

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

February 20, 2025

AGENDA

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

February 13, 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, February 20, 2025 at 10:00 a.m. at the Lake Houses at Beacon Lake, 850 Beacon Lake Parkway St. Augustine, Florida 32095.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment
- III. Approval of Minutes of the January 16, 2025 Meeting
- IV. Public Hearing to Adopt Amenity Rates; Consideration of Resolution 2025-03
- V. Update on Street Parking Discussion
- VI. Update on Fishing Policies
- VII. Update on Dog Park Refurbishment
- VIII. Consideration of Proposals for a Capital Reserve Study (to be sent under separate cover)
- IX. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. Amenity Manager
 - E. Operations Manager

1. Report
2. Proposal for Spring Annual Rotation Planting
3. Proposal for Property Mulching Enhancement

XI. Financial Reports

- A. Financial Statements as of December 31, 2024
- B. Assessment Receipts Schedule
- C. Check Register

XII. Other Business

XIII. Supervisors' Requests and Audience Comments

XIV. Next Scheduled Meeting – March 27, 2025 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095

XV. 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, January 16, 2025 at 6:00 p.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
Jessica Brown	Supervisor
Daryl Berman	Supervisor
Jim McNamee	Supervisor

Also present were:

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

The following is a summary of the discussions and actions taken at the January 16, 2025 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

An attendee commented that the gate has been fixed, however there are three things that remain an issue: responsiveness, lack of signage to let guests know where they're supposed to go, and the post being tilted.

An attendee commented that another issue with the gate is the inability to have a walk-in guest unless they have an access card.

THIRD ORDER OF BUSINESS

Approval of Minutes of the December 19,

2024 Meeting

A copy of the December 19, 2024 minutes were 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. McNamee with all in favor the December 19, 2024 minutes were approved.

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Buchanan stated that the District received a letter identifying a potential cause of action from a resident who is impacted by noise from the pickleball courts. It is an issue that has come up across the State. The District could choose to wait to see if the resident takes additional action, it could try to mitigate some of the damages by looking into sound abatement processes, it could do a full blown sound abatement project that she does not believe the District has budgeted for previously, or the Board could look at the District's policies to see if there are any changes that could be made.

Mr. Arias stated that the Board addressed this issue last year by addressing the light issues with shields, cut hours down even more than what the St. Johns County ordinance provides, and adjusted the timers. Last year, further improvements came down to cost as the Board must look at how it affects all homeowners in the neighborhood. Mr. Arias then asked Mr. Gray to ask the county if they could do a noise abatement survey on the pickleball courts.

Mr. McNamee asked how effective the sound abatement options would be.

Mr. Gray responded that he'd go back and look at the options the Board was previously presented and get back to Mr. McNamee.

B. District Engineer

Mr. Lockwood stated that he's working towards getting the second lift of asphalt approved.

C. District Manager

Mr. Arias asked about coordinating a workshop to cover the CDD 101 presentation for the new board members.

A date for the workshop will be coordinated between meetings.

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

1. Report

Mr. Gray reported that the call box at the gate was hit by a vehicle and is in the process of being repaired. As far as the response time for guests at the gate, the average response time is 58 seconds. There is an option to speed that response time up, which would involve providing each resident with a QR code that they could share with guests, however that would be an additional cost. He is still researching what that cost would be and will report back. Next, Mr. Gray reported that he and the District Engineer are still waiting to hear back on the lighting request put into FPL for the connector road. Lastly, he informed the Board that he has spoken to the county engineer regarding the signs on Trophy Lake Drive and he stated that the county has an obligation to maintain a manual uniform traffic control device, and that is basically placing responsibility on the local governing body to confirm to that protocol. The first 700 feet of that roadway is a county easement. There are signs placed on CDD property past that 700 feet due to the CDD maintaining that code that the county must stand by. The signage will remain on the District’s property until the county is confident the code will be followed and no vehicles will be parking in that area.

2. Proposal to Resurface the Dog Park

Mr. Gray presented a proposal from Yellowstone for replacing the sod in the dog park for a total of \$5,468. The Board tabled this item to allow Mr. Gray to come up with more options, such as mulch and sand, and to coordinate this project to take place at the same time as the soccer field renovation.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2025-02,
Setting a Public Hearing to Adopt Amenity
Rates**

Mr. Oliver stated that the purpose of this item is to set a public hearing to finalize the decision the Board made at the last meeting to set a rate in the amount of \$25 to rent the front bar area. The kitchen however cannot be rented.

On MOTION by Mr. Berman seconded by Mr. McNamee with all in favor Resolution 2025-02, setting a public hearing for February 20, 2025 to consider adopting amenity rates was approved.

SIXTH ORDER OF BUSINESS

Update on Fishing and Parking Policies

Mr. Oliver responded that all that remains to be done in regard to the fishing policies is creating a map that shows where fishing is allowed. The parking policies have multiple areas that need to be addressed including changing the hours for which parking is prohibited and how the parking policies would be enforced.

Mr. Arias recommended scheduling a workshop with the HOA board members to discuss how to resolve the parking issues together.

Staff will work to schedule the workshop between meetings.

SEVENTH ORDER OF BUSINESS

Discussion of Fitness Equipment

Mr. Gray informed the Board that he believes the District can get at least one more year out of the fitness equipment as long as it is maintained properly. He recommended discussing budgeting replacing all of the fitness equipment during the Fiscal Year 2026 budget discussions.

EIGHTH ORDER OF BUSINESS

Consideration of Addendum to Future Horizons Contract to Add Phase 3B Ponds

Mr. Oliver presented an addendum to add the Phase 3B ponds to the aquatic maintenance contract for a fee of \$3,708 per year.

On MOTION by Mr. Berman seconded by Mr. McNamee with all in favor the addendum to the Future Horizons contract to add the Phase 3B ponds was approved.

NINTH ORDER OF BUSINESS

Requests for Use of District Property

A. Fee Waiver Request from PTO to Hold Business Meetings at the Lake House

This request was tabled as no one from the PTO was in attendance to answer the Board’s questions.

B. Request to Hold a Farmer’s Market

Ms. Erickson stated that she has been speaking with a representative of Vendor Village who works to schedule farmer’s market-type events at various communities at no expense to the District. The event would be held on a Sunday no more than every other month in the field.

On MOTION by Mr. Arias seconded by Mr. McNamee with all in favor authorizing the farmer’s market event through Vendor Village was approved.

TENTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of November 30, 2024

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

B. Assessment Receipts Schedule

A copy of the assessment receipt schedule showing the on-roll assessments are 21% collected was included in the agenda package for the Board’s review. Mr. Oliver noted that another distribution has been received from St. Johns County since this document was prepared, so the District is now 87% collected.

C. Check Register

A copy of the check register totaling \$122,032.96 was included in the agenda package for the Board’s review.

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

ELEVENTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

Mr. Arias reiterated the action items for this meeting, which are that Mr. Gray will do more research on ways to refurbish the dog park and the soccer field at the same time, and Mr. Oliver will coordinate a workshop between the CDD board and HOA board members.

Ms. Brown added that the Landing gate repairs are also in progress and later, the Board will discuss if they want to proceed with any of the other changes that were proposed.

Mr. Oliver suggested appointing a Board member to work with staff and the residents impacted to work on coming up with solutions for the Landing gate.

Ms. Brown volunteered to work on the Landing gate issues.

Mr. Berman reminded the resident attendees that the evening meetings will continue to be held once per quarter. He also reminded the attendees that they do not need to attend a meeting to be heard as all of the board member's email address are on the CDD website. Next, he noted that he is still working on finalizing the map for the fishing policies with Mr. Gray, and once that is completed will be working on looking at the green spaces in the community that have not been improved upon.

An attendee commented that Envera may say they're meeting their goals as far as response time at the Landing gate, the community's reality says different. He also asked if the QR code option that Mr. Gray spoke of will fix the issue brought up by the resident regarding walk-up guests.

Mr. Gray responded that there are times the walk-through area of the gate is left open when kids would be walking to and from school. He believes changing the procedures for the walk-through gate would need to be discussed and voted on by the Landing residents. As far as adding a keypad or whether the QR code would work for walk-up guests, he will have to look into that.

An attendee asked if Mr. Gray has received a response as to who is responsible for maintaining the pond near the school.

Mr. Gray responded that he is continuing to call the owner of the property, as far as the county to try to get it maintained to a better standard.

The attendee then asked if the request put into FPL includes lighting both connector roads.

Mr. Gray responded that once you pass the basketball court, from that point to Phase 4 is not owned by the CDD, so the CDD cannot place a lighting request for that area.

An attendee asked if the Sheriff’s office can be asked for assistance in managing traffic on Trophy Lake Drive while school is in session.

Mr. Berman asked Mr. Gray if there has been an update on the potential fields/parking lots that are supposed to be made available for parking.

Mr. Gray responded that he could follow up with his contacts at the county to inquire about that.

An attendee encouraged the Board to come up with internal solutions for parking as it’s been discussed for two years and continues to be an issue.

THIRTEENTH ORDER OF BUSINESS **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**

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

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW VIEW COMMUNITY DEVELOPMENT DISTRICT ADOPTING A RULE SETTING FORTH AMENITY FACILITIES RATES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Meadow View Creek Community Development District (“**District**”) is organized and exists pursuant to the provisions of the Uniform Community Development District Act of 1980, codified as Chapter 190 of the Florida Statutes (“**Act**”); and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules governing the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the District published notices regarding the rule adopting revised amenity facilities rates (“**Rule**”) in accordance with Florida Law and held a public hearing on the Rule on February 20, 2025; and

WHEREAS, the Board of Supervisors finds that the adoption of the Rule, as set forth in Exhibit A, is appropriate, fair and in the best interests of the District, its constituents and the public.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MEADOW VIEW COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

SECTION 1. This Resolution is adopted pursuant to Chapters 190, *Florida Statutes*.

SECTION 2. The Rule, attached hereto as Exhibit A, is hereby adopted pursuant to this Resolution as necessary for the conduct of District business.

SECTION 3. The Rule shall take effect immediately and remain in full force and effect until such time as the Board of Supervisors amends or terminates the Rule.

SECTION 4. If any provision of this Resolution is determined to be illegal or invalid by a court of competent jurisdiction, such illegal or invalid provision shall be of no force or effect; however, the remaining provisions of this Resolution shall continue in full force and effect.

SECTION 5. This Resolution shall be effective upon adoption by the Board of Supervisors of the District.

PASSED AND ADOPTED this ____ day of _____, 2025, by the Board of Supervisors of the Meadow View Community Development District.

ATTEST:

**MEADOW VIEW COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amenity Rates

Exhibit A

AMENITY RATES

TYPE	RATE
Front Bar Area Rental	\$25

NINTH ORDER OF BUSINESS

E.

1.

Meadow View at Twin Creeks

2/20/2025

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
February 20th, 2025

To: Board of Supervisors

From: Rich Gray
Field Operations Manager

Jennifer Clark-Erickson
Amenity Manager

RE: Beacon Lake Field Operations & Amenity Management Report – February 20th, 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

- Sterling Fence reset and resecured fence posts at the 4 pool deck entrances.
- East Coast Wells replaced 3 meters to the wells located at Charlie Way, 850 Beacon Lake PKWY and Hutchinson Lane.
- R&D Pro gas replaced the igniter and pilot for the fire pit and is still waiting for one more part to complete the project.
- Southeast Fitness has repaired all 3 machines that were out of order and completed its quarterly maintenance.
- Envera installed another new DVR unit and worked with Earthworks to repair and replace the call box at the Landing entrance that was damaged.
- RMS installed 3 new dog pots, 2 of them in Phase 4 and 1 in the Landings.
- RMS installed new signage at Landings gate call box for residents and guests.
- RMS replaced a new digital time clock for Pickleball courts.
- RMS installed new signs for playgrounds reading no animals allowed in the playground area.
- RMS pressure-washed all the sidewalks and curbs located at Lakeside Park and the Landings entrance.

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 #: 514344

Date: 2/4/2025

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

Spring Annual Rotation 2/2025

DESCRIPTION	QTY	AMOUNT
Spring Annuals Installed	7,650	\$10,647.88
Duranta & Agapanthus (3 gal)	1	\$2,357.11

- Installation of spring annuals at Beacon Lake. *This rotation will have the 'B' and 'L' installed in the entry island bed like the spring annual rotation in 2024.
- The 'B' and 'L' will be Duranta like last year. The Agapanthus will go up both sides of the retaining wall down the center of the bed all the way to the front center of the entry island bed. The annuals for this rotation will be mixed sunpatiens, without the white, which will be in all annual beds throughout the property.

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	\$13,004.99
Sales Tax	\$0.00
Proposal Total	\$13,004.99

THIS IS NOT AN INVOICE

3.



Proposal #: 479198

Date: 10/15/2024

From: Brad Poor

Landscape Enhancement Proposal for Meadow View at Twin Creeks CDD

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

LOCATION OF PROPERTY
850 Beacon Lake Pkwy
St. Augustine, FL 32095

Mulch Application 2024 - Full Property Including Phase 4 10/15/2024

Table with 4 columns: DESCRIPTION, QTY, UNIT PRICE, AMOUNT. Row 1: Brown Mulch Installed, 1,950, \$54.25, \$105,787.50

- Mulch installation of entire property including Phase 4.
There will be 1800 cubic yards installed throughout property excluding phase 4 (this was the amount installed in 2023).
Phase 4 will take 150 cubic yards, which makes the total 1950 cubic yards.

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

Summary table with 2 columns: Item, Amount. Subtotal \$105,787.50, Sales Tax \$0.00, Proposal Total \$105,787.50

THIS IS NOT AN INVOICE

ELEVENTH ORDER OF BUSINESS

A.

Meadow View at Twin Creeks
Community Development District

Unaudited Financial Reporting
December 31, 2024



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Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

December 31, 2024

	General Fund	Debt Service Fund	Capital Project Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 165,033	\$ -	\$ -	\$ 165,033
Due from Other	2,518	-	-	2,518
Investments:				
General Fund Custody	169,135	-	-	169,135
State Board of Administration (SBA)-GF	478,978	-	-	478,978
State Board of Administration (SBA)-Fence Easement	47,959	-	-	47,959
Series 2016				
Reserve	-	147,099	-	147,099
Revenue	-	165,553	-	165,553
Series 2018				
Reserve A1	-	202,730	-	202,730
Revenue A1	-	192,425	-	192,425
Reserve A2	-	-	-	-
Revenue A2	-	3,010	-	3,010
Prepayment A 2	-	1	-	1
Series 2019				
Reserve	-	85,323	-	85,323
Revenue	-	83,969	-	83,969
Prepayment A1	-	0	-	0
Series 2020				
Reserve A1	-	41,488	-	41,488
Revenue A1	-	41,380	-	41,380
Prepayment A1	-	984	-	984
Revenue A2	-	1,854	-	1,854
Interest A2	-	0	-	0
Prepayment A2	-	0	-	0
Series 2021 Ph3B				
Reserve	-	141,386	-	141,386
Revenue	-	75,618	-	75,618
Prepayment	-	164	-	164
Construction	-	-	13,648	13,648
Series 2021 Ph4				
Reserve	-	211,869	-	211,869
Revenue	-	95,598	-	95,598
Construction	-	-	20,868	20,868
Deposits	3,760	-	-	3,760
Total Assets	\$ 869,932	\$ 1,490,451	\$ 34,516	\$ 2,394,899

Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

December 31, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Liabilities:				
Accounts Payable	\$ 59,300	\$ -	\$ -	\$ 59,300
Accrued Expenses	3,680	-	-	3,680
Total Liabilities	\$ 62,980	\$ -	\$ -	\$ 62,980
Fund Balance:				
Nonspendable:				
Deposits	\$ 3,760	\$ -	\$ -	\$ 3,760
Restricted for:				
Debt Service	-	1,490,451	-	1,490,451
Capital Project	-	-	34,516	34,516
Assigned for:				
Capital Reserve Fund	-	-	-	-
Capital Reserves	-	-	-	-
Unassigned	800,642	-	-	800,642
Total Fund Balances	\$ 806,952	\$ 1,490,451	\$ 34,516	\$ 2,331,919
Total Liabilities & Fund Balance	\$ 869,932	\$ 1,490,451	\$ 34,516	\$ 2,394,899

Meadow View at Twin Creeks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2024

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 2,144,757	\$ 448,331	\$ 448,331	\$ -
Special Assessments - Gate Monitoring*	32,500	-	-	-
Interest/Miscellaneous Income	25,000	6,250	5,927	(323)
Restricted Easement Fence Fund	-	-	4,200	4,200
Facility Revenue	10,000	2,500	-	(2,500)
Total Revenues	\$ 2,212,257	\$ 457,081	\$ 458,458	\$ 1,377

Expenditures:

General & Administrative:

Supervisor Fees	\$ 4,800	\$ 1,200	\$ 2,000	\$ (800)
PR-FICA	367	92	153	(61)
Engineering	36,000	9,000	5,256	3,744
Attorney	30,000	7,500	1,106	6,395
Annual Audit	7,600	-	-	-
Assessment Administration	11,236	11,236	11,236	-
Arbitrage Rebate	3,600	2,400	2,400	-
Dissemination Agent	14,045	3,511	3,511	-
Trustee Fees	20,400	16,984	16,984	-
Management Fees	58,533	14,633	14,633	-
Information Technology	1,776	444	444	-
Website Maintenance	1,272	318	318	-
Telephone	700	175	103	72
Postage & Delivery	1,600	400	513	(113)
Insurance General Liability/Public Officials	8,977	8,977	8,732	245
Printing & Binding	2,300	575	139	436
Legal Advertising	1,500	375	285	90
Other Current Charges	1,600	400	20	380
Office Supplies	300	75	2	73
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 206,781	\$ 78,470	\$ 68,010	\$ 10,461

Meadow View at Twin Creeks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2024

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
<i>Operations & Maintenance</i>				
Amenity Center Expenditures				
<i>Utilities</i>				
Telephone/Cable/Internet	\$ 13,326	\$ 3,331	\$ 3,151	\$ 181
Electric	52,500	13,125	9,632	3,493
Water/Sewer/Irrigation	45,000	11,250	10,159	1,091
Gas	2,500	625	585	40
Trash Removal	8,400	2,100	2,357	(257)
<i>Security</i>				
Security Monitoring	1,440	360	333	27
Gate Monitoring	32,500	8,125	7,930	195
Gate Repairs	3,000	750	1,067	(317)
Access Cards	3,000	750	715	35
Contacted Security	20,000	5,000	7,672	(2,672)
<i>Management Contracts</i>				
Facility Management	98,729	24,682	24,682	(0)
Facility Attendant	41,498	10,374	3,524	6,851
Pool Attendants	61,479	15,370	-	15,370
Canoe Launch Attendant	5,750	1,438	-	1,438
Snack Bar Attendant	10,000	2,500	-	2,500
Field Management / Admin	95,000	23,750	23,750	(0)
Pool Maintenance	20,000	5,000	4,439	561
Pool Chemicals	26,475	6,619	6,304	315
Janitorial	25,112	6,278	7,404	(1,126)
Facility Maintenance	103,200	25,800	25,235	565
Private Event Attendant	6,500	1,625	1,891	(266)
Repairs & Maintenance	62,800	15,700	15,717	(17)
New Capital Projects	5,000	1,250	-	1,250
Snack Bar Inventory -CGS	1,000	250	-	250
Food Service License	650	163	-	163
Subscriptions	4,000	1,000	999	1
Pest Control	2,831	708	678	30
Supplies	2,500	625	119	506
Furnitures, Fixtures & Equipment	5,000	396	396	-
Special Events	35,000	5,966	5,966	-
Holiday Decorations	20,000	10,221	10,221	-
Fitness Center Repairs/Supplies	5,500	1,375	425	950
Office Supplies	2,050	513	329	184
ACA++SCAP/BMI Licenses	800	200	-	200
Property Insurance	84,668	84,668	68,894	15,774
Permit and License	850	213	109	103
Subtotal Amenity Center Expenditures	\$ 908,057	\$ 292,097	\$ 244,682	\$ 47,416

Meadow View at Twin Creeks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/24	Thru 12/31/24	Variance
Ground Maintenance Expenditures				
Hydrology Quality/Mitigation	\$ 6,400	\$ 1,600	\$ -	\$ 1,600
Electric	36,321	9,080	4,238	4,842
Landscape Maintenance	690,755	172,689	143,568	29,121
Landscape Contingency	85,000	21,250	24,784	(3,534)
Lake Maintenance	27,000	6,750	6,852	(102)
Grounds Maintenance	35,000	8,750	11,659	(2,909)
Pump Repairs	10,000	2,500	3,835	(1,335)
Streetlighting	69,294	17,324	17,594	(271)
Streetlight Repairs	5,000	1,250	-	1,250
Irrigation Repairs	50,000	12,500	4,530	7,970
Miscellaneous	6,500	1,625	309	1,316
Contingency	31,149	7,787	2,251	5,536
Capital Reserve	45,000	-	-	-
Subtotal Ground Maintenance Expenditures	\$ 1,097,418	\$ 263,105	\$ 219,620	\$ 43,485
Total Operations & Maintenance	\$ 2,005,476	\$ 555,202	\$ 464,302	\$ 90,900
Total Expenditures	\$ 2,212,257	\$ 633,672	\$ 532,311	\$ 101,361
Excess (Deficiency) of Revenues over Expenditures	\$ 0		\$ (73,853)	
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ -		-	
Total Other Financing Sources/(Uses)	\$ -		\$ -	
Net Change in Fund Balance	\$ 0		\$ (73,853)	
Fund Balance - Beginning	\$ -		\$ 880,805	
Fund Balance - Ending	\$ -		\$ 806,952	

(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	\$ 350,377	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 448,331
Special Assessments - Gate Monitoring*	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessments - Direct Bill	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest/Miscellaneous Income	2,251	1,515	2,162	-	-	-	-	-	-	-	-	-	5,927
Restricted Easement Fence Fund	-	2,400	1,800	-	-	-	-	-	-	-	-	-	4,200
Facility Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	\$ 2,251	\$ 101,868	\$ 354,339	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 458,458
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 400	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000
PR-FICA	31	61	61	-	-	-	-	-	-	-	-	-	153
Engineering	1,001	2,510	1,746	-	-	-	-	-	-	-	-	-	5,256
Attorney	436	670	-	-	-	-	-	-	-	-	-	-	1,106
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	11,236	-	-	-	-	-	-	-	-	-	-	-	11,236
Arbitrage Rebate	-	-	2,400	-	-	-	-	-	-	-	-	-	2,400
Dissemination Agent	1,170	1,170	1,170	-	-	-	-	-	-	-	-	-	3,511
Trustee Fees	4,234	-	12,750	-	-	-	-	-	-	-	-	-	16,984
Management Fees	4,878	4,878	4,878	-	-	-	-	-	-	-	-	-	14,633
Information Technology	148	148	148	-	-	-	-	-	-	-	-	-	444
Website Maintenance	106	106	106	-	-	-	-	-	-	-	-	-	318
Telephone	47	22	34	-	-	-	-	-	-	-	-	-	103
Postage & Delivery	44	432	37	-	-	-	-	-	-	-	-	-	513
Insurance General Liability/Public Officials	8,732	-	-	-	-	-	-	-	-	-	-	-	8,732
Printing & Binding	31	30	78	-	-	-	-	-	-	-	-	-	139
Legal Advertising	96	94	94	-	-	-	-	-	-	-	-	-	285
Other Current Charges	-	-	20	-	-	-	-	-	-	-	-	-	20
Office Supplies	1	1	1	-	-	-	-	-	-	-	-	-	2
Dues, Licenses & Subscriptions	-	175	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 32,588	\$ 11,097	\$ 24,324	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 68,010

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	\$ 1,120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,151
Electric	3,094	3,330	3,209	-	-	-	-	-	-	-	-	-	9,632
Water/Sewer/Irrigation	3,820	3,464	2,875	-	-	-	-	-	-	-	-	-	10,159
Gas	289	21	275	-	-	-	-	-	-	-	-	-	585
Trash Removal	788	788	782	-	-	-	-	-	-	-	-	-	2,357
Security													
Security Monitoring	111	111	111	-	-	-	-	-	-	-	-	-	333
Gate Monitoring	2,633	2,665	2,633	-	-	-	-	-	-	-	-	-	7,930
Gate Repairs	325	342	400	-	-	-	-	-	-	-	-	-	1,067
Access Cards	-	715	-	-	-	-	-	-	-	-	-	-	715
Contacted Security	2,460	2,758	2,454	-	-	-	-	-	-	-	-	-	7,672
Management Contracts													
Facility Management	8,227	8,227	8,227	-	-	-	-	-	-	-	-	-	24,682
Facility Attendant	1,187	1,102	1,235	-	-	-	-	-	-	-	-	-	3,524
Pool Attendants	-	-	-	-	-	-	-	-	-	-	-	-	-
Canoe Launch Attendant	-	-	-	-	-	-	-	-	-	-	-	-	-
Snack Bar Attendant	-	-	-	-	-	-	-	-	-	-	-	-	-
Field Management / Admin	7,917	7,917	7,917	-	-	-	-	-	-	-	-	-	23,750
Pool Maintenance	1,713	1,363	1,363	-	-	-	-	-	-	-	-	-	4,439
Pool Chemicals	2,101	2,101	2,101	-	-	-	-	-	-	-	-	-	6,304
Janitorial	2,321	3,028	2,055	-	-	-	-	-	-	-	-	-	7,404
Facility Maintenance	11,311	7,203	6,722	-	-	-	-	-	-	-	-	-	25,235
Private Event Attendant	827	543	521	-	-	-	-	-	-	-	-	-	1,891
Repairs & Maintenance	4,600	4,081	7,037	-	-	-	-	-	-	-	-	-	15,717
New Capital Projects	-	-	-	-	-	-	-	-	-	-	-	-	-
Snack Bar Inventory -CGS	-	-	-	-	-	-	-	-	-	-	-	-	-
Food Service License	-	-	-	-	-	-	-	-	-	-	-	-	-
Subscriptions	249	249	501	-	-	-	-	-	-	-	-	-	999
Pest Control	226	226	226	-	-	-	-	-	-	-	-	-	678
Supplies	119	-	-	-	-	-	-	-	-	-	-	-	119
Furnitures, Fixtures & Equipment	-	-	396	-	-	-	-	-	-	-	-	-	396
Special Events	989	2,553	2,423	-	-	-	-	-	-	-	-	-	5,966
Holiday Decorations	-	197	10,023	-	-	-	-	-	-	-	-	-	10,221
Fitness Center Repairs/Supplies	-	-	425	-	-	-	-	-	-	-	-	-	425
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	\$ 125,546	\$ 54,104	\$ 65,031	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	244,682

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	1,505	-	-	-	-	-	-	-	-	-	4,238
Landscape Maintenance	47,125	48,221	48,221	-	-	-	-	-	-	-	-	-	143,568
Landscape Contingency	4,907	1,635	18,242	-	-	-	-	-	-	-	-	-	24,784
Lake Maintenance	2,284	2,284	2,284	-	-	-	-	-	-	-	-	-	6,852
Grounds Maintenance	2,685	3,044	5,930	-	-	-	-	-	-	-	-	-	11,659
Pump Repairs	180	3,250	405	-	-	-	-	-	-	-	-	-	3,835
Streetlighting	5,865	5,865	5,865	-	-	-	-	-	-	-	-	-	17,594
Streetlight Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	1,661	2,779	90	-	-	-	-	-	-	-	-	-	4,530
Miscellaneous	-	230	79	-	-	-	-	-	-	-	-	-	309
Contingency	-	1,000	1,251	-	-	-	-	-	-	-	-	-	2,251
Capital Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Ground Maintenance Expenditures	\$ 66,179	\$ 69,568	\$ 83,872	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	219,620
Total Operations & Maintenance	\$ 191,726	\$ 123,673	\$ 148,903	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	464,302
Total Expenditures	\$ 224,314	\$ 134,770	\$ 173,227	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	532,311
Excess (Deficiency) of Revenues over Expenditures	\$ (222,064)	\$ (32,902)	\$ 181,112	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(73,853)
Other Financing Sources/Uses:													
Transfer In/(Out)	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (222,064)	\$ (32,902)	\$ 181,112	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(73,853)

Meadow View at Twin Creeks

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2024

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
Revenues				
Capital Reserve Transfer In	\$ 45,000	\$ -	\$ -	\$ -
Interest	-	-	-	-
Total Revenues	\$ 45,000	\$ -	\$ -	\$ -
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 45,000		\$ -	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 45,000		\$ -	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 45,000		\$ -	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2016 A1

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2024

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 443,364	\$ 91,298	\$ 91,298	\$ -
Interest Income	12,000	3,000	3,843	843
Total Revenues	\$ 455,364	\$ 94,298	\$ 95,141	\$ 843
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	\$ (58,965)	\$ (58,122)	\$ 843
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 8,839	\$ (58,965)	\$ (58,122)	\$ 843
Fund Balance - Beginning	\$ 222,167		\$ 370,774	
Fund Balance - Ending	\$ 231,006		\$ 312,652	

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 December 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/24	Thru 12/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 612,533	\$ 126,133	\$ 126,133	\$ -
Interest Income	14,000	3,500	5,029	1,529
Total Revenues	\$ 626,533	\$ 129,633	\$ 131,162	\$ 1,529
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	\$ (96,704)	\$ (95,175)	\$ 1,529
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 13,858	\$ (96,704)	\$ (95,175)	\$ 1,529
Fund Balance - Beginning	\$ 288,459		\$ 493,341	
Fund Balance - Ending	\$ 302,317		\$ 398,166	

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 December 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/24	Thru 12/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 257,353	\$ 52,579	\$ 52,579	\$ -
Interest Income	8,500	2,125	2,144	19
Total Revenues	\$ 265,853	\$ 54,704	\$ 54,723	\$ 19
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	\$ (40,774)	\$ (40,754)	\$ 19
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 9,898	\$ (40,774)	\$ (40,754)	\$ 19
Fund Balance - Beginning	\$ 123,844		\$ 210,046	
Fund Balance - Ending	\$ 133,742		\$ 169,292	

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 December 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/24	Thru 12/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 114,490	\$ 23,278	\$ 23,278	\$ -
Interest Income	5,500	1,375	1,070	(305)
Total Revenues	\$ 119,990	\$ 24,653	\$ 24,348	\$ (305)
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	\$ (16,894)	\$ (17,199)	\$ (305)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 6,897	\$ (16,894)	\$ (17,199)	\$ (305)
Fund Balance - Beginning	\$ 61,116		\$ 102,905	
Fund Balance - Ending	\$ 68,013		\$ 85,706	

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 December 31, 2024

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 280,765	\$ 57,487	\$ 57,487	\$ -
Interest Income	8,500	2,125	2,581	456
Total Revenues	\$ 289,265	\$ 59,612	\$ 60,068	\$ 456
Expenditures:				
Interest - 11/1	\$ 84,206	\$ 84,206	\$ 84,206	\$ -
Interest - 5/1	84,206	-	-	-
Principal - 5/1	110,000	-	-	-
Special Call - 5/1	-	-	-	-
Total Expenditures	\$ 278,413	\$ 84,206	\$ 84,206	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 10,852	\$ (24,594)	\$ (24,138)	\$ 456
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (1,868)	\$ (1,868)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (1,868)	\$ (1,868)
Net Change in Fund Balance	\$ 10,852	\$ (24,594)	\$ (26,006)	\$ (1,412)
Fund Balance - Beginning	\$ 100,153		\$ 243,174	
Fund Balance - Ending	\$ 111,005		\$ 217,168	

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 December 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/24	Thru 12/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 423,738	\$ 87,254	\$ 87,254	\$ -
Interest Income	9,000	2,250	2,686	436
Total Revenues	\$ 432,738	\$ 89,504	\$ 89,940	\$ 436
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	\$ (40,625)	\$ (40,189)	\$ 436
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (2,519)	\$ (2,519)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (2,519)	\$ (2,519)
Net Change in Fund Balance	\$ 7,480	\$ (40,625)	\$ (42,709)	\$ (2,084)
Fund Balance - Beginning	\$ 136,629		\$ 350,176	
Fund Balance - Ending	\$ 144,109		\$ 307,467	

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 December 31, 2024

	Actual
	Thru 12/31/24
Revenues	
Interest Income	\$ 139
Developer Contributions	-
Total Revenues	\$ 139
Expenditures:	
Capital Outlay	-
Total Expenditures	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 139
Other Financing Sources/(Uses)	
Transfer In/(Out)	\$ 1,868
Total Other Financing Sources (Uses)	\$ 1,868
Net Change in Fund Balance	\$ 2,007
Fund Balance - Beginning	\$ 11,641
Fund Balance - Ending	\$ 13,648

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 December 31, 2024

	Actual
	Thru 12/31/24
Revenues	
Interest Income	\$ 225
Developer Contribution	-
Total Revenues	\$ 225
Expenditures:	
Capital Outlay	\$ -
Total Expenditures	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 225
Other Financing Sources/(Uses)	
Transfer In/(Out)	\$ 2,519
Total Other Financing Sources (Uses)	\$ 2,519
Net Change in Fund Balance	\$ 2,745
Fund Balance - Beginning	\$ 18,123
Fund Balance - Ending	\$ 20,868

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	147,099
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	202,730
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	85,323
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	41,488
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	141,386
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
6	1/9/2025	295,516.08	408,272.58	170,188.88	75,345.44	186,075.89	282,426.68	1,451,174.47	2,868,995.87
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
TOTAL TAX ROLL RECEIPTS		386,814.07	534,406.04	222,767.76	98,622.98	243,562.96	369,680.78	1,899,506.36	3,755,355.62

BALANCE DUE	56,550.08	78,127.21	32,567.41	14,418.13	35,607.56	54,045.28	277,691.21	549,012.21
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PERCENT COLLECTED TAX ROLL	87%	87%	87%	87%	87%	87%	87%	87%
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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		
12/2/24	2772-2778	\$21,772.48
12/11/24	2779-2789	26,457.04
12/17/24	2790-2800	87,347.97
12/19/24	2801-2806	3,729.48
12/23/24	2807-2808	1,170.00
TOTAL		\$140,476.97
Autopayments		
12/2/24	AT&T	\$69.55
12/2/24	Wellbeats	\$249.00
12/3/24	TECO	\$139.12
12/5/24	Florida National Gas	\$54.07
12/9/24	Republic Services	782.26
12/17/24	RollKall Technol	346.50
12/18/24	AT&T	85.60
12/19/24	St Johns County Utility Dept	2,875.20
12/19/24	IRS FICA Payment	122.40
12/23/24	Comcast	895.19
12/27/24	FPL	10,578.49
12/30/24	WF Bus Credit - Jennifer Clark-Erickson	2,839.51
12/31/24	RollKall Technol	2,107.88
12/31/24	AT&T	69.55
12/31/24	TECO	82.08
Total Paid Electronically		\$21,296.40
Total General Fund		\$161,773.37

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/02/24	00162	11/20/24 6176-T	202412 320-57200-45506	DECEMBER POOL CHEMICALS ZACHARY SULLIVAN	*	2,101.20	2,101.20 002772
12/02/24	00162	11/20/24 6176-U	202412 320-57200-45505	DECEMBER POOL MAINTENANCE ZACHARY SULLIVAN	*	1,362.90	1,362.90 002773
12/02/24	00076	11/25/24 50721	202411 320-53800-45007	REPLACED DIGITAL METERS EAST COAST WELLS & PUMPS SERVICE	*	3,250.00	3,250.00 002774
12/02/24	00045	11/26/24 87068	202411 320-53800-45005	NOV LAKE MAINTENANCE FUTURE HORIZONS INC	*	2,284.14	2,284.14 002775
12/02/24	00186	12/01/24 251935	202412 320-57200-45507	DECEMBER JANITORIAL SVCS NEWVENTURE OF JACKSONVILLE INC DBA	*	1,301.00	1,301.00 002776
12/02/24	00183	9/27/24 I3500264	202412 320-57200-44206	FINAL PMT- HOLIDAY LIGHTS HUMBUG HOLIDAY LIGHTING OF	*	10,023.24	10,023.24 002777
12/02/24	00020	11/25/24 342	202411 320-57200-45508	P.WASHING-TENNIS COURTS RIVERSIDE MANAGEMENT SERVICES	*	1,450.00	1,450.00 002778
12/11/24	00036	12/13/24 12132024	202412 320-57200-49400	OUTDOOR MOVIE EVENT BOUNCERS SLIDES ADN MORE INC	*	350.00	350.00 002779
12/11/24	00005	12/02/24 217148	202411 310-51300-31100	NOV ENGINEERING SERVICES ENGLAND THIMS & MILLER INC	*	2,510.00	2,510.00 002780
12/11/24	00194	11/21/24 11212024	202412 310-51300-49000	JESSICA BROWN-COMM FEE DEPARTMENT OF STATE	*	10.00	10.00 002781
12/11/24	00045	11/27/24 87190	202411 320-53800-45006	PULL & REINSTALL KASCO FUTURE HORIZONS INC	*	315.00	315.00 002782
12/11/24	00001	12/01/24 120	202412 310-51300-34000	DEC MANAGEMENT FEES	*	4,877.75	

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 #
12/01/24		120	202412	310-51300-35300	DEC WEBSITE ADMIN	*	106.00		
12/01/24		120	202412	310-51300-35100	DEC INFORMATION TECH	*	148.00		
12/01/24		120	202412	310-51300-31600	DEC DISSEMINATION SVCS	*	1,170.42		
12/01/24		120	202412	310-51300-51000	OFFICE SUPPLIES	*	.60		
12/01/24		120	202412	310-51300-42000	POSTAGE	*	36.88		
12/01/24		120	202412	310-51300-42500	COPIES	*	78.30		
12/01/24		120	202412	310-51300-41000	TELEPHONE	*	34.49		
GOVERNMENTAL MANAGEMENT SERVICES								6,452.44	002783
12/11/24	00178	11/29/24	3485226	202410 310-51300-31500	OCT GENERAL COUNSEL	*	435.50		
KUTAK ROCK LLP								435.50	002784
12/11/24	00020	11/25/24	341	202410 320-57200-44200	REPAIRS & MAINTENANCE	*	4,600.00		
		11/25/24	341	202410 320-57200-45508	FACILITY MAINTENANCE	*	6,900.00		
		11/25/24	341	202410 320-53800-45006	GROUPS MAINTENANCE	*	2,090.00		
		11/25/24	341	202410 320-57200-45918	SUPPLIES	*	77.07		
RIVERSIDE MANAGEMENT SERVICES								13,667.07	002785
12/11/24	00046	12/02/24	61995248	202412 320-57200-45917	DECEMBER PEST CONTROL	*	226.03		
TURNER PEST CONTROL LLC								226.03	002786
12/11/24	00087	11/29/24	1182194	202411 320-57200-45508	ANNUAL FIRE BACKFLOW CERT	*	105.00		
WAYNE AUTOMATIC FIRE SPRINKLERS INC								105.00	002787
12/11/24	00040	12/05/24	818625	202411 320-53800-45004	RMV/RPL LIVE OAK - PHASE4	*	1,635.00		
YELLOWSTONE LANDSCAPE-SOUTHEAST LLC								1,635.00	002788
12/11/24	00040	12/05/24	818626	202411 320-53800-45009	MAINLINE REPR - GARDA CT	*	751.00		
YELLOWSTONE LANDSCAPE-SOUTHEAST LLC								751.00	002789
MVTP MEADOW VIEW TP BPEREGRINO									

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/17/24	00038	11/15/24 366131	202411 320-57200-45400	DEC CELLULAR FIRE MONITOR ATLANTIC SECURITY	*	110.95	110.95 002790
12/17/24	00162	12/13/24 6179-0	202412 320-57200-44200	NEW POOL POLE ZACHARY SULLIVAN	*	117.00	117.00 002791
12/17/24	00114	12/02/24 748832	202412 320-57200-45410	GATE MONITORING JAN25 HIDDEN EYES LLC	*	2,632.54	2,632.54 002792
12/17/24	00161	12/09/24 0351	202412 320-57200-44200	RPL TIMER SWITCH-FIRE PIT RODNEY SULLIVAN	*	698.00	698.00 002793
12/17/24	00020	11/30/24 344	202411 320-57200-45509	NOV PRIVATE EVT ATTENDANT RIVERSIDE MANAGEMENT SERVICES	*	542.92	542.92 002794
12/17/24	00020	11/30/24 345	202411 320-57200-49400	NOV SPECIAL EVT ASSISTANT RIVERSIDE MANAGEMENT SERVICES	*	665.00	665.00 002795
12/17/24	00020	11/30/24 343	202411 320-57200-45510	NOV ASSISTANT MANAGER RIVERSIDE MANAGEMENT SERVICES	*	1,101.52	1,101.52 002796
12/17/24	00020	12/01/24 340	202412 320-57200-45504	DEC FIELD MGMT/ADMIN	*	7,916.67	
		12/01/24 340	202412 320-57200-45500	DEC FACILITY MANAGEMENT RIVERSIDE MANAGEMENT SERVICES	*	8,227.42	16,144.09 002797
12/17/24	00040	12/03/24 814836	202412 320-53800-45003	DEC LANDSCAPE MAINTENANCE YELLOWSTONE LANDSCAPE-SOUTHEAST LLC	*	48,221.25	48,221.25 002798
12/17/24	00040	12/12/24 821647	202412 320-53800-45004	WINTER ANNUAL ROTATION 24 YELLOWSTONE LANDSCAPE-SOUTHEAST LLC	*	13,005.00	13,005.00 002799
12/17/24	00040	12/12/24 821688	202412 320-53800-45004	PLAYGROUND MULCH INSTALL YELLOWSTONE LANDSCAPE-SOUTHEAST LLC	*	4,109.70	4,109.70 002800

MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/19/24	00194	12/17/24 12172024	202412 310-51300-49000	DARYL BERMANS COMM FEE DEPARTMENT OF STATE	*	10.00	10.00 002801
12/19/24	00047	12/16/24 26582	202412 310-51300-31200	ARB SE2016 FYE 10/31/24 12/16/24 26582 202412 310-51300-31200 ARB SE2018 FYE 10/31/24 12/16/24 26582 202412 310-51300-31200 ARB SE2021 PH3B FYE 10/24 12/16/24 26582 202412 310-51300-31200 ARB SE2021 PH4B FYE 10/24	*	600.00	
				GRAU & ASSOCIATES			2,400.00 002802
12/19/24	00195	12/16/24 12247	202412 320-57200-49400	CHRISTAMS PHOTO SESSION MORGAN WHITLEY PHOTO LLC	*	500.00	500.00 002803
12/19/24	00148	12/18/24 29400	202412 320-57200-45420	EXIT GATE NOT CLOSING THE GATE STORE, INC.	*	400.00	400.00 002804
12/19/24	00148	9/16/24 28565	202410 320-57200-45420	TROUBLESHOOT EXIT GATE THE GATE STORE, INC.	*	325.00	325.00 002805
12/19/24	00153	11/12/24 00068153	202411 310-51300-48000	NOTICE OF MEETING-11/21 GANNETT MEDIA CORP DBA GANNETT FL	*	94.48	94.48 002806
12/23/24	00186	11/13/24 252953	202411 320-57200-45507	DEEP CLEAN - KITCHEN NEWVENTURE OF JACKSONVILLE INC DBA	*	500.00	500.00 002807
12/23/24	00178	12/19/24 3499745	202411 310-51300-31500	11/21 ATTEND CDD MEETING KUTAK ROCK LLP	*	670.00	670.00 002808
TOTAL FOR BANK A						140,476.97	
TOTAL FOR REGISTER						140,476.97	

MVTP MEADOW VIEW TP BPEREGRINO

APPROVED POOL CHEMICALS
320-57200-45506
CHRISTIAN BIROL 11/20/2024

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

RECEIVED
By Tara Lee at 3:56 pm, Nov 20, 2024



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

Invoice Number 6176-T
Date of Issue 11/20/2024
Due Date 12/31/2024
Reference Monthly Chemicals
Amount Due (USD) \$2,101.20

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

Chemicals Service
Site Address: 850 Beacon Lake Pkwy. St. Augustine FL 32095
Service Schedule:
October-March, 2 visits per week, Mondays and Fridays
April-September, 3 visits per week, Mondays, Wednesdays and Fridays
Chemicals included along with 2-controller leases that monitor and dispense the chemical distribution 24/7:
chlorine, acid, bicarb, and stabilizer.
Additional chemicals not included, but available and billed at an additional rate when needed or requested:
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

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

APPROVED POOL MAINTENCE
320-57200-45505
CHRISTIAN BIROL 11/20/2024

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

RECEIVED
By Tara Lee at 3:57 pm, Nov 20, 2024



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

Invoice Number 6176-U
Date of Issue 11/20/2024
Due Date 12/31/2024
Reference Monthly Pool Service

Amount Due (USD) \$1,362.90

Description	Rate	Qty	Line Total
Beacon Lakes Monthly Pool Service Only	\$1,362.90	1	\$1,362.90

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

Subtotal 1,362.90

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

Notes

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

Terms

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

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 11/26/2024

INVOICE

DATE	INVOICE #
11/25/2024	50721

RECEIVED
 By Tara Lee at 10:53 am, Nov 26, 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	DH	

QUANTITY	DESCRIPTION	RATE	AMOUNT
	SITE: BEACON LAKES AS QUOTED: - REPLACED (4) DIGITAL METERS WITH (4) ANALOG METERS - REPLUMBED AS NECESSARY	3,250.00	3,250.00

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

Total \$3,250.00

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

Payments/Credits \$0.00

Balance Due \$3,250.00

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 11/27/2024

INVOICE

Invoice Number: 87068
 Invoice Date: Nov 26, 2024
 Page: 1

RECEIVED*By Tara Lee at 9:43 am, Nov 27, 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	11/6/24	12/26/24

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

I 320 57200 45507
Amenity-Janitorial
Approved Emily
Wright 11.20.2024

Invoice	
Date	Invoice #
12/1/2024	251935

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

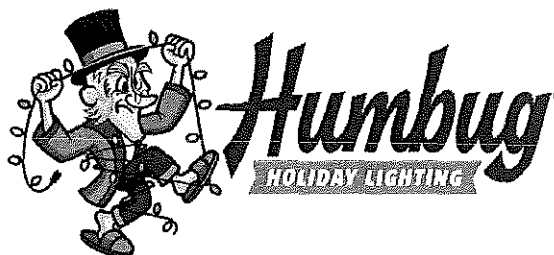
Questions about billing?
904-224-0770, 904-507-5020 fax, accounting@htccleaning.com
Questions about service?
Jacksonville area 904-732-7270 ~ Daytona area 386-760-2677

TERMS: NET 10

Quantity	Description	Rate	Amount
	FEE FOR JANITORIAL SERVICE: Month of December 2024 Meadow View at Twin Creeks CDD 850 Beacon Lake Pkwy St Augustine, FL 32095 FL DR-14 85-8017121617C-7 exp 11/30/2026 Billing on behalf of High Tech Commercial Cleaning franchisee, Patrick Lorenzo	1,301.00	1,301.00
<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> <p>RECEIVED By Tara Lee at 2:49 pm, Nov 21, 2024</p> </div>			
Thank you for your business.		Total	\$1,301.00

I N V O I C E

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



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

Billing Address

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

Service Address

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

Invoice #	13500264
Date	September 27, 2024
Proposal	April 29, 2024
Balance Due	\$10,023.24

Prepared by Josh Ambrose (h1@humbugholidaylighting.com)

Item	Description	Rate
Holiday Installation	Holiday installation service	\$0.00

Main Entrance-Monument		(\$4,248.70)
C9 Lighting Cord-Level 1	C9 Lighting Cord	
C9 Warm White Bulbs	C9 Warm White Bulbs	
36" Unlit Wreath	36" Non-Lit Sequoia Wreath	
18" Red Bow w/Gold Trim	18" Nylon Red Bow w/Gold Trim	
Main Entrance Spiral Bushes		\$135.00
WW, 5mm Coaxial Mini, 70Lt, 4in spacing	WW, 5mm Coaxial Mini, 70Lt, 4in spacing	
Main Entrance Trees		\$1,161.36
12L Wall Washer / Floodlight, RBGWA+UV (6 in 1)	FLOOD LIGHT, 36W, LED	
WW, 5mm Coaxial Mini, 70Lt, 4in spacing	WW, 5mm Coaxial Mini, 70Lt, 4in spacing	
Main Entrance-Light Poles		\$1,350.00
36" Light Pole Snowflake	3' Diamond Snowflake	
Main Entrance-Lighthouse		\$1,166.62
C9 Lighting Cord-Level 1	C9 Lighting Cord	
C9 Lighting Cord-Level	C9 Lighting Cord	

3		
C9 Warm White Bulbs	C9 Warm White Bulbs	
60" Pre-Lit LED Wreath, Warm White	60" Pre-Lit Sequoia LED Wreath, Warm White, 400 Lts	
30" Red Bow w/Gold Trim	30" Nylon Red Bow w/Gold Trim	
Publix Entrance-Monument		\$758.88
C9 Lighting Cord-Level 1	C9 Lighting Cord	
C9 Warm White Bulbs	C9 Warm White Bulbs	
36" Pre-Lit LED Wreath, Pure White	36" Pre-Lit Oregon Fir LED Wreath, Pure White, 250 Lts	
18" Red Bow w/Gold Trim	18" Nylon Red Bow w/Gold Trim	
Publix Entrance-Plant Pots		\$315.00
LED Light Burst Plants-Warm White	Warm White	
Publix Entrance-Trees		\$320.00
WW, 5mm Coaxial Mini, 70Lt, 4in spacing	WW, 5mm Coaxial Mini, 70Lt, 4in spacing	
Publix Entrance Trees		\$550.24
12L Wall Washer /	FLOOD LIGHT, 36W, LED	

Floodlight, RBGWA+UV (6 in 1)		
Harborside Monument		\$635.00
C9 Lighting Cord-Level 1	C9 Lighting Cord	
C9 Warm White Bulbs	C9 Warm White Bulbs	
36" Pre-Lit LED Wreath, Warm White	36" Pre-Lit Oregon Fir LED Wreath, Warm White, 150 Lts	
18" Red Bow w/Gold Trim	18" Nylon Red Bow w/Gold Trim	
Lakehouse Roofline		\$2,145.08
C9 Lighting Cord-Level 1	C9 Lighting Cord	
Lakehouse-Wreaths		\$700.00
48" Pre-Lit LED Wreath, Warm White,	48" Pre-Lit Sequioa LED Wreath, Warm White, 200 Lts	
Lakehouse Front Palms		\$320.00
WW, 5mm Coaxial Mini, 70Lt, 4in spacing	WW, 5mm Coaxial Mini, 70Lt, 4in spacing	
RED, 5mm Coaxial Mini, 70Lt, 4in spacing	RED, 5mm Coaxial Mini, 70Lt, 4in spacing	
Pool Palms		\$1,150.00
WW, 5mm Coaxial	WW, 5mm Coaxial Mini, 70Lt, 4in	

Mini, 70Lt, 4in spacing	spacing	
RED, 5mm Coaxial Mini, 70Lt, 4in spacing	RED, 5mm Coaxial Mini, 70Lt, 4in spacing	
Gazebo		\$345.56
C9 Lighting Cord-Level 1	C9 Lighting Cord	
C9 Warm White Bulbs	C9 Warm White Bulbs	
Roundabout-Seasonal		\$1,120.00
WW, 5mm Coaxial Mini, 70Lt, 4in spacing	WW, 5mm Coaxial Mini, 70Lt, 4in spacing	
RED, 5mm Coaxial Mini, 70Lt, 4in spacing	RED, 5mm Coaxial Mini, 70Lt, 4in spacing	
Landing Entrance		\$618.40
C9 Lighting Cord-Level 1	C9 Lighting Cord	
C9 Warm White Bulbs	C9 Warm White Bulbs	
36" Pre-Lit LED Wreath, Warm White	36" Pre-Lit Oregon Fir LED Wreath, Warm White, 150 Lts	
18" Red Bow w/Gold Trim	18" Nylon Red Bow w/Gold Trim	
24" Pre-Lit Sequioa LED Wreath, Warm	24" Pre-Lit Sequioa LED Wreath, Warm White, 50 Lts	

White, 50 Lts		
15" Red Bow w/Gold Trim	15" Nylon Red Bow w/Gold Trim	
Lakeside Park Monument		\$214.80
C9 Lighting Cord-Level 1	C9 Lighting Cord	
C9 Warm White Bulbs	C9 Warm White Bulbs	
24" Pre-Lit Sequioa LED Wreath, Warm White, 50 Lts	24" Pre-Lit Sequioa LED Wreath, Warm White, 50 Lts	
15" Red Bow w/Gold Trim	15" Nylon Red Bow w/Gold Trim	
Lakeside Palms		\$384.00
WW, 5mm Coaxial Mini, 70Lt, 4in spacing	WW, 5mm Coaxial Mini, 70Lt, 4in spacing	
RED, 5mm Coaxial Mini, 70Lt, 4in spacing	RED, 5mm Coaxial Mini, 70Lt, 4in spacing	
Lakeside Building		\$664.00
C9 Lighting Cord-Level 1	C9 Lighting Cord	
C9 Warm White Bulbs	C9 Warm White Bulbs	
48" Pre-Lit LED Wreath, Warm White,	48" Pre-Lit Sequioa LED Wreath, Warm White, 200 Lts	

Lighthouse Columns		\$218.00
36" Pre-Lit LED Wreath, Warm White	36" Pre-Lit Oregon Fir LED Wreath, Warm White, 150 Lts	
Main Entrance-Monument		(\$4,248.70)
Early Install	Early2024	(\$2,982.78)
5-Year Multi-Year Discount	7.5% Off Each Year	(\$2,034.80)
		Subtotal \$10,023.24
		Tax \$0.00
		Total \$10,023.24
		Amount Paid \$0.00
		Balance Due \$10,023.24

T E R M S

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

Split the cost into easy monthly payments with 

From \$217.43/month at 10.90% APR for 60 months, totaling \$13045.80*.

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

Click here to see monthly payment options

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

A P P O I N T M E N T S C H E D U L E

Date	Service	Status
Thursday, November 14	Holiday Installation	Completed


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

Invoice

Invoice #: 342
Invoice Date: 11/25/2024
Due Date: 11/25/2024
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
Pressure Washing Services - 11/13/24		1,450.00	1,450.00
 11-25-24			

Total \$1,450.00

Payments/Credits \$0.00

Balance Due \$1,450.00

Riverside Management Services, Inc.

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

Service Detail

Bill To: Meadow View at Twin Creeks CDD

Invoice Date: 11/22/24

Due Date: Upon Receipt

Amount Due: \$ 1,450.00

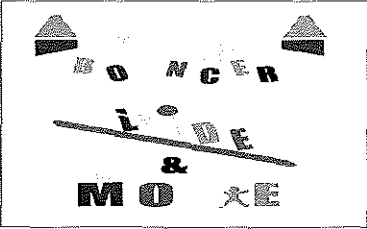
<u>Date</u>	<u>Description</u>	<u>Amount</u>
11/13/24	Pressure washed two tennis court, overhead shade structure, sitting areas, court netting and sidewalk leading up to the Tennis Courts.	\$ 1,450.00

Hot Water and Chemical Treatment to remove dirt, mildew, and algae.

TOTAL AMOUNT DUE: \$ 1,450.00

Should you have any questions, please contact Jerry Lambert @ (904) 288-7667 or jlambert@rmanf.com

Remit Payment



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

Invoice
 Date: December 13th, 2024
 Invoice No.: 12132024.13

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

Additional Details:
 1 320 57200 49400 Special Events
 Approved Emily Wright 12.2.2024
RECEIVED
 By Tara Lee at 2:37 pm, Dec 02, 2024

	<u>Description</u>	<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>Subtotal</u>	<u>Extended</u>
1	Outdoor Movie Screen	1	\$500.00		\$350.00	\$350.00
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						

Comments:	Subtotal		\$350.00
	Sales Tax (0.0%)		\$0.00
	Total		\$350.00



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

December 02, 2024

Invoice No: 217148

Total This Invoice \$2,510.00

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:

Create 2nd Lift Map for Project areas that need 2nd lift of pavement.
Update and revise as requested.
Get area of Storm Water Management Facilities for Tyler Thors per request.
Deal with SJC for RW Permit withdrawal.
CDD Meeting
Deal with Public Q/A and new CDD Board

Professional Services rendered through November 23, 2024

Phase 1. General Consulting Engineering Services

Labor

			Hours	Rate	Amount
Senior Engineer/Senior Project Manager					
Lockwood, Scott	11/9/2024		1.00	215.00	215.00
Lockwood, Scott	11/16/2024		.50	215.00	107.50
Engineer					
Sims, Daniel	11/9/2024		1.00	175.00	175.00
Sims, Daniel	11/16/2024		6.00	175.00	1,050.00
Sims, Daniel	11/23/2024		5.50	175.00	962.50
Totals			14.00		2,510.00
Total Labor					2,510.00
Total this Phase					\$2,510.00

Phase XP. Expenses

Total this Phase 0.00

Total This Invoice \$2,510.00

RECEIVED

By Tara Lee at 11:36 am, Dec 05, 2024

OATH OF OFFICE

(Art. II, § 5(b), Fla. Const.)

STATE OF FLORIDA

County of St. Johns

I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of

Meadow View at Twin Creeks Community Development District Board Supervisor

(Full Name of Office – Abbreviations Not Accepted)

on which I am now about to enter, so help me God.

[NOTE: If you affirm, you may omit the words "so help me God." See § 92.52, Fla. Stat.]

Jessica Brown
Signature

(Affix Seal Below)

Sworn to and subscribed before me by means of physical presence
Or online notarization this 21 day of November, 2024.

JCO
Signature of Officer Administering Oath or of Notary Public

Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known or Produced Identification

Type of Identification Produced _____

ACCEPTANCE

I accept the office listed in the above Oath of Office.

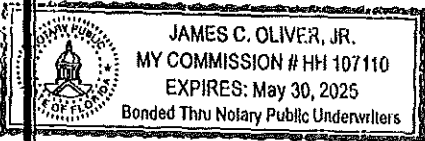
Mailing Address: Home Office

87 Lens Ct
Street or Post Office Box

Jessica Brown
Print Name

St. Augustine, FL 32095
City, State, Zip Code

Jessica Brown
Signature



Future Horizons, Inc

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

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

APPROVED GROUNDS MAINTENANCE
 320-53800-45006
 CHRISTIAN BIROL 12/4/2024

RECEIVED
 By Tara Lee at 12:36 pm, Dec 05, 2024

INVOICE

Invoice Number: 87190
 Invoice Date: Nov 27, 2024
 Page: 1

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

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

Customer ID	Customer PO	Payment Terms	
Beacon02	Verbal	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver	11/22/24	12/27/24

Quantity	Item	Description	Unit Price	Amount
1.00	Aerator Service	Aerator Service call to pull and reinstall Kasco 5.1J. Also removed trampoline from pond.	315.00	315.00
Subtotal				315.00
Sales Tax				
Freight				
Total Invoice Amount				315.00
Payment/Credit Applied				
TOTAL				315.00

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

Governmental Management Services, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 120**Invoice Date:** 12/1/24**Due Date:** 12/1/24**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 - December 2024		4,877.75	4,877.75
Website Administration -December 2024		106.00	106.00
Information Technology - December 2024		148.00	148.00
Dissemination Agent Services - December 2024		1,170.42	1,170.42
Office Supplies		0.60	0.60
Postage		36.88	36.88
Copies		78.30	78.30
Telephone		34.49	34.49

Total \$6,452.44**Payments/Credits** \$0.00**Balance Due** \$6,452.44**RECEIVED***By Tara Lee at 11:55 am, Dec 04, 2024*

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

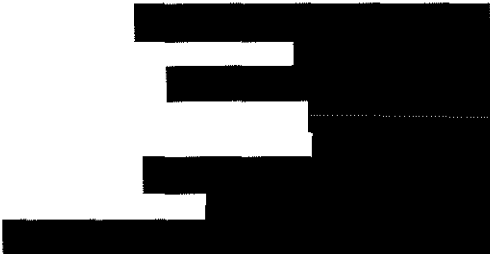
November 29, 2024

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157



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

Invoice No. 3485226
35723-1

Re: General Counsel

For Professional Legal Services Rendered

10/17/24	K. Buchanan	1.00	335.00	Prepare for and attend board meeting
10/21/24	K. Buchanan	0.30	100.50	Review matters relating to street parking

TOTAL HOURS 1.30

TOTAL FOR SERVICES RENDERED \$435.50

TOTAL CURRENT AMOUNT DUE \$435.50

RECEIVED

By Tara Lee at 4:24 pm, Dec 02, 2024

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

Invoice

Invoice #: 341
 Invoice Date: 11/25/2024
 Due Date: 11/25/2024
 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 October 1 - October 31, 2024		13,590.00	13,590.00
Maintenance Supplies		77.07	77.07
<p>Approved</p> <p>Repairs and Maintenance \$4600.00 320-57200-44200</p> <p>Facility Maintenance \$6900.00 320-57200-45508</p> <p>Grounds Maintenance \$2090.00 320-53800-45006</p> <p>Supplies \$77.07 320-57200-45918</p>			

RECEIVED
 By Tara Lee at 9:59 am, Dec 02, 2024

Jerry Lambert
 11-27-24

Total	\$13,667.07
Payments/Credits	\$0.00
Balance Due	\$13,667.07

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
10/1/24	5.25	M.C.	Cleaned out filters in men's and women's bathrooms on pool deck, wiped down walls and painted wood and cleaned any spots, emptied and restocked dog waste receptacles, removed debris along roadways
10/1/24	5	J.S.	Straightened and organized pool deck furniture, cleaned men's and women's bathrooms and air vents by pool, emptied and restocked dog waste receptacles, checked and changed all trash receptacles, removed debris around pool area, tennis courts, basketball courts, beach area, lake side park, playgrounds, roadways and parking lot
10/2/24	8	M.C.	Took down fall decorations from storage, picked up supplies, working on fixing and cleaning men's bathroom stainless steel bars and other metal bathroom parts
10/2/24	8	J.S.	Assisted bringing down fall decorations from attic, polished hand rails, soap dispensers and toilet paper dispensers in men's bathroom by the pool, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, beach area, lake side park, basketball courts and parking lot
10/2/24	5.18	J.W.	Removed debris at main entryways, removed debris at all four ponds
10/3/24	8.5	M.C.	Checked down lighting on kayak beach, straightened and organized chairs at lake side park, moved maintenance items down to lake side park, worked on women's restroom cleaning stainless steel poles, started to paint gazebo
10/3/24	8	J.S.	Cleaned and polished handrails, soap dispenser, toilet paper dispenser and paper towel dispenser in women's bathroom, installed cross walk signs in phase four, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, lake side park, basketball courts, beach area and parking lot, checked and changed trash receptacles
10/4/24	4	J.S.	Straightened and organized pool deck furniture, emptied and restocked all dog waste receptacles, checked and changed all trash receptacles, removed debris around pool area, tennis courts, pickleball courts, lake side park, basketball courts and parking lot
10/4/24	3	J.W.	Removed debris around lake at 7-Eleven, removed debris around amenity center and community, straightened pool deck furniture, checked and changed trash receptacles, emptied and restocked dog waste receptacles
10/7/24	8	J.S.	Storm prep patio furniture and umbrellas for upcoming storm, assist with bringing in fall decorations
10/8/24	8.75	J.S.	Take down banners for the developer in phase four, tie down pool deck furniture, removed debris around pool deck, tennis courts, pickleball courts, playgrounds, lake side park, basketball courts and parking lot, checked and changed trash receptacles, emptied and restocked dog waste receptacles
10/8/24	6	J.W.	Rehang and repair curtain I television room, resecure tennis, pickleball court nets for storm, retention pool gate to self close, removed debris from throughout community
10/11/24	9	J.S.	Put back all pool deck furniture after storm, put back together social hall, put up yard sale signs on both entrance on 210, removed debris around pool, playgrounds, picnic area, tennis courts, pickleball courts, lake side park, basketball courts and parking lot, checked and changed all trash receptacles
10/11/24	4.57	J.W.	Rehung picture in breezeway, put up four yard sale signs at entrances, removed debris throughout community
10/14/24	8.75	M.C.	Hung all tennis court windscreens
10/14/24	9.23	J.S.	Put up windscreens on tennis courts, straightened and organized pool deck furniture, removed debris around pool deck, tennis courts, pickleball courts, food area, lake side park, basketball courts and parking lot
10/15/24	8.75	M.C.	Hung windscreens on pickleball courts, removed debris around amenity center, lake side park and basketball courts, emptied and restocked dog waste receptacles
10/15/24	9	J.S.	Put windscreens up on pickleball courts, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, lake side park, basketball courts, playgrounds, food area and parking lot, checked and changed trash receptacles, emptied

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
10/16/24	9.5	M.C.	and restocked dog waste receptacles Installed locks and bolt latches to fence at lake side park, fixed dog pot ring that holds trash bag in dog pot, rehang tennis court windscreen that came down
10/16/24	9.67	J.S.	Put up windscreen on tennis court, fixed dog pot ring, installed gate locks on lake side park fence, straightened and organized pool deck furniture, removed debris around pool deck, tennis courts, pickleball courts, lake side park, basketball courts, food area and parking lot
10/17/24	7.25	M.C.	Fixed pot hole, worked on handing windscreens on courts three and four pickleball courts, mounted landscape light for lake side park this has not been working
10/17/24	7	J.W.	Filled pot hole, replaced landscape light, straightened and organized pool furniture, rehung windscreens on pickleball courts
10/18/24	6	M.C.	Worked on rehangng lights on beach with kayaks, rehung the netting around pool deck that was taken down by kids, removed debris around community, checked and changed trash receptacles, emptied and restocked dog waste receptacles
10/18/24	8.1	J.S.	String lights on palm trees on beach area, fix netting on splash park, put windscreen up on tennis court one, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, beach area, lake side park, basketball courts and parking lot, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
10/21/24	6.75	M.C.	Checked gazebo lighting replace a few that were out, checked lighting on top of roof not working, put up windscreens, put up new cover for pickleball timer
10/21/24	8	J.S.	Spray for weeds on beach area and pool area, put flags up, put windscreen back up on pickleball court one, put box on pickleball court timer, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, playgrounds, roadways, lake side park, beach area and parking lot, checked and changed trash receptacles
10/22/24	5.75	M.C.	Worked on reattaching hose on handicap pool chair, secured pickleball court windscreen around timer, started to clean top white strip of pickleball nets
10/22/24	8	J.S.	Assisted wire in landscaping light at front entrance, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, basketball courts, playgrounds, lake side park, beach area, pickleball courts and parking lot, removed debris around lake by 7-Eleven, checked and changed trash receptacles, emptied and restocked dog waste receptacles
10/23/24	8.75	M.C.	Worked on touching up the marks on the fitness walls, bolted the loose tennis bench down with larger cement anchors, raked the beach weeds and pulled the weeds
10/23/24	8	J.S.	Touch up paint in the gym and in the social hall, take out developers sign that was blocking school zone sign, bolt down bench on tennis court one, picked weeds on the beach area, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, lake side park, pickleball courts, beach area, basketball courts and parking lot
10/24/24	6	M.C.	Prepping fitness center reading for painting, cleaned all moldings, windows and mirrors, started taping
10/24/24	8	J.S.	Prepping to paint the gym, removed debris around pool area, tennis courts, pickleball courts, lake side park, basketball courts, beach area and parking lot, straightened pool deck furniture
10/25/24	8.5	M.C.	Picked up electric pressure washer to help with next weeks pressure washing behind landscape trimming trees, helped organize office desk, straightened up the maintenance office, worked on cleaning dust off all trim in the fitness center
10/25/24	8	J.S.	Blocked off sixteen parking spots for event, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, lake side park, basketball courts, pickleball courts, roadways and parking lot
10/28/24	4	M.C.	Clean more of the fitness center in preparation of painting the next day, picked up ladder from storage

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
10/28/24	2	J.S.	Straightened and organized pool deck furniture, checked and changed all trash receptacles, removed debris around pool area, tennis courts, lake side park, basketball courts, pickleball courts, playground and parking lot
10/28/24	8	A.A.	Pressure washed chairs and tables on pool deck
10/29/24	9	M.C.	Worked on painting gym, emptied and restocked dog waste receptacles
10/29/24	8.58	J.S.	Removed debris around pool area, tennis courts, basketball courts, pickleball courts, lake side park, soccer field and parking lot, checked and changed all trash receptacles, emptied and restocked dog waste receptacles, worked on painting the gym
10/29/24	8	A.A.	Worked on painting gym, emptied and restocked dog waste receptacles
10/30/24	9.5	M.C.	Working on finishing paint cut ins
10/30/24	8	J.S.	Assisted wire in landscaping light, pressure wash awnings and pavers on upper pool deck, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, lake side park, pickleball courts, playgrounds, roadways and parking lot
10/30/24	8	A.A.	Worked on landscaping lights, pressure washed the awnings, checked and change trash receptacles, pressure washed pavers on pool upper deck
10/31/24	8.25	M.C.	Continued to paint around trim in the fitness center, remounted the dangling video camera at the landings
10/31/24	8.17	J.S.	Put up windscreen on tennis court one, put flood light in at front entrance, attached camera back on pole at the landings entrance, put ant killer on mounds in front of walkway, straightened pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, lake side park, beach area, food court area and parking lot
10/31/24	8	A.A.	Installed windscreen on tennis court, worked on flood light front entrance, pressure washed awning, tables, chairs, fireplace, pavers in front of kitchen and sitting area
TOTAL	<u><u>339.75</u></u>		
MILES	<u><u>0</u></u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 11/05/24

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
MEADOWVIEW AT TWIN CREEKS CDD (MVTC)				
	10/22/24	Terry Towels 24pk	16.08	R.G.
	10/22/24	5/8"x6' Swan Hose Reel Leader (2)	29.85	R.G.
	10/22/24	Soft Scrub	5.50	R.G.
	10/22/24	1Qt Mixing Container (2)	5.01	R.G.
	10/22/24	5/8" Female End Hose Repair	5.15	R.G.
	10/22/24	5/8" Male End Hose Repair	5.15	R.G.
	10/22/24	Black Duct Tape	10.33	R.G.
		TOTAL	<u><u>\$77.07</u></u>	



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

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

Service Slip/Invoice

INVOICE: 619952485
DATE: 12/02/2024
ORDER: 619952485

1 320 57200 45917
 Amenity-Pest Control
 Approved Emily Wright
 12.3.2024

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
12/02/2024	09:32 AM	MICE, RATS, ROACH, S		09:32 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	12/02/2024		10:08 AM

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

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

AMOUNT DUE \$226.03

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.

Tara R. Lee



INVOICE
1182194
INVOICE DATE
11/29/2024

**MINUTES
MATTER®**

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

Saint Augustine, FL 32095

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

Saint Augustine, FL 32095

CALL NO.	CUSTOMER NO.	P.O. NUMBER	TERMS	BRANCH
768975	MVA002		COD	11326 Distribution Ave W Jacksonville, FL 32256-2745
COMMENTS				

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE (BEFORE TAXES)
2.00	Annual Fire Backflow Certification 11/26/2024	\$35.00	\$70.00
1.00	Annual Domestic Backflow Certification 11/26/2024	\$35.00	\$35.00

Please reference invoice number on payment. Thank You!

ACH: Routing #063104668; Acct #0330089824; email: accrec@waynefire.com

Credit card: a surcharge of 3% will be applied to purchases.

Questions Regarding this invoice please contact:

Name: Holly B Bartle
Phone: (904) 268 3030
Email: hbbartle@waynefire.com

SUBTOTAL:	\$105.00
SALES TAX:	\$0.00
TOTAL:	\$105.00

Remit To:

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

RECEIVED

By Tara Lee at 9:10 am, Dec 03, 2024

RECEIVED

By Tara Lee at 9:49 am, Dec 06, 2024

APPROVED LANDSCAPE CONTINGENCY

320-53800-45004

CHRISTIAN BIROL 12/6/2024

INVOICE



YELLOWSTONE
LANDSCAPE

INVOICE #	INVOICE DATE
818625	12/5/2024
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: January 4, 2025

Invoice Amount: \$1,635.00

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

Remove and Replace Live Oak in Phase 4 11/6/2024

Landscape Enhancement CORE	\$1,635.00
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Invoice Total	\$1,635.00
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Should you have any questions or inquiries please call (386) 437-6211.

RECEIVED

By Tara Lee at 9:52 am, Dec 06, 2024

APPROVED IRRIGATION REPAIRS

320-53800-45009

CHRISTIAN BIROL 12/6/2024

INVOICE



YELLOWSTONE

LANDSCAPE

Bill To:

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

Property Name: Meadow View at Twin Creeks CDD

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

INVOICE #	INVOICE DATE
818626	12/5/2024
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: January 4, 2025

Invoice Amount: \$751.00

Description	Current Amount
Mainline repair on Garda Ct. near 24 Constance	
Irrigation Repairs	\$751.00

Invoice Total \$751.00

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



APPROVED GATE MONITORING
~~320-57200-45410~~
 CHRISTIAN BIROL 12/12/2024

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

Re coded to security monitoring
 001.320.57200.45400

Tara R. Lee

PLEASE PAY BY	AMOUNT	INVOICE DATE
12/06/2024	\$110.95	11/15/2024

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

INVOICE NO. 366131

Site: 850 Beacon Lakes Pkwy St
 Augustine
Site Address: 850 Beacon Lakes Pkwy
 St Augustine FL 32092
Period: 12/01/2024 to 12/31/2024
Recurring No.: 17336
Job Name:
Order No.:

Description

Meadow View @ Twin Creeks

MONITORING - MONTHLY

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

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

IMPORTANT: Please remember to test your system monthly.

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

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

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

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

Terms and Conditions

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

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

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

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

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

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

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

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

Distributed by Atlantic Companies
1714 Cesery Boulevard
Jacksonville, FL 32211

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

APPROVED REPAIRS AND REPLACEMENTS
320-57200-44200
CHRISTIAN BIROL 12/16/2024

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

RECEIVED
By Tara Lee at 1:49 pm, Dec 16, 2024



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

Invoice Number 6179-O
Date of Issue 12/13/2024
Due Date 12/23/2024
Reference Pool Pole
Amount Due (USD) \$117.00

Description	Rate	Qty	Line Total
Material NEW Pool Pole	\$117.00	1	\$117.00
	Subtotal		117.00
	Tax		0.00
	Total		117.00
	Amount Paid		0.00
	Amount Due (USD)		\$117.00

Notes
Delivered: November 2024.

Terms
Payment Terms: Net 10
Preferred Payment Methods:
Cash
Check

Credit Cards: We accept credit cards; however, a 3.5% surcharge fee applies if that feature is enabled for the invoice.
Late fees: \$70.00 late fee applies after the due date and the provided 5-day grace period past the due date.
Legal Considerations:

State of Florida Laws: Any legal action shall be subject to the laws of the State of Florida.
Exclusive Venue: The exclusive venue for any legal proceedings shall be St. Augustine, St. Johns County, Florida.
Litigation Costs: In the event of litigation for nonpayment, the prevailing party may recover reasonable costs and attorney fees, including those incurred on appeal.
Your cooperation in adhering to these terms is greatly appreciated. If you have any questions or need further clarification, feel free to reach out.

Envera

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

1 320 57200 45410 Gate Monitoring
Approved Emily Wright 12.3.2024

<h1>Invoice</h1>	
Invoice Number 748832	Date 12/02/2024
Customer Number 300380	Due Date 01/01/2025

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Meadow View at Twin Creeks CDD	300380		12/02/2024	01/01/2025

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 01/01/2025 - 01/31/2025	1.00	\$500.00	\$500.00
1.00	Data Management 01/01/2025 - 01/31/2025	1.00	\$150.00	\$150.00
1.00	Service & Maintenance 01/01/2025 - 01/31/2025	1.00	\$334.54	\$334.54
1.00	Virtual Gate Guard Monitoring 01/01/2025 - 01/31/2025	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
12/2/2024	748832	Monitoring Services	\$2632.54	\$2632.54

Envera

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

<h1>Invoice</h1>	
Invoice Number 748832	Date 12/02/2024
Customer Number 300380	Due Date 01/01/2025

Net Due: \$2,632.54

Amount Enclosed: _____

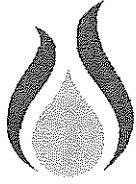
Meadow View at Twin Creeks CDD
475 W Park Place Ste 114
Saint Augustine, FL 32092

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

APPROVED REPAIRS AND REPLACEMENTS
320-57200-44200
CHRISTIAN BIROL 12/10/2024

Invoice



**RD GAS PIPING & FIREPLACE
SERVICES LLC**

RECEIVED

By Tara Lee at 11:36 am, Dec 10, 2024

Customer Beacon Lake Amenity
Center
850 Beacon Lake Pkwy
St Augustine, FL 32095

From RD Gas Piping & Fireplace Services LLC
Southeast Jacksonville & Surrounding
Jacksonville, FL 32258
904-993-4936
rdgaspipelineandfireservices@gmail.com
License #: LI38642 & Insured

Invoice Number 0351
Sent Date December 9, 2024
Due Date Upon receipt

\$698.00

Upon receipt

Description Gas Services - Firepit

Item	Quantity	Price	Total
Inspected & trouble shot the firepit - found the timer switch was bad after tests of components. Changed out timer & lit firepit, cycled several times - works great	1	\$580.00	\$580.00
Material	1	\$118.00	\$118.00
Subtotal			\$698.00
Amount Due			\$698.00

Notes

Please make payment payable to: "RD Gas Piping & Fireplace Services LLC"

Thank you for your business! Please let us know if you have any questions or if there is anything else we can help you with.

RD Gas values your opinion and appreciates your feedback. We would love a review of our services, you can find us on Google, Facebook, Angies List or Nextdoor.

****Ask about our 12 Month Maintenance Service Plan for Peace Of Mind All Year Long.****

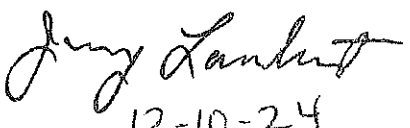
Invoice delivered by  **breezeworks** breezeworks.com

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

Invoice

Invoice #: 340
Invoice Date: 12/1/2024
Due Date: 12/1/2024
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 - December 2024		7,916.67	7,916.67
1.320.57200.45500 - Facility Management - Meadow View - December 2024		8,227.42	8,227.42
 12-10-24			

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

RECEIVED
By Tara Lee at 9:26 am, Dec 11, 2024

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

Invoice

Invoice #: 343
Invoice Date: 11/30/2024
Due Date: 11/30/2024
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Assistant Manager through November 2024 001.320.57200.45510	39.34	28.00	1,101.52
<i>Jerry Lambert</i> 12-10-24			
Total			\$1,101.52
Payments/Credits			\$0.00
Balance Due			\$1,101.52

MVTC CDD
ASSISTANT MANAGER INVOICE DETAIL

Quantity	Description	Rate	Amount
39.34	Assistant Manager Covers November 2024	\$ 28.00	\$ 1,101.52
	TOTAL DUE:		<u>\$ 1,101.52</u>

Facility Management 001.320.57200.45510

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
11/2/24	1.92	J.W.	Facility Assistant
11/3/24	2.18	J.W.	Facility Assistant
11/4/24	2.07	R.B.	Facility Assistant
11/5/24	1.32	R.B.	Facility Assistant
11/6/24	1.98	J.W.	Facility Assistant
11/9/24	1	R.B.	Facility Assistant
11/10/24	0.25	R.B.	Facility Assistant
11/11/24	2.02	J.W.	Facility Assistant
11/12/24	2.15	R.B.	Facility Assistant
11/13/24	2.15	J.W.	Facility Assistant
11/14/24	2.22	R.B.	Facility Assistant
11/16/24	2.52	J.W.	Facility Assistant
11/17/24	2.05	J.W.	Facility Assistant
11/18/24	2.08	J.W.	Facility Assistant
11/19/24	2.15	R.B.	Facility Assistant
11/20/24	2.05	J.W.	Facility Assistant
11/21/24	2.13	R.B.	Facility Assistant
11/23/24	2.08	J.W.	Facility Assistant
11/25/24	2	J.W.	Facility Assistant
11/27/24	2.02	J.W.	Facility Assistant
11/30/24	1	R.B.	Facility Assistant
TOTAL	<u>39.34</u>		

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

Invoice

Invoice #: 344
Invoice Date: 11/30/2024
Due Date: 11/30/2024
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Private Event Attendant through November 2024 1,320.57200.45509	19.39	28.00	542.92
<i>Jerry Lambert</i> 12-10-24			

Total \$542.92

Payments/Credits \$0.00

Balance Due \$542.92

MVTC CDD

PRIVATE EVENT ATTENDANT INVOICE DETAIL

Quantity	Description	Rate	Amount
19.39	Private Event Attendant Covers November 2024	\$ 28.00	\$ 542.92
	TOTAL DUE:		<u>\$ 542.92</u>

Private Event Attendant 1.320.57200.45509

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
11/7/24	6.23	R.B.	Private Event Attendant
11/16/24	4.06	J.W.	Private Event Attendant
11/24/24	5.6	J.W.	Private Event Attendant
11/26/24	3.5	J.W.	Private Event Attendant
TOTAL	<u>19.39</u>		

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

Invoice

Invoice #: 345
 Invoice Date: 11/30/2024
 Due Date: 11/30/2024
 Case:
 P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Special Event Assistant through October 2024 1.320.57200.49400 November - please see attached backup <i>Tara R. Lee</i>	23.75	28.00	665.00
<i>Judy Lambert</i> 12-10-24			
Total			\$665.00
Payments/Credits			\$0.00
Balance Due			\$665.00

MVTC CDD

SPECIAL EVENT ASSISTANT INVOICE DETAIL

Quantity	Description	Rate	Amount
23.75	Special Event Assistant Covers November 2024	\$ 28.00	\$ 665.00
	TOTAL DUE:		<u>\$ 665.00</u>

Special Event Assistant 1.320.57200.49400

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
11/1/24	3.3	J.W.	Special Event - Food Truck Friday
11/8/24	3.55	J.W.	Special Event - Food Truck Friday
11/9/24	5.58	J.W.	Special Event - Kids Paint Day
11/15/24	2.95	J.W.	Special Event - Food Truck Friday
11/17/24	3.05	J.W.	Special Event - Cooking Demo
11/22/24	3.3	J.W.	Special Event - Food Truck Friday
11/29/24	2.02	J.W.	Special Event - Food Truck Friday
TOTAL	<u>23.75</u>		

APPROVED LANDSCAPE MAINTENANCE
320-53800-45003
CHRISTIAN BIROL 12/4/2024



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
814836	12/3/2024
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: January 2, 2025

Invoice Amount: \$48,221.25

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

RECEIVED

By Tara Lee at 12:32 pm, Dec 04, 2024

Invoice Total

\$48,221.25

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

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

RECEIVED
By Tara Lee at 12:16 pm, Dec 12, 2024

APPROVED LANDSCAPE CONTINGENCY
320-53800-45004
CHRISTIAN BIROL 12/12/2024

INVOICE



YELLOWSTONE
LANDSCAPE

INVOICE #	INVOICE DATE
821647	12/12/2024
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: January 11, 2025

Invoice Amount: \$13,005.00

Description	Current Amount
Winter Annual Rotation 12/2024	
Landscape Enhancement SUBCONTRACT	\$10,647.89
Landscape Enhancement CORE	\$2,357.11
Invoice Total	\$13,005.00

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

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

RECEIVED
By Tara Lee at 1:55 pm, Dec 12, 2024

APPROVED LANDSCAPE CONTINGENCY
320-53800-45004
CHRISTIAN BIROL 12/12/2024



INVOICE

INVOICE #	INVOICE DATE
821688	12/12/2024
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: January 11, 2025

Invoice Amount: \$4,109.70

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

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

Mulch (Sub)	\$4,109.70
-------------	------------

Invoice Total **\$4,109.70**

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

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

Tara,

Please process a check in the amount of \$10 for Daryl Berman's Florida Department of State commission fee. Please include his name and "commission fee" in the memo line of the check so they know who to apply it to. The check should be made payable to Department of State.

I think it would also help to include a copy of this email in the envelope, as the oath was sent separately.

Please mail the check to the following address:

Division of Elections
R.A. Gray Building, Room 316
500 South Bronough Street
Tallahassee, FL 32399

Thank you!
Courtney Hogge
Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092
P: (865) 238-2622
chogge@gmsnf.com

RECEIVED

By Tara Lee at 2:45 pm, Dec 17, 2024

Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 26582
Date 12/16/2024

SERVICE	AMOUNT
Project: Arbitrage - Series 2016 FYE 10/31/24 Arbitrage Services	\$ 600.00
Subtotal:	<u>600.00</u>
Project: Arbitrage - Series 2018 FYE 10/31/24 Arbitrage Services	\$ 600.00
Subtotal:	<u>600.00</u>
Project: Arbitrage - Series 2021 PH3B FYE 10/31/24 Arbitrage Services	\$ 600.00
Subtotal:	<u>600.00</u>
Project: Arbitrage - Series 2021 PH4 FYE 10/31/24 Arbitrage Services	\$ 600.00
Subtotal:	<u>600.00</u>
Total	2,400.00
Current Amount Due	\$ <u>2,400.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
2,400.00	0.00	0.00	0.00	0.00	2,400.00

Payment due upon receipt.

RECEIVED

By Tara Lee at 2:55 pm, Dec 17, 2024

MORGAN WHITLEY PHOTO INVOICE

Invoice number 12247
Invoice date December 16, 2024
Payment due December 16, 2024

From

Morgan Whitley Photo
St Augustine
United States

morganwhitleyphoto@gmail.com
9072278964

To

Meadow View at Twin Creeks CDD
Jennifer Erickson

beaconmanager@rmsnf.com
904-217-3052

Item	Qty	Price	Amount
3 hour photo session	1	\$500.00	\$500.00
3 hr shoot including album of edited images			
1 320 57200 49400 Special Events Approved Jen Erickson 12.17.2024		Total	\$500.00
		Amount Due	\$500.00

APPROVED GATE REPAIRS
 320-57200-45420
 CHRISTIAN BIROL 12/18/2024



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

RECEIVED
 By Tara Lee at 1:40 pm, Dec 18, 2024

Invoice

DATE	INVOICE NO.
12/18/2024	29400

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	1/2/2025	DL	12/18/2024			

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
Labor	To check and troubleshoot the entry and exit gate reported not working. Found the exit gate stuck open to Christmas garland blocking the safety photocell. Moved it out of the way and informed the client. The entry gate was held open due to a signal from Envera for fail safe. Contacted Envera for repairs. Returned after the repairs and the gate was till held open, found the wireless network was not working properly. Reset the network and tested all operations, okay. This includes all travel time on 18 NOV to 9 DEC 2024.	4	100.00	400.00

Thank You For Being Our Customer		Subtotal	\$400.00
		Sales Tax ()	\$0.00
		Total	\$400.00
		Payments/Credits	\$0.00
		Balance Due	\$400.00



The Gate Store, Inc.
 1230 N US Highway 1, Unit 11
 Ormond Beach, FL 32174
 thegatestoreinc@gmail.com
 386-333-9375
 www.tgsgates.com
 LIC# ES12002-02

APPROVED GATE REPAIRS
 320-57200-45420
 CHRISTIAN BIROL 12/18/2024

RECEIVED
 By Tara Lee at 1:39 pm, Dec 18, 2024

Invoice

DATE	INVOICE NO.
9/16/2024	28565

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	10/1/2024	ML	9/16/2024			

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
Labor	To check and troubleshoot the exit gate reported not closing. Found the exit loop sensor had tripped. Performed a hard reset to the loop module. Set parameters and tested, okay. Contacted Envera to test the hold schedules, all gates closed properly. Tested all operations, okay. This includes all travel time on 28 AUG-3 SEP 2024.	3.25	100.00	325.00


Thank You For Being Our Customer		Subtotal	\$325.00
		Sales Tax (6.5%)	\$0.00
		Total	\$325.00
		Payments/Credits	\$0.00
		Balance Due	\$325.00

LocaliQ
 Florida
 GANNETT

ACCOUNT NAME		ACCOUNT #	PAGE #
Meadow View At Twin Creeks Cdd		764130	1 of 1
INVOICE #	BILLING PERIOD	PAYMENT DUE DATE	
0006818539	Nov 1- Nov 30, 2024	December 20, 2024	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$190.32	

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
11/1/24	Balance Forward	\$292.96
11/5/24	PAYMENT - THANK YOU	-\$197.12

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
11/12/24	10714881	SAG St Augustine Record	Monthly Meeting Notice	Mthly Mtg Notice	\$94.48

RECEIVED
 By Tara Lee at 11:40 am, Dec 19, 2024

RECEIVED
 DEC 13 2024

Balance of \$95.84 was paid on November 25th; check #2769
 Tara R. Lee

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	\$190.32
Service Fee 3.99%	\$7.59
*Cash/Check/ACH Discount	-\$7.59
*Payment Amount by Cash/Check/ACH	\$190.32
Payment Amount by Credit Card	\$197.91

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Meadow View At Twin Creeks Cdd		764130		0006818539		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$94.48	\$95.84	\$0.00	\$0.00	\$0.00	\$0.00	\$190.32
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		\$197.91
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

0000764130000000000000000000068185390001903267176

LOCALIQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

Saint Augustine FL 32092-3649

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a 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:

11/12/2024

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 11/12/2024

Legal Clerk

Keegan Donovan
Mithy M

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	\$94.48	
Tax Amount:	\$0.00	
Payment Cost:	\$94.48	
Order No:	10714881	# of Copies:
Customer No:	764130	1
PO #:	Mithy Mtg Notice	

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, November 21, 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, L.L.C. at (904) 940-5850 or loliver@gmsnf.com ("District Manager's Office") and is also expected to be available on the District's website, www.meadowviewatwincreeks.cdd.com at least seven days prior to the meeting.

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

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

Any person requiring special accommodations of 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 loliver@gmsnf.com for further accommodations.

James Oliver
District Manager



HIGH TECH

COMMERCIAL CLEANING

1 320 57200 45507
 Amenity-Janitorial
 Approved Emily
 Wright 12.20.2024

Invoice	
Date	Invoice #
11/13/2024	252953

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

RECEIVED
 By Tara Lee at 10:09 am, Dec 20, 2024

TERMS: NET 10

Quantity	Description	Rate	Amount
	FEE FOR JANITORIAL SERVICE: Special Service - Deep Clean Service Date: 11/13/2024 Description: Deep cleaning of kitchen including appliances and walls. 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	500.00	500.00
Thank you for your business.		Total	\$500.00

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 19, 2024

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157



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

Invoice No. 3499745
35723-1

Re: General Counsel

For Professional Legal Services Rendered

11/21/24	K. Buchanan	2.00	670.00	Prepare for and attend board meeting
----------	-------------	------	--------	--------------------------------------

TOTAL HOURS	2.00
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TOTAL FOR SERVICES RENDERED	\$670.00
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TOTAL CURRENT AMOUNT DUE	<u>\$670.00</u>
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