(167)
Access Cards	3,000	500	715	(215)
Contacted Security	20,000	3,333	5,217	(1,884)
<i>Management Contracts</i>				
Facility Management	98,729	16,455	16,455	(0)
Facility Attendant	41,498	6,916	2,288	4,628
Pool Attendants	61,479	10,247	-	10,247
Canoe Launch Attendant	5,750	958	-	958
Snack Bar Attendant	10,000	1,667	-	1,667
Field Management / Admin	95,000	15,833	15,833	(0)
Pool Maintenance	20,000	3,333	3,076	258
Pool Chemicals	26,475	4,413	4,202	210
Janitorial	25,112	4,185	5,349	(1,164)
Facility Maintenance	103,200	17,200	17,839	(639)
Private Event Attendant	6,500	1,083	1,370	(287)
Repairs & Maintenance	62,800	10,467	8,681	1,786
New Capital Projects	5,000	833	-	833
Snack Bar Inventory -CGS	1,000	167	-	167
Food Service License	650	108	-	108
Subscriptions	4,000	667	498	169
Pest Control	2,831	472	452	20
Supplies	2,500	417	119	297
Furnitures, Fixtures & Equipment	5,000	-	-	-
Special Events	35,000	3,542	3,542	-
Holiday Decorations	20,000	197	197	-
Fitness Center Repairs/Supplies	5,500	917	-	917
Office Supplies	2,050	342	329	13
ACA++SCAP/BMI Licenses	800	133	-	133
Property Insurance	84,668	84,668	68,894	15,774
Permit and License	850	142	109	32
Subtotal Amenity Center Expenditures	\$ 908,057	\$ 215,639	\$ 178,976	\$ 36,663

Meadow View at Twin Creeks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/24	Thru 11/30/24	Variance
Ground Maintenance Expenditures				
Hydrology Quality/Mitigation	\$ 6,400	\$ 1,067	\$ -	\$ 1,067
Electric	36,321	6,053	2,733	3,320
Landscape Maintenance	690,755	115,126	95,346	19,780
Landscape Contingency	85,000	14,167	3,775	10,392
Lake Maintenance	27,000	4,500	4,568	(68)
Grounds Maintenance	35,000	5,833	5,729	104
Pump Repairs	10,000	1,667	3,430	(1,763)
Streetlighting	69,294	11,549	11,730	(181)
Streetlight Repairs	5,000	833	-	833
Irrigation Repairs	50,000	8,333	4,412	3,922
Miscellaneous	6,500	1,083	230	853
Contingency	31,149	5,191	1,000	4,191
Capital Reserve	45,000	-	-	-
Subtotal Ground Maintenance Expenditures	\$ 1,097,418	\$ 175,403	\$ 132,953	\$ 42,450
Total Operations & Maintenance	\$ 2,005,476	\$ 391,042	\$ 311,929	\$ 79,113
Total Expenditures	\$ 2,212,257	\$ 441,463	\$ 355,615	\$ 85,848
Excess (Deficiency) of Revenues over Expenditures	\$ 0		\$ (251,495)	
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ -		-	
Total Other Financing Sources/(Uses)	\$ -		\$ -	
Net Change in Fund Balance	\$ 0		\$ (251,495)	
Fund Balance - Beginning	\$ -		\$ 880,805	
Fund Balance - Ending	\$ -		\$ 629,310	

(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	\$ -	\$ 97,954	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	97,954
Special Assessments - Gate Monitoring*	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessments - Direct Bill	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest/Miscellaneous Income	2,251	1,515	-	-	-	-	-	-	-	-	-	-	3,766
Restricted Easement Fence Fund	-	2,400	-	-	-	-	-	-	-	-	-	-	2,400
Facility Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	\$ 2,251	\$ 101,868	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 104,119
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 400	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,200
PR-FICA	31	61	-	-	-	-	-	-	-	-	-	-	92
Engineering	1,001	2,510	-	-	-	-	-	-	-	-	-	-	3,511
Attorney	436	670	-	-	-	-	-	-	-	-	-	-	1,106
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	11,236	-	-	-	-	-	-	-	-	-	-	-	11,236
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	1,170	1,170	-	-	-	-	-	-	-	-	-	-	2,341
Trustee Fees	4,234	-	-	-	-	-	-	-	-	-	-	-	4,234
Management Fees	4,878	4,878	-	-	-	-	-	-	-	-	-	-	9,756
Information Technology	148	148	-	-	-	-	-	-	-	-	-	-	296
Website Maintenance	106	106	-	-	-	-	-	-	-	-	-	-	212
Telephone	47	22	-	-	-	-	-	-	-	-	-	-	69
Postage & Delivery	44	432	-	-	-	-	-	-	-	-	-	-	476
Insurance General Liability/Public Officials	8,732	-	-	-	-	-	-	-	-	-	-	-	8,732
Printing & Binding	31	30	-	-	-	-	-	-	-	-	-	-	61
Legal Advertising	96	94	-	-	-	-	-	-	-	-	-	-	190
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	1	1	-	-	-	-	-	-	-	-	-	-	1
Dues, Licenses & Subscriptions	-	175	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 32,588	\$ 11,097	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,686

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	\$ 981	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,031
Electric	3,094	3,330	-	-	-	-	-	-	-	-	-	-	6,424
Water/Sewer/Irrigation	3,820	3,464	-	-	-	-	-	-	-	-	-	-	7,284
Gas	289	21	-	-	-	-	-	-	-	-	-	-	310
Trash Removal	788	788	-	-	-	-	-	-	-	-	-	-	1,575
Security													
Security Monitoring	111	111	-	-	-	-	-	-	-	-	-	-	222
Gate Monitoring	2,633	2,665	-	-	-	-	-	-	-	-	-	-	5,297
Gate Repairs	325	342	-	-	-	-	-	-	-	-	-	-	667
Access Cards	-	715	-	-	-	-	-	-	-	-	-	-	715
Contacted Security	2,460	2,758	-	-	-	-	-	-	-	-	-	-	5,217
Management Contracts													
Facility Management	8,227	8,227	-	-	-	-	-	-	-	-	-	-	16,455
Facility Attendant	1,187	1,102	-	-	-	-	-	-	-	-	-	-	2,288
Pool Attendants	-	-	-	-	-	-	-	-	-	-	-	-	-
Canoe Launch Attendant	-	-	-	-	-	-	-	-	-	-	-	-	-
Snack Bar Attendant	-	-	-	-	-	-	-	-	-	-	-	-	-
Field Management / Admin	7,917	7,917	-	-	-	-	-	-	-	-	-	-	15,833
Pool Maintenance	1,713	1,363	-	-	-	-	-	-	-	-	-	-	3,076
Pool Chemicals	2,101	2,101	-	-	-	-	-	-	-	-	-	-	4,202
Janitorial	2,321	3,028	-	-	-	-	-	-	-	-	-	-	5,349
Facility Maintenance	10,636	7,203	-	-	-	-	-	-	-	-	-	-	17,839
Private Event Attendant	827	543	-	-	-	-	-	-	-	-	-	-	1,370
Repairs & Maintenance	4,600	4,081	-	-	-	-	-	-	-	-	-	-	8,681
New Capital Projects	-	-	-	-	-	-	-	-	-	-	-	-	-
Snack Bar Inventory -CGS	-	-	-	-	-	-	-	-	-	-	-	-	-
Food Service License	-	-	-	-	-	-	-	-	-	-	-	-	-
Subscriptions	249	249	-	-	-	-	-	-	-	-	-	-	498
Pest Control	226	226	-	-	-	-	-	-	-	-	-	-	452
Supplies	119	-	-	-	-	-	-	-	-	-	-	-	119
Furnitures, Fixtures & Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-
Special Events	989	2,553	-	-	-	-	-	-	-	-	-	-	3,542
Holiday Decorations	-	197	-	-	-	-	-	-	-	-	-	-	197
Fitness Center Repairs/Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	242	87	-	-	-	-	-	-	-	-	-	-	329
ACA++SCAP/BMI Licenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Insurance	68,894	-	-	-	-	-	-	-	-	-	-	-	68,894
Permit and License	55	55	-	-	-	-	-	-	-	-	-	-	109
Subtotal Amenity Center Expenditures	\$ 124,871	\$ 54,104	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	178,976

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	1,261	-	-	-	-	-	-	-	-	-	-	2,733
Landscape Maintenance	47,125	48,221	-	-	-	-	-	-	-	-	-	-	95,346
Landscape Contingency	2,140	1,635	-	-	-	-	-	-	-	-	-	-	3,775
Lake Maintenance	2,284	2,284	-	-	-	-	-	-	-	-	-	-	4,568
Grounds Maintenance	2,685	3,044	-	-	-	-	-	-	-	-	-	-	5,729
Pump Repairs	180	3,250	-	-	-	-	-	-	-	-	-	-	3,430
Streetlighting	5,865	5,865	-	-	-	-	-	-	-	-	-	-	11,730
Streetlight Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	1,661	2,751	-	-	-	-	-	-	-	-	-	-	4,412
Miscellaneous	-	230	-	-	-	-	-	-	-	-	-	-	230
Contingency	-	1,000	-	-	-	-	-	-	-	-	-	-	1,000
Capital Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Ground Maintenance Expenditures	\$ 63,413	\$ 69,540	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	132,953
Total Operations & Maintenance	\$ 188,284	\$ 123,645	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	311,929
Total Expenditures	\$ 220,872	\$ 134,742	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	355,615
Excess (Deficiency) of Revenues over Expenditures	\$ (218,622)	\$ (32,874)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(251,495)
Other Financing Sources/Uses:													
Transfer In/(Out)	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (218,622)	\$ (32,874)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(251,495)

Meadow View at Twin Creeks

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2024

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	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 November 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/24	Thru 11/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 443,364	\$ 19,947	\$ 19,947	\$ -
Interest Income	12,000	2,000	2,991	991
Total Revenues	\$ 455,364	\$ 21,947	\$ 22,938	\$ 991
Expenditures:				
Interest - 11/1	\$ 153,263	\$ 153,263	\$ 153,263	\$ -
Interest - 5/1	153,263	-	-	-
Principal - 5/1	140,000	-	-	-
Total Expenditures	\$ 446,525	\$ 153,263	\$ 153,263	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 8,839	\$ (131,315)	\$ (130,324)	\$ 991
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 8,839	\$ (131,315)	\$ (130,324)	\$ 991
Fund Balance - Beginning	\$ 222,167		\$ 370,774	
Fund Balance - Ending	\$ 231,006		\$ 240,450	

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 November 30, 2024

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 612,533	\$ 27,558	\$ 27,558	\$ -
Interest Income	14,000	2,333	3,978	1,644
Total Revenues	\$ 626,533	\$ 29,892	\$ 31,536	\$ 1,644
Expenditures:				
Interest - 11/1	\$ 226,338	\$ 226,338	\$ 226,338	\$ -
Interest - 5/1	226,338	-	-	-
Principal - 5/1	160,000	-	-	-
Total Expenditures	\$ 612,675	\$ 226,338	\$ 226,338	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 13,858	\$ (196,446)	\$ (194,802)	\$ 1,644
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 13,858	\$ (196,446)	\$ (194,802)	\$ 1,644
Fund Balance - Beginning	\$ 288,459		\$ 493,341	
Fund Balance - Ending	\$ 302,317		\$ 298,540	

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 November 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/24	Thru 11/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 257,353	\$ 11,488	\$ 11,488	\$ -
Interest Income	8,500	1,417	1,694	277
Total Revenues	\$ 265,853	\$ 12,904	\$ 13,182	\$ 277
Expenditures:				
Interest - 11/1	\$ 95,478	\$ 95,478	\$ 95,478	\$ -
Interest - 5/1	95,478	-	-	-
Principal - 5/1	65,000	-	-	-
Total Expenditures	\$ 255,955	\$ 95,478	\$ 95,478	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 9,898	\$ (82,573)	\$ (82,296)	\$ 277
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 9,898	\$ (82,573)	\$ (82,296)	\$ 277
Fund Balance - Beginning	\$ 123,844		\$ 210,046	
Fund Balance - Ending	\$ 133,742		\$ 127,750	

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 November 30, 2024

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 114,490	\$ 5,086	\$ 5,086	\$ -
Interest Income	5,500	917	831	(86)
Total Revenues	\$ 119,990	\$ 6,002	\$ 5,917	\$ (86)
Expenditures:				
Interest - 11/1	\$ 41,547	\$ 41,547	\$ 41,547	\$ -
Interest - 5/1	41,547	-	-	-
Principal - 5/1	30,000	-	-	-
Total Expenditures	\$ 113,094	\$ 41,547	\$ 41,547	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 6,897	\$ (35,544)	\$ (35,630)	\$ (86)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 6,897	\$ (35,544)	\$ (35,630)	\$ (86)
Fund Balance - Beginning	\$ 61,116		\$ 102,905	
Fund Balance - Ending	\$ 68,013		\$ 67,275	

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 November 30, 2024

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 280,765	\$ 12,560	\$ 12,560	\$ -
Interest Income	8,500	1,417	1,963	546
Total Revenues	\$ 289,265	\$ 13,977	\$ 14,523	\$ 546
Expenditures:				
Interest - 11/1	\$ 84,206	\$ 84,206	\$ 84,206	\$ -
Interest - 5/1	84,206	-	-	-
Principal - 5/1	110,000	-	-	-
Total Expenditures	\$ 278,413	\$ 84,206	\$ 84,206	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 10,852	\$ (70,230)	\$ (69,684)	\$ 546
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 10,852	\$ (70,230)	\$ (69,684)	\$ 546
Fund Balance - Beginning	\$ 100,153		\$ 243,174	
Fund Balance - Ending	\$ 111,005		\$ 173,490	

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 November 30, 2024

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 423,738	\$ 19,064	\$ 19,064	\$ -
Interest Income	9,000	1,500	1,836	336
Total Revenues	\$ 432,738	\$ 20,564	\$ 20,900	\$ 336
Expenditures:				
Interest - 11/1	\$ 130,129	\$ 130,129	\$ 130,129	\$ -
Interest - 5/1	130,129	-	-	-
Principal - 5/1	165,000	-	-	-
Total Expenditures	\$ 425,258	\$ 130,129	\$ 130,129	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 7,480	\$ (109,565)	\$ (109,229)	\$ 336
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (1,728)	\$ (1,728)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (1,728)	\$ (1,728)
Net Change in Fund Balance	\$ 7,480	\$ (109,565)	\$ (110,957)	\$ (1,392)
Fund Balance - Beginning	\$ 136,629		\$ 350,176	
Fund Balance - Ending	\$ 144,109		\$ 239,219	

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 November 30, 2024

	Actual	
	Thru 11/30/24	
Revenues		
Interest Income	\$	95
Total Revenues	\$	95
Expenditures:		
Capital Outlay		-
Total Expenditures	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$	95
Other Financing Sources/(Uses)		
Transfer In/(Out)	\$	-
Total Other Financing Sources (Uses)	\$	-
Net Change in Fund Balance	\$	95
Fund Balance - Beginning	\$	11,641
Fund Balance - Ending	\$ - \$	11,736

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 November 30, 2024

	Actual
	Thru 11/30/24
Revenues	
Interest Income	\$ 151
Total Revenues	\$ 151
Expenditures:	
Capital Outlay	\$ -
Total Expenditures	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 151
Other Financing Sources/(Uses)	
Transfer In/(Out)	\$ 1,728
Total Other Financing Sources (Uses)	\$ 1,728
Net Change in Fund Balance	\$ 1,879
Fund Balance - Beginning	\$ 18,123
Fund Balance - Ending	\$ 20,003

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	146,552
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	201,976
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	85,006
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	41,334
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	142,721
Bonds outstanding - 10/26/2021	\$5,140,000
Less: May 1, 2023	(\$105,000)
Less: August 1, 2023	(\$20,000)
Less: May 1, 2024	(\$105,000)
Less: May 1, 2024 - Special Call	(\$5,000)
Current Bonds Outstanding	\$4,905,000

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

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

Meadow View at Twin Creeks
FISCAL YEAR 2025 ASSESSMENT RECEIPTS

ASSESSED	#UNITS	SERIES 2016A-1 DEBT SERVICE NET	SERIES 2018A-1 DEBT SERVICE NET	SERIES 2019A-1 DEBT SERVICE NET	SERIES 2020A-1 DEBT ASMT NET	SERIES 2021-3B DEBT ASMT NET	SERIES 2021-4 DEBT ASMT NET	O&M NET	TOTAL ASSESSED
TOTAL ASSESSED	1478	443,364.15	612,533.25	255,335.17	113,041.11	279,170.52	423,726.06	2,177,197.57	4,304,367.83

TAX ROLL RECEIPTS

DISTRIBUTION	DATE	SERIES 2016A-1 SERVICE RECEIVED	SERIES 2018A-1 SERVICE RECEIVED	SERIES 2019A-1 SERVICE RECEIVED	SERIES 2020A-1 DEBT ASMT RECEIVED	SERIES 2021-3B DEBT ASMT RECEIVED	SERIES 2021-4 DEBT ASMT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
1	11/6/2024	712.06	983.75	410.08	181.55	448.36	680.52	3,496.68	6,913.00
2	11/15/2024	7,469.77	10,319.92	4,301.87	1,904.51	4,703.45	7,138.91	36,681.30	72,519.74
3	11/19/2024	11,765.42	16,254.61	6,775.75	2,999.74	7,408.27	11,244.29	57,775.81	114,223.73
4	12/6/2024	39,093.02	54,009.27	22,513.83	9,967.24	24,615.48	37,361.46	191,971.94	379,531.70
5	12/19/2024	32,257.71	44,565.90	18,577.34	8,224.50	20,311.52	30,828.91	158,406.15	313,171.58
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
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		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
TOTAL TAX ROLL RECEIPTS		91,297.99	126,133.46	52,578.87	23,277.54	57,487.07	87,254.10	448,331.89	886,359.75

BALANCE DUE	352,066.16	486,399.79	202,756.30	89,763.57	221,683.45	336,471.96	1,728,865.68	3,418,008.08
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PERCENT COLLECTED TAX ROLL	21%	21%	21%	21%	21%	21%	21%	21%
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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		
11/5/24	2746-2753	\$17,607.03
11/13/24	2754-2761	75,794.34
11/19/24	2762-2767	4,945.51
11/25/24	2768-2771	1,502.86
TOTAL		\$99,849.74
Autopayments		
11/1/24	RollKall Technol	\$1,386.01
11/4/24	Florida National Gas	\$20.95
11/4/24	Wellbeats	\$249.00
11/6/24	Republic Services	787.53
11/18/24	St Johns County Utility Dept	3,463.68
11/18/24	AT&T	85.60
11/21/24	Comcast	895.19
11/26/24	Florida Commerce	175.00
11/26/24	IRS FICA Payment	122.40
11/27/24	FPL	10,455.38
11/26/24	RollKall Technol	1,371.57
11/29/24	WF Bus Credit - Jennifer Clark-Erickson	3,170.91
Total Paid Electronically		\$22,183.22
Total General Fund		\$122,032.96

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/05/24	00038	10/15/24	362194	202410	320	57200	45400		NOV CELLULAR FIRE MONITOR	*	110.95		
									ATLANTIC SECURITY			110.95	002746
11/05/24	00162	10/20/24	6172-C	202411	320	57200	45506		NOVEMBER POOL CHEMICALS	*	2,101.20		
									ZACHARY SULLIVAN DBA BIG Z POOL			2,101.20	002747
11/05/24	00162	10/20/24	6172-D	202411	320	57200	45505		NOVEMBER POOL MAINTENANCE	*	1,362.90		
									ZACHARY SULLIVAN DBA BIG Z POOL			1,362.90	002748
11/05/24	00076	10/28/24	50491	202410	320	53800	45007		PUMP REPAIR-CHARLIE WAY	*	180.00		
									EAST COAST WELLS & PUMPS SERVICE			180.00	002749
11/05/24	00045	10/31/24	86660	202410	320	53800	45005		OCT LAKE MAINTENANCE	*	2,284.14		
									FUTURE HORIZONS, INC.			2,284.14	002750
11/05/24	00186	11/01/24	251097	202411	320	57200	45507		NOV JANITORIAL SERVICES	*	1,301.00		
									NEWVENTURE OF JACKSONVILLE INC DBA			1,301.00	002751
11/05/24	00020	10/17/24	335	202409	320	53800	45011		CONTINGENCY	*	3,700.00		
		10/17/24	335	202409	320	53800	45010		MISCELLANEOUS	*	274.59		
		10/17/24	335	202409	320	53800	45008		STREETLIGHT REPAIRS	*	1,000.00		
		10/17/24	335	202409	320	57200	44200		REPAIRS & MAINTENANCE	*	2,000.00		
		10/17/24	335	202409	320	57200	45508		FACILITY MAINTENANCE	*	1,900.00		
		10/17/24	335	202409	320	53800	45006		GROUNDS MAINTENANCE	*	1,000.00		
									RIVERSIDE MANAGEMENT SERVICES			9,874.59	002752
11/05/24	00018	11/01/24	11012024	202411	310	51300	42000		2024 POSTAGE-TX COLLECTOR	*	392.25		
									ST JOHNS COUNTY TAX COLLECTOR			392.25	002753
11/13/24	00114	11/01/24	747731	202411	320	57200	45410		GATE MONITORING 12/1-31	*	2,632.54		
									HIDDEN EYES LLC DBA ENVERA SYSTEMS			2,632.54	002754

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 #
11/13/24	00001	11/01/24	119	202411	310	51300	34000		NOV MANAGEMENT FEES	*	4,877.75		
11/01/24		119	202411	310	51300	35300			NOV WEBSITE ADMIN	*	106.00		
11/01/24		119	202411	310	51300	35100			NOV INFORMATION TECH	*	148.00		
11/01/24		119	202411	310	51300	31600			NOV DISSEMINATION SVCS	*	1,170.42		
11/01/24		119	202411	310	51300	51000			OFFICE SUPPLIES	*	.78		
11/01/24		119	202411	310	51300	42000			POSTAGE	*	39.91		
11/01/24		119	202411	310	51300	42500			COPIES	*	29.55		
11/01/24		119	202411	310	51300	41000			TELEPHONE	*	21.77		
GOVERNMENTAL MANAGEMENT SERVICES												6,394.18	002755
11/13/24	00178	10/31/24	3469791	202409	310	51300	31500		SEPT GENERAL COUNSEL	*	176.50		
KUTAK ROCK LLP												176.50	002756
11/13/24	00020	11/01/24	336	202411	320	57200	45504		NOV FIELD MGMT/ADMIN.	*	7,916.67		
11/01/24		336	202411	320	57200	45500			NOV FACILITY MANAGEMENT	*	8,227.42		
RIVERSIDE MANAGEMENT SERVICES												16,144.09	002757
11/13/24	00046	11/05/24	61977744	202411	320	57200	45917		NOVEMBER PEST CONTROL	*	226.03		
TURNER PEST CONTROL LLC												226.03	002758
11/13/24	00040	11/01/24	793742	202411	320	53800	45003		NOV LANDSCAPE MAINTENACE	*	48,221.25		
YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC												48,221.25	002759
11/13/24	00040	11/12/24	803430	202411	320	53800	45009		LOCATE & TROUBLESHOOT	*	999.75		
YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC												999.75	002760
11/13/24	00040	11/12/24	803431	202411	320	53800	45009		VALVE REPLACEMENT	*	1,000.00		
YELLOWSTONE LANDSCAPE-SOUTHEAST,LLC												1,000.00	002761
11/19/24	00005	11/05/24	216856	202410	310	51300	31100		OCT ENGINEERING SERVICES	*	1,000.83		
ENGLAND THIMS & MILLER, INC												1,000.83	002762
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 #	
11/19/24	00166	11/12/24	5382	202411 320-57200-44300	200 PROXIMITY BADGE	*	719.97			
		11/12/24	5382	202411 320-57200-44300	200 PROXIMITY BADGE	V	719.97-			
					ID WORKPLACE LLC			.00	002763	
11/19/24	00193	11/17/24	11172024	202411 320-57200-49400	COOKING CLASS - 11.17.24	*	1,500.00			
					JOHN SIERP DBA WHITE CLOUD CATERING			1,500.00	002764	
11/19/24	00020	10/31/24	337	202410 320-57200-49400	OCT SPECIAL EVT ASSISTANT	*	430.92			
					RIVERSIDE MANAGEMENT SERVICES			430.92	002765	
11/19/24	00020	10/31/24	338	202410 320-57200-45509	OCT PRIVATE EVT ATTENDANT	*	827.12			
					RIVERSIDE MANAGEMENT SERVICES			827.12	002766	
11/19/24	00020	10/31/24	339	202410 320-57200-45510	OCT ASSISTANT MANAGER	*	1,186.64			
					RIVERSIDE MANAGEMENT SERVICES			1,186.64	002767	
11/25/24	00133	11/18/24	11182024	202411 320-57200-44200	RPL KEY SWITCH FIRE PIT	*	350.00			
					ALFRED W. GROVER			350.00	002768	
11/25/24	00153	10/03/24	00067454	202410 310-51300-48000	NOTICE OF MEETING - 10/17	*	95.84			
					GANNETT MEDIA CORP DBA GANNETT FL			95.84	002769	
11/25/24	00166	11/12/24	5382	202411 320-57200-44300	200 PROXIMITY BADGES	*	714.97			
					ID WORKPLACE LLC			714.97	002770	
11/25/24	00148	11/12/24	29097	202411 320-57200-45420	TROUBLESHOOT EXIT GATES	*	342.05			
					THE GATE STORE, INC.			342.05	002771	
TOTAL FOR BANK A								99,849.74		
TOTAL FOR REGISTER								99,849.74		

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



PLEASE PAY BY	AMOUNT	INVOICE DATE
11/05/2024	\$110.95	10/15/2024

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

INVOICE NO. 362194

1 320 57200 45400 Security Monitoring
 Approved Emily Wright 10.23.2024

Site: 850 Beacon Lakes Pkwy St
 Augustine
Site Address: 850 Beacon Lakes Pkwy
 St Augustine FL 32092
Period: 11/01/2024 to 11/30/2024
Recurring No.: 17336
Job Name:
Order No.:

RECEIVED
 By Tara Lee at 12:19 pm, Oct 28, 2024

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



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www.smarthome.biz
sales@smarthome.biz

PLEASE PAY BY	AMOUNT	INVOICE DATE
11/05/2024	\$110.95	10/15/2024

INVOICE NO. 362194

How To Pay

INVOICE NO. 362194



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:** 11/05/2024 **AMOUNT DUE:** \$110.95

Please Reference: **362194**

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

Terms and Conditions

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

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 Purchaser's warranties for equipment not made by us granted us by manufacturers of such equipment used in Seller home systems. Seller will return this equipment to the original manufacturer for fulfillment of their warranty obligations.

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

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

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

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

Distributed by Atlantic Companies
1714 Cesery Boulevard
Jacksonville, FL 32211

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Approved Pool Chemicals
1-320-57200-45506
Christian Birol 10/21/2024

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



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

Invoice Number 6172-C
Date of Issue 10/20/2024
Due Date 11/30/2024
Reference Monthly Chemicals

Amount Due (USD) \$2,101.20

Description	Rate	Qty	Line Total
Beacon Lakes Monthly Chemicals	\$2,101.20	1	\$2,101.20

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

Subtotal 2,101.20
Tax 0.00

Total 2,101.20
Amount Paid 0.00

RECEIVED
By Tara Lee at 10:09 am, Oct 28, 2024

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 Chemicals
 1-320-57200-45506
 Christian Birol 10/21/2024

Recoded to: Pool Maintenance
 001.320.57200.45505 (10.31.24)
Tara R. Lee



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

Invoice Number 6172-D
 Date of Issue 10/20/2024
 Due Date 11/30/2024
 Reference Monthly Pool Service
 Amount Due (USD) \$1,362.90

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

Subtotal 1,362.90

RECEIVED

By Tara Lee at 10:10 am, Oct 28, 2024

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

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

APPROVED PUMP REPAIRS
 320-53800-45007
 CHRISTIAN BIROL 10/31/2024

INVOICE

DATE	INVOICE #
10/28/2024	50491

RECEIVED

By Tara Lee at 10:10 am, Oct 31, 2024

BILL TO:

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

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

QUANTITY	DESCRIPTION	RATE	AMOUNT
	SITE: BEACON LAKES - CHARLIE WAY		
	SERVICE CALL: RESET VFD	90.00	90.00
0.5	LABOR PER HOUR:	180.00	90.00

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

Total \$180.00

*ALL PUMPS CARRY A ONE YEAR MANUFACTURER'S WARRANTY. PARTS & LABOR ARE PROVIDED FREE OF CHARGE FOR A 30 DAY PERIOD FOLLOWING INSTALLATION. LABOR IS NOT COVERED UNDER WARRANTY AFTER THE FIRST 30 DAYS AND WILL BE BILLED AT THE CURRENT BUSINESS RATE.

Payments/Credits \$0.00

*ALL DISCREPANCIES MUST BE REPORTED WITHIN 10 DAYS.
 *REASONABLE COLLECTION & ATTORNEY'S FEES WILL BE ASSESSED TO ALL ACCOUNTS PLACED FOR COLLECTION.

Balance Due \$180.00

Future Horizons, Inc

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

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

APPROVED LAKE MAINTENANCE
 320-53800-45005
 CHRISTIAN BIROL 11/01/2024

INVOICE

Invoice Number: 86660
 Invoice Date: Oct 31, 2024
 Page: 1

RECEIVED
 By Tara Lee at 9:03 am, Nov 01, 2024

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	10/2/24	11/30/24

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

Check/Credit Memo No:

Overdue invoices are subject to finance charges.



HIGH TECH

COMMERCIAL CLEANING

Invoice	
Date	Invoice #
11/1/2024	251097

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

Please Remit Payment To:

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

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

TERMS: NET 10

Quantity	Description	Rate	Amount
	FEE FOR JANITORIAL SERVICE: Month of November 2024 Meadow View at Twin Creeks CDD 850 Beacon Lake Pkwy St Augustine, FL 32095 FL DR-14 85-8017121617C-7 exp 11/30/2026 Billing on behalf of High Tech Commercial Cleaning franchisee, Patrick Lorenzo 1 320 57200 45507 Amenity-Janitorial Approved Emily Wright 10.21.2024	1,301.00	1,301.00
<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> <p>RECEIVED By Tara Lee at 11:34 am, Oct 28, 2024</p> </div>			
Thank you for your business.		Total	\$1,301.00

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

Invoice

Invoice #: 335
 Invoice Date: 10/17/2024
 Due Date: 10/17/2024
 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 September 1 - September 30, 2024		9,295.20	9,295.20
Maintenance Supplies		579.39	579.39
Approved			
Contingency-\$3,700.00			
001.320.53800.45011			
Miscellaneous-\$274.59			
001.320.53800.45010			
Streetlight Repair-\$1000.00			
001.320.53800.45008			
Repairs & Maintenance-\$2,000.00			
001.320.57200.44200			
Facility Maintenance-\$1,900.00			
001.320.57200.45508			
Grounds Maintenance-\$1,000.00			
001.320.53800.45006			
Rich Gray			
<i>Jerry Lambert</i> 10-23-24			

Total \$9,874.59

Payments/Credits \$0.00

Balance Due \$9,874.59

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
9/3/24	8	M.C.	Cleaned more windows in the fitness center, hung new small boat flags on a amenity center pole, straightened and organized chairs at lake side park and removed debris, removed debris on roadways, emptied and restocked dog waste receptacles
9/3/24	7	J.S.	Straightened and organized pool deck furniture, emptied trash receptacles in gym and office, removed debris around pool area, pickleball courts, lake side park, basketball courts and parking lot, emptied and restocked dog waste receptacles, checked and changed all trash receptacles
9/4/24	1	J.S.	Removed debris around pool area, tennis courts, pickleball courts, playground, beach area and parking lot, straightened and organized pool deck furniture
9/5/24	7.5	M.C.	Put away delivery of boxes of supplies, picked up supplies for gazebo light fixtures, wired lights in and worked on rehangng gazebo light
9/5/24	8	J.S.	Wire ballasts to gazebo lights, straightened and organized pool deck furniture, put away boxes of supplies, removed debris around pool deck, tennis courts, pickleball courts, playground, lake side park, basketball courts, roadways and parking lots, checked and changed all trash receptacles
9/6/24	5.75	M.C.	Fixed the gate at lake side park, straightened and organized pool deck and patio chairs, tables and umbrella, emptied and restocked dog waste receptacles
9/6/24	6	J.S.	Worked on gate at lake side park, straightened and organized pool deck furniture, removed debris around pool area, playground, lake side park, basketball courts, pickleball courts, tennis courts and parking lot, emptied and restocked all dog waste receptacles, checked and changed all trash receptacles
9/9/24	6.5	M.C.	Started to wire gazebo lights in, recemented bike rack in at pickleball courts, removed debris at lake side park, removed debris around amenity center, picked up supplies
9/9/24	7	J.S.	Worked on light for gazebo, concrete the bike rack in place at the pickleball courts, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, playground area, beach area, lake side park and parking lot
9/10/24	8.5	M.C.	Wired in gazebo lights and hung, fixed pot hole with four bags of cold patch on Beacon Lake Parkway heading to amenity center, collected debris around phase four lakes, cleaned inside of fitness center windows, emptied and restocked all dog waste receptacles
9/10/24	8	J.S.	Assisted with wiring in lights and rehung in the gazebo, put four bags of cold patch down on pot hole on Beacon Lake Parkway, removed debris around lakes in phase four, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, lake side park, beach area, basketball courts, roadways and parking lot, emptied and restocked all dog waste receptacles, checked and changed all trash receptacles
9/11/24	8	M.C.	Inspected pot hole, cleaned fifteen sections of windows in fitness center, straightened and organized pool deck and patio chairs, tables and umbrellas, removed debris around phase four lake
9/12/24	1	M.C.	Removed debris from around roadways throughout the community
9/12/24	2	J.S.	Straightened and organized pool deck furniture, removed debris around pool area, playground, beach area, tennis courts, pickleball courts, amenity center and parking lot, removed debris around lake side park and straightened furniture
9/13/24	6	M.C.	Put PL Max on the metal edge coming up from all the gate posts, worked on the kayak locks using WD-40 and blaster, removed debris around amenity center and lake side park, emptied and restocked all dog waste receptacles
9/13/24	4.63	J.S.	Restocked gym wipes, changed light out on croquet field, put PL Max down on loose pool tiles by pool gates, emptied and restocked all dog receptacles, checked and changed all trash receptacles, straightened and organized pool deck furniture, removed debris around pool area, playground, roadways, lake side park, basketball courts, beach area and parking lot
9/16/24	8	M.C.	Zip tied windscreens on pickleball courts and tennis courts, installed two bolt latches on trash receptacles, removed debris around amenity center, picked up supplies
9/16/24	7	J.S.	Pressure washed front entry way, trash receptacles, outdoor rug and three benches, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, lake side park, basketball courts, playgrounds, beach area and parking lot, checked and changed trash receptacles
9/16/24	7	J.W.	Changed bolt hatch on two trash receptacles at pool, changed four hooks on kayaks, checked and changed all trash receptacles, reattached windscreens on pickleball courts
9/17/24	8.25	M.C.	Replaced light bulbs at amenity center, took curtains down from gazebo, checked on lighting at lake side park, emptied and restocked dog waste receptacles
9/17/24	6	J.W.	Straightened and organized pool deck furniture, checked and changed trash receptacles, pressure washed lake side park building, removed curtains and rods from gazebo, pressure washed side and back of amenities center building, bury irrigation pipe at volleyball court at lake side park
9/19/24	7	M.C.	Organized social hall for upcoming board meeting, rehung pickleball court light shade.

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
9/19/24	8	J.S.	hung bathroom sprayers at lake side park, put ant killer on sidewalk at amenity center, puttied the holes at the gazebo
9/19/24	8	J.W.	Assisted to bolt up light shield on pickleball courts, installed two freshener bases in lake side park bathrooms, put stainless steel shackles on all three porch swings, straightened and organized pool deck and patio chairs, tables and umbrellas, removed debris around pool area, tennis courts, pickleball courts, beach area, playground area, lake side park and parking lot
9/20/24	9	M.C.	Assisted in resealing light shield, installed two air fresheners, straightened and organized pool area, removed debris from front entrance, around ponds and through out community
9/20/24	8	J.S.	Hung flags at the front entrance, patched two pot holes at school road and just before round-a-about, put up two ceiling boards in office, touch up paint in gazebo, removed debris around amenity center, lake side park and basketball courts, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
9/23/24	2	M.C.	Worked on touching up gazebo paint, patched pot holes in front of school and in front of main entrance way, hung flags at entrance way, changed two swings with four D-rings, put ant killer down on mounds at basketball courts, pool and playground, straightened and organized pool deck and patio chairs, tables and umbrellas, removed debris around pool area, tennis courts, pickleball courts, playground area, lake side park, basketball courts and parking lot, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
9/23/24	8.5	J.S.	Patched holes in gazebo and prepped to paint
9/24/24	8	J.S.	Take down windscreens on tennis courts and pickleball courts, zip tied them to the bottom of the fence, straightened and organized pool deck furniture, removed debris around pool deck, tennis courts, pickleball courts, playground, food court, lake side park and parking lot, checked and changed all trash receptacles
9/25/24	4	M.C.	Finished working on windscreens on tennis courts, remove all flags and secured, cleaned up pool pack area, straightened and organized all pool deck furniture, Removed debris around pool area, tennis courts, pickleball courts, playground, lake side park, basketball courts and parking lot, emptied and restocked all dog waste receptacles
9/25/24	8.25	J.S.	Moved chairs and small tables into kayak house, placed high top chairs in pool pack area, checked street drains to clear for upcoming hurricane
9/25/24	3	J.W.	Attached back pool fence with L bracket and painted, installed gate latch on side gate, put ant killer down on active mounds in parking lots, assisted with storm prepping pool deck furniture, removed debris around pool area, playground, tennis courts, pickleball courts, beach area, lake side park, basketball courts and parking lot, straightened pool deck furniture, removed debris around all pocket parks and roadways
9/27/24	3	M.C.	Storm prep pool area, secured all tables and chairs, assisted installing new gate hinges
9/27/24	8.25	J.S.	Removed debris at 7/11-Publix entrance also along roadways to amenity center at round-a-about
9/30/24	8.25	M.C.	Turned over soccer goals, re-zip tied windscreens on pickleball court, straightened and organized pool deck furniture, removed debris around roadways, pool area, tennis courts, pickleball courts, lake side park, basketball courts and parking lot, emptied and restocked all dog waste receptacles, checked and changed all trash receptacles
9/30/24	8	J.S.	Patched pot holes in phase three and phase four, rehung Beacon Lake signs that came down during the storm, removed debris at amenity center and lake side park fixed playground chain at lake side park, checked and changed trash receptacles
9/30/24	8	J.S.	Used cold patch to patch potholes in phase three and phase four, rehung signs on Beacon Lake Parkway that blew off during the storm, fixed playground chain at lake side park, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, lake side park, basketball courts, playgrounds and parking lots, checked and changed trash receptacles
TOTAL	<u>232.38</u>		
MILES	<u>0</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 10/05/24

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
MEADOWVIEW AT TWIN CREEKS CDD (MVTC)	8/26/24	50lb Fast Set Concrete (5)	42.22	R.G.
	9/9/24	60lb Sakrete Blacktop Patch (7)	159.95	R.G.
	9/16/24	Barrell Bolt (3)	22.60	R.G.
	9/16/24	Set Your Own Combo Lock (4)	90.53	R.G.
	9/16/24	50' Hose (2)	68.95	R.G.
	9/16/24	Latch Gate Keylock	41.32	R.G.
	9/17/24	60W Warm White Bulbs 8pk (2)	28.70	R.G.
	9/17/24	60W Bright White Bulbs 4pk (4)	44.76	R.G.
	9/25/24	Cable Ties 1000pk (2)	80.36	R.G.
		TOTAL	<u>\$579.39</u>	

November 1, 2024

Meadow View

INVOICE

In accordance with Florida Statute 197.322(3): "Postage shall be paid out of the general fund of each local governing board, upon statement thereof by the tax collector".

Your share of the postage for the mailing of the 2024 Real Estate, Tangible Personal Property, Railroad and Non Ad Valorem notices is as follows:

Postage Due: \$ 392.25

If you have any questions, please contact me or Christopher Swanson at 209-2251.

Sincerely,

Dennis W. Hollingsworth, C.F.C.
St. Johns County Tax Collector

RECEIVED

By Tara Lee at 2:50 pm, Nov 01, 2024

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

1 320 57200 45410 Gate Monitoring
 Approved Emily Wright 11.4.2024

RECEIVED
 By Tara Lee at 10:27 am, Nov 04, 2024

<h1>Invoice</h1>	
Invoice Number 747731	Date 11/01/2024
Customer Number 300380	Due Date 12/01/2024

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Meadow View at Twin Creeks CDD	300380		11/01/2024	12/01/2024

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 12/01/2024 - 12/31/2024	1.00	\$500.00	\$500.00
1.00	Data Management 12/01/2024 - 12/31/2024	1.00	\$150.00	\$150.00
1.00	Service & Maintenance 12/01/2024 - 12/31/2024	1.00	\$334.54	\$334.54
1.00	Virtual Gate Guard Monitoring 12/01/2024 - 12/31/2024	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
11/1/2024	747731	Monitoring Services	\$2632.54	\$2632.54

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

<h1>Invoice</h1>	
Invoice Number 747731	Date 11/01/2024
Customer Number 300380	Due Date 12/01/2024

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

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 119
Invoice Date: 11/1/24
Due Date: 11/1/24
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 - November 2024		4,877.75	4,877.75
Website Administration -November 2024		106.00	106.00
Information Technology - November 2024		148.00	148.00
Dissemination Agent Services - November 2024		1,170.42	1,170.42
Office Supplies		0.78	0.78
Postage		39.91	39.91
Copies		29.55	29.55
Telephone		21.77	21.77

Total \$6,394.18

Payments/Credits \$0.00

Balance Due \$6,394.18

RECEIVED

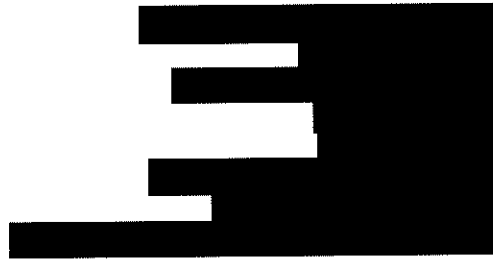
By Tara Lee at 4:20 pm, Nov 07, 2024

KUTAK ROCK LLP
TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

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

Federal ID 47-0597598

October 31, 2024



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

Invoice No. 3469791
35723-1

Re: General Counsel

For Professional Legal Services Rendered

09/15/24	K. Buchanan	0.30	100.50	Review pool service agreement and provide comments to same
09/16/24	J. Gillis	0.40	76.00	Draft addendum to pool service agreement with Big Z Pool Service
TOTAL HOURS		0.70		
TOTAL FOR SERVICES RENDERED				\$176.50
TOTAL CURRENT AMOUNT DUE				<u>\$176.50</u>

RECEIVED

By Tara Lee at 1:18 pm, Nov 06, 2024

Riverside Management Services, Inc

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

Invoice

Invoice #: 336

Invoice Date: 11/1/2024


Due Date: 11/1/2024

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 - November 2024 1.320.57200.45500 - Facility Management - Meadow View - November 2024		7,916.67 8,227.42	7,916.67 8,227.42
 11-7-24			

RECEIVED
By Tara Lee at 4:37 pm, Nov 12, 2024

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

Service Slip/Invoice



PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
 904-355-5300 • Fax: 904-353-4499 • Toll Free: 800-225-5305 • turnerpest.com

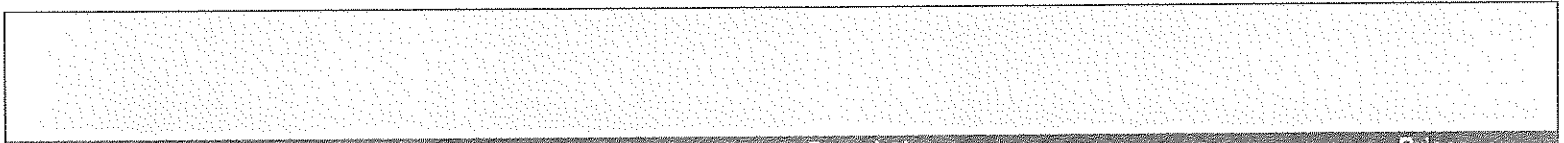
Turner Pest Control LLC
 P.O. Box 952503
 Atlanta, GA 31192-2503
 904-355-5300

INVOICE:	619777445
DATE:	11/05/2024
ORDER:	619777445

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
11/05/2024	03:07 PM	MICE, RATS, ROACH, S		03:07 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	11/05/2024		03:50 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 11.6.2024

RECEIVED
 By Tara Lee at 10:30 am, Nov 06, 2024

AMOUNT DUE \$226.03

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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



INVOICE

INVOICE #	INVOICE DATE
793742	11/1/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks CDD

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

Invoice Due Date: December 1, 2024

Invoice Amount: \$48,221.25

Description	Current Amount
Monthly Landscape Maintenance November 2024	\$48,221.25

RECEIVED

By Tara Lee at 12:02 pm, Nov 01, 2024

Invoice Total **\$48,221.25**

IN COMMERCIAL AND/OR PROFESSIONAL USE ONLY

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

APPROVED IRRIGATION REPAIRS
320-52800-45009
CHRISTIAN BIROL 11/12/2024

INVOICE



INVOICE #	INVOICE DATE
803430	11/12/2024
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: December 12, 2024

Invoice Amount: \$999.75

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

Locate and Troubleshoot Valve Failure on Ripple Rd and Quiet Wharf Dr

Irrigation Repairs	\$999.75
--------------------	----------

RECEIVED

By Tara Lee at 10:44 am, Nov 12, 2024

Invoice Total \$999.75

IN COMMERCIAL LANDSCAPING

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

APPROVED IRRIGATION REPAIRS
320-52800-45009
CHRISTIAN BIROL 11/12/2024

INVOICE



YELLOWSTONE
LANDSCAPE

INVOICE #	INVOICE DATE
803431	11/12/2024
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: December 12, 2024

Invoice Amount: \$1,000.00

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

Valve Replacement on Ripple Rd

Irrigation Repairs

\$1,000.00

RECEIVED

By Tara Lee at 10:44 am, Nov 12, 2024

Invoice Total

\$1,000.00

IN COMMERCIAL LANDSCAPING

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



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

November 05, 2024

Invoice No: 216856

Total This Invoice \$1,000.83

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

EMAIL COPY TO: BKOVAIC@BBXCAPITAL.COM

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

Work Description:

- Review SJC Bond issues
- Review Traffic stop issues
- CDD Meeting

Professional Services rendered through October 26, 2024

Phase 1. General Consulting Engineering Services

Labor

			Hours	Rate	Amount	
Senior Engineer/Senior Project Manager						
Lockwood, Scott	10/19/2024		1.50	215.00	322.50	
Engineer						
Sims, Daniel	10/19/2024		3.50	175.00	612.50	
Totals			5.00		935.00	
Total Labor						935.00
				Total this Phase		\$935.00

Phase XP. Expenses

Expenses

Meals / Entertainment					41.43	
Mileage					15.81	
Total Expenses				1.15 times	57.24	65.83
				Total this Phase		\$65.83
				Total This Invoice		\$1,000.83

INVOICE FOR CATERING EVENTS

Date of Invoice

11/17/24

Event Date: 11/17/24

Client: Meadow View at Twin Creeks CDD

Invoice number 001

Cooking Class at Beacon Lake

Labor Cost:

Food Cost:

Fee: \$1500

Material (plates, utensils, napkins,etc.):

Total:

The total cost reflects the breakdown for labor, food, Materials, and fee for my services. My commitment to the client is to provide the best customer service and food while ensuring a memorable experience for the customer. I look forward to providing great food, atmosphere and service to my customers.

John Sierp

Address: 318 Sawyer Bridge Tr. Ponte Vedra, FL, 32081

1 320 57200 49400 Special Events Approved Emily Wright 11.18.2024

Riverside Management Services, Inc

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

Invoice

Invoice #: 337
Invoice Date: 10/31/2024
Due Date: 10/31/2024
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Special Event Assistant through October 2024 1.320.57200.49400	15.39	28.00	430.92
<i>Jerry Lambert</i> 11-7-24			

Total	\$430.92
Payments/Credits	\$0.00
Balance Due	\$430.92

MVTC CDD

SPECIAL EVENT ASSISTANT INVOICE DETAIL

Quantity	Description	Rate	Amount
15.39	Special Event Assistant Covers October 2024	\$ 28.00	\$ 430.92
	TOTAL DUE:		<u>\$ 430.92</u>

Special Event Assistant 1.320.57200.49400

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
10/4/24	2	R.B.	Special Event - Food Truck Friday
10/11/24	1.05	J.W.	Special Event - Food Truck Friday
10/18/24	3.57	J.W.	Special Event - Food Truck Friday
10/25/24	4.12	J.W.	Special Event - Food Truck Friday & Halloween Event
10/25/24	4.65	R.B.	Special Event - Halloween Event
TOTAL	<u><u>15.39</u></u>		

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

Invoice

Invoice #: 338
Invoice Date: 10/31/2024
Due Date: 10/31/2024
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Private Event Attendant through October 2024 1,320.57200.45509	29.54	28.00	827.12
<i>Jerry Lambert</i> 11-7-24			
Total			\$827.12
Payments/Credits			\$0.00
Balance Due			\$827.12

MVTC CDD

PRIVATE EVENT ATTENDANT INVOICE DETAIL

Quantity	Description	Rate	Amount
29.54	Private Event Attendant Covers September 2024	\$ 28.00	\$ 827.12
	TOTAL DUE:		<u>\$ 827.12</u>
	Private Event Attendant 1.320.57200.45509		

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
10/11/24	3.45	J.W.	Private Event Attendant
10/12/24	3.42	J.W.	Private Event Attendant
10/13/24	4	J.W.	Private Event Attendant
10/19/24	4.07	J.W.	Private Event Attendant
10/20/24	8.52	J.W.	Private Event Attendant
10/26/24	6.08	J.W.	Private Event Attendant
TOTAL	<u>29.54</u>		

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

Invoice

Invoice #: 339
Invoice Date: 10/31/2024
Due Date: 10/31/2024
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Assistant Manager through October 2024 001.320.57200.45510	42.38	28.00	1,186.64
<i>Jerry Lambert</i> 11-7-24			

Total	\$1,186.64
Payments/Credits	\$0.00
Balance Due	\$1,186.64

MVTC CDD

ASSISTANT MANAGER INVOICE DETAIL

Quantity	Description	Rate	Amount
42.38	Assistant Manager Covers October 2024	\$ 28.00	\$ 1,186.64
	TOTAL DUE:		<u>\$ 1,186.64</u>

Facility Management 001.320.57200.45510

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
10/1/24	2.13	R.B.	Facility Assistant
10/2/24	2.05	J.W.	Facility Assistant
10/3/24	2.18	R.B.	Facility Assistant
10/4/24	4.12	R.B.	Facility Assistant
10/5/24	1	R.B.	Facility Assistant
10/7/24	2	J.W.	Facility Assistant
10/8/24	2.07	R.B.	Facility Assistant
10/12/24	2.08	J.W.	Facility Assistant
10/13/24	0.5	J.W.	Facility Assistant
10/14/24	2.03	J.W.	Facility Assistant
10/16/24	2.02	J.W.	Facility Assistant
10/17/24	2.2	R.B.	Facility Assistant
10/19/24	0.5	J.W.	Facility Assistant
10/20/24	0.55	J.W.	Facility Assistant
10/21/24	1.98	J.W.	Facility Assistant
10/22/24	2.22	R.B.	Facility Assistant
10/23/24	1.15	R.B.	Facility Assistant
10/24/24	2.13	R.B.	Facility Assistant
10/26/24	1	R.B.	Facility Assistant
10/27/24	2.07	J.W.	Facility Assistant
10/28/24	1.97	J.W.	Facility Assistant
10/29/24	2.38	R.B.	Facility Assistant
10/30/24	2.05	J.W.	Facility Assistant
TOTAL	<u>42.38</u>		

RECEIVED

By Tara Lee at 3:49 pm, Nov 20, 2024

APPROVED AMENITY REPAIRS AND REPLACEMENTS

320-57200-44200

CHRISTIAN BIROL 11/20/2024

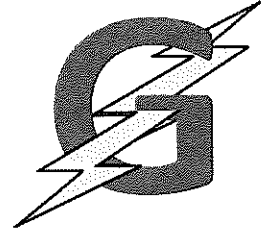
INVOICE

Alfred W. Grover, Electrical Contractor

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

FL License: EC 13010167

DATE: 11/18/2024
INVOICE # 111824
TERMS: Due upon receipt



Bill To:

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

Job Location: Beacon Lake - Amenity Center

DESCRIPTION OF WORK	AMOUNT
1) Replace 1, key operated switch for outdoor gas fire pit	
2) Checked emergency stop switch and spring wound time switch for proper operation	
Material:	30.00
Labor: 1 electrician 4.0 hrs @ \$80 per hr	320.00
Per R Gray	
TOTAL	\$ 350.00

Accepted methods of payment:

Check payable to: Alfred W. Grover

THANK YOU FOR YOUR BUSINESS!



Florida
GANNETT

Meadow View At Twin Creeks Cdd		764130	1 of 1
INVOICE #	BILLING PERIOD	PAYMENT DUE DATE	
0006745489	Oct 1- Oct 31, 2024	November 20, 2024	
PREPAY (Memo Info)	UNAPPLIED (Included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$292.96	

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

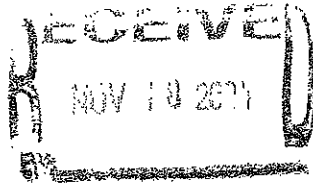
FEDERAL ID 47-2390983

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

Date	Description	Amount
10/1/24	Balance Forward	\$197.12

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
10/3/24	10605673	SAG St Augustine Record	Meadow View at Twin Creeks October Meeting		\$95.84



RECEIVED
By Tara Lee at 3:17 pm, Nov 21, 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	\$292.96
Service Fee 3.99%	\$11.69
*Cash/Check/ACH Discount	-\$11.69
*Payment Amount by Cash/Check/ACH	\$292.96
Payment Amount by Credit Card	\$304.65

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Meadow View At Twin Creeks Cdd		764130		0006745489		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$95.84	\$197.12	\$0.00	\$0.00	\$0.00	\$0.00	\$292.96
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		\$304.65
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

0000764130000000000000067454890002929667171

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:

10/03/2024

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 10/03/2024

Keegan Moran

Legal Clerk

[Signature]

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: 10605673 # 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, October 17, 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.meadowviewatlwincreeksdcd.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 of 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: Oct 3, 2024; #10605673

ID Workplace LLC dba First Class ID

4171 West Hillsboro Blvd, Ste 13
Coconut Creek, FL 33073

1 320 57200 44300 Access Cards
Approved Emily Wright 11.15.2024

Invoice

Date	Invoice #
11/12/2024	5382

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

Ship To
Beacon Lake 850 Beacon Lake Parkway Attn: Jennifer Clark-Erickson St Augustine, FL 32095 **RESIDENTIAL ADDRESS**

Rep	S.O. No.	P.O. No.	Terms
MW22	4024		Net 30

Item	Description	Ordered	Invoiced	Each	Total
Prox26ClamshellIT	26 Bit Clamshell Proximity Badge	200	200	3.30	660.00 660.00
Shipping & Handling	2nd Day Air - UPS Shipping & Handling 11/11 - shipped UPS Track# 1ZY828A90299725147	1	1	54.97	54.97

Subtotal		\$714.97
Sales Tax (0.0%)		\$0.00
Total		\$714.97
Payments/Credits		\$0.00
Balance Due		\$714.97

RECEIVED
By Tara Lee at 2:08 pm, Nov 15, 2024



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

APPROVED GATE MAINTENCE
 320-57200-45420
 CHRISTIAN BIROL 11/20/2024

Invoice

RECEIVED
 By Tara Lee at 3:33 pm, Nov 20, 2024

DATE	INVOICE NO.
11/12/2024	29097

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

SHIP TO

P.O. NO.	TERMS	DUE DATE	REP	SHIP DATE	SHIP VIA	FOB	PROJECT
	net-15	11/27/2024	DL	11/12/2024			

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
Labor	To check and troubleshoot the exit gates reported stuck open. The exit gate is held open due to the exit loop detector tripping and keeping the gate open without a vehicle's presence. Confirmed that this was the same issue several months ago, and agreed that the loop detector should be replaced. After getting verbal approval from Rich, replaced the loop detector and cycled the operator using the exit loop. I tested all gate operations, and all were working at time service. Left the gate working correctly. This includes all travel time for October 30, 2024.	0.75	100.00	75.00
LOOPDETLM	LiftMaster plug-in loop detector for CSW24v	1	234.68	234.68
misc	Misc. service supplies	1	10.00	10.00
Shipping	UPS	1	22.37	22.37

Thank You For Being Our Customer	Subtotal	\$342.05
	Sales Tax ()	\$0.00
	Total	\$342.05
Payments/Credits		\$0.00
Balance Due		\$342.05