

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

March 27, 2025

AGENDA

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

March 20, 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, March 27, 2025 at 10:00 a.m. at the Lake Houses at Beacon Lake, 850 Beacon Lake Parkway St. Augustine, Florida 32095.**

Following is the revised agenda for the meeting:

- I. Roll Call
- II. Public Comment
- III. Approval of Minutes
 - A. February 10, 2025 Workshop
 - B. February 20, 2025 Board Meeting
- IV. Ratification of Atlantic Security Proposal
- V. Consideration of Proposals
 - A. Dog Park Refurbishment
 - B. Soccer Field Refurbishment
 - C. Beach Renovation
 - D. Landing Entrance Landscaping Renovation
 - E. Main Entrance Landscaping Renovation
 - F. Annual Beds Landscaping Renovation
 - G. Capital Reserve Study Report
 1. Community Advisors

2. Custom Reserves
 3. Dreux Isaac
- H. Additional Staffing – Pool Monitors
- VI. Discussion of Draft Parking Policy; Consideration of Resolution 2025-04, Setting a Public Hearing Date
 - VII. Discussion of Docks
 - VIII. Update Regarding Landing Gate Monitoring Services and Alternatives
 - IX. Staff Reports
 - A. District Counsel
 - B. District Engineer – Approval of Requisition Summary
 - C. District Manager
 - D. Amenity Manager
 - E. Operations Manager – Report
 - X. Financial Reports
 - A. Financial Statements as of January 31, 2025
 - B. Assessment Receipts Schedule
 - C. Check Register
 - D. Construction Funding Request No. 17 - Phase 4
 - E. Construction Funding Request No. 59 – Phase 3B
 - XI. Other Business
 - XII. Supervisors’ Requests and Audience Comments
 - XIII. Next Scheduled Meeting – April 17, 2025 at 6:00 p.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095
 - XIV. Adjournment

THIRD ORDER OF BUSINESS

A.

MINUTES OF MEETING
MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

A workshop of the Meadow View at Twin Creeks Community Development District was held on Monday, February 10, 2025 at 1:00 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
Blaz Kovacic <i>by phone</i>	Vice Chairman
Jim McNamee	Supervisor
Jessica Brown	Supervisor
Daryl Berman	Supervisor

Also present were:

Matt Biagetti	District Manager
Jim Oliver <i>by phone</i>	District Manager
Katie Buchanan <i>by phone</i>	District Counsel
Jennifer Erickson	Amenity Manager
Linda Vaughn	Community Manager, FPM
David Holland	President of the Townhomes Association
Karen Berman	Vice President of the HOA

The following is a summary of the discussions taken at the February 10, 2025 workshop.

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Public Comment

Terry Wilson stated that he sent a three-page document sent by email to the Board regarding the parking policies that he would like included in the record. He thinks there is a lot of confusion because of inconsistency over the years and lack of enforcement. The driveways are short, and most people have multiple vehicles and growing families that will only mean more vehicles in the future. He asked if the roads are public or private because he's getting conflicting answers on that.

Mr. Biagetti responded that they are public, but the District does own most of the roads within the community.

Terry Wilson added that he does like the idea of allowing parking on just the side of the street without sidewalks.

Mr. Arias stated that except for Beacon Lake Parkway and Twin Creeks, every other road is privately owned, however, the St. Johns County Sheriff's Office can issue citations for speeding and accidents. Parking is more of a gray area and is a low priority for the county officers. If a roadway is blocked, or a driveway is blocked, the county officers will respond and address that issue.

A resident commented that he is in favor of on-street parking, although he has noticed vehicles blocking sidewalks, which is a safety issue.

David Holland asked if the CDD is aware of any lakes that are considered private.

Mr. Arias responded that there are no private lakes in the CDD, although the lake behind the school is not owned by the District and is private property. An updated fishing policy will be presented for approval at the upcoming CDD meeting that will detail in which ponds fishing is prohibited. At the end of the day, it's all about courtesy and common sense, and there should be no reason to be fishing in someone's backyard.

THIRD ORDER OF BUSINESS

Discussion of Parking Policies

Ms. Vaughn stated that the HOA's parking policies detail how many cars each home can have and where they should be parked.

Mr. McNamee asked what Ms. Buchanan's thoughts are on the townhome association and the District having different policies.

Ms. Buchanan stated that the CDD's parking policies were designed for the amenity facilities, not necessarily street parking in the residential areas. The issue the District is wrestling with is enforcement authority. As far as roads, traffic enforcement authority is granted to the Sheriff's Office. The CDD has no traffic enforcement authority. One option is to enter into an agreement with the Sheriff's Office. The second option is for the District to establish tow-away zones, put signs up every 25-feet and enter into a contract with a towing company to tow the vehicles of any offenders. The second option is usually applied to the amenity facility property, the issue with doing the same with residential streets is there's not

clear direction on whether that is considered traffic control, which the CDD cannot do, or if it's considered oversight and maintenance of CDD property.

Mr. Arias questioned if the HOA provides guidelines for how many vehicles each home can have, and where they should park, as long as they enforce those guidelines, there should, in theory, not be an issue.

Ms. Vaughn stated that she would have to look into whether the authority is limited to vehicles blocking sidewalks.

Mr. Arias asked if Resolution 2029-14, which adopted parking policies, should be rescinded.

Ms. Buchanan responded that the policy should be revised. She asked the Board which areas the new policy should apply to and if there are any other restrictions that should be applied.

Mr. Arias responded that the operations manager could work with her on the desired policies. He asked how the policies would be enforced.

Ms. Buchanan responded that the District owns that common area property, and it's small enough that installing signage currently would not inundate the community with signs. The District would also enter into a contract with a towing company.

Mr. McNamee stated that getting rid of the current policy does not address the street parking issue.

Ms. Buchanan suggested the Board look into contracting with the Sheriff's Office to patrol the community and enforce parking issues.

Ms. Vaughn commented that someone would have to be present when the towing company arrives to sign off on the vehicle being towed.

Mr. McNamee stated that authority to sign off could be delegated to the security company.

Ms. Vaughn then commented that some other communities have hired security that comes in during the evenings in which parking is typically an issue and they have issued \$30-\$50 citations to violators. She questioned if the Sheriff's Office could enforce the District's parking policy since the District's roads are public.

Ms. Buchanan stated that unless it's a situation where a vehicle is blocking traffic, the officer won't issue tickets just for parking on the street during certain hours because it's not a

city or state law. She also noted that the community Ms. Vaughn is referencing contains private roads, so they are able to enforce their policies in that manner. All the roads within the CDD are public roads.

Ms. Brown asked if the CDD can give the HOA authority to fine violators of the policy.

Ms. Vaughn questioned who would issue the citation at 11:00 at night on behalf of the HOA.

Mr. Arias stated that residents need to be encouraged to call the Sheriff's Office to address vehicles blocking intersections, sidewalks, driveways, or block a road completely as those issues are already Florida laws. The HOA will need to provide an answer for what the HOA requirements are for the individual homes and the use of their driveways, garages and parking. The CDD needs to rely on the HOA to fine violators of their rules.

Ms. Vaughn stated that she thinks the HOA's purview is limited to the driveway, so that would not help the issue of street parking. She also noted that a fines and appeals committee will need to be put in place for the HOA to be able to issue fines.

Mr. Holland stated that the HOA will start with addressing blocked sidewalks and will put a message out on their Facebook page encouraging homeowners to call the Sheriff's Office if a vehicle is blocking a sidewalk in order to get the vehicle towed.

Ms. Vaughn added that she will add the same verbiage to Front Steps and Caliber so that homeowners receive the message through multiple methods.

Mr. Arias asked that Ms. Erickson send an e-blast message to the residents doing the same, recommended the HOA look into forming the fines and appeals committee, and reminded Ms. Buchanan to re-draft the parking policies for the CDD.

FOURTH ORDER OF BUSINESS

CDD 101 Discussion

Ms. Buchanan gave an overview of a presentation of what a CDD is, what a CDD's duties and responsibilities are, what the CDD owns and maintains, what the CDD's staff's responsibilities are, the meeting protocols, the governing documents for the CDD, the budget process, the assessments, how the Board gets elected, and how a CDD is different from an HOA. A copy of the full presentation was included in the agenda package for the Board's review.

FIFTH ORDER OF BUSINESS

Other Business

Mr. Arias asked about the board member’s availability for the March meeting date of March 20th. Multiple board members stated that they were not able to attend in person on that date. The meeting will be moved to March 27th.

SIXTH ORDER OF BUSINESS

Supervisors’ Requests and Audience Comments

A resident commented that given the recent fires in Los Angeles, some residents are concerned about the dead trees and the brush in the preserves. He asked if there’s anything proactive that can be done to clear that, and who is responsible for maintaining those areas.

Ms. Brown stated that she just spoke to Mr. Gray about this, and he advised that the preserves must be left in their natural state.

Ms. Buchanan added that any modifications to conservation areas must be approved by the water management district.

SEVENTH 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

EIGHTH ORDER OF BUSINESS

Adjournment

The workshop adjourned at approximately 2:35.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

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

Present and constituting a quorum were:

Frank Arias	Chairman
Blaz Kovacic	Vice Chairman
Jessica Brown	Supervisor
Daryl Berman	Supervisor

Also present were:

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

The following is a summary of the discussions and actions taken at the February 20, 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

A resident commented that the plants at the Landings entrance always look dead. She also commented that the walkway is slippery due to the irrigation hitting it, and it's staying flooded. Lastly, she commented that kids are going around the gate and driving through the first residents' yard and causing ruts in the grass.

Susan Taylor commented that the signage throughout most of Beacon Lake are more decorative and once you hit Trophy Lake, they're just cheap aluminum signs. She also

commented that it's dark past the ball courts to Publix due to lack of lighting. Next, she commented on constant debris around the Plantation lake, the algae, weeds, and the ants. Lastly, she commented on vehicles parking on the street needing to be controlled.

A resident echoed Ms. Taylor's comments and asked if those issues are due to budgetary constraints.

A resident stated that no one knows where the street parking jurisdiction falls at the moment. She also commented on spots getting filled up quickly with the events in the community.

A resident commented on wanting an alternative option for a dock on a future agenda.

A resident stated that a lot of the crosswalks in the front of the community need to be repainted.

THIRD ORDER OF BUSINESS

Approval of Minutes of the January 16, 2025 Meeting

A copy of the January 16, 2025 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. Berman with all in favor the January 16, 2025 minutes were approved.

FOURTH ORDER OF BUSINESS

Public Hearing to Adopt Amenity Rates; Consideration of Resolution 2025-03

Mr. Oliver stated that there was discussion in a previous CDD meeting to allow residents to rent the front bar area for a fee of \$25. He noted access to the kitchen is still prohibited.

On MOTION by Mr. Kovacic seconded by Ms. Brown with all in favor the public hearing was opened.

There being no comments from the audience members, a motion to close the public hearing followed.

On MOTION by Mr. Kovacic seconded by Mr. Arias with all in favor the public hearing was closed.

On MOTION by Mr. Arias seconded by Mr. Berman with all in favor Resolution 2025-03, adopting amenity rates was approved.

FIFTH ORDER OF BUSINESS

Update on Street Parking Discussion

Mr. Oliver stated that there was a workshop held in conjunction with members of the HOA board to discuss street parking concerns.

Mr. Arias stated that as far as blocking a driveway, an intersection or blocking the roadway in manner in which no vehicle can get through, there are already state statutes that deal with those issues, and residents should call the Sheriff’s office. Same for a vehicle that has been parked long-term without moving or appears to have been abandoned. There is a resolution from 2019 that is going to be readdressed, and that is in process. It will be brought forward at a future meeting for further discussion. The only true solution is to have someone onsite to enforce the parking issues, which would mean hiring 24-hour security, which would mean an increase in the CDD assessments.

Ms. Brown added that the community has expressed how unhappy they are with the ‘no parking’ signs on Trophy Lake, and in order to be able to tow vehicles throughout the community, those same parking signs would need to be added every 25-feet.

SIXTH ORDER OF BUSINESS

Update on Fishing Policies

Mr. Berman stated that after extensive tours of the community and talking to both homeowners close to the ponds, and homeowners that enjoy fishing, he and Mr. Gray walked specific areas where they were worried about the fountains and other areas. He has worked with a resident to create a two-page graphic showing the fishing policies and a map of areas in which fishing is permitted. He noted Harborside and Phase 4 were added to the map. Fishing between the kayak launch and the beach was removed as a fishing area due to the residents and the fountain nearby.

On MOTION by Mr. Arias seconded by Mr. Berman with three in favor and Ms. Brown opposed, the map of permitted fishing areas was approved as presented.

SEVENTH ORDER OF BUSINESS Update on Dog Park Refurbishment

This item was tabled. Mr. Gray had received two proposals that were very different, so he'd like to work on getting more proposals for consideration.

Mr. Berman asked Mr. Gray to look at options that are more permanent or long-term.

Mr. Arias asked for an update on the soccer field refurbishment.

Mr. Gray responded that he and Supervisor McNamee have looked at the options and would like to budget for the soccer field in fiscal year 2026. They will bring proposals to a future meeting for consideration.

EIGHTH ORDER OF BUSINESS Consideration of Proposals for a Capital Reserve Study

This item was tabled as the proposals were not yet available.

Mr. Oliver asked the staff members to address the resident concerns brought up during public comments as they give their reports.

NINTH ORDER OF BUSINESS Staff Reports

A. District Counsel

There being nothing to report, the next item followed.

B. District Engineer

Mr. Kovacic addressed a previous resident comment about Phases 3B and 4 not having decorative signage like the other phases. The developer has received upgraded pricing for the signage, they would just like to hold off on installing the signs until the final paving is done to avoid any potential damage to the signs. The final paving can only be done once the curbing and base repairs are done. It may take until May for the paving to begin pending the county's approval.

Mr. Sims address a few other previous resident comments. Any crosswalks in the phases that have not yet had the final asphalt paving will be addressed once that final paving is

done. For the other phases, the District is responsible for scheduling the crosswalks to be repainted. As far as the lighting on the Beacon Lake Parkway extension, he and Mr. Gray are working closely with FPL who is looking at what it would take to install light poles and electric conduit in that area.

Mr. Arias added that the area between Trophy Lake and Heron is not owned by the District. Creekside CDD would have to request FPL put lighting in that area. He also noted that installing lighting on the Beacon Lake Parkway extension is going to be an expense the District will have to bear, so the Board will need to look at whether the District can afford that project once the cost estimates come back.

Tyler Thors suggested informing the residents what kind of increase would be passed on to them through the CDD assessments if the budget were to increase for certain projects, such as the lighting.

C. District Manager

Mr. Oliver informed the Board that the fiscal year 2026 budget is currently being drafted and will be presented for approval at the May meeting, which is when the high-water mark will need to be set. The budget cannot be increased after that approval. The final budget will be scheduled for adoption in August.

D. Amenity Manager – Report

Ms. Erickson addressed a comment made previously in the meeting regarding the events with limited spots filling up quickly. The events are listed in the newsletter that goes out in the beginning of the month. Spots are limited for certain events due to limited space to hold the event, ratios and number of hours. She noted they do have issues with people reserving spots and then not showing up without notifying staff.

Ms. Brown asked Ms. Erickson to send an e-blast to residents to ask that they not RSVP for an event until they are sure they will attend.

Mr. Berman asked for an update on the Vendor Village.

Ms. Erickson responded that a Vendor Village event will be scheduled in the summer.

Mr. Arias asked if the issue of non-patrons accessing the pool needs to be addressed before summer.

Ms. Erickson responded that some of the main issues are residents allowing their underage children to have access cards, lying about the child's age, holding the gate open for others, and children bringing in large groups of guests. She suggested bringing pool monitors on staff and will bring a proposal back to the next meeting for consideration. She also suggested limiting entrance to the pool.

Mr. Arias asked that she bring back any suggestions for improving access control for the pool to the Board at a future meeting.

Mr. Berman asked to work with Ms. Erickson on some suggestions.

Ms. Brown stated that she's noticed people jumping the gate.

Ms. Erickson noted that the gates could be replaced with a higher gate, but it will be costly.

E. Operations Manager

1. Report

Mr. Gray addressed a few comments made previously in the meeting under public comments. As far as the weeds, turf treatment was on property the day of the meeting, however he noted there is only so many chemicals that can be put on the grass during the rainy season. Staff will work on finding a happy medium between meeting the needs of the turf to keep it healthy and treating the weeds. As far as debris, trash pickup takes place all week long with staff starting in the front of the community and making their way to the back by the end of the week. He is still working with Envera on the Landings gate. He and Supervisor Brown held a small workshop with some Landing residents and monitored Envera's response time. They found the average was 14 seconds over 3,100 cars and 30 days. The resident gate will be kept open between the hours of 6am and 10am and 12pm and 5pm for the resident kids to get in and out during the week before and after school in case they do not have a key fob. He and the landscape vendor is continuing to work on the landscaping at the Landings entrance. The current perennials that are there are not dead despite their appearance, they are just dormant. There is a plan to enhance that area by bringing in topsoil and installing a box drain to divert the overflow of water that flows in front of the pedestrian gate.

Mr. Arias asked if some kind of access is going to be added for the fence for the park in Phase 4.

Mr. Gray responded that Dream Finders is going to cover the cost of running conduit and adding key fob access on the front entrance of the gate in that area. The back gate will remain locked and will be for maintenance access only.

Ms. Brown stated that not all residents have been using the My Envera app, so some information regarding the app was going to be sent out by e-blast to hopefully reduce wait times.

Mr. Gray stated that information has been sent out to the residents yet. The My Envera app is very educational and useful. Guests can be added through the app rather than at the box, that way when they get to the box, all the guests need to do is be verified by the agent. Adding a guest at the box can take between one to three minutes and will slow down response time.

2. Proposal for Spring Annual Rotation

Mr. Gray presented a proposal from Yellowstone to install spring annuals for a total of \$13,004.99.

On MOTION by Mr. Arias seconded by Mr. Berman with all in favor the proposal from Yellowstone to install spring annuals was approved.

B. Proposal for Property Mulching Enhancement

Mr. Gray presented a proposal from Yellowstone to add new mulch throughout the community for a total of \$105,787.50. He spoke to Supervisor McNamee about switching out some beds to save money, however he would prefer to continue mulching the entire property. Mr. Gray also has a proposal totaling \$69,770.58 for pine straw in place of mulch on the main road, however Supervisor McNamee was not interested.

The Board discussed the various options to save money, including outsourcing the mulching. Mr. Gray's concern is outsourcing the mulching is if Yellowstone will cover the cost of remediating any weeds that the outsourced pine straw brings in. Mr. Gray also pointed out that mulch is included in the budget each year, so one option is to try the pine straw this year, and if it does not look good, the Board could choose to switch back to mulch next year.

On MOTION by Ms. Brown seconded by Mr. Arias with all in favor the proposal from Yellowstone for a combination of mulch and pine straw totaling \$69,770.58 was approved.

ELEVENTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of December 31, 2024

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

B. Assessment Receipts Schedule

A copy of the assessment receipt schedule showing the on-roll assessments are 87% collected was included in the agenda package for the Board’s review.

C. Check Register

A copy of the check register totaling \$161,773.37 was included in the agenda package for the Board’s review.

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

TWELFTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS Supervisors’ Requests and Audience Comments

Ms. Brown asked if an estimate has come in for the trees to block the lighting coming from BJ’s.

Mr. Gray responded that an estimate has come in at around \$13,000. There’s nothing that can be done to force BJ’s to get lighting shields, so landscaping is the only option, however the budget is not currently available for the estimates. If the residents that are impacted want to cover the cost of the landscaping and the Board agrees, that is one option, and Yellowstone has agreed to install and maintain the trees.

Mr. Arias stated that he believes everything that was brought up was covered except for the dock issue.

Mr. Oliver will add the dock issue on the next agenda.

A resident commented that everyone should have a vested interest in what Phase 3B looks like given that it could affect property values for everyone.

Mr. Arias stated that he thinks when the soccer park is complete it will go a long way to alleviate a lot of the issues. The green space behind the mailboxes will need to be addressed.

Mr. Berman stated that he has already started looking at what can be done to the green space, in addition to giving privacy to the two houses on the berms and enhancements to Windemere.

A resident asked who maintains the portion of the Trophy Lake to Heron Run that is not owned by the District.

Mr. Gray responded that from the pond, the right side is owned by Creekside CDD.

A resident asked if the residents could have a chance to vote on the lighting installation from the roundabout to Publix once an estimate is in because in his opinion it's not needed.

Mr. Arias responded that the residents on the Board are versed in budgets and big on keeping costs down.

Ms. Brown suggested that anyone with concerns about the areas owned by Creekside CDD attend their meetings to express their opinions as they are public meetings.

FOURTEENTH ORDER OF BUSINESS

**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**

FIFTEENTH 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



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

Proposal NO. 9056

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

Site Contact: Jennifer Clark-Erickson
Site: 850 Beacon Lakes Pkwy St
 Augustine
Site Address: 850 Beacon Lakes Pkwy
 St Augustine FL 32092
Salesperson: Terry Hill
Date: 03/05/2025

Description

Quote to replace bad parts on access system.

- 1 UnLatch Strike for Cylindrical Locks,
- 1 **Crash-bar Surface Strike**
- 1 card reader
- 1 8 ch NVR with 3 TB hard drive
- 4 hours of labor

There is a 10% discount and I have included an extra 100.00 discount.

Service - Security

Item	Quantity	Unit Price	Total
Crash-bar Surface Strike	1.00	\$800.00	\$800.00
UnLatch Strike for Cylindrical Locks, 12VDC	1.00	\$750.00	\$750.00
Atrium Mullion Prox - Black	1.00	\$200.00	\$200.00
Vigilant Flex Series 8-Channel ULTRA H.265 NVR	1.00	\$787.50	\$787.50
Pre-Installed 3TB Sata Hard Drive	1.00	\$180.00	\$180.00
Loyalty Discount	1.00	\$-100.00	\$-100.00
Residential service	4	\$150.00	\$600.00
		Discount	\$321.75
		Sub-Total ex Tax	\$2,895.75
		Tax	\$0.00
		Total inc Tax	\$2,895.75

Discount	\$321.75
Sub-Total ex Tax	\$2,895.75
Tax	\$0.00
Total inc Tax	\$2,895.75

EF0001226
 EF20000570

LU405163

FIFTH ORDER OF BUSINESS

A.



Duval Landscape Maintenance
 7011 Business Park Blvd N
 Jacksonville, FL 32256
 www.duvallandscape.com

PROPOSAL

Date	Proposal No.
03/04/25	36039

CUSTOMER
Beacon Lake

PROPERTY
Beacon Lake 850 Beacon Lake Parkway Saint Augustine, FL 32095

- Removed all exiting sod from Dog Park.
- Haul away all debris.
- Level and grade.
- Repair Irrigation Lines
- Install weed barrier
- Install playground certified mulch 6" thickness (6,500sq ft)

DESCRIPTION	QTY	EXT PRICE
Dog Park Mulch		
Enhancement/Extra Services		
Sod Cutter		\$300.00
Debris Removal		\$500.00
Labor		\$1,440.00
Irrigation Labor		\$400.00
Materials		\$60.00
Playground (Certified Wood) Mulch - Installed - CY	120.00	\$13,800.00
Weed mat		\$1,600.00

Total:	\$18,100.00
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By _____
 James Hyder

Date 3/4/2025

 Duval Landscape Maintenance

By _____

Date _____

 Beacon Lake

Proposal for Extra Work at Beacon Lakes: Dog Park Conversation to Playground Mulch

Property Name	Beacon Lakes: Dog Park Conversation to Playground Mulch	Contact	Rich Gray
Property Address	13051 Gran Bay Pkwy Jacksonville , FL 32258	To Billing Address	Beacon Lakes CDD 840 Beacon Lake Parkway St Augustine , FL 32095

Project Name Beacon Lakes: Dog Park Conversation to Playground Mulch
 Project Description Dog Park Conversation to Playground Mulch

Scope of Work

Please Note:

Irrigation is not included in the total. This will be a Time and material if needed to cap or adjust any heads at the time of the install.

QTY	UoM/Size	Material/Description	Total
Dog Park Conversation to Playground Mulch:			\$20,919.65
1.00	LUMP SUM	Remove all Sod Throughout Dog Park. Spray Area out to prevent future weed growth. Grade area out. Deep edge any hardscapes or bedlines. Remove debris from site.	
1.00	LUMP SUM	Fill Dirt and Weed Fabric w/pins - Installed (Material and Labor Included)	
95.00	CUBIC YARD	Certified Playground Mulch - Installed	

For internal use only

SO# 8603830
JOB# 346100000
Service Line 130

Total Price \$20,919.65

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
 11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. **Access to Jobsite:** Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. **Payment Terms:** Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. **Assignment:** The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

	Director of Field Operations
	NF
Signature	Title
Rich Gray	February 11, 2025
Printed Name	Date

BrightView Landscape Services, Inc. "Contractor"

	Enhancement Manager
Signature	Title
James Chadwick Knight	February 11, 2025
Printed Name	Date

Job #:	346100000		
SO #:	8603830	Proposed Price:	\$20,919.65



Proposal #: 513965

Date: 2/3/2025

From: Nicholas Lamb

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

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

LOCATION OF PROPERTY

850 Beacon Lake Pkwy
St. Augustine , FL 32095

Dog Park Playground Mulch Install 2/3/2025

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Labor to remove existing bermuda, grade existing soil with machine to fill in depressions, install permeable weed fabric and perform minor irrigation adjustments	24	\$75.00	\$1,800.00
Permeable Weed Fabric (Poly-spun) - 4 rolls	1	\$1,700.00	\$1,700.00
Staples for Permeable Fabric	1	\$75.00	\$75.00
Playground Mulch Install	115	\$79.45	\$9,137.23

- Removal of existing bermuda sod.
- Grade existing soil to fill in depressions, make minor irrigation adjustments and install permeable fabric and playground mulch in dog park. *The playground mulch will be at a depth of around 4 inches*
- **Yellowstone will not install the borders to hold in the playground mulch around the interior perimeter of the fence of dog park**



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	\$12,712.23
Sales Tax	\$0.00
Proposal Total	\$12,712.23

THIS IS NOT AN INVOICE

B.



Proposal #: 511443

Date: 3/10/2025

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

Soccer Field Overseeding 3/10/2025

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Organic Soil and Bahia Seed Mix Installed	43,560	\$0.11	\$4,893.09

- Installation of Bahia seed and compost mix in soccer field to address declining areas of Bahia turf.

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	\$4,893.00
Sales Tax	\$0.00
Proposal Total	\$4,893.00

THIS IS NOT AN INVOICE

C.



Proposal #: 510867

Date: 1/27/2025

From: Nicholas Lamb

Landscape Enhancement Proposal for
Meadow View at Twin Creeks CDD

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

LOCATION OF PROPERTY

850 Beacon Lake Pkwy
 St. Augustine , FL 32095

Main Amenity Beach Area Enhancement 1/24/2025

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Flag Stone Walkway	1	\$450.00	\$450.00
Liriope (1 gal)	150	\$9.25	\$1,387.50
Blue My Mind (1 gal)	50	\$9.50	\$475.00
Soil	7	\$45.00	\$315.00
Drip Line Addition for Blue My Mind	2	\$93.00	\$186.00
Repurpose Boulders and Install Soil and Plant Material. Sand Remediation (Labor only - sand to be provided by customer)	29	\$75.00	\$2,175.00

- Removal of existing muhly grass along shore of beach at main amenities center. Repurpose existing boulders in same section.
- Installation of flagstone walkway from existing sidewalk down to beach entry.
- Installation of soil, blue my mind, liriope and irrigation (see attached map for accurate depiction of project).
- *Sand to be provided by customer for beach resurfacing.

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AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Meadow View at Twin Creeks CDD

Subtotal	\$4,988.50
Sales Tax	\$0.00
Proposal Total	\$4,988.50

THIS IS NOT AN INVOICE

Muhly grass and old boulder areas to be replaced with lirioppe that is packed in tight in multiple rows.

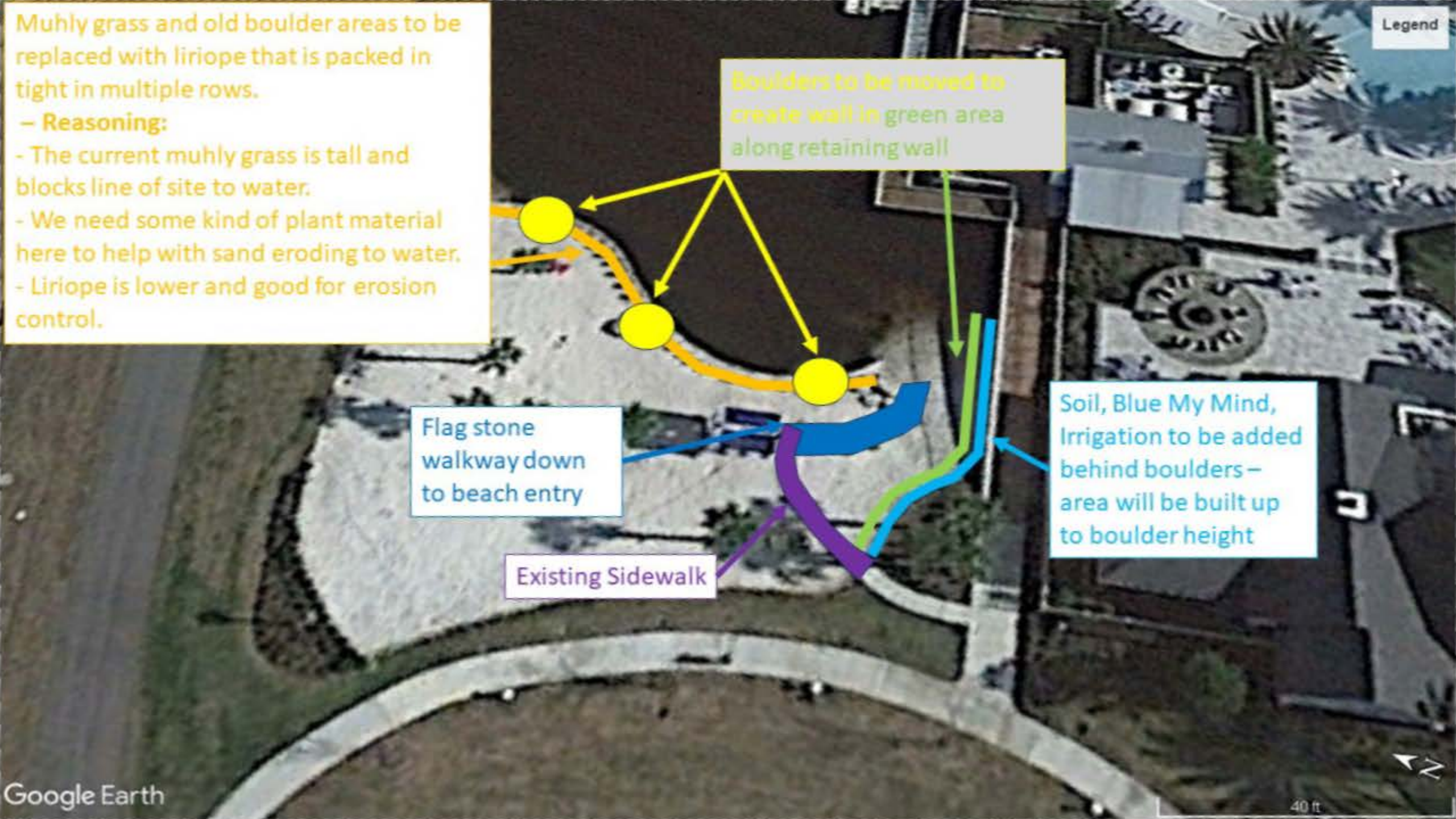
- Reasoning:
- The current muhly grass is tall and blocks line of site to water.
- We need some kind of plant material here to help with sand eroding to water.
- Lirioppe is lower and good for erosion control.

Boulders to be moved to create wall in green area along retaining wall

Soil, Blue My Mind, Irrigation to be added behind boulders - area will be built up to boulder height

Flag stone walkway down to beach entry

Existing Sidewalk



D.

Beacon Lake

March, 2025

Jacksonville, FL

Conceptual Rendering-Plants are depicted at mature stage



Potential

Beacon Lake

March, 2025

Jacksonville, FL

Conceptual Rendering-Plants are depicted at mature stage



Potential

Beacon Lake

March, 2025

Jacksonville, FL

Plant Legend

Paspalum Grass (PG)

Viburnum Odoratissimum (VO)

Carissa Holly (CH)

Liriope Muscari (LM)

Annuals (AN)

Podocarpus Maki (PM)

European Fan Palm (EP)

Bottlebrush Tree (BB)

E.



Proposal #: 510555

Date: 3/18/2025

From: Nicholas Lamb

Landscape Enhancement Proposal for
Meadow View at Twin Creeks CDD

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

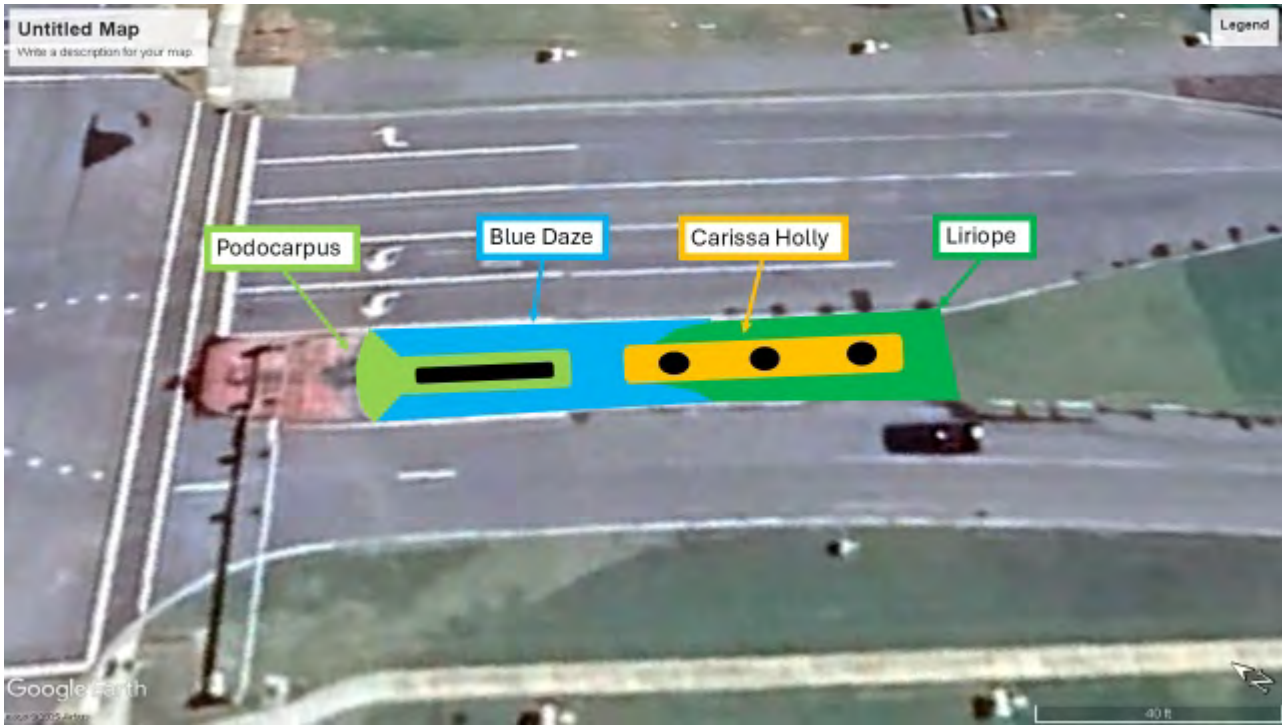
LOCATION OF PROPERTY

850 Beacon Lake Pkwy
 St. Augustine , FL 32095

Main Entrance Island Enhancement 1/23/2025

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Carissa Holly - Emerald Blanket (3 gal)	150	\$20.00	\$3,000.00
Liriope (1 gal)	120	\$9.25	\$1,110.00
Blue My Mind (1 gal)	500	\$9.50	\$4,750.00
Pringle Podocarpus (3 gal)	50	\$26.00	\$1,300.00
Organic Soil	15	\$45.00	\$675.00
Removal, Prep, Install, Irrigation Adjustments	55	\$75.00	\$4,125.00

- Removal of existing plant material in center island at main entrance, between retaining wall and turf.
- Installation of carissa hollies, liriope, blue my mind and pringle podocarpus.



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	\$14,960.00
Sales Tax	\$0.00
Proposal Total	\$14,960.00

THIS IS NOT AN INVOICE

F.



Proposal #: 510841

Date: 1/27/2025

From: Nicholas Lamb

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

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

LOCATION OF PROPERTY

850 Beacon Lake Pkwy
St. Augustine , FL 32095

Annual Flower Bed Renovations 1/24/2025

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Blue My Mind (1 gal)	250	\$9.50	\$2,375.00
Blue Juniper Topiary (15gal)	3	\$335.00	\$1,005.00
Liriope (1 gal)	80	\$9.25	\$740.00
Yellow Sedum (1 gal)	140	\$10.00	\$1,400.00
Dwarf Pringle Podocarpus (3 gal)	150	\$26.00	\$3,900.00
Wild Earth Soil to Build New Beds In Wings	20	\$45.00	\$900.00
Removal, Prep, Transplant, Install, Irrigation Adjustments	62	\$75.00	\$4,650.00

- Annual bed renovations at main entrance and in some of the smaller annual beds throughout the community.
- *See attached maps for accurate depiction of the project.
- **Irrigation that provides water for the annuals also waters the surrounding plant material, causing it to be over-saturated in certain sections. This project would help remedy some of those over-saturation issues.

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	\$14,970.00
Sales Tax	\$0.00
Proposal Total	\$14,970.00

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- Annual flower bed to wrap entire island.
- Walter Viburnum to be added along walkway
- Thyallis, drift roses, and coontie palms to be removed
- Touch of Gold Holly to be between flowers and walter viburnum



Key:
- Existing Annual Flower Beds
- Proposed New Beds
- Bed Replacements

Existing wing annual flower beds

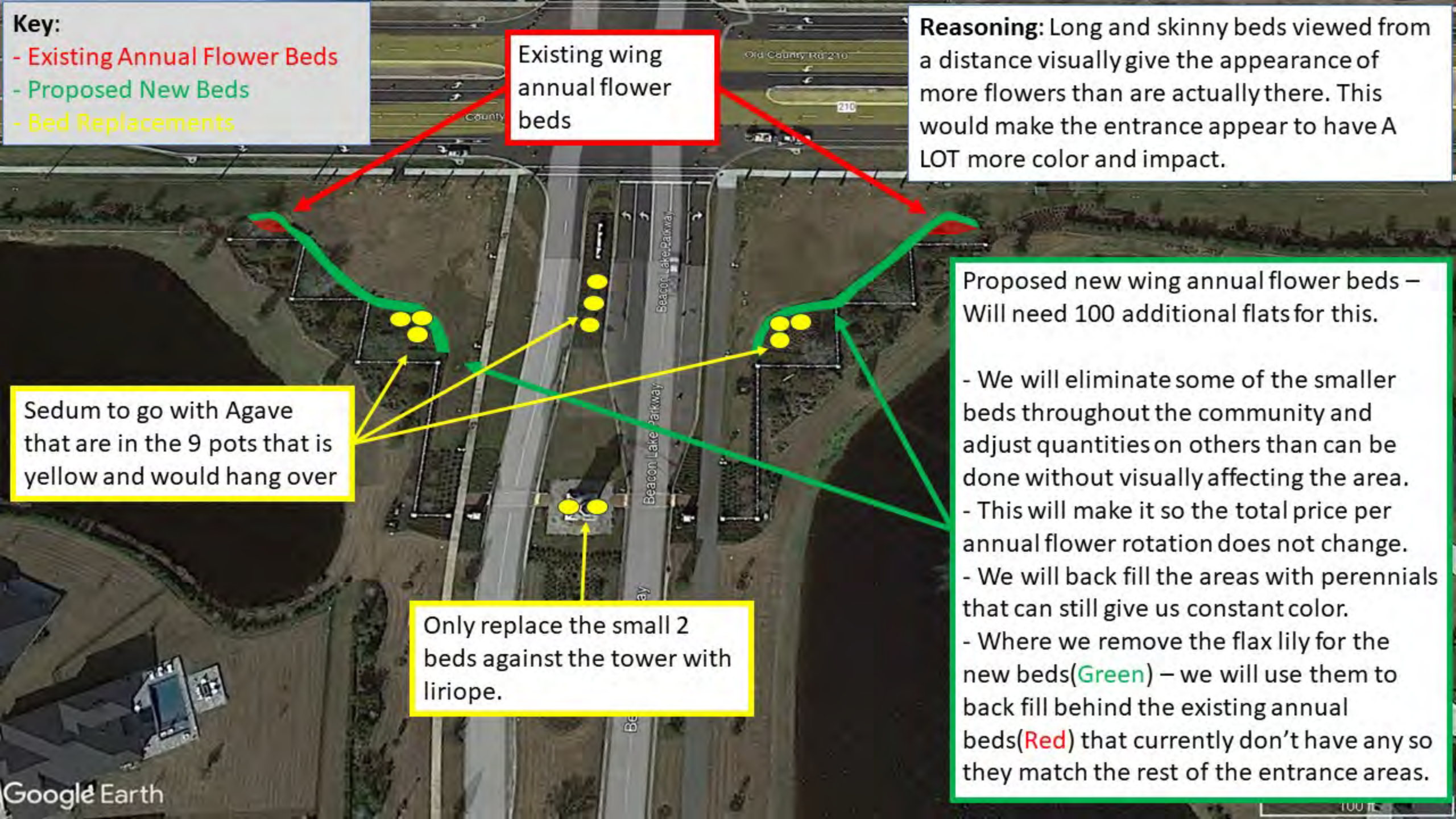
Reasoning: Long and skinny beds viewed from a distance visually give the appearance of more flowers than are actually there. This would make the entrance appear to have A LOT more color and impact.

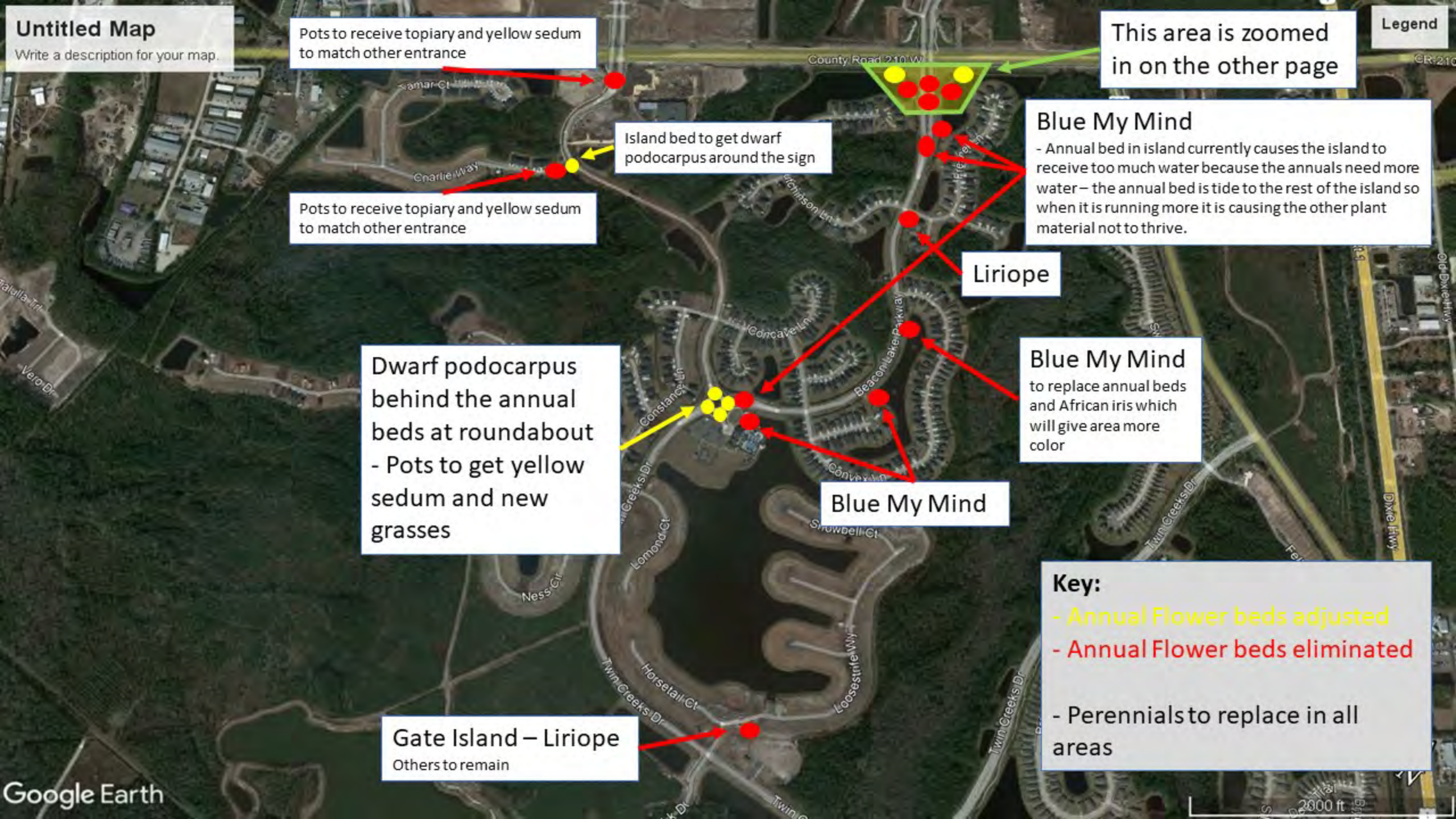
Proposed new wing annual flower beds – Will need 100 additional flats for this.

- We will eliminate some of the smaller beds throughout the community and adjust quantities on others than can be done without visually affecting the area.
- This will make it so the total price per annual flower rotation does not change.
- We will back fill the areas with perennials that can still give us constant color.
- Where we remove the flax lily for the new beds (Green) – we will use them to back fill behind the existing annual beds (Red) that currently don't have any so they match the rest of the entrance areas.

Sedum to go with Agave that are in the 9 pots that is yellow and would hang over

Only replace the small 2 beds against the tower with liriopse.





Untitled Map

Write a description for your map.

Legend

This area is zoomed in on the other page

Pots to receive topiary and yellow sedum to match other entrance

Island bed to get dwarf podocarpus around the sign

Blue My Mind
- Annual bed in island currently causes the island to receive too much water because the annuals need more water – the annual bed is tide to the rest of the island so when it is running more it is causing the other plant material not to thrive.

Pots to receive topiary and yellow sedum to match other entrance

Liriope

Blue My Mind
to replace annual beds and African iris which will give area more color

Dwarf podocarpus behind the annual beds at roundabout
- Pots to get yellow sedum and new grasses

Blue My Mind

Key:
- Annual Flower beds adjusted
- Annual Flower beds eliminated

- Perennials to replace in all areas

Gate Island – Liriope
Others to remain

G.

1.



community
advisors, LLC

Reserve Study Professionals





March 5, 2025

Mr. Corbin deNagy
District Manager
Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092

Re: Level I Reserve Study for Meadow View at Twin Creeks CDD

Dear Mr. deNagy:

Thank you for the opportunity to submit a New Reserve Study with a Site Visit proposal for this District. We have worked with many Districts providing accurate funding plans for future component replacement. Principle Charles Sheppard served as a District Supervisor therefore has valuable experience with both finance and operating procedures that are specific to Community Development Districts.

All work is completed or supervised by Reserve Analyst who have been awarded professional certifications of Certified Construction Inspector (CCI), Professional Reserve Analyst (PRA) and Reserve Specialist (RS) signifying broad experience with successful results. Your reserve study is completed following guidelines for Reserve Studies established by the Association of Professional Reserve Analysts (APRA) and the Community Associations Institute (CAI).

Best Regards,

Charles R. Sheppard *RS PRA CCI*
President & Reserve Analyst



Scope of Work for District

Stormwater system, Amenity Lot, Entry Features, Pools, Clubhouse, Piers/Docks, Sport Courts, with components evaluated that include:

- Roof and exterior walls
- Interior finishes
- Mechanical, Electrical, Plumbing
- Fencing/gates/access control
- Pavement/curbs/walks
- Site lighting
- Play equipment, misc. items.
- Landscaping and irrigation systems
- Pool filtration/furniture
- Other components identified at site visit.

Terms of Service

Physical Analysis

- ❖ The site visit includes meeting with your representative to discuss any maintenance or operational concerns. We observe major components to determine quantity, age, condition and remaining useful life. Quantities are determined by field measurement and internet measurement tools or aerial measurement services.
- ❖ Building walls, trims and other features are observed from ground level. Flat roofs are observed only if safe fixed stair access is available. Pitched roofs are observed from ground level. Building Systems are not operated.
- ❖ Upon completion of the site visit, an inventory of major components is established which includes quantity, replacement cost and remaining useful life. We recommend you review this information and provide historical costs and previous replacement time for any components.

Financial Analysis

- ❖ A review of your current funding plan is completed to determine fund status and performance. We provide a funding plan using the Cash Flow Method (pooled cash) with a funding goal of adequate funding which keeps reserves above a percent funded or balance threshold level. If component funding (line item) is used, then full funding is the funding goal with the understanding we include inflation of replacement cost and interest earned on reserve funds.

Your Reserve Study Includes

- ❖ Executive summary with current funding status, fund balances and assumptions.
- ❖ Cash Flow or Component Funding Plan and 30-Year cash flow projection.
- ❖ Inventory of major components with replacement cost, useful and remaining life projections.
- ❖ Various charts and photographs of major components.
- ❖ Completed Report is sent via email in a PDF file. Printed & bound copies available at additional cost.

Payment Agreement & Terms

- ❖ To maintain excellent customer service and the requested delivery schedules we ask that your acceptance of this proposal is made within 30 days. Signed proposals received after 30 days are subject to revision of delivery time and cost. If indicated a deposit fee may be required with signed agreement to place your project in our production schedule and begin your study. A progress payment may be requested upon completion of the site visit depending on the size of the project. The remaining fee is due upon receipt of the preliminary report. Payments not received 30 days after the invoice date are assessed as a 1.5% late fee per month. After 90 days past, due payments will be subject to addition charges for collection including attorney fees and other reasonable costs incurred by Community Advisors, LLC. We are available to meet with you and discuss your Reserve Study subject to availability and travel expenses. We are always available by phone at no cost. We will modify your Reserve Study at no additional cost if requested within 90 days of issue and all fees have been paid. Modification requested after the report is issued may require additional cost.

This agreement for consulting services is accepted on this date:

Professional Fee: \$3,900.00 Deposit Required: -0-

Delivery of Draft Report is prior to June 11, 2025.

Authorized Signature: _____ Title: _____

Printed Name: _____ Date: _____

Reserve Analyst & Inspector's Credentials

Charles R. Sheppard RS PRA CCI

Charlie Sheppard is the owner and President of Community Advisors which provides capital reserve analysis, consulting services, commercial inspections and project management for community associations, private clubs, churches, schools and other entities.

He has over 30 years of experience in real estate development, property operation, commercial property inspections and construction management. He has participated on the development team for large planned unit developments and mid-rise office building parks. He has also worked for many years as commercial construction manager for a wide range of structures including medical facilities, office buildings, churches, restaurants, clubhouses, infrastructure installation and remodeling and repositioning of properties to match market conditions.

Areas of expertise include mechanical and electrical systems, energy management systems, life safety systems, plumbing systems, building envelope and roof components. Horizontal improvement experience include marine structures, street and site concrete construction, utilities, site work and landscaping improvements.

Inspection projects include: High rise office and residential buildings, restaurants, industrial properties, churches, private schools, private clubs, marinas, medical facilities, warehouse and industrial properties, water treatment facilities and residential properties.

Charlie is a regular speaker at CAI events, teaches continuing education classes and enjoys attending Board of Director meetings to share the benefits of Reserve Planning. He has also published articles on Capital Reserve Analysis and Construction Management.

Education - Virginia Polytechnic Institute & State University - BS

License - Certified General Contractor, Certified Home Inspector - Florida

Professional Designations & Memberships

Certified Construction Inspector, (CCI) Association of Construction Inspectors

Professional Reserve Analyst, (PRA) Association of Professional Reserve Analyst APRA

Reserve Specialist, (RS) Community Associations Institute CAI



Trusted Partners

Community Development Districts

<i>Tolomato, (Nocatee)</i>	<i>Parkland Preserve</i>
<i>Amelia Concourse</i>	<i>Cross Creek</i>
<i>Tisons Landing</i>	<i>Six Mile Creek</i>
<i>Amelia Walk</i>	<i>Dunes Utility</i>
<i>South Village</i>	<i>Double Branch</i>
<i>Sampson Creek</i>	<i>Pine Ridge Plantation</i>
<i>Middle Village</i>	<i>Brandy Creek</i>
<i>Ridgewood Trails</i>	<i>Turnbull Creek</i>
<i>Glen St. Johns</i>	<i>Arlington Ridge</i>
<i>Bartram Springs</i>	<i>Magnolia West</i>
<i>Rivers Edge</i>	<i>Trails</i>
<i>Aberdeen</i>	<i>Southaven</i>
<i>Durbin Crossing</i>	<i>Madeira</i>
<i>St. Johns Forrest</i>	<i>Beach</i>
<i>Bannon Lakes</i>	<i>Armstrong</i>
<i>Deer Run</i>	<i>Bainbridge</i>

Communities

Hammock Dunes – Palm Coast, FL
Queens Harbour - Jacksonville, FL
The Georgia Club - Statham, GA
Corolla Light POA - Corolla, NC
The Landings - Skidaway Island, GA
Beresford Hall Assembly - North Charleston, SC
Cumberland Harbour - St. Mary's, GA
Cimarrone POA - St. Johns, FL
Deercreek Country Club Owners Association - Jacksonville, FL
Preserve at Summer Beach - Fernandina Beach, FL
Amelia Park Neighborhood - Fernandina Beach, FL
Coastal Oaks Amelia - Fernandina Beach, FL
Oyster Bay POA - Fernandina, FL
Ocean Breeze HOA - Fernandina Beach, FL
RiverPlace at Summer Beach - Fernandina Beach, FL
Amelia National - Fernandina, FL

Active Adult

Del Webb Ponte
Stone Creek by Del Webb - Ocala, FL
Villages of Selay - St. Augustine, FL
Cascades at World Golf Village - St. Augustine, FL
The Haven at New Riverside – Bluffton, SC
Artisan Lakes – Jacksonville, FL

Condominiums

Carlton Dunes - Amelia Island, FL
Spyglass Villas - Amelia Island, FL
Ocean Club Villas - Amelia Island, FL
Dunes Club Villas - Amelia Island, FL
Villas at Summer Beach - Amelia Island, FL
Beachwood Villas - Amelia Island, FL
Coastal Cottages - Amelia Island, FL
Marina San Pablo - Jacksonville, FL
Laterra at World Golf - St. Augustine, FL
Cumberland On Church - Nashville, TN
Surf Club III - Palm Coast, FL
The Peninsula - Jacksonville, FL
The Plaza at Berkman Plaza - Jacksonville, FL
1661 Riverside - Jacksonville, FL
Seascape - Jacksonville Beach, FL
Southshore Condominium - Jacksonville Beach, FL
Ocean Villas at Serenata Beach - St. Augustine, FL
Watermark - Jacksonville Beach, FL
Oceanic Condominium - Jacksonville Beach, FL
Ocean 14 Condominium - Jacksonville Beach, FL
Serena Point Condominium - Jacksonville Beach, FL
Oceania Condominium - Jacksonville Beach, FL

Religious/Schools/Private Clubs

St. Mark's Episcopal Church - Brunswick, GA
Memorial Presbyterian - St. Augustine, FL
Grace Mem. Presbyterian - St. Augustine, FL
Trinity Episcopal Church - St. Augustine, FL
St. Mark's Towers - Brunswick, GA
Isle of Faith Methodist - Jacksonville, FL
Deermeadows Baptist - Jacksonville, FL
Frederica Academy - St. Simons Island, GA
Fishburne Military School - Waynesboro, VA
The Greenwood School - Jacksonville, FL
Deerwood Country Club - Jacksonville, FL

2.

PREPARED FOR:

**Meadow View at Twin Creeks
Community Development**



Reserve Study Proposal

PREPARED BY:

Paul Grifoni, PRA, RS

Engineer
Reserve Specialist, RS
Professional Reserve Analyst, PRA
Licensed Home Inspector

Custom Reserves

5470 E Busch Blvd., Unit 171
Tampa, FL 33617
Office: (888) 927-7865
Fax: (813) 200-8448
www.CustomReserves.com



Meadow View at Twin Creeks Community Development District Reserve Study Proposal

Corbin Denagy

District Manager

Meadow View At Twin Creeks Community Development District
Reference #1529

850 Beacon Lake Pkwy
St. Augustine, FL 32095

A blue 3D-style logo with the text "30+" in a large font, followed by "YEARS OF EXPERIENCE" in a smaller font below it. The logo is set against a light blue diamond-shaped background.

Dear Board of Supervisors:

Thank you for the opportunity to be of service to your community. Custom Reserve's takes great pride in our work and in helping all our clients navigate through the Reserve Study process.

A Reserve Study is a key financial planning tool that helps Management and the Board in maintaining the common property components and planning for the future.

Included in Your Reserve Study:

- **Excellent communication** with our team. Custom Reserve's listen to its clients' concerns. From the timing of the inspection and report delivery to the financial or physical aspects of the community, Custom Reserve's always listen and hear your concerns.
- **Industry-leading experience** in all varieties of associations, community development districts, cooperatives commercial properties, and more! With over 25 years of experience in the industry, Custom Reserve's take the guess work out of budget season.
- **Timely contract completion** is a must. Custom Reserve's understands how important your receivables can be for budget and community meetings. Custom Reserve's takes great care in saying what it means and meaning what is said when it comes to delivery.
- **Accuracy** in results. The results depicted in a reserve study are only as good as the estimates of useful life, replacement cost and age of the individual components. More experience leads to greater accuracy in our product.
- **Relationship-building** is paramount. A reserve study should be updated periodically to keep up to date with changes in construction costs, inflation and interest rate, and new technology. Custom Reserve's puts our client relationships at the forefront of our core values.

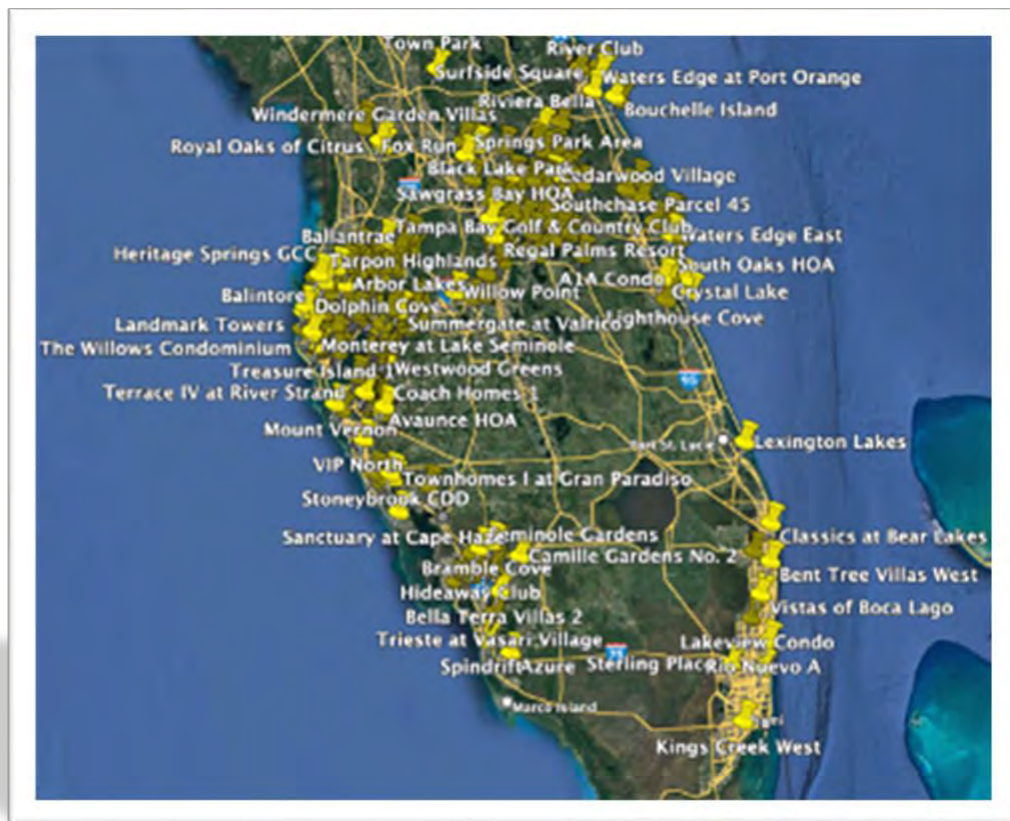
Meadow View at Twin Creeks Community Development District Reserve Study Proposal

Benefits of a Custom Reserves Report

- **Proper and accurate** reserve planning for the future
- **Increased awareness** of upcoming major property repairs and replacements
- **Maximized** property and re-sale values when adequately funded
- **Increased** likelihood of loans being granted by lenders when adequately funded
- **Decreased** stress in knowing that a special assessment is not looming around the corner!



Florida Clients Served



Meadow View at Twin Creeks Community Development District Reserve Study Proposal

Report Content and Data Visualization

CONDITION MODEL				
Component Type	Component Name	Condition	Urgency	1st Year of Replacement
Exterior Building	Chimney Caps, Partial Replacements	5	✓	2027
Exterior Building	Roofs, Aluminum-Coated Shakes (Incl. Soffit and Fascia)	6	✓	2050
Exterior Building	Walls, Siding, Wood, Paint Finishes, Phased	6	✓	2023
Exterior Building	Walls, Siding, Wood, Partial Replacements	6	✓	2023
Property Site	Asphalt Pavement, Crack Repair and Patch	4	!	
Property Site	Asphalt Pavement, Mill and Overlay, Phased	4	!	
Property Site	Concrete Streets and Common Flatwork, Partial Replacement	5	!	
Property Site	Light Fixtures, Bollards (Incl. Pool Area)	6	✓	
Property Site	Pipes, Subsurface Utilities, Partial Replacement	7	✓	
Clubhouse	Clubhouse, Deck, Composite and Wood, Replacement (Incl. Rail)	10	✓	
Clubhouse	Clubhouse, Exterior Renovation	7	✓	
Clubhouse	Clubhouse, HVAC Equipment, Replacement	7	✓	
Clubhouse	Clubhouse, Interior Renovations	6	✓	
Clubhouse	Clubhouse, Parking Area and Pool, Light Poles and Fixtures	7	✓	
Clubhouse	Clubhouse, Roof, Aluminum (Incl. Gutters and Downspouts)	8	✓	2050
Clubhouse	Clubhouse, Windows and Doors	6	!	2028
Pool	Pool, Bulkhead, Wood, Replacement	3	✗	2024
Pool	Pool, Deck, Pavers, Replacement (Incl. Clubhouse Area)	4	!	2028
Pool				
Pool				
Pool				

Easily view components by Condition and Urgency

PROPERTY COMPONENT MODEL				REMAINING COMPONENTS (O)	
COMPONENT	COMMON COMPONENTS (X)			OWNER	OTHER
	RESERVES	OPERATING	LONG-LIVED		
Asphalt Pavement, Crack Repair and Patch	X				
Asphalt Pavement, Mill and Overlay, Phased	X				
Chimney Caps, Partial Replacements	X				
Clubhouse, Bicycle Rack		X			
Clubhouse, Deck, Composite and Wood, Replacement (Incl. Rail)	X				
Clubhouse, Exterior Renovation	X				
Clubhouse, HVAC Equipment, Replacement	X				
Clubhouse, Interior Renovations	X				
Clubhouse, Parking Area and Pool, Light Poles and Fixtures	X				
Clubhouse, Roof, Aluminum (Incl. Gutters and Downspouts)	X				
Clubhouse, Windows and Doors	X				
Driveways at Cluster Homes				O	
Streets and Common Flatwork, Partial Replacement	X				
Light Fixtures, Serving Cluster Homes				O	
Walkways, Serving Cluster Homes				O	
Less Than \$7,000		X			
...					O
...			X		
... and Associated Components					O
Downspouts, Serving Cluster Homes				O	
System Air Conditioners, Serving Cluster Homes				O	
Irrigation System, Controls		X			
Irrigation System, Pumps		X			
Light Fixtures, Bollards (Incl. Pool Area)	X				
Light Fixtures, Exterior, Serving Cluster Homes		X			
Light Poles and Fixtures at Streets					O
Other Repairs Normally Funded Through the Operating Budget		X			
Pipes, Subsurface Utilities, Partial Replacement	X				
Ponds, Serving Golf Course					O
Pool, Bulkhead, Wood, Replacement	X				
Pool, Deck, Pavers, Replacement (Incl. Clubhouse Area)	X				
Pool, Fence, Metal, Replacement	X				
Pool, Finishes, Plaster and Tile (Incl. Coping)	X				
Pool, Structure and Deck, Total Replacement	X				
Pool, Trash Receptacles		X			

Easily view components by Funding Source and Responsibility

Meadow View at Twin Creeks Community Development District Reserve Study Proposal

Objectives

Conduct an on-site inspection of the common property, document condition and forecast a customized funding plan required to replace or repair these elements as they wear out over the course of their useful lives.

Scope of Services

1. An on-site meeting with Management and/or the Board.
2. Physical Analysis that includes an on-site inspection of the common property documented by photographs.
3. 30-year replacement/repair schedule that includes custom useful lives.
4. Financial Analysis with a 30-year Cash Flow and/or Component method of funding.
5. Electronic copy in PDF format of the Reserve Study that includes a detailed narrative including tables, graphs and charts depicting the findings.
6. Expenditures and Funding Plan in Excel upon request.
7. One hard copy of the Full Reserve Study upon request.
8. Free unlimited phone and online support.
9. One revision of the study up to the end of the current fiscal year.

Affiliations

Our services are provided by an Engineer with reserve study credentials from the Association of Professional Reserve Analysts (APRA) and Community Associations Institute (CAI). Additional qualifications include a Licensed Home Inspector with the Florida Association of Building Inspectors, construction management experience including estimating and scheduling.

Custom Reserves experience includes inspection and condition analysis of hundreds of communities. A partial list of relevant experience is included on the last page.



Meadow View at Twin Creeks Community Development District Reserve Study Proposal

When the Reserve Study is complete, your community will have access to live support and edit capability until the budget is approved. These revisions include adjustments to variables such as costs, times of replacement, inflation, and interest rates.

Cost estimates are based on localized information gathered from resources that include, but are not limited to, local vendors and industry databases, combined with experience in home building, site development and actual data gathered from conducting thousands of reserve studies, collectively. Useful lives are generated from several factors such as environment, construction materials and historical information.

Client Responsibilities

This project requires involvement by your accounting personnel. To help achieve a smooth and successful implementation, it will be your responsibility to perform the following:

1. Include a copy of the financial statements i.e. (balance sheet, income statement and/or copy of the annual budget along with other financial reports.)
2. Supply the governing documents if applicable.
3. Provide access to all common areas.
4. Disclose known historical information.

Report Use

You may show our report in its entirety to those third parties who need to review the information contained herein. The Client and other third parties viewing this report should not reference Custom Reserves or our report, in whole or in part, in any document prepared and/or distributed to third parties without our written consent. This report contains intellectual property by Custom Reserves, LLC specified to this engagement.

Client agrees to indemnify and hold harmless Custom Reserves against any and all losses, claims, actions, damages, expenses or liabilities, including attorney's fees, to which Custom Reserves may become subject in connection with this engagement, because of any false, misleading or incomplete information supplied by client or third parties under client's control or direction.

The inspection and analysis of the subject property is limited to visual observations and is noninvasive. Custom Reserves does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, structural, latent or hidden defects which may or may not be present on or within the property. Our opinions of estimated costs and remaining useful lives are not a guarantee or a warranty of the common components.

Client Name

Custom Reserves maintains the confidentiality of all conversations, documents provided and the contents of the report, subject to legal or administrative process or proceedings. These conditions can only be modified by written documents executed by both parties.

Meadow View at Twin Creeks Community Development District Reserve Study Proposal

[Click Here](#)

For Sample Report



Components Anticipated to be Included in Your Custom Reserve Study

Component Category	Component Name
Clubhouse	Exterior Renovations HVAC Equipment Interior Renovations Roof Windows and Doors
Pool	Deck Fence Finishes (Plaster and Tile) Furniture Mechanical Equipment Rest Room Renovations
Property Site	Asphalt Parking Areas Concrete Flatwork Docks Fences Irrigation System Playground Equipment Ponds Signage Recreational Courts

Meadow View at Twin Creeks Community Development District Reserve Study Proposal

REF #: 1529

Confirmation of Services

Fee estimates are based on the components summarized in the previous table. The fee for this Full Reserve Study is ----- **\$6,700.**

Custom Reserves appreciates the opportunity to be of service. Upon acceptance of this proposal, **please sign and return this page along with a fifty percent (50%) retainer payment.** We will contact you to schedule a site visit and inspection upon receipt of this payment. The remaining balance will be due upon receipt of the report.

This letter sets forth the understanding of the District and serves as confirmation of services provided by Custom Reserves.

Owner reserves the right to reject any and/or all Proposals received, and to rebid if the Owner deems necessary. Owner is not subject to pay any costs incurred by Vendors in the preparation and submission of their Proposals.

Sincerely,



Paul Grifoni, PRA, RS

Engineer
Reserve Specialist
Professional Reserve Analyst
Licensed Insurance Adjuster
Licensed Home Inspector



5470 E Busch Blvd., Unit 171
Tampa, FL 33617
Office: (888) 927-7865
Fax: (813) 200-8448
contact@customreserves.com
www.CustomReserves.com



Accepted By

Title

Date

Meadow View at Twin Creeks Community Development District Reserve Study Proposal

Experience

Experience includes condominiums, homeowners associations, planned unit developments, property owner associations, co-operatives and community development districts with construction styles that range from townhouses to hi-rises. Other experience includes specialty establishments such as golf clubs, international properties, vacation ownership resorts (timeshares) as well as worship, retreat and camp facilities.

A partial list of recent reserve study experience follows below:

Tradewinds is an apartment style development built in 1974, located in St. Augustine, FL and is responsible for the common elements shared by 60 owners within five three-story buildings. The development also contains a clubhouse, pool, dock, dune walkover and sea wall.

The Gallery Homes of Tapestry Park Is a commercial condominium located in Jacksonville FL built in 2008 and responsible for the common elements shared by 21 homes and 12 retail units within 3 three-story buildings.

Somerset Community Development District Is a local unit of special purpose government located within Walton County, Florida established by the county in 2005. The District has constructed and/or acquired certain public infrastructure within the Alys Beach Community developed by EBSCO Gulf Coast Development, Inc. The development also contains other property site components such as a beach dune, irrigation system and street pavers.

Oak Creek Community Development District is a local unit of special purpose government located within Pasco County, FL established in 2004 and responsible for the common elements shared by 550 homes. The development contains a pool, playground, security system and ponds.

Ballantrae Community Development District is a local unit of special purpose government located within Pasco County, FL established by the county in 2004 and is responsible for the common elements shared by 936 homes. The development contains building, pool and property site components.

Sullivan Ranch is a planned unit development located in Mount Dora, Florida and is responsible for the common components shared by 692 homes established in 2006. The Association is also responsible for the replacement of the roofs and painting of a Service Area that comprises 34 Villas and 32 Garden units. The development contains clubhouse, pool and property site components.

3.

1st Time Reserve Study Proposal



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

February 25, 2025

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Large Scale Clients (1000 or more units)	9
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Introduction

February 25, 2025

Board of Directors
Meadow View at Twin Creeks CDD
850 Beacon Lake Parkway
St. Augustine, FL 32095

Dear Boardmembers:

For over twenty-five years, Dreux Isaac & Associates has been serving community associations, businesses, private clubs and non-profit organizations throughout Florida and the Southeast United States by performing reserve studies, insurance appraisals and turnover reports. We started with one client and have grown to thousands by providing our customers with a quality product and excellent customer support, all at a fair price. With each report you will receive:

Experience - We have inspected and prepared thousands of reserve studies and insurance appraisals for all sizes and types of communities, located in large cities, small towns, resort areas and remote islands.

Training - All technical work is performed by professionals with degrees in engineering or architecture.

Accuracy - All our reports are based on local data and conditions which we continuously monitor.

Understandability - We're numbers people, but many who read and use our reports are not. So we summarize the data and present it to you in a way that is clear and logical.

Compliance - The reports we prepare will comply with all governing regulations for your association.

Safety - We carry errors and omissions, liability and workers compensation insurance.

Service – Email us or call us during business hours and talk to a real person! If by chance we miss your call, we'll return it by the next business day.

Sincerely,

A handwritten signature in black ink, appearing to read "Dreux Isaac". The signature is fluid and cursive, with a large initial "D" and "I".

Dreux Isaac
President

Proposal

DATE: February 25, 2025 (To be done in **2025**)

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

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

INTRODUCTION: Dreux Isaac & Associates, Inc. (“DIA”) will perform a 1st time reserve study of the property named in this agreement. The reserve study we prepare for each property will contain two methods for calculating reserve contributions. The first method, a straight-line component plan, includes a detailed categorized reserve component schedule which lists every reserve component, its’ current cost, life expectancies, accumulated cash balance, the unfunded balance and recommended contribution amount. The second method, a thirty-year cash flow plan, includes the same reserve component list, but calculates the reserve contribution based on combined reserve expenditures over a thirty-year period, factoring in interest and inflation.

Each 1st time reserve study will contain a summary of findings and recommendations, the two methods of calculating reserve contributions previously described, supporting charts and graphs as well as property photographs and general reserve information.

SCOPE OF WORK: **On-Site Survey** – DIA will perform an on-site field survey of the property listed in this proposal. While on-site, we will meet with available personnel (manager, maintenance engineer, board/committee members, etc.) to discuss specific reserve concerns. We will then identify the reserve components and collect specific information on each including age, history, quantity, and condition. Photographs and measurements will be taken as needed.

Physical Analysis – DIA will research relevant background information on the property, review past reserve related work and, if necessary, contact those involved. We will also investigate any reserve requirements. A takeoff of information will be performed from available construction drawings. Current repair and/or replacement costs for each reserve component will be estimated. Useful and remaining life expectancies for each reserve component will then be projected.

Financial Analysis – DIA will collect and review certain financial data, including reserve budget contributions and year end balances will be calculated. Reserve funding projections will be made. A final review and analysis will conclude with completion of the report findings and recommendations.

Report Preparation – The reserve study DIA will prepare for you will include a summary of recommendations and findings, a reserve component schedule, a straight-line funding plan, a 30-year cash flow funding plan, supporting charts, and property photographs. Once a final review is completed, an electronic PDF copy of the report will be sent to you. Unless requested no hard copies will be provided.

Florida Condo Reserve Requirements – This agreement is for preparing a reserve study and will comply with all regulatory requirements currently in effect. It will not comply with Florida’s new condominium structural integrity reserve study and reserve requirements signed into law on May 26, 2022. These requirements are only for condominiums/co-ops (Chapters 718 & 719) 3-stories and higher.

Proposal

UPDATE OPTION: Once DIA has completed your 1st time reserve study report you will have the open-ended option of requesting future reserve study updates. In each update, any reserve related changes made to property since the time the last study was prepared will be reviewed. All reserve component costs, and life expectancies will be updated using the latest available data. Current financial information will be added, and a new analysis will be performed. These updates can be prepared with or without a site visit, depending on the amount of time that has passed since the last site visit.

FEES: 1st time reserve study: **\$8,800.00** Year 1 update, no site visit : **\$2,200.00**
**ANY ALTERNATE SCHEDULES OR SCENARIOS IS AN ADDITIONAL COST BASED ON SCOPE OF WORK.*

The year 1 update is an open option for the client, and shown for information purposes only. Acceptance of this agreement does not include acceptance of the year 1 update.

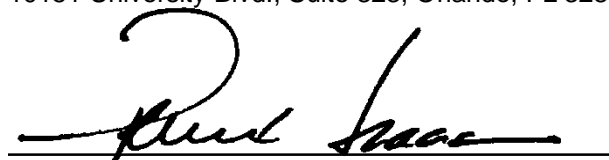
PAYMENT: The 1st time reserve study fee is due as follows: The 1st 50% is due upon completion of the on-site visual observation inspection portion of the work. The remaining 50% balance is due upon the client's receipt of the draft pdf. Payment not made within the 30 days will be considered past due and a 1.50% interest fee per month will automatically be applied.

REVISIONS: You have 30 days to make any corrections/revisions. You are allowed 1 revision. Any other revisions will incur an additional cost per revision. No revisions will be made after 90 days of the 1st draft.

**NO REPORTS WILL BE PRINTED (ONLY A PDF COPY WILL BE SENT) UNLESS REQUESTED.*

TIME FRAME: **3rd Quarter of 2025.** (Estimated as of this proposal date)

ACCEPTED: Dreux Isaac & Associates, Inc.
10151 University Blvd., Suite 323, Orlando, FL 32817



Dreux Isaac, President

February 25, 2025

Date

Meadow View at Twin Creeks CDD

Authorized Signature

Date

Name (Please Print)

Position/Title

Company Facts & References

Established: 1989

Experience: Over 30 years of performing reserve studies, insurance appraisals and turnover reports
Over 1,800 clients throughout the United States
Over 6,000 reports prepared

Qualifications: Certified Construction Inspectors (CCI)
Certified Construction Consultants (CCC)
Certified Marshall & Swift Appraisers

Protection: Workers comp, Liability and E&O insurance coverage

Affiliations: Community Association Institute Business Member (CAI)
Space Coast Communities Association (SCCA)

Website: www.dia-corp.com

Address: 10151 University Boulevard, Suite 323
Orlando, FL 32817

Phone: (800) 866-9876 (407) 695-5226 (407) 695-3865 Fax

References

Fleming Island Plantation CDD	2300 Town Center Boulevard	Fleming Island	FL
St. Johns Forest CDD	St. Johns Forest Boulevard	Jacksonville	FL
Arlington Ridge CDD	4463 Arlington Ridge Boulevard	Leesburg	FL
Miromar Lakes CDD	Miromar Lakes Parkway	Miromar Lakes	FL
Wentworth Estates CDD	Treviso Bay Boulevard	Naples	FL
Grand Haven CDD	2 North Village Parkway	Palm Coast	FL
Tradition Community CDD	10807 Southwest Tradition Square	Port St. Lucie	FL
Turnbull Creek CDD	101 East Positano Avenue	St. Augustine	FL
Durbin Crossing CDD	145 South Durbin Parkway	St. Johns	FL
Julington Creek Plantation CDD	950 Davis Pond	St. Johns	FL

Key Personnel Backgrounds



Dreux Isaac

President

Dreux Isaac is the president, founder, and owner of Dreux Isaac & Associates, Inc., a company that specializes in capital reserve planning and insurance value appraising. Dreux has over 28 years of experience in the construction industry as an architect, insurance appraiser and capital reserve analyst.

In addition to performing thousands of reserve studies and insurance appraisals, over the past 25 years Dreux has been a speaker at numerous seminars, continuing education courses, and various organization meetings involved in the resort and community association industry, as well as a guest on local TV shows in Sarasota and Ft. Myers, Florida. He is current President of Talman Homeowners Association and was past president at Eagles Point Homeowners Association where he previously lived.

Dreux has a Bachelor of Architecture degree from Louisiana State University (LSU) and is a member of the Community Association Institute (CAI), Association of Construction Inspectors and is a Certified Construction Inspector (CCI), a Certified Construction Consultant (CCC). Dreux has also been a member of the American Association of Cost Engineers (AACE), the American Society of Appraisers (ASA), Jaycees International, the Foundation for Architectural Education at Louisiana State University.

Dreux was born and raised in New Orleans, Louisiana, but moved to Florida in 1986. He currently lives in Winter Park, FL with his wife Donna and their three boys; Dylan, Derek, and Dalas.



DJ Muehlstedt

Staff Engineer

DJ Muehlstedt was hired in 2005 and since then has performed hundreds of reserve studies and insurance appraisals for condominium, timeshares, homeowners associations, golf and country clubs, commercial and religious properties throughout Florida, the Eastern United States and the Bahamas.

Originally from Iowa, DJ holds a Bachelor of Science degree in Civil Engineering from the University of Iowa. Before joining Dreux Isaac & Associates, DJ worked as a civil engineer performing commercial and residential property inspections for firms in Denver, Colorado and Lakeland, Florida.

DJ is a member of the Association of Construction Inspectors and is a Certified Construction Inspector (CCI), a Certified Construction Consultant (CCC), and a Certified Marshall & Swift Appraiser.

DJ currently resides in Orlando with his wife Marie and their daughter Olivia.

Featured Large Scale Clients (1000 or more units)

The Country Club at Mirasol Community

11300 Mirasol Boulevard
Palm Beach Gardens, FL 33418
<http://www.mirasolcc.com/>

Alison Peters, Property Manager
(561) 626-8283
mirasol@langmanagement.com

Homeowner association, 1170 units, gated community,
private roads, dock

Services provided: reserve studies



Gleneagles Country Club, Inc.

7667 Victory Lane
Delray Beach, FL 33446
www.gleneagles.cc

Michael Eustace, Property Manager
(561) 637-1214
meustace@gleneagles.cc

Private country club community, 1082 homes, gated, 2-
18 hole golf courses, 65,000 sq ft clubhouse, 8 pools, 21
har-tru courts

Services provided: reserve studies



Wycliffe Golf and Country Club, Inc.

4650 Wycliffe Country Club Boulevard
Wellington, FL 33449
www.wycliffecc.com

Alex Jewell, Director of Finance
(561) 964-9200 x107
a.jewell@wycliffecc.com

Private club and community, 1045 homes, 2-18 hole
golf courses, 71,000 sq ft clubhouse, 16 hard-tru
tennis courts, pool facility

Services provided: reserve studies



Large Scale Clients (1000 or more units)

No	Name	Address
1	Bonita Bay Community	3531 Bonita Bay Blvd, Bonita Springs, FL 34134
2	Delray Villas Recreation Association	13773 Circular Drive, Delray Beach, FL 33484
3	Durbin Crossing CDD	145 South Durbin Parkway, St. Johns, FL 32259
4	Forest Ridge Master HOA	Pine Isles Road, Davie, FL 33328
5	Glen Eagle Golf & Country Club	1403 Glen Eagle Blvd., Naples, FL 34104
6	Gleneagles Country Club	7667 Victory Lane, Delray Beach, FL 33446
7	Highlands HOA	2200 Shepard Road, Winter Springs, FL 32708
8	Lexington Community Association	16257 Willowcrest Way, Ft. Myers, FL 33908
9	Mirasol Master Maintenance Association	11600 Mirasol Way, Palm Beach Gardens, FL 33418
10	Moors Master Maintenance Association	17321 NW 66th Court, Miami, FL 33015
11	Ocean Hammock POA	Hammock Dunes Parkway, Palm Coast, FL 32137
12	Pelican Bay Homeowners	101 Sea Hawk Drive, Daytona Beach, FL 32119
13	Saint Johns Northwest Residential POA	Royal Pines Parkway, St. Augustine, FL 32092
14	Saint Johns Six Mile Creek North POA	Registry Blvd., St. Augustine, FL 32092
15	Spruce Creek POA	212-1 Cessna Blvd., Port Orange, FL 32128
16	Sunset Lakes Master	18600 Sunrise Avenue, Miramar, FL 33029
17	Sutton Lakes Owners Association	Sutton Lakes Blvd., Jacksonville, FL 32246
18	The Country Club at Mirasol Community	11300 Mirasol Blvd., Palm Beach Gardens, FL 33418
19	The Great Outdoors	100 Plantation Drive, Titusville, FL 32780
20	The Landings Yacht, Golf & Tennis Club	4420 Flagship Drive, Ft. Myers, FL 33919
21	The Ridges Maintenance Association	South Post & Bonaventure, Weston, FL 33326
22	University Park Community	7671 Park Blvd., University Park, FL 34201
23	Ventura Country Club Community HOA	3333 Woodgate Blvd., Orlando, FL 32822
24	Victoria Gardens HOA	1431 Orange Camp Road, DeLand, FL 32724
25	Village Walk of Sarasota HOA	8109 Camminare Drive, Sarasota, FL 34238
26	Vista Lakes Community	8841 Lee Vista Blvd., Orlando, FL 32829
27	Waters Edge at Port Orange HOA	Waters Edge Blvd., Port Orange, FL 32128
28	Wycliffe Golf and Country Club	4650 Wycliffe Country Club Blvd, Wellington, FL 33449

Partial Client List

Southeast Florida

1000 Island Boulevard, Aventura
1680 Michigan, Miami Beach
18101 Collins Avenue, Sunny Isles Beach
2080 Ocean Drive, Hallandale
2800 Island Boulevard, Williams Island
4000 Island, Aventura
5000 Bayview, Fisher Island
5100 Bayview, Fisher Island
5600, Miami Beach
70 Park Drive at Bal Harbour, Bal Harbour
7400 Oceanside, Fisher Island
7600 Oceanside, Fisher Island
Acqualina, Sunny Isles
Admiral Towers, Miami Beach
Admirals Cove Master POA, Jupiter
Alexandra Village, Boynton Beach
Andalusia, Coral Gables
Apogee, Miami Beach
Atlantic Coral Harbor, Islamorada
Atlantic II at the Point, Aventura
Atlantic III at the Point, Aventura
Avant Garde, Hallandale
Bayside Village East, Fisher Island
Bayside Village, Fisher Island
Bayview No One, Fisher Island
Bayview No Three, Fisher Island
Bayview No Two, Fisher Island
Beach Club Three, Hallandale
Beach Beach Club Villas II, North Miami Beach
Bel-Aire On The Ocean, Miami Beach
Bellavista Village, Boynton Beach
Biltmore II, Coral Gables
Blue & Green Diamond Master, Miami Beach
Blue Diamond, Miami Beach
Boynton Lakes North, Boynton Beach
Brickell Bay Club, Miami
Brickell East, Miami
Brickell Mar, Miami
Brickell Place Phase II, Miami
Brickell Town House, Miami
Canada House Beach Club, Pompano Beach
Carbonell, Miami
Carrington at Coconut Creek, Coconut Creek
City Place Tower, West Palm Beach
Coastal Towers, Sunny Isles Beach
Coconut Bay Resort, Ft Lauderdale
Coconut Mallory Marina and Resort, Key West
Continuum on South Beach Master, Miami Beach
Continuum on South Beach South Tower, Miami Beach
Coral Ridge Towers South, Ft Lauderdale
Coronado, Aventura
Country Walk Estate Homes, Miami
Country Walk Master, Miami
Country Walk Patio Homes, Miami
Courts Brickell Key, Miami
Courvoisier Courts, Miami
Cypress Bend VII, Pompano Beach
Cypress Head Club, Parkland
Cypress Lake of Martin County, Palm City
Cypress Lakes Master, West Palm Beach
Diamante Village, Boynton Beach
Emerald Pointe Community, Delray Beach
Ensenada, Aventura
Excellente Village, Boynton Beach
Fairways at Mariner Sands, Stuart
Finnish-American Rest Home, Lake Worth
First Sunrise LC, West Palm Beach
Forest Ridge Master, Davie
Gables Point I, Miami
Gables Point II, Miami
Gables Point III, Miami
Gables Point Reclands Master, Miami
Galeria, Miami Beach
Giardino Village, Boynton Beach
Golden Lakes Village A, West Palm Beach
Green Diamond, Miami Beach
Grove Isle, Coconut Grove
Grovenor House, Coconut Grove
Gulfstream, Boynton Beach
Hammocks Community, Miami
Hamptons South, Aventura
Harbor Club South Bldg No 1, Marathon
Harborview, Fisher Island
ICON, Miami Beach
Illustre Village, Boynton Beach
Imagination Farms Community, Davie
Imperial at Brickell, Miami
Jackson Tower Las Olas, Ft Lauderdale
Jade Residences at Brickell Bay, Miami
Jefferson Corners at Heritage Ridge, Stuart
Kings Creek South, Miami
Kings Point Imperial, Sunny Isles Beach
La Tour, Miami Beach
Lago Del Rey 2, Delray Beach
Lago Del Rey Central Maint, Delray Beach
Lago Del Reyminium 10, Delray Beach
Lake Emerald, Oakland Park
Lake Tower, Key Biscayne
Lake Villa Three, Key Biscayne
Lake Villa Two, Key Biscayne
Lake Villa, Key Biscayne Lakeridge Townhomes, Miami
Lakes of the Meadow Master, Miami
Lakes of the Meadow Neighborhoods, Miami
Las Salinas, Key West
Le Club International, Ft Lauderdale
LExcellence, Miami Beach
LHermitage II, Ft Lauderdale
Lucente Village, Boynton Beach
Maison Grande, Miami Beach
Majestic Isles, Boynton Beach
Marbella of Miami, Miami
Marina Village No Three, Fisher Island
Marina Village No Two, Fisher Island
Marina Village, Fisher Island
MarinaBlue, Miami
Mariner Village Gardens, Aventura
Michael-Ann Russell Jewish Community Ctr, N Miami Bch
Millennium, Sunny Isles Beach
Mizner Court, Boca Raton
Mizner Place at Weston Town Center, Weston
Mizner Tower, Boca Raton
Mizner Village Maintenance, Boca Raton
Moorings at Lantana No Three, Lake Worth
Moors Pointe, Miami
Murano Grande at Portofino Master, Miami Beach
Murano Grande at Portofino, Miami Beach
Mystic Pointe Tower 300, Aventura
Mystic Pointe Tower 500, Aventura
Mystic Pointe Tower 600, Aventura
Mystic Pointe Townhouses, North Miami Beach
Neo Lofts, Miami
Nola Lofts I, Ft Lauderdale
North Tower at the Point, Aventura
Northtree Community, Lake Worth
Nuriver Landing, Ft Lauderdale
Oasis Singer Island, Singer Island
Ocean Club Community, Key Biscayne
Ocean Club Jupiter, Jupiter
Ocean Three, Sunny Isles Beach
Ocean Trail No II, Jupiter
Ocean Two, Sunny Isles Beach
Oceania V, Sunny Isles
Oceanside No Five, Fisher Island
Oceanside No Four, Fisher Island
Oceanside No Three, Fisher Island
Oceanside No Two, Fisher Island
Oceanside, Fisher Island
Old Port Cove Lake Point Tower, N Palm Beach
Old Port Cove Towers, North Palm Beach
One Royal Palm Way, Palm Beach
Palm Beach Shores Resort, Palm Beach Shores
Palm-Aire Country Club No 6, Pompano Beach
Palmetto Place at Mizner Park, Boca Raton
Park Place, Pembroke Pines
Pembroke Cove Apts, Pembroke Pines
Pembroke Falls, Pembroke Pines
Phoenix Towers, Singer Island
Pipers Landing Garden Apts Area Nine, Palm City
Pipers Landing Garden Apts Area Three, Palm City
Pipers Landing POA, Palm City
Pipers Landing, Palm City
Plantation Beach Club, Stuart
Platina Community Master, Boynton Beach
Playa Del Sol, Ft Lauderdale
Plaza Del Prado, North Miami Beach
Plaza of Bal Harbour, Bal Harbour
Poinciana Island Yacht and Racquet Club, Sunny Isles
Porta Bella Yacht & Tennis Club, Boca Raton
Porto Vita POA, Miami
Portofino Tower, Miami Beach
Portofino/South Pointe Master, Miami Beach
Portsviue at The Waterways Harbor Towers, Aventura
Portsviue at The Waterways Harborside, Aventura
Portsviue at The Waterways Master, Aventura
Portsviue at The Waterways Tower 1, Aventura
Portsviue at The Waterways Townhomes, Aventura
Presidential Place, Boca Raton
Puerta De Palmas, Coral Gables
Quadomain, Hollywood
Regent Park, Hollywood
Resort Villa One, Key Biscayne
Resort Villa, Key Biscayne
Runaway Bay Apts, Ft Lauderdale
Sandy Lane Master, Miami Beach
Sea Air Towers, Hollywood
SeaSide Residences, Key West
Seaside Villas, Fisher Island
Seaside, Fisher Island
Sherwood Lakes, Lake Worth
Shoma Homes Keys Gate, Homestead
Silver Seas Beach Club, Ft Lauderdale
Skyline on Brickell, Miami
Snapper Creek Townhouse, Miami
Snug Harbor Yacht Club, Stuart
South Bay Club, Miami Beach
South Pointe Towers I, Miami Beach
Stratford Arms, Boca Raton
Summerspell, Miramar Beach
Summit Tower, Hollywood Beach
Sunset Harbour North, Miami Beach
Sunset Trace, Palm City
Symphony Master, Ft Lauderdale
The 2100, Palm Beach
The 3560, Palm Beach
The Admirals Walk, Boca Raton
The Amethyst, Miami Beach
The Beresford, Boca Raton
The Carriage Club North, Miami Beach
The Coconut Grove Bayshore, Coconut Grove
The Courtyards at The Point, Aventura
The Courtyards in Cityplace, West Palm Beach
The Crossings, Miami
The Emeraldbay at Key Colony, Key Biscayne
The Floridian of Miami Beach, Miami Beach
The Gables and Club, Coral Gables
The Golf Village at Admirals Cove Master, Jupiter
The Jockey Club Apt, Miami
The Lands of The President Two, W Palm Beach

Partial Client List

The Loxahatchee Club, Jupiter
The Marina at the Bluffs, Jupiter
The Metropolitan, Miami
The Moors Master Maintenance, Miami
The of Harbour Isles, North Palm Beach
The Palm Yacht Beach Club, Lauderdale By The Sea
The Palms 2100 Master, Ft Lauderdale
The Palms 2100 Tower One, Ft Lauderdale
The Palms 2100 Tower Two, Ft Lauderdale
The Palms 2100 Townhouses, Ft Lauderdale
The Palms of Islamorada, Islamorada
The Parc, Aventura
The Point of Aventura Maintenance, Aventura
The Prado, West Palm Beach
The Ridges Maintenance, Weston
The Tides, Hollywood
The Village of Stuart, Stuart
The Waterfront on the Ocean, Juno Beach
The Yacht Club at Portofino, Miami Beach
The Yacht Club, Aventura
Three Tequesta Point, Miami
Tiffany Lakes, Mangonia Park
Tivoli Trace, Deerfield Beach
Toscana, Miami
Town Park Village No 1, Miami
Turnberry Ocean Colony S Twr, Sunny Isles Beach
Turnberry on the Green, Aventura
Tuscany No 6, Miramar
Vacation Village at Bonaventure Master, Weston
Vacation Village at Bonaventure, Weston
Vacation Village at Weston, Weston
Vacation Village Registration, Weston
Venetia, Miami
Venetian Palms, Miami
Villa Regina, Miami
Village Homes Maintenance, Miami
Waterview, Aventura
Willoughby Community, Stuart
Willoughby Golf Club, Stuart
Windchime Lakes, Boynton Beach
Yorktown POA, Hobe Sound

Southwest Florida

Acadia II, Sun City Center
Acadia, Sun City Center
Admirals Bay, Ft Myers Beach
Admiralty Point, Naples
Aloha Kai, Sarasota
Alta Mar, Ft Myers
Amberwood Lake, Ft Myers
Andover A of Kings Pointe, Sun City Center
Andover B of Kings Point, Sun City Center
Andover C, Sun City Center
Andover D of Kings Point, Sun City Center
Andover E of Kings Point, Sun City Center
Andover F of Kings Point, Sun City Center
Andover G, Sun City Center
Andover H of Kings Point, Sun City Center
Andover I of Kings Point, Sun City Center
Anna Maria, Cape Coral
Ariel, Ft Myers
Avalon Bay, Ft Myers
Bahia Del Sol, Ruskin
Ballantrae, Sarasota
Barefoot Pelican, Naples
Bay Colony Community, Naples
Bay Colony Golf Club, Naples
Bay Colony Shores POA, Naples

Bay Forest, Naples
Bay Harbor Community, Bonita Springs
Bay Harbor, Ft Myers
Bay Hollow, Bradenton
Bay Isles, Longboat Key
Bay Plaza, Sarasota
Bay Pointe at Bonita Bay, Bonita Springs
Bay Village Club, Ft Myers Beach
Bays Bluff, Sarasota
Bayshore Regency, Tampa
Bayshore, Cape Coral
Bayshores of Vanderbilt Beach, Naples
Bayview Homes I, Sarasota
Baywood Colony Southwood Apts I, Sarasota
Beach Terrace, Sarasota
Beach View at Boca Bay, Boca Grande
Beach Villas III, Captiva
Beachway, Sarasota
Bedford A, Sun City Center
Bedford B, Sun City Center
Bedford C, Sun City Center
Bedford D, Sun City Center
Bedford E, Sun City Center
Bedford F, Sun City Center
Bedford G, Sun City Center
Bedford H, Sun City Center
Bedford J, Sun City Center
Beechwood Cove, Sarasota
Bellavista at Gulf Harbour Yacht & Country Club, Ft Myers
Bermuda Club, Ft Myers
Bermuda Pointe, Bonita Springs
Bird Bay Community, Venice
Bird Bay Village Phase 1, Venice
Bird Bay Village Phase 2, Venice
Bird Bay Village Phase 4, Venice
Bird Bay Village Phase 5, Venice
Blackburn Harbor, Osprey
Blind Pass, Sanibel
Boathouse on Longboat, Longboat Key
Boca Bay Master, Boca Grande
Boca Bay Pass Club, Boca Grande
Boca Grande Health Clinic Foundation, Boca Grande
Boca Grande Health Clinic, Boca Grande
Boca Grove, Bradenton
Boca Vista at Burnt Store Lakes, Punta Gorda
Bonita Beach Club, Bonita Springs
Brandywine, Ft Myers
Brenson Mar, Cape Coral
Brookfield, Sun City Center
Brookshire Village I, Ft Myers
Brookshire Village II, Ft Myers
Brookshire Village IV, Ft Myers
Calais at Pelican Bay, Naples
Caloosa Isles II, Ft Myers
Cambridge A, Sun City Center
Cambridge B, Sun City Center
Cambridge C, Sun City Center
Cambridge E, Sun City Center
Cambridge F, Sun City Center
Cambridge H, Sun City Center
Cambridge I, Sun City Center
Cambridge J, Sun City Center
Cambridge K, Sun City Center
Cambridge L, Sun City Center
Cambridge M, Sun City Center
Cane Palm Beach, Ft Myers Beach
Canton Court D, Sun City Center
Captains Bay North One, Ft Myers Beach
Captains Bay North Two, Ft Myers Beach

Captains Bay South, Ft Myers Beach
Captains Harbour, Cape Coral
Cardinal Cove, Ft Myers
Carrington Place, Sarasota
Casa Del Sol, Sarasota
Casa Ybel Beach and Racquet Club Phase IJK, Sanibel
Casa Ybel Resort Limited Partnership, Sanibel
Casarina, Sarasota
Castel Del Mare, Sarasota
Cedar Hammock Golf & Country Club, Naples
Chandler's Forde, Sarasota
Chiltington Court, Naples
Cinnamon Cove Terrace I, Ft Myers
Cinnamon Cove Terrace III, Ft Myers
Clipper Bay, Cape Coral
Clipper Cove Village, Ft Myers
Clipper Cove Village, Punta Gorda
Club Brittany at Park Shore, Naples
Club Harbour, Cape Coral
Club Regency, Marco Island
Cobblestone Court I, Naples
Colonial Wests, Ft Myers
Colony Bay One, Tampa
Condo of Sand Cay, Longboat Key
Coral Del Rio, Cape Coral
Coreys Landing, Longboat Key
Corinth, Sun City Center
Corkscrew Woodlands, Estero
Coronado, Ft Myers
Country Pines of North Fort Myers, N Ft Myers
Countryside Master, Naples
Courtside Landings, Punta Gorda
Courtyard Landings III, Punta Gorda
Courtyard Landings, Punta Gorda
Crescent Arms, Sarasota
Crescent Beach, Marco Island
Crescent Royale, Sarasota
Crossings II at Bonita Bay, Bonita Springs
Cypress Lake Country Club, Ft Myers
Cypress Lake Estates, Ft Myers
Cypress Lake Gardens, Ft Myers
Deer Creek Community, Sarasota
Devonshire, Sun City Center
Dolphin Towers, Sarasota
Dolphin Watch, Ft Myers Beach
Dorchester A of Kings Point, Sun City Center
Dorchester B of Kings Point, Sun City Center
Dorchester C of Kings Point, Sun City Center
Dorchester D of Kings Point, Sun City Center
Eagle Creek Golf & Country Club, Naples
Eagles Nest at Bonita Bay, Bonita Springs
Eagles Nest, Marco Island
Eagles Point at the Landings III, Sarasota
Eden House, Ft Myers Beach
Edinburgh, Sun City Center
Egret Landing at Tampa Bay, San Antonio
Egrets Landing at Bonita Bay, Bonita Springs
Emerald Cove at Cape Coral Community, Cape Coral
Emerald Pointe, Punta Gorda en Provence, Longboat Key
Enclave at Palmira I, Bonita Springs
Enclave Neighborhood, Bonita Springs
Enclave of Naples, Naples
Englewood Beach, Englewood
Estero Bayside, Ft Myers Beach
Estero Sands, Ft Myers Beach
Fairbourne, Sun City Center
Fairfield A, Sun City Center
Fairfield B, Sun City Center
Fairfield C, Sun City Center

Partial Client List

Fairfield D, Sun City Center
Fairfield E, Sun City Center
Fairfield F, Sun City Center
Fairfield G, Sun City Center
Fairfield H, Sun City Center
Fairway Bay Common Shared Facility, Longboat Key
Fairway Bay I, Longboat Key
Fairway Bay II, Longboat Key
Fairway Bay III, Longboat Key
Fairway Trace at Peridia II, Bradenton
Fairway Villas Property, North Port
Fairway Woods, Sarasota
Falling Waters Master Rec Facilities, Naples
Falling Waters Master, Naples
First Lido, Sarasota
First Presbyterian Church of Naples, Naples
First United Methodist Church, Ft Myers
Forest Glen Golf & Country Club Master, Naples
Four Winds Marina North, Bokeelia
Four Winds Marina, Bokeelia
Foxfire Community, Naples
Foxmoor, North Ft Myers
Gateway Golf & Country Club, Ft Myers
Glades Golf & Country Club, Naples
Glades Golf and Country Club, Naples
Gladiolus Gardens Rec and Maint, Ft Myers
Gladiolus Gardens Section V, Ft Myers
Gladiolus Gardens Section X, Ft Myers
Gladiolus Gardens Section XI, Ft Myers
Glen Eagle Golf & Country Club, Naples
Glen Oaks Manor Home, Sarasota
Gleneagles IV, Naples
Gloucester A, Sun City Center
Gloucester B, Sun City Center
Gloucester C, Sun City Center
Gloucester D, Sun City Center
Gloucester E, Sun City Center
Gloucester F, Sun City Center
Gloucester G, Sun City Center
Gloucester H, Sun City Center
Gloucester J, Sun City Center
Gloucester K, Sun City Center
Gloucester L, Sun City Center
Gloucester M, Sun City Center
Gloucester N, Sun City Center
Gloucester P, Sun City Center
Gramercy, Naples
Grand Bay/LBK Community, Longboat Key
Grand Bay/LBK I, Longboat Key
Grand Bay/LBK II, Longboat Key
Grand Bay/LBK III, Longboat Key
Grand Bay/LBK IV, Longboat Key
Grand Bay/LBK V, Longboat Key
Grand Bay/LBK VI, Longboat Key
Grand Vista at Riverwood, Port Charlotte
Grande Bay at Boca Bay, Boca Grande
Grantham, Sun City Center
Greenbriar VI at Bonita Bay, Bonita Springs
Greengate Community, Ft Myers
Greengate IV, Ft Myers
Gulf Reflections, Ft Myers
Gulf Sandss of Mansota Key, Englewood
Hacienda de Ybor Apt Community, Tampa
Hacienda Villas, Tampa
Hamilton Club, Sarasota
Hammock Isle at Bonita Bay, Bonita Springs
Harbor Isles, Venice
Harbor Place at Peppertree, Ft Myers
Harborshore at Boca Bay, Boca Grande
Harborside at Boca Bay, Boca Grande
Harbortown, Ft Myers
Harbour Court, Longboat Key
Harbour Landings Estates, Cortez
Harbour Landings, Ft Myers
Harbour Links, Ft Myers
Harbour Pointe, Ft Myers Beach
Harbourtowne, Cape Coral
Heather Ridge II of Brookshire, Ft Myers
Heritage Oaks Golf & Country Club, Sarasota
Heritage Palms Golf & Country Club, Ft Myers
Hibiscus Pointe, Ft Myers Beach
Hickory Shores, Bonita Beach
Hidden Harbour One, Ft Myers
High Point Country Club Group Eleven, Naples
High Point Country Club Group Fourteen, Naples
High Point Country Club Group One, Naples
High Point Country Club Group Ten, Naples
High Point Country Club Group Two, Naples
High Point Country Club, Naples
Highgate A, Sun City Center
Highgate B, Sun City Center
Highgate C, Sun City Center
Highgate D, Sun City Center
Highgate E, Sun City Center
Highgate F, Sun City Center
Highgate II, Sun City Center
Highgate III, Sun City Center
Highgate IV, Sun City Center
Highland Woods Golf & Country Club, Bonita Springs
Hudson Harbour, Sarasota
Huntington at Sun City Center, Sun City Center
Huron Cove, Marco Island
Hurricane House, Sanibel
Idlewood, Sun City Center
Inn On The Beach, Longboat Key
Insurance Service of Sarasota, Osprey
Inverness at Sun City Center, Sun City Center
Ironwood Business Park, Sarasota
Island Beach, Ft Myers Beach
Island Pines Recreation, Ft Myers Beach
Island Reef, Ft Myers Beach
Island Winds Bath and Racquet Club, Ft Myers Beach
Jameson, Sun City Center
Japanese Gardens, Venice
Jetty Villas, Venice
Kahlua, Ft Myers Beach
Kelly Greens Community IV, Ft Myers
Kelly Greens Single Family I, Ft Myers
Kelly Greens Terrace V, Ft Myers
Kelly Greens Verandas I, Ft Myers
Kelly Greens Verandas II, Ft Myers
Kelly Greens Verandas III, Ft Myers
Kelly Greens Verandas IV, Ft Myers
Kelly Greens Verandas V, Ft Myers
Kelly Greens Verandas VI, Ft Myers
Kelly Greens Verandas VII, Ft Myers
Kensington, Sun City Center
Key Harbour, Ft Myers
Key Royal, Naples
Kings Point, Sun City Center
Kingsmere, Sarasota
Kingston Arms, Sarasota
Krain Residence, Longboat Key
La Bellasara, Sarasota
La Firenze, Longboat Key
Lake Louise, Cape Coral
Lake Pointe Apts Ltd, Tampa
Lakebridge, Bradenton
Lakemont Cove, Bonita Springs
Lakeshore Village, Sarasota
Lakeside Vista, Ft Myers
L'Ambiance at Longboat Key Club, Longboat Key
Lancaster I, Sun City Center
Lancaster II, Sun City Center
Lancaster III, Sun City Center
Lancaster IV, Sun City Center
Laurel Villas, Venice
Le Ciel Park Tower, Naples
LElegance on Lido Beach, Sarasota
Lido Beach Club, Sarasota
Lido Towers, Sarasota
Limetree Beach Resort, Sarasota
Linkside Village I, Port Richey
Little Hickory Bay, Bonita Springs
Longboat Beachcomber, Longboat Key
Longboat Terrace, Longboat Key
Longboat Village, Ft Myers
Longshore Lake Foundation, Naples
Lovers Key Beach Club, Ft Myers Beach
Lyndhurst, Sun City Center
Manchester I, Sun City Center
Manchester II, Sun City Center
Manchester III, Sun City Center
Manchester IV, Sun City Center
Manhattan Palms, Tampa
Mansion La Palma at Bay Colony, Naples
Marina Bay, Longboat Key
Marina Del Sol, Sarasota
Marina North Shore, Punta Gorda
Marina Terrace, Ft Myers
Marina Village at Snug Harbor, Ft Myers Beach
Marinatown Village A, Ft Myers
Mariner Pointe, Sanibel
Mariners Boathouse and Beach Resort, Ft Myers Beach
Mariners Cove, Naples
McGregor Woods, Ft Myers
Meadowlake, Sarasota
Merano at the Colony, Bonita Springs
Meridian at the Oaks Preserve Commons, Osprey
Meridian I at The Oaks Preserve, Osprey
Meridian II at The Oaks Preserve, Osprey
Meridian III at The Oaks Preserve, Osprey
Meridian IV at The Oaks Preserve, Osprey
Meridian V at The Oaks Preserve, Osprey
Meridian VI at The Oaks Preserve, Osprey
Midnight Cove II, Sarasota
Midnight Cove, Sarasota
Miromar Lakes Master, Estero
Mission Lakes of Venice, Venice
Mission Monterey, Ft Myers
Mont Claire at Pelican Marsh, Naples
Myerlee Manor, Ft Myers
Nantucket I, Sun City Center
Nantucket II, Sun City Center
Nantucket III, Sun City Center
Nantucket IV, Sun City Center
Nantucket V, Sun City Center
Naples Four Winds, Naples
Naples Heritage Golf & Country Club, Naples
Naples Lakes Country Club, Naples
New Approach, Ft Myers
North Bay, Boca Grande
North Shore Place, North Ft Myers
North Village, Boca Grande
Office Buildings, LeHigh
Old Bridge Village Co-op, North Ft Myers
Orchid Beach Club Residences, Sarasota

Partial Client List

Oxford I, Sun City Center
Oxford II, Sun City Center
Paddle Creek, Ft Myers
Palm Avenue Baptist Tower, Tampa
Palm Harbor Club at Bay Beach, Ft Myers Beach
Palmetto Ridge at the Brooks, Bonita Springs
Park Plaza, Naples
Park Shore Resort, Naples
Park View III, Cape Coral
Pavese Garner Attorney at Law, Ft Myers
Pavilion Club, Naples
Pelican Bay Foundation, Naples
Pelican Cove, Sarasota
Pelican Marsh Golf Club, Naples
Pelican Watch, Ft Myers Beach
Peppertree Bay, Siesta Key
Pine Grove, Ft Myers
Pinebrook-Ironwood Recreation, Bradenton
Pipers Grove, Naples
Plantation Beach Club II, Captiva
Plantation Beach Club III, Captiva
Plantation Beach Club, Captiva
Plantation Beach Club, Port Charlotte
Plantation House, Captiva
Plantation Village of Sanibel, Sanibel
Pointe Estero, Ft Myers Beach
Porta Vecchio at Mediterra Neighborhood, Naples
Portobello, Longboat Key
Ports of Iona, Ft Myers
Portsmith, Sun City Center
Princess Del Mar, Marco Island
Princeton, Sun City Center
Promenade, Longboat Key
Prosperity Point Master, Punta Gorda
Provincetown, Ft Myers
Quail Creek Village Foundation, Naples
Radison I, Sun City Center
Radison II, Sun City Center
Raintree Village No 4, Temple Terrace
Raintree Village POA, Temple Terrace
Reflection Lakes Master, Ft Myers
Reflection Lakes Two, Ft Myers
Regatta Pointe, Palmetto
Regency House, Sarasota
RHC Master, Valrico
River View Villas, Cape Coral
Rivers Edge 2, Ft Myers
Rivers Edge 3, Ft Myers
Riverside Yacht Club Estates, Ft Myers
Riverwalk Cove, Ft Myers
Riviera Club Village, Sarasota
Riviera Club, Ft Myers Beach
Rosewood at the Gardens, Sarasota
Royal Beach Club, Ft Myers Beach
Royal Vista, Cape Coral
Royal Wood Master, Naples
Ruby at Sunstone, Naples
San Carlos Springs, Ft Myers
San Marino Bays, Tampa
Sanctuary I at Longboat Key Club, Longboat Key
Sanctuary II at Longboat Key Club, Longboat Key
Sanctuary III at Longboat Key Club, Longboat Key
Sanctuary IV at Longboat Key Club, Longboat Key
Sandalfort, Sanibel
Sandpiper Apts, Venice
Sanibel Beach Club, Sanibel
Sanibel Harbour Tower South, Ft Myers
Sanibel Siesta Apt, Sanibel
Sarabande, Sarasota
Sarasota Harbor East Apts, Sarasota
Saturnia Lakes, Naples
Savannah at Turtle Rock, Sarasota
Savannah Trace, Tampa
Sea Isles of Bonita Beach, Bonita Springs
Seagrove at Siesta Key, Siesta Key
Seascape of Little Hickory Island, Bonita Springs
Seawatch, Ft Myers Beach
Senior Friendship Centers, Naples
Senior Friendship Centers, Sarasota
Senior Friendship Centers, Venice
Serenade on Palmer Ranch, Sarasota
Seven Lakes, Ft Myers
Shorewood of Sanibel, Sanibel
Siesta Towers, Sarasota
Silver King, Boca Grande
Silverleaf at Seven Oaks, Wesley Chapel
Smugglers Cove, Ft Myers Beach
Snug Harbor, Sanibel
Solamar, Naples
Somerset Cay, Sarasota
South Bay at Boca Bay, Boca Grande
South Gate Village Green Section Four, Sarasota
South Pointe Villas Master, Ft Myers
South Pointe Villas Phase II, Ft Myers
South Pointe Villas Phase III, Ft Myers
South Pointe Villas Phase IV, Ft Myers
South Seas Club, Captiva
Southampton I, Sun City Center
Southampton II, Sun City Center
Spanish Main Yacht Club, Longboat Key
Spring Lake Community, Ft Myers
Spring Lake II, Ft Myers
Spring Lake, Ft Myers SRQ Park, Sarasota
St Croix, Sanibel Island
Steamboat Bend East, Ft Myers
Stonebridge Country Club Community, Naples
Stoneybrook Clubside South, Sarasota
Stoneybrook Fairway Verandas I, Sarasota
Stoneybrook Golf & Country Club, Sarasota
Stoneybrook Greens Commons, Sarasota
Stoneybrook Veranda Greens North I, Sarasota
Stoneybrook Veranda Greens North II, Sarasota
Stoneybrook Verandas I, Sarasota
Strawberry Ridge, Valrico
Summerlin Village, Ft Myers
Sundial East, Sanibel
Sundial of Sanibel, Sanibel
Sunrise Bay Resort and Club, Marco Island
Sunset Beach, Longboat Key Surftrider Beach Club,
Sanibel Surfsong, Ft Myers Beach Surfwalk, Marco Island
Tamarind Gulf and Bay, Englewood
Tangerine Bay Club, Longboat Key
TBM Properties & Smoot Properties, Ft Myers
Terrace I at Lakeside Greens, Ft Myers
Terrace II at Lakeside Greens, Ft Myers
Terrace III at Lakeside Greens, Ft Myers
Terraverde 1, Ft Myers
Terraverde 2, Ft Myers
Terraverde 3, Ft Myers
Terraverde 4, Ft Myers Tessera, Sarasota
The Alagon on Bayshore, Tampa
The Bayou, Ana Maria
The Beaches, Longboat Key
The Boardwalk Caper III, Ft Myers Beach
The Boardwalk Caper IV, Ft Myers Beach
The Caper Beach Club, Ft Myers Beach
The Castillian, Longboat Key
The Club at Crystal Lake II, Ft Myers
The Club at Crystal Lake III, Ft Myers
The Club at Crystal Lake, Ft Myers
The Club at Crystal Lake, Ft Myers
The Club Pelican Bay, Naples
The Cottages at South Seas Plantation, Captiva
The Country Club of Naples, Naples
The Embassy House, Sarasota
The Enclave at Fiddlesticks Neighborhood, Ft Myers
The Encore, Sarasota
The Estates at Bay Colony Golf Club, Naples
The Foundation of Pelican Marsh, Naples
The Glasser-Schoenbaum Human Svcs Ctr, Sarasota
The Grande Riviera, Sarasota
The Habitat, Marco Island
The Hamptons at Bonita Bay, Bonita Springs
The Harbour Club at Lighthouse Bay, Bonita Springs
The Heron at the Sanctuary III, Sanibel
The Isles of Caloosa, Ft Myers
The Isles Recreation, Ft Myers
The Knolls of Kings Point II, Sun City Center
The Knolls of Kings Point III, Sun City Center
The Knolls of Kings Point, Sun City Center
The Landings Carriagehouse, Sarasota
The Landings Racquet Club, Sarasota
The Landings Yacht Golf and Tennis Club, Ft Myers
The Landings, Sarasota
The Miles Building, Ft Myers
The Monaco Beach Club, Naples
The Moorings at Edgewater, Bradenton
The Moorings Country Club, Naples
The Oaks Preserve Management, Osprey
The Olde Hickory Golf & Country Club, Ft Myers
The Olde Hickory Verandas Common, Ft Myers
The Olde Hickory Verandas I, Ft Myers
The Olde Hickory Verandas II, Ft Myers
The Olde Hickory Verandas III, Ft Myers
The Olde Hickory Villas, Ft Myers
The Players Club, Longboat Key
The Regency, Ft Myers
The Sanctuary at Longboat Key Club, Longboat Key
The Sand Caper, Ft Myers Beach
The Sanibel Cottages, Sanibel
The Shore, Longboat Key
The Shores at Gulf Harbour III, Ft Myers
The Somerset, Marco Island
The Strand at Bay Colony, Naples
The Sun Caper, Ft Myers Beach
The Surf Club of Marco, Marco Island
The Venice Golf & Country Club Master, Venice
The Villas at Deer Creek, Sarasota
The Villas at Pinebrook, Bradenton
The Water Club, Longboat Key
The Waterfront at Main Street, Bradenton
The Waterfront, Bradenton
The Waterway, Bradenton
The Woods at Pinebrook, Bradenton
Tortuga Beach Club, Sanibel
Town & River Phase One, Ft Myers
Tremont I, Sun City Center
Tremont II, Sun City Center
Tuckaweye, Bonita Springs
Turtle Rock Community, Sarasota
Tuscana, Sarasota
Tuscany Bay POA, Gibsonton
University Park Community, University Park
Vanderbilt Beach & Harbour Club, Naples
Vanderbilt Gulfside, Naples
Vasari Country Club Master, Bonita Springs
Veinte, Longboat Key

Partial Client List

Venice Golf & Country Club, Venice
Viking, Cape Coral
Villa Capri, Ft Myers
Villa Del Mar, Ft Myers Beach
Villa Di Lancia, Longboat Key
Villa La Palma, Naples
Villa Palmeras at Prestancia, Sarasota
Villa Serena, Riverview
Village on Golden Pond at Breckenridge, Estero
Village Walk, Sarasota
Villas on Golden Beach, Venice
Villeroy, Sun City Center
Vistas on Beneva, Sarasota
Vizzaya at Bay Colony, Naples
Water Crest of Falling Waters, Naples
Watercrest, Bradenton
Wedgewood, Sanibel
Whiskey Creek Village Green Section Eight, Ft Myers
Whiskey Creek Village Green Section Fourteen, Ft Myers
Whiskey Creek Village Green Section Ten, Ft Myers
Whiskey Creek Village Green Section Two, Ft Myers
Whispering Sands, Sarasota
White Sands Club, Naples
Wilderness Country Club, Naples
Wilderness, Naples
Wildewood Springs, Bradenton
Winding Oaks, Longboat Key
Windsong, Bonita Beach
Woodside Village West, Sarasota
Worthington, Sun City Center
Wyldeewood Lakes, Ft Myers

Central Florida

2100 Towers, Cocoa Beach
89 Oceanfront, Ormond Beach
Alhambra at Poinciana, Kissimmee
Alhambra Villas, Kissimmee
Anthem Park, St Cloud
Artesia Townhomes, Cape Canaveral
Artesia, Cape Canaveral
Artisan Club, Celebration
Ashbury Park, Orlando
Aspenwood at Grenelefe, Grenelefe
Baldwin Park Commercial, Orlando
Baldwin Park Commercial-MBD, Orlando
Baldwin Park Commercial-Village Center, Orlando
Baldwin Park Joint Committee, Orlando
Baldwin Park Residential, Orlando
Baldwin Park Residential-Cambridge, Orlando
Baldwin Park Residential-Common, Orlando
Baldwin Park Residential-ISSA 22, Orlando
Baldwin Park Residential-ISSA 28, Orlando
Baldwin Park Residential-Live/Work, Orlando
Baldwin Park Residential-Recreation, Orlando
Baldwin Park Residential-Rey City Homes 2, Orlando
Baldwin Park Residential-Rey City Homes, Orlando
Bali, Winter Garden
Banana Bay, Cocoa Beach
Beachwalker At Harbourside, South Pasadena
Bear Creek Manufactured, Ormond Beach
Bella Playa, Indian Shores
Bellevue Biltmore Villas Bayshore, Belleair
Bellevue Biltmore Villas Oak, Belleair
Bellevue Biltmore Villas South Garden, Belleair
Bermuda Bay Beach, St Petersburg
Bermuda Bay Club, Bradenton Beach
Boca Ciega Residents, Largo
Bouchelle Island I, New Smyrna Beach
Breakaway Trails, Ormond Beach

Bridgewater Neighborhood, Heathrow
Briercliff Commons, Orlando
Brookside Bluff, Zolfo Springs
Bryans Spanish Cove, Orlando
Cabana Club, Clearwater
Cape Caribe, Cape Canaveral
Carefree Country Club, Winter Haven
Caya Costa Community, St Petersburg
Centre Court Ridge, Reunion
Chapman Lakes, Oviedo
Chateaus at Magnolia Pointe,
Clermont Ciega Cove, South Pasadena
Clearwater Key, Clearwater
Coconut Palms Beach Resort II, New Smyrna Beach
Coconut Palms Beach Resort, New Smyrna Beach
Colony Surf, Clearwater
Commodore Beach Club, Maderia Beach
Coral Pointe at Harbourside, St Petersburg
Corbett Development, Clearwater
Cranes Roost, Altamonte Springs
Crescent Beach Club Two 8-A LLC, Clearwater
Cristal, Indian Harbour Beach
Cross Creek of Ocoee, Ocoee
Crystal Lake, Palm Harbor
Curlew Landings South, Indian Rocks Beach
Cypress Creek Village Unit Two, Orlando
Cypress Creek Village, Orlando
Cypress Lakes Assoc & Big Cypress Golf, Lakeland
Daytona Beach Riverhouse, Daytona Beach
Devon Green Neighborhood, Heathrow
Dunedin Pines, Dunedin
Edgewater Harbor, Indian Shores
Eloise Pointe Estates, Winter Haven
Emerald Seas, Cocoa Beach
Fairway Village Residents, Largo
Florenca, St Petersburg
Forest Lakes of Cocoa, Cocoa
Forest Lakes, Oldsmar
Fountain Beach, Daytona Beach
Fountain Parke at Lake Mary, Lake Mary
Foxhaven Neighborhood, Orlando
Georgetown East, Safety Harbor
Georgian Inn Beach Club, Ormond Beach
Golfside Villas, Winter Park
Grand Lake Resort, Kissimmee
Greenbriar at Tuscowilla, Winter Springs
Greystone Town Homes, Sanford
Gulf Gate, St Petersburg
Hampton Hills Estates, Debary
Harbor Pointe, Titusville
Hawks Landing at Pelican Bay, Daytona Beach
Heathrow Lakes Maintenance, Heathrow
Heathrow Master, Heathrow
Heathrow Woods, Heathrow
Heritage Crossing, Reunion
Heron Cove, Lake Mary
Hidden Springs, Altamonte Springs
Highlands of Innisbrook, Palm Harbor
Home of Palm Hill, Largo
Hunters Creek Community, Orlando
Hunters Creek Town Center POA, Orlando
Hunters Creek Tract 181, Orlando
Hyde Park, Winter Garden
Images, Kissimmee
Indian River Club, Rockledge
Island Oaks of Merritt Island, Merritt Island
Island Pointe of Merritt Island, Merritt Island
Islander Beach Club, New Smyrna Beach
Jameson Place, Rockledge

Jefferson Green at Anthem Park, St Cloud
Joyce Ann Apts, Pinellas Park
Kingstown Reef, Orlando
Knights Landing Apts, Orlando
Lake Griffin Harbor, Leesburg
Lake Ridge Villas S at Fleming Island, Orange Park
Lake Underhill Ltd, Orlando
Lasereño, Largo
Lauren Manor West, Saint Petersburg
Lemon Tree, Orlando
Lighthouse Shores Townhomes, Ponce Inlet
LOVO, Kissimmee
Madeira Place, Madeira Beach
Madeira Villa North, Ormond Beach
Mai Kai, Orlando
Majestic Park Homes, Seminole
Mandalay Beach Club, Clearwater
Mariners Pass, St Petersburg
Maverick, Ormond Beach
Middlebrook Pines, Orlando
Moontide, New Smyrna Beach
Mt Olive Shores Lot of Polk County, Polk City
Muirfield Village Neighborhood, Heathrow
Normandy, Clearwater
Oak Lake Park I & II, Clearwater
Oaks Landing Ltd, Bartow Oakwater, Kissimmee
Ocean Beach Club, New Smyrna Beach
Ocean Inlet Yacht Club, New Smyrna Beach
Ocean Sands Beach Club, New Smyrna Beach
OceanQuest, Ponce Inlet
Oceans Two, Daytona Beach Shores
Oceanside Golf and Country Club, Ormond Beach
Oleander Pointe, Cocoa
One Kapok Terrace, Clearwater
ORBIT, Kissimmee
Osprey Pointe at Dolphin Cay, St Petersburg
Palmas de Majorca, Cocoa Beach
Park Lake Villas, Maitland
Park Maitland Villas, Maitland
Park West of Winter Park, Winter Park
Parkshore Plaza, St Petersburg
Parkway International, Kissimmee
Pasadena Cove, South Pasadena
Patriot Square, St Petersburg
Pelican Bay Yacht Club Bldg A, Gulfport
Pine Ridge at Lake Tarpon Village II, Tarpon Springs
Plantation Bay Community, Ormond Beach
Plantation Village I, Orlando
Poinciana Golf Villas II, Kissimmee
Pointe Alexis Recreation, Tarpon Springs
Pointe West, New Port Richey
Ponce de Leon Towers, New Smyrna Beach
Princess, Madeira Beach
Prospect Towers, Clearwater
Punta Gorda Isles Section 22, Punta Gorda
Ranger (Sailboat Key-Group III), South Pasadena
Redington Towers No 1, Redington Shores
Regency Green Neighborhood, Heathrow
Reunion Grande, Reunion
Riverside of DeBary, DeBary
Riverside, Daytona Beach
Riverwood Plantation, Port Orange
Riverwoods, Titusville
Royal Floridian Resort, Ormond Beach
Royal Harbor POA, Tavares
Ruby Lake, Winter Haven
Salem Square, Palm Harbor
Sand Dunes Oceanfront, Cape Canaveral
Santa Maria, South Pasadena

Partial Client List

Savannah Condominium, South Pasadena
SC, Ponce Inlet
Scottish Highlands, Leesburg
Sea Havens, Daytona Beach
Shores Sea Villas IV, New Smyrna Beach
Sea Villas, New Smyrna Beach
Seaport Master, Cape Canaveral
Seaside at Belleair II, Belle Air
Seminole Garden Apts, Sanford
Seminole Hill Villas, Seminole
Seminole Woods Community, Geneva
Seven Eagles, Reunion
Seville 7, Clearwater
Sheoah Highlands, Winter Springs
Shipwatch Seven, Largo
Shorehom By The Sea, New Smyrna Beach
Silver Lake Resort, Kissimmee
Solana Lake, Cape Canaveral
Solana On The River, Cape Canaveral
Solana Shores, Cape Canaveral
South Bay, Orlando
Southpoint of Daytona, Ponce Inlet
Springwood Village, Longwood
Spruce Creek POA, Port Orange
St Andrews, Oldsmar
St Tropez IV, Clearwater
Starlight Tower, St Petersburg Beach
Stonebridge Commons Community, Orlando
Stonebridge Maintenance, Heathrow
Strathmore Gate East at Lake St George, Palm Harbor
Sunisands Beach Club, New Smyrna Beach
Sunshine on Indian Shores, Indian Shores
Sunshine Towers Apt Residences, Clearwater
Terra, Kissimmee
The Anchorage, Cocoa Beach
The Ashley, Daytona Beach Shores
The Bluffs, Sebring
The Bordeaux, Ocoee
The Cedar Island Club, New Smyrna Beach
The Constellation, St Petersburg Beach
The Courageous, St Petersburg Beach
The Crescent Beach Club at Sand Key, Clearwater
The Crescent Beach Club at Sand Key, Clearwater
The Cypress Pointe Resort at Lake Buena Vista, Orlando
The Cypress Pointe Resort II, Orlando
The Enclave at Orlando, Orlando
The Grand Coquina, Daytona Beach Shores
The Grande Verandahs on the Bay, St Petersburg
The Grande, Orlando
The Great Outdoors, Titusville
The Hamptons, Heathrow
The Intrepid, St Petersburg Beach
The Lakes Villas I, Clearwater
The Mediterranean, Daytona Beach
The Meridian, Cocoa Beach
The Ocean Ritz of Daytona, Daytona Beach
The Oceans Cloverleaf North, Daytona Beach Shores
The of Eden Isle, St Petersburg
The Peninsula, Daytona Beach Shores
The Residences of Winter Park, Winter Park
The Resort on Cocoa Beach, Cocoa Beach
The Sherwin, Daytona Beach Shores
The Springs Community, Longwood
The Townhomes of Lake Seminole No 4, Seminole
The Village at Melbourne, Melbourne
The Villages of Seaport, Cape Canaveral
The Villas at East Park, Orlando
The Weatherly, St Petersburg Beach
Thornton Park Central, Orlando

Tidesfall, Ormond Beach
Tortoise Island, Satellite Beach
Traders Inn Beach Club, Ormond Beach
Trails West, Deland
Tropic Shores, Daytona Beach Shores
Tropic Sun Towers, Ormond Beach
Twenty One Riverside, Cocoa
Ultimar Three, Clearwater
Ultimar, Clearwater
Vacation Village at Parkway, Kissimmee
Vacation Villas at Fantasyworld Two, Kissimmee
Vacation Villas at Fantasyworld, Kissimmee
Venetian Bay Villages, Kissimmee
Ventura Country Club Community, Orlando
Ventura Village, Orlando
Victoria Gardens, DeLand
Victoria Park Community Council, DeLand
Villa Villar, DeLand
Village on the Green I, Clearwater
Villas at Fortune Place, Kissimmee
Vista Lakes Community, Orlando
Vittoria, Treasure Island
Waterford Lakes Community, Orlando
Waterstreet at Celebration, Celebration
Wekiva Village, Apopka
Wesmere, Ocoee
Westshore Place, Indian Shores
Whitley Bay West, Cocoa
Whitley Bay, Cocoa
Wildwood Homes, Winter Springs
Willowbrook Neighborhood, Heathrow
Wimbledon Park No 1, Orlando
Winding Wood IX, Clearwater
Windrush Bay, Tarpon Springs
Wintermere Harbor, Winter Garden
Woodside Village, Clearwater
Yacht & Tennis Club, St Pete Beach
Yale Townhouse Apts, Orlando
Yorkfield Square, DeLand

Northeast Florida

Aliki Gold Coast No One, Flagler Beach
Amberwood at Fleming Island, Jacksonville
Atlantic East, St Augustine
Belleza at Ponte Vedra, Ponte Vedra Beach
Brighton Park, Jacksonville
Brightwater, Jacksonville
Camachee Island 1, St Augustine
Canopy Walk, Palm Coast
Carrington Place at Fleming Island, St Augustine
Cinnamon Beach at Ocean Hammock, Palm Coast
Clearview Townhouses, Jacksonville
Clifton Village, Jacksonville
Colony Reef Club, St Augustine
Crescent Beach Ocean House, St Augustine
Cypress Bridge, Ponte Vedra Beach
Cypress Trace Master, Jacksonville
Deercreek Country Club, Jacksonville
Deermeadows Baptist Church, Jacksonville
Drayton Park, Jacksonville
East Hampton, Jacksonville
Fleming Island Plantation CDD, Orange Park
Florida Club, St Augustine
Golfview, Jacksonville
Greenfield, Jacksonville
Hammock Grove, Jacksonville
Harbour Island at Marsh Landing, Ponte Vedra Beach
Hawthorn, Jacksonville
Horizons at Stonebridge Village I, Jacksonville
Horizons at Stonebridge Village II, Jacksonville
Horizons at Stonebridge Village III, Jacksonville
Jacksonville Golf & Country Club, Jacksonville
Jacksonville Golf & Country Club, Jacksonville
Julington Creek Plantation POA, Jacksonville
Kingston Dunes, St Augustine Beach
Las Palmas on the Intracoastal, St Augustine
Little Bay Harbor, Ponte Vedra Beach
Magnolia Point Community, Green Cove Springs
Mariners Watch, St Augustine
Marsh Landing at Sawgrass I, Ponte Vedra Beach
Marsh Landing at Sawgrass II, Ponte Vedra Beach
Marsh Landing at Sawgrass III, Ponte Vedra Beach
Marsh Landing at Sawgrass IV, Ponte Vedra Beach
Marsh Landing at Sawgrass Master, Ponte Vedra Beach
Marsh Landing at Sawgrass V, Ponte Vedra Beach
Marsh Landing at Sawgrass VI, Ponte Vedra Beach
Marsh Landing at Sawgrass VII, Ponte Vedra Beach
Marsh Landing at Sawgrass VIII, Ponte Vedra Beach
Merrill Pines, Jacksonville
Miravista at Harbortown, Jacksonville
Moultrie Trails, St Augustine
Ocean Breeze (Ocean Beach Club II), Flagler Beach
Ocean Gate Phase 1, St Augustine
Ocean Hammock POA, Palm Coast
Ocean Palms, St Augustine
Ocean Village Club, St Augustine
Ocean Villas, St Augustine Beach
Old Ponte Vedra Beach, Ponte Vedra Beach
Osprey Branch, Jacksonville
Oxford Chase, Jacksonville
Palm Coast Resort, Palm Coast
Pelican Reef, St Augustine
Pier Point South, St Augustine Beach
Pottsborg Crossing, Jacksonville
Quail Point I, Ponte Vedra Beach
Queens Harbour Yacht & Country Club, Jacksonville
Regency Wood, Jacksonville
Royal Pines, St Augustine
Saint Johns NW Commercial POA, St Augustine
Saint Johns NW Master, St Augustine
Saint Johns NW Residential POA, St Augustine
Saint Johns SE Master, St Augustine
Saint Johns-Six Mile Creek North POA, St Augustine
Salt Creek, Ponte Vedra Beach
Sawgrass Island, Ponte Vedra
Sawgrass, Ponte Vedra Beach
Sawmill Lakes Maintenance, Ponte Vedra Beach
Sea Place I, St Augustine
Sea Place III, St Augustine
Sea Place Master, St Augustine
Sea Winds, St Augustine
Seagate North, St Augustine
Seagate, St Augustine
Seaquest, Jacksonville Beach
Seascape, Jacksonville Beach
Seaside at Anastasia, St Augustine Beach
Sebastian Harbor Villas, St Augustine
Six Thousand, Jacksonville
Southern Grove, Jacksonville
Southwood, St Augustine
St Andrews Place, St Augustine
St Augustine Beach and Tennis Club, St Augustine
St Augustine Ocean & Racquet Club, St Augustine
St Augustine Ocean Resort Co-op, St Augustine
St Augustine Shores Service Corp, St Augustine
Stonebridge Village Master, Jacksonville
Summer Grove, Jacksonville

Partial Client List

Summer Island, St Augustine
Sweetwater by Del Webb Carriage Homes, Jacksonville
Sweetwater by Del Webb Master, Jacksonville
The Alexandria, Jacksonville
The Amenities for the Residences, St Augustine
The Barefoot Trace, St Augustine Beach
The Conquistador Apts, St Augustine
The Crossings at Cypress Trace, Jacksonville
The Greens, St Augustine
The Hampton Glen at Deerwood, Jacksonville
The Landmark, Jacksonville Beach
The Oakbridge, Ponte Vedra Beach
The Ocean Villas at Serenata Bch, Ponte Vedra Beach
The One Bedrooms at Hammock Beach, Palm Coast
The Overlook at Baymeadows, Jacksonville
The Palms at Marsh Landing, Jacksonville
The Plantation, Ponte Vedra Beach
The Preserve on Anastasia Island, St Augustine
The Ravines Community, Middleburg
The Reserve at Pointe Meadows, Jacksonville
The Residences at World Golf Village, St Augustine
The Residences II at World Golf Village, St Augustine
The Sanctuary at Palm Coast, Palm Coast
The Sawgrass Players Club, Ponte Vedra Beach
The Seasons at Kensington, Jacksonville
The Seasons at Mill Cove, Jacksonville
The Woods Community, Jacksonville
Timber Run, Jacksonville
Turnberry, St Augustine
Villa San Marco, St Augustine
Villas at Marsh Landing, Jacksonville Beach
Villas of Timberlin Parc, Jacksonville
Vista Cove, St Augustine
Vistas at Stonebridge Village I, Jacksonville
Windjammer, St Augustine
Wolf Creek, Jacksonville
World Golf Village POA, St Augustine

The Pearl, Navarre Beach
The Summit, Panama City Beach
Tivoli by the Sea II, Miramar Beach
Tivoli by the Sea III, Miramar Beach
Tivoli by the Sea, Miramar Beach
WaterColor Community, Santa Rosa Beach
WaterColor Gulfside Villas, Santa Rosa Beach
WaterColor Private Residence Club, Santa Rosa Beach
WaterColor Towncenter Community, Santa Rosa Beach
WaterSound Beach Community, WaterSound
WaterSound Beach Gatehouse, WaterSound
Waterview Towers, Destin

Out of State

Commodore Horizontal Property Regime, Hilton Head, SC
Cullasaja Club, Highlands, NC
Cullasaja, Highlands, NC
Laurel Point, Gatlinburg, TN
Ocean Cove Resort at Palmetto Dunes, Hilton Head, SC
Ocean Palms, Hilton Head Island, SC
Southwind at Shipyard, Hilton Head, SC
Southwind II at Shipyard, Hilton Head, SC
Spinnaker at Shipyard, Hilton Head, SC
Sunrise Ridge, Pigeon Forge, TN
The Beach Club, St Simons, GA
The Council Village at Palmetto Dunes, Hilton Head, SC
The Ford Plantation, Richmond Hill, VA
The Plaza in Clayton, Clayton, MO
Vacation Village in the Berkshires, Hancock, MA
Williamsburg Plantation, Williamsburg, VA

Florida Panhandle

Association of Southbay by the Gulf, Destin
Bayview Waters, Ft Walton Beach
Beach Colony Resort, Navarre Beachcrest, Santa Rosa Beach
Breakers East, Destin
Capistrano, Panama City Beach
Cassine Garden Townhomes, Seagrove Beach
Compass Point at Watersound, WaterSound
Compass Pointe II, WaterSound
Crescent Keel, WaterSound
Crystal Dunes, Destin
Dolphin Point, Destin
Eden III, Pensacola Eden, Pensacola
Emerald Dunes, Destin
Golf Villas at Regatta Bay, Destin
Islander Beach Resort &, Ft Walton Beach
Lands End of Perdido Key, Pensacola
Largo Mar, Panama City Beach
Marina Bay Resort, Ft Walton Beach
Navarre Towers, Navarre
Oceania, Destin
Perdido Sun, Pensacola
Sandpiper Cove, Destin
Seascape Resorts, Destin
Seminole Legends, Tallahassee
Shipwatch, Pensacola
Siesta Key Chapel, Sarasota
Sugar Dunes, Navarre Beach
The Crossings at Watersound, WaterSound
The Palms at Seagrove, Seagrove Beach

H.

Riverside Management Services



MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

PROPOSAL FOR POOL MONITOR

Pool Monitor

Our proposal is structured to provide a Pool Monitor for Meadow View at Twin Creeks CDD. The Pool Monitor will be responsible for overseeing all of the first-class amenity facility and providing the highest quality of customer services.

A. Pool Monitor

- Responsible for checking access cards and age of children entering.
- Checking number of guests admitted
- Enforcing District Policies
- Professionally address all resident questions, concerns and comments regarding the District
- Document any issues that arise and report to Amenity Manger

	<u>FY25 Amount</u>
4 Days/Week - Memorial Day - Labor Day - 12:00 AM – 5:00 PM at \$28/hour	\$8,540

The ownership and management at Riverside Management Services, Inc. would like to thank the Board of Supervisors in advance for your consideration of our proposal for a Pool Monitor.

Chairman, Meadow View at Twin Creeks CDD

Date

Riverside Management Services, Inc.

Date

MEADOW VIEW AT TWIN CREEKS
Pool Monitor for 2025 Season
4 DAYS A WEEK

Friday	5/23/25	12:00-5:00	5
Saturday	5/24/25	12:00-5:00	5
Sunday	5/25/25	12:00-5:00	5
Monday	5/26/25	12:00-5:00	5
Thursday	5/29/25	12:00-5:00	5
Friday	5/30/25	12:00-5:00	5
Saturday	5/31/25	12:00-5:00	5
Sunday	6/1/25	12:00-5:00	5
Thursday	6/5/25	12:00-5:00	5
Friday	6/6/25	12:00-5:00	5
Saturday	6/7/25	12:00-5:00	5
Sunday	6/8/25	12:00-5:00	5
Thursday	6/12/25	12:00-5:00	5
Friday	6/13/25	12:00-5:00	5
Saturday	6/14/25	12:00-5:00	5
Sunday	6/15/25	12:00-5:00	5
Thursday	6/19/25	12:00-5:00	5
Friday	6/20/25	12:00-5:00	5
Saturday	6/21/25	12:00-5:00	5
Sunday	6/22/25	12:00-5:00	5
Thursday	6/26/25	12:00-5:00	5
Friday	6/27/25	12:00-5:00	5
Saturday	6/28/25	12:00-5:00	5
Sunday	6/29/25	12:00-5:00	5
Thursday	7/3/25	12:00-5:00	5
Friday	7/4/25	12:00-5:00	5
Saturday	7/5/25	12:00-5:00	5
Sunday	7/6/25	12:00-5:00	5
Thursday	7/10/25	12:00-5:00	5
Friday	7/11/25	12:00-5:00	5
Saturday	7/12/25	12:00-5:00	5
Sunday	7/13/25	12:00-5:00	5
Thursday	7/17/25	12:00-5:00	5
Friday	7/18/25	12:00-5:00	5
Saturday	7/19/25	12:00-5:00	5
Sunday	7/20/25	12:00-5:00	5
Thursday	7/24/25	12:00-5:00	5
Friday	7/25/25	12:00-5:00	5
Saturday	7/26/25	12:00-5:00	5
Sunday	7/27/25	12:00-5:00	5
Thursday	7/31/25	12:00-5:00	5
Friday	8/1/25	12:00-5:00	5
Saturday	8/2/25	12:00-5:00	5
Sunday	8/3/25	12:00-5:00	5
Thursday	8/7/25	12:00-5:00	5
Friday	8/8/25	12:00-5:00	5
Saturday	8/9/25	12:00-5:00	5
Sunday	8/10/25	12:00-5:00	5
Thursday	8/14/25	12:00-5:00	5
Friday	8/15/25	12:00-5:00	5
Saturday	8/16/25	12:00-5:00	5
Sunday	8/17/25	12:00-5:00	5
Thursday	8/21/25	12:00-5:00	5
Friday	8/22/25	12:00-5:00	5
Saturday	8/23/25	12:00-5:00	5
Sunday	8/24/25	12:00-5:00	5
Thursday	8/28/25	12:00-5:00	5
Friday	8/29/25	12:00-5:00	5
Saturday	8/30/25	12:00-5:00	5
Sunday	8/31/25	12:00-5:00	5
Monday	9/1/25	12:00-5:00	5

TOTAL HRS	<u>305</u>
\$28/hr	\$8,540.00

Riverside Management Services



MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

PROPOSAL FOR POOL MONITOR

Pool Monitor

Our proposal is structured to provide a Pool Monitor for Meadow View at Twin Creeks CDD. The Pool Monitor will be responsible for overseeing all of the first-class amenity facility and providing the highest quality of customer services.

A. Pool Monitor

- Responsible for checking access cards and age of children entering.
- Checking number of guests admitted
- Enforcing District Policies
- Professionally address all resident questions, concerns and comments regarding the District
- Document any issues that arise and report to Amenity Manger

	<u>FY25 Amount</u>
7 Days/Week - Memorial Day - Labor Day - 10:00 AM – 4:00 PM at \$28/hour	\$17,136

The ownership and management at Riverside Management Services, Inc. would like to thank the Board of Supervisors in advance for your consideration of our proposal for a Pool Monitor.

Chairman, Meadow View at Twin Creeks CDD

Date

Riverside Management Services, Inc.

Date

MEADOW VIEW AT TWIN CREEKS
Pool Monitor for 2025 Season
7 DAYS A WEEK

Friday	5/23/25	10:00-4:00	6
Saturday	5/24/25	10:00-4:00	6
Sunday	5/25/25	10:00-4:00	6
Monday	5/26/25	10:00-4:00	6
Tuesday	5/27/25	10:00-4:00	6
Wednesday	5/28/25	10:00-4:00	6
Thursday	5/29/25	10:00-4:00	6
Friday	5/30/25	10:00-4:00	6
Saturday	5/31/25	10:00-4:00	6
Sunday	6/1/25	10:00-4:00	6
Monday	6/2/25	10:00-4:00	6
Tuesday	6/3/25	10:00-4:00	6
Wednesday	6/4/25	10:00-4:00	6
Thursday	6/5/25	10:00-4:00	6
Friday	6/6/25	10:00-4:00	6
Saturday	6/7/25	10:00-4:00	6
Sunday	6/8/25	10:00-4:00	6
Monday	6/9/25	10:00-4:00	6
Tuesday	6/10/25	10:00-4:00	6
Wednesday	6/11/25	10:00-4:00	6
Thursday	6/12/25	10:00-4:00	6
Friday	6/13/25	10:00-4:00	6
Saturday	6/14/25	10:00-4:00	6
Sunday	6/15/25	10:00-4:00	6
Monday	6/16/25	10:00-4:00	6
Tuesday	6/17/25	10:00-4:00	6
Wednesday	6/18/25	10:00-4:00	6
Thursday	6/19/25	10:00-4:00	6
Friday	6/20/25	10:00-4:00	6
Saturday	6/21/25	10:00-4:00	6
Sunday	6/22/25	10:00-4:00	6
Monday	6/23/25	10:00-4:00	6
Tuesday	6/24/25	10:00-4:00	6
Wednesday	6/25/25	10:00-4:00	6
Thursday	6/26/25	10:00-4:00	6
Friday	6/27/25	10:00-4:00	6
Saturday	6/28/25	10:00-4:00	6
Sunday	6/29/25	10:00-4:00	6
Monday	6/30/25	10:00-4:00	6
Tuesday	7/1/25	10:00-4:00	6
Wednesday	7/2/25	10:00-4:00	6
Thursday	7/3/25	10:00-4:00	6
Friday	7/4/25	10:00-4:00	6
Saturday	7/5/25	10:00-4:00	6
Sunday	7/6/25	10:00-4:00	6
Monday	7/7/25	10:00-4:00	6
Tuesday	7/8/25	10:00-4:00	6
Wednesday	7/9/25	10:00-4:00	6
Thursday	7/10/25	10:00-4:00	6
Friday	7/11/25	10:00-4:00	6
Saturday	7/12/25	10:00-4:00	6
Sunday	7/13/25	10:00-4:00	6
Monday	7/14/25	10:00-4:00	6
Tuesday	7/15/25	10:00-4:00	6
Wednesday	7/16/25	10:00-4:00	6
Thursday	7/17/25	10:00-4:00	6
Friday	7/18/25	10:00-4:00	6
Saturday	7/19/25	10:00-4:00	6
Sunday	7/20/25	10:00-4:00	6
Monday	7/21/25	10:00-4:00	6
Tuesday	7/22/25	10:00-4:00	6
Wednesday	7/23/25	10:00-4:00	6
Thursday	7/24/25	10:00-4:00	6
Friday	7/25/25	10:00-4:00	6

Saturday	7/26/25 10:00-4:00	6
Sunday	7/27/25 10:00-4:00	6
Monday	7/28/25 10:00-4:00	6
Tuesday	7/29/25 10:00-4:00	6
Wednesday	7/30/25 10:00-4:00	6
Thursday	7/31/25 10:00-4:00	6
Friday	8/1/25 10:00-4:00	6
Saturday	8/2/25 10:00-4:00	6
Sunday	8/3/25 10:00-4:00	6
Monday	8/4/25 10:00-4:00	6
Tuesday	8/5/25 10:00-4:00	6
Wednesday	8/6/25 10:00-4:00	6
Thursday	8/7/25 10:00-4:00	6
Friday	8/8/25 10:00-4:00	6
Saturday	8/9/25 10:00-4:00	6
Sunday	8/10/25 10:00-4:00	6
Monday	8/11/25 10:00-4:00	6
Tuesday	8/12/25 10:00-4:00	6
Wednesday	8/13/25 10:00-4:00	6
Thursday	8/14/25 10:00-4:00	6
Friday	8/15/25 10:00-4:00	6
Saturday	8/16/25 10:00-4:00	6
Sunday	8/17/25 10:00-4:00	6
Monday	8/18/25 10:00-4:00	6
Tuesday	8/19/25 10:00-4:00	6
Wednesday	8/20/25 10:00-4:00	6
Thursday	8/21/25 10:00-4:00	6
Friday	8/22/25 10:00-4:00	6
Saturday	8/23/25 10:00-4:00	6
Sunday	8/24/25 10:00-4:00	6
Monday	8/25/25 10:00-4:00	6
Tuesday	8/26/25 10:00-4:00	6
Wednesday	8/27/25 10:00-4:00	6
Thursday	8/28/25 10:00-4:00	6
Friday	8/29/25 10:00-4:00	6
Saturday	8/30/25 10:00-4:00	6
Sunday	8/31/25 10:00-4:00	6
Monday	9/1/25 10:00-4:00	6

TOTAL HRS 612
\$28/hr **\$17,136.00**

SIXTH ORDER OF BUSINESS

RESOLUTION 2025-04
A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO ADOPT RULES RELATING TO PARKING AND PARKING ENFORCEMENT; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, the District owns and maintains certain common areas that are located within the boundaries of the District (“**District Property**”);

WHEREAS, unauthorized vehicles or vessels on District Property restrict the District’s vendors from performing their responsibilities and may pose a danger or cause a hazard to the health, safety, and welfare of District, its residents, its infrastructure, and the general public;

WHEREAS, the Board of Supervisors of the District (the “**Board**”) is authorized by Sections 190.011(15) and 190.012(3), Florida Statutes, to establish a parking enforcement policy for District Property and to have vehicles or vessels towed from District Property, provided that the District follows the authorization and notice and procedural requirements in Section 715.07, Florida Statutes; and

WHEREAS, the Board has determined that it is in the best interest of the district to adopt a parking enforcement rule in accordance with the provisions of Section 715.07, Florida Statutes;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. A public hearing will be held to consider the proposed parking enforcement rule, a copy of which is attached hereto as **Exhibit A**. The public hearing will be held at the following date, time and location:

Date:
Time:
Location:

SECTION 2. The District Secretary is directed to publish notice of rule development and rulemaking regarding the public hearing in accordance with the Act and Section 120.54, Florida Statutes.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 27th day of March 2025.

ATTEST:

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

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Parking Enforcement Rule

Exhibit A

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
RULES RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT**

In accordance with Chapter 190, *Florida Statutes*, at a duly noticed public meeting on March 5, 2025, the Board of Supervisors of the Meadow View at Twin Creeks Community Development District (“District”) adopted the following policy to govern overnight parking and parking enforcement on certain District property. This policy repeals and supersedes all prior rules and/or policies governing the same subject matter.

SECTION 1. INTRODUCTION. The District finds that parked vehicles or vessels (hereinafter defined) on certain of its property overnight (hereinafter defined) cause hazards and danger to the health, safety, and welfare of District residents, paid users, and the public. This policy is intended to provide the District with a means to remove vehicles and vessels from District designated tow away zones consistent with this Policy and as indicated on **Exhibit A** and **Exhibit B** attached hereto.

SECTION 2. DEFINITIONS.

- A.** *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not.
- B.** *Vessel.* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- C.** *Parked.* A vehicle or vessel left unattended by its owner or user.
- D.** *Trailer.* Any non-motorized, mobile structure which normally uses wheels that is drawn by a Vehicle.
- E.** *Tow Away Zone.* District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action.
- F.** *Overnight.* Between the hours of 10:00 p.m. and 6:00 a.m. daily.

SECTION 3. DESIGNATED PARKING AREAS. Parking of any vehicle or vessel is prohibited 24 hours a day, 7 days a week, in the areas within the District’s boundaries depicted in **Exhibit A**, attached hereto and incorporated herein by reference. Vehicles may not be parked at the District’s Amenity Center between the hours of 10:00 p.m. and 6:00 a.m. in the areas depicted in **Exhibit B**, attached hereto and incorporated herein by reference, without an approved overnight parking permit as set forth in Section 5.A.

SECTION 4. ESTABLISHMENT OF TOW AWAY ZONES. The areas set forth in **Exhibit A** and **Exhibit B** are declared Tow Away Zones.

SECTION 5. EXCEPTIONS.

A. OVERNIGHT PARKING PERMITS. Residents may apply for an overnight parking permit which will allow such resident and/or guest to park in the District's Amenity Center parking areas after operating hours and overnight. Overnight parking permit requests will be granted in accordance with the following:

1. Overnight parking permits may not be issued for a term to exceed seven (7) consecutive days. In no event may an overnight parking permit be granted for more than fourteen (14) nights per year for one vehicle, as identified by the vehicle's license plate number.

2. Residents and paid users interested in an overnight parking permit may submit a request to the District Manager or his/her designee and shall provide the following information:

(1) The name, address, and contact information of the owner of the vehicle to which the overnight parking permit will be granted;

(2) The make/model and license plate of the vehicle to which the overnight parking permit will apply;

(3) The reason and special terms (if any) for the overnight parking permit; and

(4) The date and time of the expiration of the requested overnight parking permit.

It is the responsibility of the person(s) requesting an overnight parking permit to secure all necessary documentation and approvals. Failure to secure all necessary documentation and approvals will result in the towing and/or removal of the vehicle from the District's property. Improperly permitted vehicles parked in the tow away zones will be subject to towing.

3. Upon receipt of all requested documentation, as set forth above, the District Manager or his/her designee will issue an overnight parking permit to the resident. overnight parking permits will be granted by way of written correspondence by the District Manager or his/her designee. No verbal grants of overnight parking authority will be issued or held valid.

4. The overnight parking permit must be displayed on the bottom left side of the vehicle windshield.

B. VENDORS/CONTRACTORS. The District Manager or his/her designee may authorize vendors/consultants in writing to park company vehicles in order to facilitate District business. All vehicles so authorized must be identified by an overnight parking permit.

SECTION 6. TOWING/REMOVAL PROCEDURES.

- A. SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the tow away zones shall be approved by the District's Board of Supervisors and shall be posted on District property in the manner set forth in Section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with Section 715.07, *Florida Statutes*.
- B. TOWING/REMOVAL AUTHORITY.** To effect towing/removal of a vehicle or vessel, the District Manager or his/her designee must verify that the subject vehicle or vessel was not authorized to park under this rule and then must contact a firm authorized by Florida law to tow/remove the unauthorized vehicle or vessel at the owner's expense. The unauthorized vehicle or vessel shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in Section 715.07, *Florida Statutes*.
1. If the first offense, the District Manager or his/her designee shall place a written warning on the windshield of the Designated Vehicle. Such written warning shall include the time of issuance of the warning. If the Designated Vehicle remains parked in the Tow Away Zone for 24 hours following the issuance of a written warning, the District Manager or his/her designee then must contact a firm authorized by Florida law to tow/remove the Designated Vehicle for the removal at the owner's expense. The Designated Vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in section 715.07, *Florida Statutes*.
 2. If the Designated Vehicle has previously parked in violated on this Policy and received a warning as described above, the District Manager or his/her designee may immediately contact a firm authorized by Florida law to tow/remove the Designated Vehicle for the removal at the owner's expense. The Designated Vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in section 715.07, *Florida Statutes*.
- C. AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors is hereby authorized to enter and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.

SECTION 7. PARKING AT YOUR OWN RISK. Vehicles and vessels may be parked on District property pursuant to this rule, provided however that the District assumes no liability for any theft, vandalism, and/ or damage that might occur to personal property and/or to such vehicles or vessels.

EXHIBIT A – *No Parking 24/7 – Tow Away Zone*

EXHIBIT B - *No Overnight Parking – Tow Away Zone*

Effective date: _____, 2025

Exhibit A

No Parking 24/7 – Tow Away Zone

[Includes common areas and grass areas]

Exhibit B

No Overnight Parking – Tow Away Zone

[Includes Amenity Center and Park Areas]

EIGHTH ORDER OF BUSINESS

B.

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

REQUISITION SUMMARY

2020 Phase 4

Thursday, March 27, 2025

2021 Phase 4	<u>TO BE APPROVED</u>			
3/21/2025	150	Quantum Electrical	Multiple Bores to install missing crossings and irrigation crossings-Invoice BeaconBore	\$ 19,000.00
3/21/2025	151	Quantum Electrical	Repair breaks in conduit system - Invoice BeaconBreak	\$ 21,600.00
			2021 Phase 4 REQUISITIONS TO BE APPROVED	\$40,600.00
			TOTAL REQUISITIONS TO BE APPROVED March 27, 2025	\$40,600.00

E.

Meadow View at Twin Creeks

3/27/2025

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
March 27th, 2025

To: Board of Supervisors

From: Rich Gray
Field Operations Manager

Jennifer Clark-Erickson
Amenity Manager

RE: Beacon Lake Field Operations & Amenity Management Report – March 27th, 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
- Babysitting & CPR Class for Residents
- Kid's Crafts – spring break
- Foam Party – March 21st
- Spring Bash w/Vendor Village – March 23rd
- Upcoming – Cooking Demo – April 5th
- Upcoming – Tea with Mom – May
- Upcoming – Daddy Daughter Dance – June (possible ticket sales to cover food and beverages)
- Upcoming – Easter – April 19th
- Charlie's Grill – Staff completed a deep clean (outside vendor estimated cost \$4800+)

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

- 2 Men Concrete has repaired the beach area sidewalk at the Amenities Center.
- Atlantic security replaced an NVR at Lakeside Park for the cameras to function properly and replaced some modules for access to the pool deck.
- Wayne Fire and Security have completed the quarterly fire inspection for the Amenities Center.
- Yellowstone has completed installing all new annuals for this quarter.
- Alfred Electrical replaced a bad timer for the fountain on the backside of the Amenities Center.
- RMS replaced all hinges for the pool access gates to ensure they close properly for safety concerns.
- RMS repaired all loose pavers on the pool deck including all caulking that needed to be done around the pool deck.
- RMS installed 2 new bollards with no trespassing signs at the end of Windermere Way to discourage E-bikes cutting through resident's yards from the neighboring development.
- RMS repaired and painted card room door frame that was coming down.
- RMS pressure-washed all pool deck furniture for the upcoming summer.

Conclusion

For any questions or comments regarding the above information, contact Rich Gray, Manager Of Operations, at

rgray@rmsnf.com and Jennifer Clark-Erickson, Amenity
Manager, at beaconmanager@rmsnf.com



NINTH ORDER OF BUSINESS

A.

Meadow View at Twin Creeks
Community Development District

Unaudited Financial Reporting
January 31, 2025



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Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

January 31, 2025

	General Fund	Debt Service Fund	Capital Project Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 113,511	\$ -	\$ -	\$ -	\$ 113,511
Assessments Receivable	-	-	-	-	-
Due from General Fund	-	-	-	-	-
Due from Developer - BBX	-	-	-	-	-
Due from Other	4,921	-	-	-	4,921
Due from Capital Reserve	6,521	-	-	-	6,521
Investments:					
General Fund Custody	1,526,256	-	-	-	1,526,256
State Board of Administration (SBA)-GF	455,260	-	-	-	455,260
State Board of Administration (SBA)-Fence Easement	73,722	-	-	-	73,722
Series 2016					
Reserve	-	147,646	-	-	147,646
Revenue	-	462,532	-	-	462,532
Series 2018					
Reserve A1	-	203,484	-	-	203,484
Revenue A1	-	602,584	-	-	602,584
Reserve A2	-	-	-	-	-
Revenue A2	-	3,021	-	-	3,021
Prepayment A 2	-	1	-	-	1
Series 2019					
Reserve	-	85,640	-	-	85,640
Revenue	-	254,958	-	-	254,958
Prepayment A1	-	0	-	-	0
Series 2020					
Reserve A1	-	41,642	-	-	41,642
Revenue A1	-	117,095	-	-	117,095
Prepayment A1	-	987	-	-	987
Revenue A2	-	1,861	-	-	1,861
Interest A2	-	0	-	-	0
Prepayment A2	-	0	-	-	0
Series 2021 Ph3B					
Reserve	-	141,912	-	-	141,912
Revenue	-	262,111	-	-	262,111
Prepayment	-	563	-	-	563
Construction	-	-	13,698	-	13,698
Series 2021 Ph4					
Reserve	-	211,869	-	-	211,869
Interest	-	-	-	-	-
Revenue	-	379,191	-	-	379,191
Construction	-	-	21,734	-	21,734
Due From Developer - BBXRETAINAGE	-	-	-	-	-
Prepaid Expenses	2,550	-	-	-	2,550
Deposits	3,760	-	-	-	3,760
Total Assets	\$ 2,186,502	\$ 2,917,098	\$ 35,432	\$ -	\$ 5,139,032

Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

January 31, 2025

	General Fund	Debt Service Fund	Capital Project Fund	Capital Reserve Fund	Totals Governmental Funds
Liabilities:					
Accounts Payable	\$ 21,581	\$ -	\$ -	\$ -	\$ 21,581
Accrued Expenses	-	-	-	-	-
FICA Payable	-	-	-	-	-
Contracts Payable	-	-	-	-	-
Retainage Payable	-	-	-	-	-
Due to General Fund	-	-	-	6,521	6,521
Total Liabilities	\$ 21,581	\$ -	\$ -	\$ 6,521	\$ 28,102
Fund Balance:					
Nonspendable:					
Deposits	\$ 3,760	\$ -	\$ -	\$ -	\$ 3,760
Restricted for:					
Debt Service	-	2,917,098	-	-	2,917,098
Capital Project	-	-	35,432	-	35,432
Assigned for:					
Capital Reserve Fund	-	-	-	(6,521)	(6,521)
Unassigned	2,158,610	-	-	-	2,158,610
Total Fund Balances	\$ 2,164,920	\$ 2,917,098	\$ 35,432	\$ (6,521)	\$ 5,110,929
Total Liabilities & Fund Balance	\$ 2,186,502	\$ 2,917,098	\$ 35,432	\$ -	\$ 5,139,032

Meadow View at Twin Creeks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/25	Thru 01/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 2,144,757	\$ 1,904,202	\$ 1,904,202	\$ -
Special Assessments - Gate Monitoring*	32,500	-	-	-
Interest/Miscellaneous Income	25,000	8,333	10,163	1,830
Restricted Easement Fence Fund	-	-	9,600	9,600
Facility Revenue	10,000	3,333	10,788	7,454
Total Revenues	\$ 2,212,257	\$ 1,915,868	\$ 1,934,752	\$ 18,884

Expenditures:

General & Administrative:

Supervisor Fees	\$ 4,800	\$ 1,600	\$ 2,800	\$ (1,200)
PR-FICA	367	122	214	(92)
Engineering	36,000	12,000	5,623	6,377
Attorney	30,000	10,000	4,515	5,485
Annual Audit	7,600	-	-	-
Assessment Administration	11,236	11,236	11,236	-
Arbitrage Rebate	3,600	2,400	2,400	-
Dissemination Agent	14,045	4,782	4,782	-
Trustee Fees	20,400	16,984	16,984	-
Management Fees	58,533	19,511	19,511	-
Information Technology	1,776	592	592	-
Website Maintenance	1,272	424	424	-
Telephone	700	233	154	80
Postage & Delivery	1,600	533	607	(74)
Insurance General Liability/Public Officials	8,977	8,977	8,732	245
Printing & Binding	2,300	767	166	601
Legal Advertising	1,500	500	649	(149)
Other Current Charges	1,600	533	130	404
Office Supplies	300	100	3	97
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 206,781	\$ 91,470	\$ 79,696	\$ 11,774

Meadow View at Twin Creeks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
<i>Operations & Maintenance</i>				
Amenity Center Expenditures				
<i>Utilities</i>				
Telephone/Cable/Internet	\$ 13,326	\$ 4,442	\$ 4,268	\$ 174
Electric	52,500	17,500	12,904	4,596
Water/Sewer/Irrigation	45,000	15,000	14,423	577
Gas	2,500	833	735	99
Trash Removal	8,400	2,800	3,341	(541)
<i>Security</i>				
Security Monitoring	1,440	480	444	36
Gate Monitoring	32,500	10,833	11,943	(1,110)
Gate Repairs	3,000	1,000	1,067	(67)
Access Cards	3,000	1,000	715	285
Contacted Security	20,000	6,667	10,639	(3,972)
<i>Management Contracts</i>				
Facility Management	98,729	32,910	32,910	(0)
Facility Attendant	41,498	13,833	4,981	8,852
Pool Attendants	61,479	-	-	-
Canoe Launch Attendant	5,750	-	-	-
Snack Bar Attendant	10,000	-	-	-
Field Management / Admin	95,000	31,667	31,667	(0)
Pool Maintenance	20,000	6,667	5,802	865
Pool Chemicals	26,475	8,825	8,609	216
Janitorial	25,112	8,371	8,851	(481)
Facility Maintenance	103,200	34,400	27,974	6,426
Private Event Attendant	6,500	2,167	2,133	34
Repairs & Maintenance	62,800	20,933	15,961	4,972
New Capital Projects	5,000	1,667	-	1,667
Snack Bar Inventory -CGS	1,000	333	-	333
Food Service License	650	217	-	217
Subscriptions	4,000	1,333	1,412	(78)
Pest Control	2,831	944	911	33
Supplies	2,500	833	119	714
Furnitures, Fixtures & Equipment	5,000	396	396	-
Special Events	35,000	9,413	9,413	-
Holiday Decorations	20,000	10,221	10,221	-
Fitness Center Repairs/Supplies	5,500	1,833	425	1,408
Office Supplies	2,050	683	482	201
ACA++SCAP/BMI Licenses	800	267	-	267
Property Insurance	84,668	84,668	68,894	15,774
Permit and License	850	283	-	283
Subtotal Amenity Center Expenditures	\$ 908,057	\$ 333,418	\$ 291,637	\$ 41,781

Meadow View at Twin Creeks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/25	Thru 01/31/25	Variance
Ground Maintenance Expenditures				
Hydrology Quality/Mitigation	\$ 6,400	\$ -	\$ -	\$ -
Electric	36,321	12,107	6,129	5,978
Landscape Maintenance	690,755	230,252	191,789	38,463
Landscape Contingency	85,000	28,333	24,784	3,550
Lake Maintenance	27,000	9,000	9,137	(137)
Grounds Maintenance	35,000	11,667	12,102	(435)
Pump Repairs	10,000	3,333	8,267	(4,934)
Streetlighting	69,294	23,098	24,930	(1,832)
Streetlight Repairs	5,000	1,667	-	1,667
Irrigation Repairs	50,000	16,667	5,510	11,157
Miscellaneous	6,500	2,167	309	1,857
Contingency	31,149	10,383	2,251	8,132
Capital Reserve	45,000	-	-	-
Subtotal Ground Maintenance Expenditures	\$ 1,097,418	\$ 348,673	\$ 285,206	\$ 63,466
Total Operations & Maintenance	\$ 2,005,476	\$ 682,090	\$ 576,843	\$ 105,247
Total Expenditures	\$ 2,212,257	\$ 773,560	\$ 656,540	\$ 117,021
Excess (Deficiency) of Revenues over Expenditures	\$ 0		\$ 1,278,213	
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ -		-	
Total Other Financing Sources/(Uses)	\$ -		\$ -	
Net Change in Fund Balance	\$ 0		\$ 1,278,213	
Fund Balance - Beginning	\$ -		\$ 886,708	
Fund Balance - Ending	\$ -		\$ 2,164,920	

(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	\$ 1,455,871	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,904,202
Special Assessments - Gate Monitoring*	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest/Miscellaneous Income	2,251	1,515	2,162	4,236	-	-	-	-	-	-	-	-	10,163
Restricted Easement Fence Fund	-	2,400	1,800	5,400	-	-	-	-	-	-	-	-	9,600
Facility Revenue	-	-	-	10,788	-	-	-	-	-	-	-	-	10,788
Insurance Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	\$ 2,251	\$ 101,868	\$ 354,339	\$ 1,476,294	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,934,752
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 400	\$ 800	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,800
PR-FICA	31	61	61	61	-	-	-	-	-	-	-	-	214
Engineering	1,001	2,510	1,746	366	-	-	-	-	-	-	-	-	5,623
Attorney	436	670	2,222	1,188	-	-	-	-	-	-	-	-	4,515
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	11,236	-	-	-	-	-	-	-	-	-	-	-	11,236
Arbitrage Rebate	-	-	2,400	-	-	-	-	-	-	-	-	-	2,400
Dissemination Agent	1,170	1,170	1,170	1,270	-	-	-	-	-	-	-	-	4,782
Trustee Fees	4,234	-	12,750	-	-	-	-	-	-	-	-	-	16,984
Management Fees	4,878	4,878	4,878	4,878	-	-	-	-	-	-	-	-	19,511
Information Technology	148	148	148	148	-	-	-	-	-	-	-	-	592
Website Maintenance	106	106	106	106	-	-	-	-	-	-	-	-	424
Telephone	47	22	34	51	-	-	-	-	-	-	-	-	154
Postage & Delivery	44	432	37	94	-	-	-	-	-	-	-	-	607
Insurance General Liability/Public Officials	8,732	-	-	-	-	-	-	-	-	-	-	-	8,732
Printing & Binding	31	30	78	27	-	-	-	-	-	-	-	-	166
Legal Advertising	96	94	94	364	-	-	-	-	-	-	-	-	649
Other Current Charges	-	-	20	110	-	-	-	-	-	-	-	-	130
Office Supplies	1	1	1	1	-	-	-	-	-	-	-	-	3
Dues, Licenses & Subscriptions	-	175	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 32,588	\$ 11,097	\$ 26,547	\$ 9,464	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 79,696

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	\$ 1,117	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,268
Electric	3,094	3,330	3,209	3,272	-	-	-	-	-	-	-	-	12,904
Water/Sewer/Irrigation	3,820	3,464	2,875	4,264	-	-	-	-	-	-	-	-	14,423
Gas	289	21	275	149	-	-	-	-	-	-	-	-	735
Trash Removal	788	788	782	983	-	-	-	-	-	-	-	-	3,341
Security													
Security Monitoring	111	111	111	111	-	-	-	-	-	-	-	-	444
Gate Monitoring	2,633	2,665	2,633	4,014	-	-	-	-	-	-	-	-	11,943
Gate Repairs	325	342	400	-	-	-	-	-	-	-	-	-	1,067
Access Cards	-	715	-	-	-	-	-	-	-	-	-	-	715
Contacted Security	2,460	2,758	2,454	2,967	-	-	-	-	-	-	-	-	10,639
Management Contracts													
Facility Management	8,227	8,227	8,227	8,227	-	-	-	-	-	-	-	-	32,910
Facility Attendant	1,187	1,102	1,235	1,457	-	-	-	-	-	-	-	-	4,981
Pool Attendants	-	-	-	-	-	-	-	-	-	-	-	-	-
Canoe Launch Attendant	-	-	-	-	-	-	-	-	-	-	-	-	-
Snack Bar Attendant	-	-	-	-	-	-	-	-	-	-	-	-	-
Field Management / Admin	7,917	7,917	7,917	7,917	-	-	-	-	-	-	-	-	31,667
Pool Maintenance	1,713	1,363	1,363	1,363	-	-	-	-	-	-	-	-	5,802
Pool Chemicals	2,101	2,101	2,101	2,305	-	-	-	-	-	-	-	-	8,609
Janitorial	2,321	2,996	2,055	1,479	-	-	-	-	-	-	-	-	8,851
Facility Maintenance	11,311	7,183	6,722	2,758	-	-	-	-	-	-	-	-	27,974
Private Event Attendant	827	543	521	242	-	-	-	-	-	-	-	-	2,133
Repairs & Maintenance	4,600	4,081	7,037	244	-	-	-	-	-	-	-	-	15,961
New Capital Projects	-	-	-	-	-	-	-	-	-	-	-	-	-
Snack Bar Inventory -CGS	-	-	-	-	-	-	-	-	-	-	-	-	-
Food Service License	-	-	-	-	-	-	-	-	-	-	-	-	-
Subscriptions	304	304	501	304	-	-	-	-	-	-	-	-	1,412
Pest Control	226	226	226	233	-	-	-	-	-	-	-	-	911
Supplies	119	-	-	-	-	-	-	-	-	-	-	-	119
Furnitures, Fixtures & Equipment	-	-	396	-	-	-	-	-	-	-	-	-	396
Special Events	989	2,535	2,423	3,466	-	-	-	-	-	-	-	-	9,413
Holiday Decorations	-	197	10,023	-	-	-	-	-	-	-	-	-	10,221
Fitness Center Repairs/Supplies	-	-	425	-	-	-	-	-	-	-	-	-	425
Office Supplies	242	87	-	153	-	-	-	-	-	-	-	-	482
ACA++SCAP/BMI Licenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Insurance	68,894	-	-	-	-	-	-	-	-	-	-	-	68,894
Permit and License	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Amenity Center Expenditures	\$ 125,546	\$ 54,035	\$ 65,031	\$ 47,025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 291,637

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	1,891	-	-	-	-	-	-	-	-	6,129
Landscape Maintenance	47,125	48,221	48,221	48,221	-	-	-	-	-	-	-	-	191,789
Landscape Contingency	4,907	1,635	18,242	-	-	-	-	-	-	-	-	-	24,784
Lake Maintenance	2,284	2,284	2,284	2,284	-	-	-	-	-	-	-	-	9,137
Grounds Maintenance	2,685	2,933	5,930	554	-	-	-	-	-	-	-	-	12,102
Pump Repairs	180	3,250	405	4,432	-	-	-	-	-	-	-	-	8,267
Streetlighting	5,865	5,865	5,865	7,336	-	-	-	-	-	-	-	-	24,930
Streetlight Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	1,661	2,779	90	980	-	-	-	-	-	-	-	-	5,510
Miscellaneous	-	230	79	-	-	-	-	-	-	-	-	-	309
Contingency	-	1,000	1,251	-	-	-	-	-	-	-	-	-	2,251
Capital Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Ground Maintenance Expenditures	\$ 66,179	\$ 69,458	\$ 83,872	\$ 65,697	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 285,206
Total Operations & Maintenance	\$ 191,726	\$ 123,492	\$ 148,903	\$ 112,722	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 576,843
Total Expenditures	\$ 224,314	\$ 134,589	\$ 175,449	\$ 122,187	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 656,540
Excess (Deficiency) of Revenues over Expenditures	\$ (222,064)	\$ (32,721)	\$ 178,890	\$ 1,354,107	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,278,213
Other Financing Sources/Uses:													
Transfer In/(Out)	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (222,064)	\$ (32,721)	\$ 178,890	\$ 1,354,107	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,278,213

Meadow View at Twin Creeks

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues				
Capital Reserve Transfer In	\$ 45,000	\$ -	\$ -	\$ -
Interest	-	-	-	-
Total Revenues	\$ 45,000	\$ -	\$ -	\$ -
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Repair and Replacement	-	-	6,521	(6,521)
Total Expenditures	\$ -	\$ -	\$ 6,521	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 45,000		\$ (6,521)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 45,000		\$ (6,521)	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 45,000		\$ (6,521)	

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 January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 443,364	\$ 387,771	\$ 387,771	\$ -
Interest Income	12,000	4,000	4,896	896
Total Revenues	\$ 455,364	\$ 391,771	\$ 392,667	\$ 896
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	\$ 238,509	\$ 239,404	\$ 896
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 8,839	\$ 238,509	\$ 239,404	\$ 896
Fund Balance - Beginning	\$ 222,167		\$ 370,774	
Fund Balance - Ending	\$ 231,006		\$ 610,178	

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 January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 612,533	\$ 535,729	\$ 535,729	\$ -
Interest Income	14,000	4,667	6,358	1,691
Total Revenues	\$ 626,533	\$ 540,395	\$ 542,086	\$ 1,691
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	\$ 314,058	\$ 315,749	\$ 1,691
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 13,858	\$ 314,058	\$ 315,749	\$ 1,691
Fund Balance - Beginning	\$ 288,459		\$ 493,341	
Fund Balance - Ending	\$ 302,317		\$ 809,090	

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 January 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/25	Thru 01/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 257,353	\$ 223,319	\$ 223,319	\$ -
Interest Income	8,500	2,833	2,711	(123)
Total Revenues	\$ 265,853	\$ 226,152	\$ 226,030	\$ (123)
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	\$ 130,675	\$ 130,552	\$ (123)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 9,898	\$ 130,675	\$ 130,552	\$ (123)
Fund Balance - Beginning	\$ 123,844		\$ 210,046	
Fund Balance - Ending	\$ 133,742		\$ 340,598	

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 January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 114,490	\$ 98,867	\$ 98,867	\$ -
Interest Income	5,500	1,833	1,361	(472)
Total Revenues	\$ 119,990	\$ 100,700	\$ 100,228	\$ (472)
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	\$ 59,153	\$ 58,681	\$ (472)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 6,897	\$ 59,153	\$ 58,681	\$ (472)
Fund Balance - Beginning	\$ 61,116		\$ 102,905	
Fund Balance - Ending	\$ 68,013		\$ 161,586	

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 January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 280,765	\$ 244,166	\$ 244,166	\$ -
Interest Income	8,500	2,833	3,321	487
Total Revenues	\$ 289,265	\$ 246,999	\$ 247,486	\$ 487
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	\$ 162,793	\$ 163,280	\$ 487
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	\$ 162,793	\$ 161,412	\$ (1,381)
Fund Balance - Beginning	\$ 100,153		\$ 243,174	
Fund Balance - Ending	\$ 111,005		\$ 404,585	

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 January 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/25	Thru 01/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 423,738	\$ 370,596	\$ 370,596	\$ -
Interest Income	9,000	3,000	3,724	724
Total Revenues	\$ 432,738	\$ 373,596	\$ 374,320	\$ 724
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	\$ 243,467	\$ 244,191	\$ 724
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (3,308)	\$ (3,308)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (3,308)	\$ (3,308)
Net Change in Fund Balance	\$ 7,480	\$ 243,467	\$ 240,884	\$ (2,583)
Fund Balance - Beginning	\$ 136,629		\$ 350,176	
Fund Balance - Ending	\$ 144,109		\$ 591,059	

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 January 31, 2025

	Actual
	Thru 01/31/25
Revenues	
Interest Income	\$ 189
Total Revenues	\$ 189
Expenditures:	
Capital Outlay	\$ -
Total Expenditures	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 189
Other Financing Sources/(Uses)	
Transfer In/(Out)	\$ 1,868
Total Other Financing Sources (Uses)	\$ 1,868
Net Change in Fund Balance	\$ 2,057
Fund Balance - Beginning	\$ 11,641
Fund Balance - Ending	\$ 13,698

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 January 31, 2025

	Actual
	Thru 01/31/25
Revenues	
Interest Income	\$ 303
Total Revenues	\$ 303
Expenditures:	
Capital Outlay	\$ -
Total Expenditures	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 303
Other Financing Sources/(Uses)	
Transfer In/(Out)	\$ 3,308
Total Other Financing Sources (Uses)	\$ 3,308
Net Change in Fund Balance	\$ 3,610
Fund Balance - Beginning	\$ 18,123
Fund Balance - Ending	\$ 21,734

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	147,646
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	203,484
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	85,640
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	41,642
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	141,912
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
Interest	1/14/2025	957.24	1,322.48	551.28	244.06	602.74	914.84	4,700.67	9,293.31
7	2/21/2025	36,216.31	50,034.93	20,857.11	9,233.79	22,804.11	34,612.16	177,845.42	351,603.32
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
TOTAL TAX ROLL RECEIPTS		423,987.62	585,763.45	244,176.15	108,100.83	266,969.81	405,207.78	2,082,052.45	4,116,252.25

BALANCE DUE	19,376.53	26,769.80	11,159.02	4,940.28	12,200.71	18,518.28	95,145.12	188,115.58
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PERCENT COLLECTED TAX ROLL	96%	96%	96%	96%	96%	96%	96%	96%
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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		
1/7/25	2809-2817	\$20,932.57
1/13/25	2818-2832	41,217.07
1/22/25	2833-2846	77,709.44
1/28/25	2847-2850	1,768.41
TOTAL		\$141,627.49
Autopayments		
1/2/25	Wellbeats	\$249.00
1/3/25	Florida National Gas	\$12.63
1/7/25	Republic Services	983.46
1/10/25	RollKall Technol	695.89
1/21/25	AT&T	85.60
1/21/25	St Johns County Utility Dept	4,264.04
1/21/25	Comcast	961.89
1/23/25	IRS FICA Payment	122.40
1/24/25	RollKall Technol	693.00
1/29/25	FPL	12,498.06
1/29/25	RollKall Technol	1,578.34
1/30/25	AT&T	69.55
1/31/25	WF Bus Credit - Jennifer Clark-Erickson	3,932.51
1/31/25	TECO	136.49
Total Paid Electronically		\$26,282.86
Total General Fund		\$167,910.35

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/07/25	00065	12/31/24	18533	202412	320	53800	45009		ANNUAL BACKFLOW TEST	*	90.00		
BOBS BACKFLOW & PLUMBING SERVICES												90.00	002809
1/07/25	00196	12/19/24	76980004	202412	320	57200	44200		HOSE BID REPIAR/REPLMT	*	615.14		
DUCK DUCK ROOTER LLC												615.14	002810
1/07/25	00076	12/26/24	50940	202412	320	53800	45007		PUMP REPAIRS-HUTCHINSON	*	270.00		
EAST COAST WELLS & PUMPS SERVICE												270.00	002811
1/07/25	00114	12/30/24	749650	202411	320	57200	45410		ADD'L RES AS OF 11/30/24	*	32.00		
HIDDEN EYES LLC												32.00	002812
1/07/25	00001	1/01/25	121	202501	310	51300	34000		JAN MANAGEMENT FEES	*	4,877.75		
		1/01/25	121	202501	310	51300	35300		JAN WEBSITE ADMIN	*	106.00		
		1/01/25	121	202501	310	51300	35100		JAN INFORMATION TECH	*	148.00		
		1/01/25	121	202501	310	51300	31600		JAN DISSEMINATION SVCS	*	1,170.42		
		1/01/25	121	202501	310	51300	51000		OFFICE SUPPLIES	*	.93		
		1/01/25	121	202501	310	51300	42000		POSTAGE	*	94.26		
		1/01/25	121	202501	310	51300	42500		COPIES	*	27.00		
		1/01/25	121	202501	310	51300	41000		TELEPHONE	*	50.79		
GOVERNMENTAL MANAGEMENT SERVICES												6,475.15	002813
1/07/25	00020	12/27/24	348	202411	320	53800	45011		CONTINGENCY	*	1,000.00		
		12/27/24	348	202411	320	53800	45010		MISCELLANEOUS	*	229.98		
		12/27/24	348	202411	320	57200	44200		REPAIRS & MAINTENANCE	*	3,640.80		
		12/27/24	348	202411	320	57200	45508		FACILITY MAINTENANCE	*	4,750.00		
		12/27/24	348	202411	320	53800	45006		GROUNDS MAINTENANCE	*	2,500.00		
RIVERSIDE MANAGEMENT SERVICES												12,120.78	002814

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 #
1/07/25	00048	12/10/24	105631	202412	320	57200	44207		SOFTWARE UPDATE	*	202.50		
									SOUTHEAST FITNESS REPAIR			202.50	002815
1/07/25	00040	12/26/24	825669	202412	320	53800	45004		TREE CARE SERVICES	*	635.00		
									YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			635.00	002816
1/07/25	00040	12/26/24	825670	202412	320	53800	45004		INSTALLATION OF IRISES	*	492.00		
									YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			492.00	002817
1/13/25	00038	12/16/24	370153	202412	320	57200	45400		JAN CELLULAR FIRE MONITOR	*	110.95		
									ATLANTIC SECURITY			110.95	002818
1/13/25	00162	1/08/25	6183-B	202412	320	57200	44200		SHEPPARDS HOOK POLE	*	76.00		
									ZACHARY SULLIVAN			76.00	002819
1/13/25	00076	1/06/25	50992	202501	320	53800	45007		REPLACED CONTACTOR	*	1,880.00		
									EAST COAST WELLS & PUMPS SERVICE			1,880.00	002820
1/13/25	00045	12/31/24	87564	202412	320	53800	45005		DEC LAKE MAINTENANCE	*	2,284.14		
									FUTURE HORIZONS INC			2,284.14	002821
1/13/25	00023	1/01/25	1111252	202501	320	57200	45508		ANNUAL BILLING-BASIC SVCS	*	432.60		
									LIFESAFE SERVICES LLC			432.60	002822
1/13/25	00020	1/01/25	347	202501	320	57200	45504		JAN FIELD MGMT/ADMIN	*	7,916.67		
		1/01/25	347	202501	320	57200	45500		JAN FACILITY MANAGEMENT	*	8,227.42		
									RIVERSIDE MANAGEMENT SERVICES			16,144.09	002823
1/13/25	00020	12/27/24	349	202412	320	53800	45006		PRESSURE WASHING	*	1,277.00		
									RIVERSIDE MANAGEMENT SERVICES			1,277.00	002824
1/13/25	00020	12/27/24	350	202412	320	53800	45006		PRESSURE WASHING	*	759.00		
									RIVERSIDE MANAGEMENT SERVICES			759.00	002825

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 #
1/13/25	00020	12/31/24	351	202412	320	57200	45510		DEC ASSISTANT MANAGER	*	1,235.36		
									RIVERSIDE MANAGEMENT SERVICES			1,235.36	002826
1/13/25	00020	12/31/24	352	202412	320	57200	49400		DEC SPECIAL EVT ASSISTANT	*	974.40		
									RIVERSIDE MANAGEMENT SERVICES			974.40	002827
1/13/25	00020	12/31/24	353	202412	320	57200	45509		DEC PRIVATE EVT ATTENDANT	*	520.52		
									RIVERSIDE MANAGEMENT SERVICES			520.52	002828
1/13/25	00048	12/31/24	105663	202412	320	57200	44207		FITNESS REPAIRS	*	222.50		
									SOUTHEAST FITNESS REPAIR			222.50	002829
1/13/25	00009	12/24/24	7587501	202412	310	51300	33000		FY25 TR FEE SE2018 A1&A2	*	3,367.19		
		12/24/24	7587501	202412	300	15500	10000		FY26 TR FEE SE2018 A1&A2	*	673.44		
									US BANK			4,040.63	002830
1/13/25	00009	12/24/24	7589683	202412	310	51300	33000		FY25 TTEE FEE SE21 PH3B&4	*	5,836.46		
		12/24/24	7589683	202412	300	15500	10000		FY26 TTEE FEE SE21 PH3B&4	*	1,167.29		
									US BANK			7,003.75	002831
1/13/25	00009	12/24/24	7589860	202412	310	51300	33000		FY25 TTEE FEE SE2016A-1	*	3,546.77		
		12/24/24	7589860	202412	300	15500	10000		FY26 TTEE FEE SE2016A-1	*	709.36		
									US BANK			4,256.13	002832
1/22/25	00162	12/20/24	6180-M	202501	320	57200	45506		JANUARY POOL CHEMICALS	*	2,305.10		
									ZACHARY SULLIVAN			2,305.10	002833
1/22/25	00162	12/20/24	6180-N	202501	320	57200	45505		JANUARY POOL MAINTENANCE	*	1,362.90		
									ZACHARY SULLIVAN			1,362.90	002834
1/22/25	00076	1/15/25	51056	202501	320	53800	45007		RPL MDP 96 TANK/P.SWITCH	*	1,602.00		
									EAST COAST WELLS & PUMPS SERVICE			1,602.00	002835

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 #
1/22/25	00005	1/06/25	214654	202412	310	51300	31100		DEC ENGINEERING SERVICES	*	1,745.62		
									ENGLAND THIMS & MILLER INC			1,745.62	002836
1/22/25	00039	1/13/25	15240113	202501	320	57200	45508		HOOD SYSTEM SERVICES	*	664.95		
									FIRST COAST FIRE & SAFETY			664.95	002837
1/22/25	00153	12/31/24	6884572	202412	310	51300	48000		NOTICE OF MEETING-12/19	*	94.48		
									GANNETT MEDIA CORP			94.48	002838
1/22/25	00186	1/01/25	252791	202501	320	57200	45507		JAN JANITORIAL SERVICES	*	1,301.00		
									NEWVENTURE OF JACKSONVILLE INC			1,301.00	002839
1/22/25	00020	1/13/25	354	202412	320	57200	44200		REPAIRS & MAINTENANCE	*	5,500.00		
		1/13/25	354	202412	320	57200	45508		FACILITY MAINTENANCE	*	5,650.00		
		1/13/25	354	202412	320	53800	45006		GROUPS MAINTENANCE	*	3,652.00		
		1/13/25	354	202412	320	53800	45010		MISCELLANEOUS	*	79.45		
		1/13/25	354	202412	320	53800	45011		CONTINGENCY	*	1,250.80		
									RIVERSIDE MANAGEMENT SERVICES			16,132.25	002840
1/22/25	00077	12/26/24	0007511	202412	320	57200	45508		COMMERICAL PLANNED MAINT	*	505.00		
									THIGPEN HEATING & COOLING, INC.			505.00	002841
1/22/25	00040	12/12/24	821687	202410	320	53800	45004		STRAIGHTEN/RESET TREES	*	1,260.00		
									YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			1,260.00	002842
1/22/25	00040	12/12/24	821689	202410	320	53800	45004		MULCH - POCKET PARKS	*	1,506.89		
									YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			1,506.89	002843
1/22/25	00040	11/14/24	804901	202411	320	53800	45009		VALVE BOX COVER REPLMT	*	28.00		
									YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			28.00	002844
1/22/25	00040	1/01/25	832212	202501	320	53800	45003		JAN LANDSCAPE MAINTENANCE	*	48,221.25		
									YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			48,221.25	002845

MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
1/22/25	00040	1/07/25 831561	202501 320-53800-45009	PH4 IRRIGATION REPAIRS YELLOWSTONE LANDSCAPE-SOUTHEAST LLC	*	980.00	980.00 002846
1/28/25	00189	1/21/25 2837	202501 320-57200-49400	FILLED EASTER EGGS AYERS DISTRIBUTING COMPANY	*	1,192.00	1,192.00 002847
1/28/25	00162	1/21/25 6184-Q	202501 320-57200-44200	FLOW METER INSTALL ZACHARY SULLIVAN	*	243.60	243.60 002848
1/28/25	00011	1/22/25 19	202501 310-51300-31600	AMRT SE2019A-1 PREPAY \$5K DISCLOSURE SERVICES LLC	*	100.00	100.00 002849
1/28/25	00046	1/16/25 62017809	202501 320-57200-45917	JAN PEST CONTROL SERVICES TURNER PEST CONTROL LLC	*	232.81	232.81 002850
TOTAL FOR BANK A						141,627.49	
TOTAL FOR REGISTER						141,627.49	

Bob's Backflow & Plumbing Services

4640 Subchaser Ct., Ste 113
Jacksonville, FL 32244

APPROVED IRRIGATION REPAIRS
320-53800-45009
CHRISTIAN BIROL 01/03/2025

Invoice

18533
Invoice Date
12/31/2024

Bill To
Meadow View at Twin Creeks 475 West Town Place Suite 114 St Augustine, FL 32092

Job Location
Meadow View at Twin Creeks Various Address Saint Augustine, FL 32092

Bob's Backflow & Plumbing Services
4640 Subchaser Ct., Ste 113
Jacksonville, FL 32244

Phone # (904) 268-8009 Fax # (904) 292-4403

P.O. Number	Terms	Due Date
	Net 30	1/30/2025

Serviced	Description	Quantity	Price Each	Amount
12/31/2024	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider 744 Windermere Way 3/4" Watts LF919QT Serial# 74391 - FAILED 255 Starnberg Ct 3/4" Watts LF919 Serial# 74677 - PASSED Proposal will follow for repairs needed to be in compliance with water utility provider.	2	45.00	90.00
			0.00	0.00

RECEIVED
By Tara Lee at 12:37 pm, Jan 03, 2025

Thank you for your business. We appreciate your prompt payment.
Please make checks payable to Bob's Backflow and include your invoice number.

Total	\$90.00
Payments/Credits	\$0.00
Balance Due	\$90.00



Duck Duck Rooter Plumbing, Septic & Air Conditioning
 4567 Blanding Blvd, Jacksonville Fl. 32210
 www.DuckDuckRooter.com
 904-862-6769

Invoice 76980004
Invoice Date 12/19/2024
Completed Date 12/19/2024
Customer PO
Payment Term Due Upon Receipt

Certified Plumbing Contractor - CFC
 1429193
Mechanical Contractor – CMC 1250980
Master Septic Tank Contractor –
 SM0051487
Certified Underground Utility and
Excavation Contractor – CUC 1225195

Billing Address

Meadowview At Twin Creeks CDD
 850 Beacon Lake Parkway
 St. Augustine, FL 32095 USA

Job Address

Meadowview At Twin Creeks CDD
 850 Beacon Lake Parkway
 St. Augustine, FL 32095 USA

Description of work

Customers hose bib by the pool broker off we dug it up and replaced it with a 3/4 quarter turn hose bib and also replaced the hose bib by the poolpumps as well customer is good to go no follow ups

Approved
 Repair & Replacements
 001.320.57200.44200
 Rich Gray 12-26-24

Sub-Total	\$615.14
Tax	\$0.00
Total Due	<u>\$615.14</u>
Payment	\$0.00

Balance Due \$615.14

Thank you for choosing Duck Duck Rooter Plumbing, Septic & Air Conditioning. We greatly appreciate your business.

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1% per month shall be applied for overdue amounts. You have the option to cancel this transaction within 3 business days of signing the contract without incurring any penalties unless products have been installed on the specified date.

12/19/2024

I find and agree that all work performed by Duck Duck Rooter Plumbing, Septic & Air Conditioning has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

12/19/2024

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

INVOICE

DATE	INVOICE #
12/26/2024	50940

BILL TO:

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

APPROVED
 PUMP REPAIRS
 1.320.53800.45007
 Rich Gray 12/27/2024

RECEIVED

By Tara Lee at 12:03 pm, Jan 02, 2025

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

QUANTITY	DESCRIPTION	RATE	AMOUNT
	SITE: BEACON LAKES - PUMP C @ HUTCHINSON - RIGHT SIDE IN BIRM		
	SERVICE CALL: - TROUBLESHOT: NEEDS NEW CONTACTOR - PROVIDED PROPOSAL	90.00	90.00
1	LABOR PER HOUR:	180.00	180.00

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

Total \$270.00

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

Payments/Credits \$0.00

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

Balance Due \$270.00

Envera

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

1 320 57200 45410 Gate monitoring
Approved Jen Erickson 12.30.2024

RECEIVED

By Tara Lee at 3:38 pm, Jan 02, 2025

Invoice

Invoice Number 749650	Date 12/30/2024
Customer Number 300380	Due Date 02/01/2025

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Meadow View at Twin Creeks CDD	300380		12/30/2024	02/01/2025

Quantity	Description	Months	Rate	Amount
Meadow View at Twin Creeks CDD				
1.00	Add Res as of 11/30/24 12/01/2024 - 01/31/2025	2.00	\$16.00	\$32.00
			Subtotal:	\$32.00
	Tax			\$0.00
	Payments/Credits Applied			\$0.00
			Invoice Balance Due:	\$32.00

MyEnvera Count as of 11/30/24. 1 additional homes @ \$16.00 each

Date	Invoice #	Description	Amount	Balance Due
12/30/2024	749650	Monitoring Services	\$32.00	\$32.00

Envera

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

Invoice

Invoice Number 749650	Date 12/30/2024
Customer Number 300380	Due Date 02/01/2025

Net Due: \$32.00

Amount Enclosed: _____

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

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Governmental Management Services, LLC475 West Town Place, Suite 114
St. Augustine, FL 32092**Invoice****Invoice #:** 121**Invoice Date:** 1/1/25**Due Date:** 1/1/25**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 - January 2025		4,877.75	4,877.75
Website Administration -January 2025		106.00	106.00
Information Technology - January 2025		148.00	148.00
Dissemination Agent Services - January 2025		1,170.42	1,170.42
Office Supplies		0.93	0.93
Postage		94.26	94.26
Copies		27.00	27.00
Telephone		50.79	50.79

RECEIVED*By Tara Lee at 9:47 am, Jan 06, 2025***Total** \$6,475.15**Payments/Credits** \$0.00**Balance Due** \$6,475.15

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

Invoice

Invoice #: 348
 Invoice Date: 12/27/2024
 Due Date: 12/27/2024
 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 November 1 - November 30, 2024		11,890.80	11,890.80
Maintenance Supplies		229.98	229.98
Approved Contingency-\$1000.00 001.320.53800.45011			
Misc-\$229.98 001.320.53800.45010			
Repairs & Maintenance-\$3640.80 001.320.57200.44200			
Facility Maintenance-\$4750.00 001.320.57200.45508			
Grounds Maintenance 001.320.53800.45006-\$2,500.00			
Rich Gray 12/28/24			

RECEIVED
 By Tara Lee at 12:00 pm, Jan 03, 2025

Alison Moring
 12-30-24

Total	\$12,120.78
Payments/Credits	\$0.00
Balance Due	\$12,120.78

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
11/1/24	8	M.C.	Continued painting fitness center walls and cutting in
11/1/24	4.95	J.S.	Put two windscreens on pickleball courts one and two, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, lake side park, basketball courts, playgrounds and parking lot, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
11/1/24	8	A.A.	Put ant killer down at basketball courts, hung windscreen on pickleball courts, removed spider webs from kayak house, removed debris around roadways, pool area, tennis courts, pickleball courts, lake side park, basketball courts, playgrounds and parking lot, checked and changed all trash receptacles, emptied and restocked dog waste receptacles, cleaned around the pond from the pickleball courts to lake side park
11/4/24	9.75	M.C.	Covered social hall windows for voting with black screens, took down tom volleyball net at lake side park, painted fitness center top of walls were needed
11/4/24	5.73	J.S.	Picked up broken zip ties around tennis courts and pickleball courts, straightened Ande organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, lake side park, basketball courts, food truck area and parking lot, checked and changed trash receptacles, assisted blacking out social room windows and cameras for voting
11/4/24	8	A.A.	Assisted blacking out windows for voting, removed volleyball net, removed debris from pool deck, removed trash from gym, helped the office with putting flyers on all the doors in the landings, cleaned the front entrance and removed cob webs at amenity center
11/5/24	5	M.C.	Finished painting fitness center walls
11/5/24	5.42	J.S.	Unlocked both crash bars for early voting, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, lake side park, basketball courts, food area and parking lot, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
11/5/24	5	A.A.	Removed debris around pool area, tennis courts, pickleball courts, lake side park, basketball courts, food area and parking lot, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
11/6/24	7.75	M.C.	Continued to paint and touch up fitness center
11/6/24	6	J.S.	Put the social room back together, changed out light on pool deck, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, lake side park, beach area, food court area and parking lot, checked and changed trash receptacles
11/6/24	5	A.A.	Cleaned around kayak house all cob webs, put back social room, changed light on pool deck, checked and changed trash receptacles
11/7/24	8	M.C.	Painting trim in fitness center, worked on social room door, hinge problem that is causing door to not open smoothly
11/7/24	8.5	J.S.	Put windscreen back up on pickleball courts one and two, put windscreen up on tennis court one, take down curtains in social room, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, lake side park, basketball courts, playground area and parking lot
11/7/24	8	A.A.	Put windscreens back up on pickleball courts, installed three windscreens on tennis courts, replaced light in front of pool, removed curtains in social room
11/8/24	5.25	M.C.	Continued to paint fitness center, cleaned rug at front door
11/8/24	6.35	J.S.	Straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, lake side park, basketball courts, beach area, food area and parking lot, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
11/8/24	6	A.A.	Removed debris around pool area, tennis courts, pickleball courts, lake side park, basketball courts, beach area, food area and parking lot, checked and changed all trash receptacles, emptied and restocked dog waste receptacles

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
11/12/24	7.45	M.C.	Continued to paint trim in fitness center
11/12/24	8	J.S.	Put up windscreens on pickleball court, straightened and organized pool deck furniture, put ant killer on mounds at basketball courts and around amenity center, removed debris around lake side park, basketball courts, tennis courts, playgrounds, pickleball courts, pool parking lot, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
11/12/24	8	A.A.	Replaced all air fresheners around gym and social hall, in pool side bathrooms, men's and women's bathrooms, put ant killer down, fixed windscreen on pickleball courts, removed debris around lake side park, roadways and common areas, emptied and restocked dog waste receptacles, checked and changed all trash receptacles
11/13/24	4	J.S.	Take apart trampoline and disposed of it, straightened and organized all pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, lake side park, basketball courts, playground area and parking lot
11/13/24	4	A.A.	Removed and disposed of trampoline, removed debris around roadways and community
11/14/24	8	J.S.	Disposed of all hay bails and pumpkins, bolt in bracket for Beacon Lake Parkway street sign, inflated three yoga balls for gym, installed new electric box at the front entrance of Beacon Lake Parkway, straightened and organized pool deck furniture, removed debris around tennis courts, pickleball courts, lake side park, beach area, food court area, playgrounds and parking lot
11/15/24	8	J.S.	Adjusted swings in phase four playground, assisted with fall decorations, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, lake side park, basketball courts and parking lot, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
11/15/24	8	A.A.	Remediated water on men's gym bathroom floor, pressure washed back patio, assisted with fall decorations, emptied and restocked dog waste receptacles
11/18/24	5	J.S.	Changed gym trash receptacles, straightened and organized pool deck furniture, removed debris around pool area, food court area, tennis courts, pickleball courts, lake side park, playgrounds and parking lot, checked and changed trash receptacles
11/18/24	5	A.A.	Removed debris from all roadways, common areas and parking lots, checked and changed trash receptacles
11/19/24	8	J.S.	String up the lights on beach area, assisted moving food on truck for food drive, pulled down all Christmas decorations, straightened and organized pool deck furniture, emptied and restocked all dog waste receptacles, checked and changed trash receptacles, removed debris around pool area, tennis courts, pickleball courts, playgrounds, roadways, lake side park and parking lot
11/19/24	8	A.A.	Pressure washed lake side park, remove debris around playgrounds, emptied and restocked dog waste receptacles, checked and changed trash receptacles
11/20/24	6.5	M.C.	Installed entertainment center in movie room
11/20/24	8	J.S.	Put cross walk sign in phase four, put entertainment center together for movie room, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, lake side park, beach area, food court area and parking lot,
11/20/24	8	A.A.	Pressure washed lake side park, assisted with install of cross walk sign in phase four
11/21/24	4.87	M.C.	Put book case together, started to organized maintenance closet, working on solutions for loose hand rails
11/21/24	8	A.A.	Set up social room for board meeting, pressure washed lake side park, assisted with assembly of shelves for coloring books, helped arrange maintenance closet, straightened all furniture on pool deck, removed debris around tennis and pickleball courts
11/22/24	7.75	M.C.	Put windscreens up off the ground and dry, put away decorations, removed debris around development, emptied and restocked dog waste receptacles
11/22/24	8	A.A.	Assisted with securing pickleball screen to fence, put away decorations, checked and changed trash receptacles, emptied and restocked dog waste receptacles, removed debris from pool deck, tennis courts, pickleball courts, basketball court and lake side park

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
11/25/24	6	M.C.	Put up Christmas tree in social hall, moved unused paint up in the attic, hang windscreen on pickleball court, straightened and organized pool deck and patio furniture
11/25/24	6	A.A.	Assisted with putting up Christmas tree in social hall, moved unused paint into the attic, put windscreen up on pickleball courts, straightened and organized pool furniture, checked and changed trash receptacles
11/26/24	8.5	M.C.	Decorated Christmas tree in social room, worked on securing hand rail on steps near splash park with product that dried too fast will get another product, removed debris through out community, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
11/26/24	8.5	A.A.	Assisted with decorating Christmas tree, attempted to secure handrail to stairs near splash park, removed debris from around community roadways and common area, checked and changed trash receptacles, emptied and restocked dog waste receptacles, straightened and organized pool deck furniture
11/27/24	7.5	M.C.	Worked on rail repair, worked on door weather striping, moved sand bags for ball screens on pickleball courts
11/27/24	7.5	A.A.	Assisted with rail repair, moved sand bags for Pickel court dividers, removed debris from roadways, common area and amenity center, checked and changed trash receptacles
TOTAL	<u>297.27</u>		
MILES	<u>0</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 12/05/24

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
MEADOWVIEW AT TWIN CREEKS CDD (MUTC)	11/18/24	Pickelball Ball Barrier 3 Pack	114.99	R.G.
	11/20/24	Pickelball Ball Barrier 3 Pack	114.99	R.G.
		TOTAL	<u>\$229.98</u>	



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

APPROVED FITNESS CENTER REPAIRS
 320-57200-44207
 CHRISTIAN BIROL 01/06/2025
Invoice #105631
 Invoice Date: 12/10/2024

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

Invoice

Billing Location Information

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

Service Information

Services	Qty	Rate	Price
850 Beacon Lake Pkwy, St Augustine, FL 32095			
12/10/2024 Repair - Parts at Shop Life Fitness RBK Model: 95RS Software update.	1.00 hour	\$75.00 / hour	\$75.00
— Product: Travel <60 miles w/t	1.00 Other	\$90.00 / Other	\$90.00
— Product: Labor over 1 hour	0.50 Ea	\$75.00 / Ea	\$37.50
		Subtotal:	\$202.50
		Tax:	\$0.00
		Total:	\$202.50
		Amount Paid:	\$0.00
		Balance Due:	\$202.50



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

Billing Receipt - Please Return With Payment Remittance

Bill To:	Jennifer 850 Beacon Lake Pkwy St Augustine, FL 32095	Account	[101093] Meadow View At Twin Creeks A.K.A Beacon Lake
		Invoice #	105631
		Date	Tuesday, December 10, 2024
Remit To:	Southeast Fitness Repair 14476 Duval Place West #208 Jacksonville, FL 32218	Amount Paid	_____
		Check Number	_____

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



INVOICE

INVOICE #	INVOICE DATE
825669	12/26/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
 PO Box 101017
 Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks CDD

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

Invoice Due Date: January 25, 2025

Invoice Amount: \$635.00

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

Windermere Pine Tree Felling	
Tree Care Services	\$635.00
Approved Landscape Contingency 001.320.53800.45004 Rich Gray 12-27-24	

RECEIVED
 By Tara Lee at 11:51 am, Jan 02, 2025

Invoice Total \$635.00

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



INVOICE

INVOICE #	INVOICE DATE
825670	12/26/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks CDD

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

Invoice Due Date: January 25, 2025

Invoice Amount: \$492.00

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

Installation of Irises in Pool Area of Main Amenity Center 12/13/2024

Landscape Enhancement CORE \$492.00

Approved
Landscape Contingency
001.320.53800.45004
Rich Gray 12-27-24

Invoice Total **\$492.00**

RECEIVED
By Tara Lee at 11:51 am, Jan 02, 2025

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



APPROVED SECURITY MONITORING
 320-57200-45400
 CHRISTIAN BIROL

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

RECEIVED
 By Tara Lee at 12:38 pm, Jan 03, 2025

PLEASE PAY BY	AMOUNT	INVOICE DATE
01/06/2025	\$110.95	12/16/2024

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

INVOICE NO. 370153

Site: 850 Beacon Lakes Pkwy St
 Augustine
Site Address: 850 Beacon Lakes Pkwy
 St Augustine FL 32092
Period: 01/01/2025 to 01/31/2025
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



SMARTHOME.BIZ
SMART HOME SPECIALISTS

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

PLEASE PAY BY	AMOUNT	INVOICE DATE
01/06/2025	\$110.95	12/16/2024

INVOICE NO. 370153

How To Pay

INVOICE NO. 370153



Credit Card (MasterCard, Visa, Amex)

Please add billing zip if not same as address above.

Credit Card No.

Card Holder's Name: _____ CCV: _____

Expiry Date: / Signature: _____



Mail

Detach this section and mail check to:

Atlantic Security
1714 Cesery Blvd
Jacksonville, FL 32211

NAME: Meadow View at Twin Creeks CCD

DUE DATE: 01/06/2025

AMOUNT DUE:

\$110.95

Please Reference: **370153**

APPROVED REPAIRS AND REPLACEMENTS
320-57200-44200
CHRISTIAN BIROL 01/08/2025

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

RECEIVED
By Tara Lee at 12:13 pm, Jan 08, 2025



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

Invoice Number 6183-B
Date of Issue 01/08/2025
Due Date 01/18/2025
Reference Repairs Needed
Amount Due (USD) \$76.00

Description	Rate	Qty	Line Total
RE: Repairs Needed Installed: 12/30/24	\$0.00	1	\$0.00
Material Sheppard's hook pole with hardware NOTE: you do not need the actual hook itself as it is in the pump room without the pole or hardware. We do need to get this taken care of before the next DOH inspection.	\$76.00	1	\$76.00
	Subtotal		76.00
	Tax		0.00
	Total		76.00
	Amount Paid		0.00
	Amount Due (USD)		\$76.00

Notes
Installed: 12/30/24. Thank you for your business!

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.

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.

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 01/07/2025

INVOICE

RECEIVED
 By Tara Lee at 3:21 pm, Jan 07, 2025

DATE	INVOICE #
1/6/2025	50992

BILL TO:

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

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

QUANTITY	DESCRIPTION	RATE	AMOUNT
	SITE: BEACON LAKES - PUMP C @ HUTCHINSON - RIGHT SIDE IN BIRM AS QUOTED: - REPLACED CONTACTOR - FIBERGLASS TANK IS BAD: SYSTEM SHORT CYCLES RUNNING IRRIGATION - SHUT SYSTEM DOWN UNTIL TANK CAN BE REPLACED - PROVIDED PROPOSAL	1,880.00	1,880.00

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

Total \$1,880.00

*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 \$1,880.00

Future Horizons, Inc

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

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

APPROVED LAKE MAINTENCE
 320-53800-45005
 CHRISTIAN BIROL 01/03//2025

INVOICE

Invoice Number: 87564
 Invoice Date: Dec 31, 2024
 Page: 1

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

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

Customer ID	Customer PO	Payment Terms	
Beacon02	Per Contract	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver	12/3/24	1/30/25

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in December 3, 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.

LifeSafe Services LLC

+18887670050
birdie@lifesafeservices.com
www.lifesafeservices.com

1 320 57200 45508 Amenity Maint
Approved Jen Erickson 1.2.2025

RECEIVED
By Tara Lee at 11:59 am, Jan 03, 2025



INVOICE

BILL TO
025-27133
Meadowview at Twin Creeks
850 Beacon Lake Parkway
St Augustine, FL 32095

SHIP TO
025-27133
Meadowview at Twin Creeks
850 Beacon Lake Parkway
St Augustine, FL 32095

INVOICE # 111112529
DATE 01/01/2025
DUE DATE 01/31/2025
TERMS Net 30

EQUIPMENT & SERVICES - EMERGENCY USE ONLY	QTY	RATE	AMOUNT
Basic Service for Client-Owned Automated External Defibrillator (AED) Annual Billing	2	216.30	432.60
Remember... LifeSafe Services offers on-site safety training. Please contact us for more information!			

Remit to:
LifeSafe Services LLC
5971 Powers Avenue, Ste108
Jacksonville, FL 32217

SUBTOTAL	432.60
TAX	0.00
TOTAL	432.60
BALANCE DUE	\$432.60

For invoices, please contact Birdie at 888-767-0050 x113.

For sales, please contact Julie at 888-767-0050 x121.

Please disregard this invoice if you have already submitted payment.

Pay invoice

Riverside Management Services, Inc

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

Invoice

Invoice #: 347

Invoice Date: 1/1/2025

Due Date: 1/1/2025

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 - January 2025		7,916.67	7,916.67
1.320.57200.45500 - Facility Management - Meadow View - January 2025		8,227.42	8,227.42
<i>Alison Mossing</i> 1-6-25			

RECEIVED
By Tara Lee at 3:51 pm, Jan 07, 2025

Total \$16,144.09

Payments/Credits \$0.00

Balance Due \$16,144.09

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

Invoice

Invoice #: 349
Invoice Date: 12/27/2024
Due Date: 12/27/2024
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 - December 2024 Approved Grounds Maintenance 001.320.53800.45006 Rich Gray		1,277.00	1,277.00

RECEIVED
By Tara Lee at 9:06 am, Jan 07, 2025

Alison Moring
12-30-24

Total	\$1,277.00
Payments/Credits	\$0.00
Balance Due	\$1,277.00

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: 12/23/24

Due Date: Upon Receipt

Amount Due: \$ 1,277.00

<u>Date</u>	<u>Description</u>	<u>Amount</u>
	Pressure washed sidewalk back of amenity center through tennis court area and parking lot	\$551.00
	Pressure washed sidewalk in front of building and around croquet area	\$496.00
	Pressure washed parking lot curb	\$230.00

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

TOTAL AMOUNT DUE: \$1,277.00

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

Remit Payment

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

Invoice

Invoice #: 350
Invoice Date: 12/27/2024
Due Date: 12/27/2024
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 - December 2024		759.00	759.00
<p>Approved Grounds Maintenance 001.320.53800.45006 Rich Gray</p> <div style="border: 1px solid black; padding: 5px; display: inline-block;"><p>RECEIVED By Tara Lee at 9:07 am, Jan 07, 2025</p></div> <p><i>Alison Mossing</i> 12-30-24</p>			

Total	\$759.00
Payments/Credits	\$0.00
Balance Due	\$759.00

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: 12/23/24

Due Date: Upon Receipt

Amount Due: \$ 759.00

<u>Date</u>	<u>Description</u>	<u>Amount</u>
	Pressure washed paver stone area next to building and curb	\$414.00
	Pressure washing completed on parking lot curb, round about and flag area	\$345.00

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

TOTAL AMOUNT DUE: \$759.00

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

Remit Payment

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: 12/23/24

Due Date: Upon Receipt

Amount Due: \$ 759.00

<u>Date</u>	<u>Description</u>	<u>Amount</u>
	Pressure washed paver stone area next to building and curb	\$414.00
	Pressure washing completed on parking lot curb, round about and flag area	\$345.00

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

TOTAL AMOUNT DUE:

\$759.00

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

Remit Payment

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

Invoice

Invoice #: 351
Invoice Date: 12/31/2024
Due Date: 1/3/2025
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 December 2024 001.320.57200.45510	44.12	28.00	1,235.36
<i>Alison Moring</i> 1-7-25			

Total	\$1,235.36
Payments/Credits	\$0.00
Balance Due	\$1,235.36

RECEIVED
By Tara Lee at 3:53 pm, Jan 07, 2025

MVTC CDD

ASSISTANT MANAGER INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
44.12	Assistant Manager Covers December 2024	\$ 28.00	\$ 1,235.36
	TOTAL DUE:		<u>\$ 1,235.36</u>

Facility Management 001.320.57200.45510

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
12/1/24	2	J.W.	Facility Assistant
12/2/24	2	J.W.	Facility Assistant
12/3/24	2.37	R.B.	Facility Assistant
12/4/24	2.03	R.B.	Facility Assistant
12/5/24	2.07	R.B.	Facility Assistant
12/7/24	2	J.W.	Facility Assistant
12/8/24	1.58	J.W.	Facility Assistant
12/9/24	2.13	R.B.	Facility Assistant
12/10/24	2.18	R.B.	Facility Assistant
12/11/24	2.07	J.W.	Facility Assistant
12/12/24	2.1	J.W.	Facility Assistant
12/14/24	2	R.B.	Facility Assistant
12/16/24	2.05	J.W.	Facility Assistant
12/17/24	2	J.W.	Facility Assistant
12/18/24	2	J.W.	Facility Assistant
12/19/24	2.18	R.B.	Facility Assistant
12/21/24	2.02	J.W.	Facility Assistant
12/22/24	2.05	J.W.	Facility Assistant
12/23/24	1	J.W.	Facility Assistant
12/26/24	2.07	J.W.	Facility Assistant
12/29/24	2.03	J.W.	Facility Assistant
12/30/24	2.07	J.W.	Facility Assistant
12/31/24	2.12	R.B.	Facility Assistant
TOTAL	<u><u>44.12</u></u>		

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

Invoice

Invoice #: 352
Invoice Date: 12/31/2024
Due Date: 1/3/2025
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 December 2024 1.320.57200.49400	34.8	28.00	974.40
<i>Alison Moxing</i> 1-7-25			

Total \$974.40

Payments/Credits \$0.00

Balance Due \$974.40

RECEIVED
By Tara Lee at 3:53 pm, Jan 07, 2025

MVTC CDD

SPECIAL EVENT ASSISTANT INVOICE DETAIL

Quantity	Description	Rate	Amount
34.8	Special Event Assistant Covers December 2024	\$ 28.00	\$ 974.40
	TOTAL DUE:		<u>\$ 974.40</u>

Special Event Assistant 1.320.57200.49400

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
12/6/24	2.98	J.W.	Special Event - Food Truck Friday
12/13/24	2.9	J.W.	Special Event - Food Truck Friday, Golf Cart Parade & Movie Night
12/13/24	3.88	R.B.	Special Event - Golf Cart Parade & Movie Night
12/14/24	5.17	R.B.	Special Event - Christmas Event
12/14/24	3.57	L.B.	Special Event - Christmas Event
12/20/24	3.8	J.W.	Special Event - Food Truck Friday
12/23/24	9	J.W.	Special Event - Kids Craft Day
12/27/24	3.5	J.W.	Special Event - Food Truck Friday
TOTAL	<u>34.8</u>		

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

Invoice

Invoice #: 353
Invoice Date: 12/31/2024
Due Date: 12/31/2024
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Private Event Attendant through December 2024 1.320.57200.45509	18.59	28.00	520.52
<i>Alison Moring</i> 1-7-25			

Total \$520.52

Payments/Credits \$0.00

Balance Due \$520.52

RECEIVED

By Tara Lee at 3:54 pm, Jan 07, 2025

MVTC CDD

PRIVATE EVENT ATTENDANT INVOICE DETAIL

Quantity	Description	Rate	Amount
18.59	Private Event Attendant Covers December 2024	\$ 28.00	\$ 520.52
	TOTAL DUE:		<u>\$ 520.52</u>

Private Event Attendant 1.320.57200.45509

MEADOW VIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT
PRIVATE EVENT ATTENDANT BILLABLE HOURS
THROUGH DECEMBER2024

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
12/7/24	4	J.W.	Private Event Attendant
12/8/24	5.87	J.W.	Private Event Attendant
12/15/24	2.8	J.W.	Private Event Attendant
12/28/24	5.92	J.W.	Private Event Attendant
TOTAL	<u>18.59</u>		



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

APPROVED FITNESS CENTER REPAIRS
 320-57200-44207
 CHRISTIAN BIROL 01/10/2025

Invoice #105663
 Invoice Date: 12/31/2024

RECEIVED
 By Tara Lee at 3:55 pm, Jan 10, 2025

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

Invoice

Billing Location Information

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

Service Information

Services	Qty	Rate	Price
850 Beacon Lake Pkwy, St Augustine, FL 32095			
12/31/2024 Diagnosis or Repair	1.00 hour	\$75.00 / hour	\$75.00
1. Elliptical - 1 out 2 works			
2. Treadmill - 2 out of 3 works			
3. Lateral stretch leg work- out of order			
— Product: Travel 60-160 miles	1.00 Ea	\$110.00 / Ea	\$110.00
— Product: Labor over 1 hour	0.50 Ea	\$75.00 / Ea	\$37.50
		Subtotal:	\$222.50
		Tax:	\$0.00
		Total:	\$222.50
		Amount Paid:	\$0.00
		Balance Due:	\$222.50



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

Thank you for your business!

Billing Receipt - Please Return With Payment Remittance

Bill To:	Jennifer 850 Beacon Lake Pkwy St Augustine, FL 32095	Account	[101093] Meadow View At Twin Creeks A.K.A Beacon Lake
		Invoice #	105663
		Date	Tuesday, December 31, 2024
Remit To:	Southeast Fitness Repair 14476 Duval Place West #208 Jacksonville, FL 32218	Amount Paid	_____
		Check Number	_____

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



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7587501
Invoice Date: 12/24/2024
Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

Meadow View At Twin Creeks CDD
ATTN District Manager
475 West Town Place Suite 114
St Augustine, FL 32092
United States

MEADOWVIEW AT TWIN CREEKS 2018A1 & 2018A2

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,040.63

All invoices are due upon receipt.

RECEIVED
By Tara Lee at 4:01 pm, Jan 10, 2025

RECEIVED
JAN 07 2025

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

MEADOWVIEW AT TWIN CREEKS 2018A1 & 2018A2

Invoice Number: 7587501
Current Due: \$4,040.63
Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 St. Paul, MN 55107

Invoice Number: 7587501
 Invoice Date: 12/24/2024

Direct Inquiries To: Schunle, Scott
 Phone: (954)-938-2476

MEADOWVIEW AT TWIN CREEKS 2018A1 & 2018A2

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 12/01/2024 - 11/30/2025				\$3,750.00
Incidental Expenses 12/01/2024 to 11/30/2025	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,040.63





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7589683
Invoice Date: 1/10/2025
Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

Meadow View At Twin Creeks CDD
ATTN District Manager
475 West Town Place Suite 114
St Augustine, FL 32092
United States
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT
BONDS,
SERIES 2021 (PHASE 3B) AND SERIES2021 (PHASE 4)

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$7,003.75

All invoices are due upon receipt.

RECEIVED
By Tara Lee at 4:17 pm, Jan 10, 2025

RECEIVED
JAN 07 2025

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

MEADOW VIEW AT TWIN CREEKS COMMUNITY
DEVELOPMENT DISTRICT SPECIAL ASSESSMENT
BONDS,
SERIES 2021 (PHASE 3B) AND SERIES2021 (PHASE 4)

Invoice Number: 7589683
Current Due: \$7,003.75
Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 St. Paul, MN 55107

Invoice Number: 7589683
 Invoice Date: 12/24/2024
 Direct Inquiries To: Schuhle, Scott A
 Phone: (954)-938-2476

MEADOW VIEW AT TWIN CREEKS COMMUNITY
 DEVELOPMENT DISTRICT SPECIAL ASSESSMENT
 BONDS,
 SERIES 2021 (PHASE 3B) AND SERIES2021 (PHASE 4)

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04111 Paying Agent / Regist / Trustee Agent	1.00	3,750.00	100.00%	\$3,750.00
04111 Paying Agent / Regist / Trustee Agent	1.00	2,750.00	100.00%	\$2,750.00
Subtotal Administration Fees - In Advance 12/01/2024 - 11/30/2025				\$6,500.00
Incidental Expenses 12/01/2024 to 11/30/2025	6,500.00	0.0775		\$503.75
Subtotal Incidental Expenses				\$503.75
TOTAL AMOUNT DUE				\$7,003.75





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7589860
Invoice Date: 12/24/2024
Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

Meadow View At Twin Creeks CDD
ATTN District Manager
475 West Town Place Suite 114
St Augustine, FL 32092
United States

MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT
BONDS, SERIES 2016A-1

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,256.13

All invoices are due upon receipt.

RECEIVED
By Tara Lee at 4:11 pm, Jan 10, 2025

RECEIVED
JAN 07 2025

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

MEADOWVIEW AT TWIN CREEKS COMMUNITY
DEVELOPMENT DISTRICT SPECIAL ASSESSMENT
BONDS, SERIES 2016A-1

7589860
Current Due \$4,256.13
Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 St. Paul, MN 56107

Invoice Number: 7589860
 Invoice Date: 12/24/2024

Direct Inquiries To: Schuhle, Scott A
 Phone: (954)-938-2476

MEADOWVIEW AT TWIN CREEKS COMMUNITY
 DEVELOPMENT DISTRICT SPECIAL ASSESSMENT
 BONDS, SERIES 2016A-1

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,950.00	100.00%	\$3,950.00
Subtotal Administration Fees - In Advance 12/01/2024 - 11/30/2025				\$3,950.00
Incidental Expenses 12/01/2024 to 11/30/2025	3,950.00	0.0775		\$306.13
Subtotal Incidental Expenses				\$306.13
TOTAL AMOUNT DUE				\$4,256.13



APPROVED AMENITY POOL CHEMICALS
320-57200-45506
CHRISTIAN BIROL 12/20/2024

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

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



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

Invoice Number 6180-M
Date of Issue 12/20/2024
Due Date 01/30/2025
Reference Monthly Chemicals

Amount Due (USD) \$2,305.10

Description	Rate	Qty	Line Total
Beacon Lakes Monthly Chemicals	\$2,305.10	1	\$2,305.10

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	2,305.10
Tax	0.00
Total	2,305.10
Amount Paid	0.00

Amount Due (USD)

\$2,305.10

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 01/03/2025

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

RECEIVED
By Tara Lee at 8:53 am, Jan 03, 2025



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

Invoice Number 6180-N
Date of Issue 12/20/2024
Due Date 01/30/2025
Reference Monthly Pool Service
Amount Due (USD) \$1,362.90

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

Subtotal 1,362.90

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

Notes

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

Terms

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

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

INVOICE

APPROVED PUMP REPAIRS
 53800.320.45007
 CHRISTIAN BIROL 01/16/2025

DATE	INVOICE #
1/15/2025	51056

RECEIVED
 By Tara Lee at 12:38 pm, Jan 16, 2025

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 - PUMP C @ HUTCHINSON - RIGHT SIDE IN BIRM AS QUOTED: - REPLACED MPD 96 TANK & PRESSURE SWITCH	1,602.00	1,602.00
18% APR will be applied to any invoice not paid in full within 30 days. Visa or Mastercard Accepted		Total	\$1,602.00
*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	\$1,602.00



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

January 06, 2025

Invoice No: 217654

Total This Invoice \$1,745.62

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:

Lighting coordination along Beacon Lake Parkway Extension with as-builts and 2nd lift pavement.

Atten CDD meeting in person.

Professional Services rendered through December 28, 2024

Phase 1. General Consulting Engineering Services

Labor

			Hours	Rate	Amount
Senior Engineer/Senior Project Manager					
Lockwood, Scott	12/14/2024		.50	215.00	107.50
FPL / Lighting and deal with Asbuilts 2nd lift bonds etc.					
Lockwood, Scott	12/21/2024		.50	215.00	107.50
Pavement Bond issues / deal with Larry regarding inspection					
Lockwood, Scott	12/21/2024		.50	215.00	107.50
Deal with CDD Meeting and issues for Pavement 2nd lift for parts of project					
Engineer					
Sims, Daniel	12/14/2024		5.00	175.00	875.00
Lighting Plan 2nd Lift Agency Coordination					
Sims, Daniel	12/21/2024		3.00	175.00	525.00
CDD Meeting					
Totals			9.50		1,722.50
Total Labor					1,722.50
Total this Phase					\$1,722.50

Phase XP. Expenses

Expenses

Mileage					20.10
Total Expenses			1.15 times	20.10	23.12
Total this Phase					\$23.12

Total This Invoice \$1,745.62

RECEIVED

By Tara Lee at 4:18 pm, Jan 10, 2025

1.320.57200.45508 amenity maint
 approved Jen Erickson 1.15.2025



Invoice

FIRE & SAFETY EQUIPMENT

5905 Macy Avenue
 Jacksonville, Florida 32211
 www.firstcoastfire.net
 904-346-0111

Date	Invoice #
1/13/2025	1524011325

RECEIVED
 By Tara Lee at 12:33 pm, Jan 15, 2025

Bill To
Meadowview at Twin Lakes Riverside Management Services 850 Beacon Lakes Parkway St. Augustine, FL 32085

Ship To
Meadowview at Twin Lakes 850 Beacon Lakes Parkway St. Augustine, FL 32085

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project	
	Net 15	JWK	1/13/2025			Beacon Lakes Clubhouse - 11...	
Quantity	Item Code	Description	Price Each	Est Qty	Est Rate	Est Amt	Amount
1	System Serv...	Hood System Service	175.00				175.00T
1	System Serv...	Additional System Service	85.00				85.00T
5	SYA439231	Ansul APC 450 HL Fuse Links	20.00				100.00T
3	SYA439230	Ansul APC 360 HL Fuse Link	20.00				60.00T
1	New ABC 1...	ABC- New 10lb Fire Extinguisher	194.95				194.95T
5	Tag	Annual Maintenance	10.00				50.00T
			0.00				0.00
Total							\$664.95



Florida

GANNETT

ACCOUNT NAME Meadow View At Twin Creeks Cdd		ACCOUNT # 764130	PAGE # 1 of 1
INVOICE # 0006884572	BILLING PERIOD Dec 1- Dec 31, 2024	PAYMENT DUE DATE January 20, 2025	
PREPAY (Memo Info) \$0.00	UNAPPLIED (Included in amt due) \$0.00	TOTAL CASH AMT DUE* \$94.48	

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.

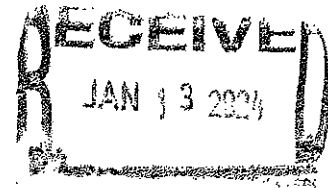
Date	Description	Amount
12/1/24	Balance Forward	\$190.32
12/4/24	PAYMENT - THANK YOU	-\$95.84
12/30/24	PAYMENT - THANK YOU	-\$94.48

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
12/9/24	10804906	SAG St Augustine Record	Monthly Meeting Notice		\$94.48

RECEIVED

By Tara Lee at 3:09 pm, Jan 17, 2025



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	\$94.48
Service Fee 3.99%	\$3.77
*Cash/Check/ACH Discount	-\$3.77
*Payment Amount by Cash/Check/ACH	\$94.48
Payment Amount by Credit Card	\$98.25

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Meadow View At Twin Creeks Cdd		764130		0006884572		
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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$94.48
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY WITH CREDIT CARD PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$98.25
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

00007641300000000000000068845720000944867175

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:

12/09/2024

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 12/09/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$94.48
Tax Amount: \$0.00
Payment Cost: \$94.48
Order No: 10804906 # of Copies: 1
Customer No: 764130
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS MEETING

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

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

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

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

James Oliver
District Manager



HIGH TECH

COMMERCIAL CLEANING

1 320 57200 45507
 Amenity-Janitorial
 Approved Emily
 Wright 12.20.2024

Invoice	
Date	Invoice #
1/1/2025	252791

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

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 January 2025 Meadow View at Twin Creeks CDD 850 Beacon Lake Pkwy St Augustine, FL 32095 FL DR-14 85-8017121617C-7 exp 11/30/2026 Billing on behalf of High Tech Commercial Cleaning franchisee, Patrick Lorenzo	1,301.00	1,301.00
Thank you for your business.		Total	\$1,301.00

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

Invoice

Invoice #: 354
 Invoice Date: 1/13/2025
 Due Date: 1/13/2025
 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 December 1 - December 31, 2024		16,052.80	16,052.80
Maintenance Supplies		79.45	79.45
<p>APPROVED REPAIRS & MAINTENANCE- \$5500 320-57200-44200</p> <p>FACILITY MAINENANCE - \$5650 320-57200-45508</p> <p>GROUNDS MAINTENCE - \$3652 320-53800-45006</p> <p>CONTINGENCY - \$1250.80 320-53800-45011</p> <p>MISC. - \$79.45 1.320.53800.45010 TRL</p> <p>CHRISTIAN BIROL 01/14/2025</p>			

RECEIVED
 By Tara Lee at 3:15 pm, Jan 17, 2025

Alison Moring
 1-16-25

Total	\$16,132.25
Payments/Credits	\$0.00
Balance Due	\$16,132.25

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
12/2/24	8	M.C.	Dremel cleaned up baseboards, painted baseboards and wiped down areas where paint and dust were found, cleaned and cleared rail near splash park and prepared parts for install
12/2/24	5.3	J.S.	Straightened and organized pool deck furniture, removed debris around pool area, food court area, tennis courts, pickleball courts, lake side park, basketball courts and parking lot, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
12/2/24	8	A.A.	Assisted working on hand rails, emptied and restocked all dog waste receptacles, checked and changed all trash receptacles, straightened and organized pool deck furniture and furniture at lake side park
12/3/24	8	M.C.	Worked on reinstalling rails at splash park steps, removed debris around community
12/3/24	8.27	J.S.	Sweep up glass from roadway at basketball courts, concreted handrail on pool deck by stairway, straightened and organized pool deck furniture, removed debris around pool area, roadways, tennis courts, pickleball courts, lake side park, basketball courts, food truck area and parking lot
12/3/24	4	A.A.	Straightened and organized lake side park, removed debris around roadways, lake side park, basketball courts, field and parking lot
12/4/24	8	M.C.	Removed debris along roadways in and out of the community, installed new gliders on social room console table
12/4/24	8	J.S.	Removed cobwebs from entryway, installed eight time mist machines and scents, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, basketball courts, lake side park, food court area and parking lot
12/4/24	8	A.A.	Removed debris on main roads to the entries of the community, around amenity center and parking lot
12/5/24	8	M.C.	Worked to repair rails around pool area that had come loose and wobbly, set caution tape off areas to let them set and dry
12/5/24	9	J.S.	Changed blue light out on croquet field, concreted in two hand rails on pool deck, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, food court area, lake side park and parking lot
12/5/24	8	A.A.	Assisted reinforcing handrails, removed debris around community
12/6/24	8.5	M.C.	Reinstalled loose hand rails at amenity center, replaced men's room vent at lake side park, swapped handles as main gates handle was damaged beyond repair, temporary swapped with landscape gate handle until new ones arrive
12/6/24	9.25	J.S.	Concrete hand rails on pool deck and front entryway, straightened and organized pool deck furniture, removed debris around pool deck, tennis courts, pickleball courts, food court area, lake side park, basketball courts and parking lot, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
12/6/24	8	A.A.	Installed three railings, removed debris on tennis courts, lake side park, food court, basketball court and parking lot, emptied and restocked all dog waste receptacles
12/9/24	8	M.C.	Set repaired rail into the brick and paver ground, worked on leveling pavers and bricks, used sand to fill areas around pavers and bricks
12/9/24	8	J.S.	Installed handrail and concrete in on back pool deck, changed all gym trash and trash receptacles as needed, straightened and organized pool deck furniture, removed debris around pool deck, tennis courts, pickleball courts, lake side park, basketball courts, beach area and parking lot
12/9/24	8	A.A.	Finished installing handrails and poured concrete, removed debris around parking lot, tennis courts, pool area and food truck area
12/10/24	8.25	M.C.	Straightened and organized chairs, tables and umbrellas on patio and pool deck, emptied and restocked dog waste receptacles, removed debris along roads, cleaned all rail covers and made sure they are ready to paint

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
12/10/24	3	J.S.	Cleaned and got popcorn maker going, removed debris around pool deck, tennis courts, pickleball courts and amenity center
12/10/24	8	A.A.	Prepped popcorn machine and tested, straightened and organized pool deck furniture, removed debris around parking lot, pickleball courts, tennis courts and basketball courts, emptied and restocked dog waste receptacles
12/11/24	8	M.C.	Hung volleyball net at lake side park, used spider brush to clean walls and areas with lots of spiders, spray painted the railing covers, used an adhesive to set five caps before changed in weather
12/11/24	8	J.S.	Raked mulch under all playground swings, installed volleyball net at lake side park beach area, pressure washed back right side building and cleaned right side windows, greased bearings to bucket in splash park, straightened and organized pool deck furniture, removed debris around pool area, roadways, lake side park, all playgrounds, food court area and parking lot
12/11/24	4	A.A.	Repaired popcorn machine, straightened and organized pool deck furniture, removed debris around parking lot, tennis courts and pickleball courts
12/12/24	8	M.C.	Spray painted hand rails and installed the last few caps, secured windcreens, took down four large fans at amenity center, fixed on fan on patio that was broken
12/12/24	8	J.S.	Pressure washed left side upper pool deck building and washed outside windows, put windcreens up on pickleball courts and tennis courts, straightened and organized pool deck furniture, removed debris around pool deck, tennis courts, pickleball courts, food court area, lake side park, roadways and parking lot, checked and changed all trash receptacles
12/12/24	8	A.A.	Adjusted fire pit emergency switch depth so the door can close with key in, removed fan from entrance of amenity center, put up windcreens in pickleball and tennis courts, removed debris from pool, tennis courts, pickleball courts and parking lot, straightened and organized pool deck furniture
12/13/24	7.25	M.C.	Sprayed painted the fans in the amenity center hallway, fixed the tennis court gate hinge and made sure it was functioning properly, emptied and restocked dog waste receptacles, removed debris from roadways and around community
12/13/24	3	J.S.	Picked up supplies, installed windcreens on pickleball courts, hung fan in breezeway
12/13/24	8	A.A.	Fixed and installed tennis court door hinge, painted fans at amenity center and reinstalled them, assisted with sandbags for pickleball courts and windcreens barriers, removed debris from pickleball courts, tennis courts and basketball courts, emptied and restocked dog waste receptacles, checked and changed all trash receptacles
12/16/24	8	M.C.	Hung the Beacon Lake sign at the front of amenity center, assisted to resize stainless steel chain links, moved round table to kayak house to paint, straightened and organized pool deck furniture
12/16/24	5	J.S.	Assisted putting lights on beach area, removed debris from around pool area, tennis courts, pickleball courts, playground and parking lot, painted breezeway tables
12/16/24	6.5	A.A.	Reinstalled Beacon Lake sign, straightened and organized pool deck furniture, removed debris around pickleball courts, tennis courts and parking lot
12/17/24	8	M.C.	Painted rails on pool deck, removed debris along 210 townhomes to amenity center and back
12/17/24	8	J.S.	Blew leaves and debris off pickleball courts three and four, put ant killer down on soccer field and event field, straightened and organized pool deck furniture, removed debris around pool deck, tennis courts, lake side park, pickleball courts, playgrounds, food court area and parking lot, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
12/17/24	8	A.A.	Pressure washed awnings on the east side, removed spider webs on tables and chairs, repaired squeegie for tennis courts, painted the rails by the fire pit and in front of bathroom and handicap, put ant killer on soccer field and event field, removed debris from pickleball courts, tennis courts, parking lot, amenity center, lake side park and basketball courts, emptied and restocked dog waste receptacles

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
12/18/24	8.25	M.C.	Cleaned and painted tables for amenity center and patio, fixed broken mirror on truck, moved Christmas decorations from kitchen to back to the attic, painted men and women's fitness center bathroom doors on the outside two courts
12/18/24	8	J.S.	Remove decorations from kitchen to attic, prepped tables for painting, installed batteries for outside clock, straightened and organized pool deck furniture, removed debris around pool deck, tennis courts, pickleball courts and playground
12/18/24	7	A.A.	Pressure washed kayak house fence and ramp, painted aluminum over kayak house over the door, removed debris around amenity center and parking lot
12/19/24	9.25	M.C.	Worked on handicap pool chair and water and pavers, replaced box, fixed gate at phase four, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
12/19/24	9.25	J.S.	Pressure washed back pool deck, lights, garbage cans, furniture and awnings, put ant killer down on mounds on pool deck, worked on pool stone and box, straightened and organized pool deck furniture, checked and changed trash receptacles, removed debris on pool deck, tennis courts, pickleball courts, playground and food court area
12/19/24	9	A.A.	Repaired gate at phase four playground, assisted in repair spout for handicap chair in pool area, set up social hall for meeting, removed debris around amenity center, pickleball courts, tennis courts, basketball courts and roadways in phase four, emptied and restocked dog waste receptacles, checked and changed all trash receptacles
12/20/24	5.75	M.C.	Cautioned off kayak launch ramp while waiting to receive repair parts, finished installing lap pool handicap water valve and returned pavers to previous positions
12/20/24	6	A.A.	Assisted with completing repairs on handicap seat on pool side, reinstalled pavers
12/23/24	6.5	M.C.	Removed debris around amenity center, field and parking lot, straightened and organized pool deck furniture, emptied and restocked dog waste receptacles
12/23/24	7.5	A.A.	Straightened and organized pool deck lounges, tables, chairs and fire pit chairs, removed debris around basketball courts, parking lot, lake side park, amenity center and roadways, emptied and restocked dog waste receptacles, checked and changed all trash receptacles
12/26/24	6.25	M.C.	Removed debris around amenity center and along roads in and out of community
12/26/24	6.5	A.A.	Straightened and organized pool deck furniture, collected broken zip ties from around tennis courts and pickleball courts, removed debris from connector road, around amenity center, pickleball courts and tennis courts
12/27/24	8.25	M.C.	Emptied and restocked dog waste receptacles, removed debris along roadways and around community
12/27/24	7	A.A.	Picked up supplies, changed light at Publix entrance, straightened and organized pool deck furniture, removed debris around amenity center, pickleball courts, basketball courts, connector road from seven eleven to townhomes, emptied and restocked dog waste receptacles
12/30/24	8	M.C.	Rehung pickleball and tennis court windscreens, removed debris around amenity center, roadways and parking lot, checked ice maker and freezer to make sure properly functioning
12/30/24	7	A.A.	Fixed windscreens at tennis court and pickleball courts, assisted taking ice cream freezer out to defrost, straightened and organized pool deck furniture, removed debris around pool deck, parking lot and fields
12/31/24	8.5	M.C.	Emptied and restocked dog waste receptacles, cleaned out ice freezer, removed debris along roadways in and out of community
12/31/24	8	A.A.	Cleaned ice cream refrigerator, repaired dog pot by basketball court, straightened and organized pool deck furniture, emptied and restocked dog waste receptacles, checked and changed trash receptacles, removed debris along roadways

TOTAL 401.32

MILES 0

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 1/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
MEADOWVIEW AT TWIN CREEKS CDD (MVTC)	12/13/24	12oz 2X Semi-Gloss White (4)	25.35	R.G.
	12/13/24	12oz R-O SR 5n1 DRFT	7.80	R.G.
	12/13/24	11oz RO Univ MTLC Satin	10.73	R.G.
	12/13/24	12oz RO Fabris Spray Navy	13.66	R.G.
	12/13/24	11-In Black Gate Spring	16.65	R.G.
	12/13/24	1/2x12" Eye Bolt	5.27	R.G.
		TOTAL	<u>\$79.45</u>	

THIGPEN

HEATING & COOLING, INC.

Since 1962

Please remit payment to:

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

INVOICE : 0007511

Bill To : 123452
Meadow View At Twin Creeks CDD 850 Beacon Lake Pkwy Saint Augustine, FL 32095 Phone : (904) 217-3052
Recorded to Amenity-Facility Maint. 1.320.57200.45508 (1.13.25) <i>Tara R. Lee</i>

Invoice Date : 12/26/2024	Install Date : 01/10/2019
Service Order : 035251	Page : 1 of 4
Serviced At : 123452	
Meadow View At Twin Creeks CDD 850 Beacon Lake Pkwy Saint Augustine, FL 32095	
APPROVED AMENITY FACILITY MAINT. 320-57200-45500 CHRISTIAN BIROL 01/13/2025	

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

Service Requested :

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

Service Comments :

Today I completed a maintenance on your equipment. Testing systems operation, component amperages, capacitor ratings, cleared the drain line, changed the filter, changed the belts, checked electrical connections, tested safety components, cleaned coils. Your systems is working properly at this time. com amps, fan amps, blower amps, cap, lowside, highside

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



HEATING & COOLING, INC.

Since 1962

Please remit payment to:

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

INVOICE : 0007511

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

Invoice Date : 12/26/2024 **Install Date :** 01/10/2019
Service Order : 035251 **Page :** 2 of 4
Serviced At : 123452
 Meadow View At Twin Creeks CDD
 850 Beacon Lake Pkwy
 Saint Augustine, FL 32095

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

Description	Mfg Name	Model	Serial No
Mini Split System	MISC	MX2-2C2DNAZ	82P01065
Mini Split System	MISC	SLZ-KA09NA	83M01255
Air Handler	MISC	FB4CNP061	098F00208
Condenser	MISC	25HCE460A0300	2018E20068
Make Up Air Unit	MISC	A1-G10-MPU	4008618
Condenser	MISC	25HCE24A300	4216603883
Make Up Air Unit	MISC	A2-G12-MPU	4008618

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Since 1962

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

INVOICE : 0007511

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

Invoice Date : 12/26/2024 **Install Date :** 01/10/2019
Service Order : 035251 **Page :** 3 of 4
Serviced At : 123452
 Meadow View At Twin Creeks CDD
 850 Beacon Lake Pkwy
 Saint Augustine, FL 32095

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

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

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

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

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

Total Labor for Unit 0.00

Maintenance Contract : 505.00



HEATING & COOLING, INC.

Since 1962

Please remit payment to:

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

INVOICE : 0007511

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

Invoice Date : 12/26/2024 **Install Date :** 01/10/2019
Service Order : 035251 **Page :** 4 of 4
Serviced At : 123452
Meadow View At Twin Creeks CDD
850 Beacon Lake Pkwy
Saint Augustine, FL 32095

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

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

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

RECEIVED
By Tara Lee at 12:38 pm, Jan 13, 2025



INVOICE

INVOICE #	INVOICE DATE
821687	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: \$1,260.00

Description	Current Amount
Straighten and Reset Stakes on Trees from Storm - Hurricane Milton	
Landscape Enhancement CORE	\$1,260.00

Approved
 Landscape Contingency
 0010.320.53800.45004
 Rich Gray 01-21-25

RECEIVED
 By Tara Lee at 11:01 am, Jan 21, 2025

Invoice Total \$1,260.00

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



INVOICE

INVOICE #	INVOICE DATE
821689	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: \$1,506.89

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

Playground Mulch Install at Two Swing Pocket Parks 10/16/2024

Mulch (Sub) \$1,506.89

Approved
 Landscape Contingency
 0010.320.53800.45004
 Rich Gray 01-21-25

RECEIVED
 By Tara Lee at 10:57 am, Jan 21, 2025

Invoice Total **\$1,506.89**

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



INVOICE

INVOICE #	INVOICE DATE
804901	11/14/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks CDD

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

Invoice Due Date: December 14, 2024

Invoice Amount: \$28.00

Description	Current Amount
Valve Box Cover Replacement 11/4/2024	
Landscape Enhancement CORE	\$28.00

Approved
Irrigation Repairs
001.320.53800.45009
Rich Gray 01-21-25

RECEIVED
By Tara Lee at 10:55 am, Jan 21, 2025

Invoice Total \$28.00

MEMORANDUM FOR THE RECORD

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

APPROVED LANDSCAPE MAINTENANCE
320-53800-45003
CHRISTIAN BIROL 01/07/2025



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
832212	1/1/2025
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 31, 2025

Invoice Amount: \$48,221.25

Description	Current Amount
Monthly Landscape Maintenance January 2025	\$48,221.25

Invoice Total \$48,221.25

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

APPROVED IRRIGATION REPAIRS
320-53800-45009
CHRISTIAN BIROL 01/07/2025

INVOICE



YELLOWSTONE
LANDSCAPE

INVOICE #	INVOICE DATE
831561	1/7/2025
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: February 6, 2025

Invoice Amount: \$980.00

Description	Current Amount
Mainline repair*****Phase 4 near playground***** Irrigation Repairs	\$980.00

RECEIVED

By Tara Lee at 11:16 am, Jan 07, 2025

Invoice Total \$980.00

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

AYERS DISTRIBUTING

1119 Staghorn Trail
 Nicholson, GA 30565
 1-800-647-3509
 1-706-757-3939 (Fax)

INVOICE 2837

DATE

1-21-25

SALES PERSON

Bill

SOLD TO

MEADOW VIEW AT TWIN CREEKS CDD
 475 W TOWN PLACE, STE 114
 ST AUGUSTINE FL 32091
 ATTN: JEN ERICKSON

SHIP TO

SAME

YOUR ORDER NO.

Jen

DATE SHIPPED

1-23-25

SHIPPED VIA

UPS

F.O.B. POINT

Dist

TERMS

DUE UPON RECEIPT

QUAN.	UNIT	DESCRIPTION	UNIT PRICE	TOTAL
4	CASE 1000	TOY-FILLED PLASTIC EGGS	\$ 149	\$ 596
4	CASE 1000	CANDY-FILLED PLASTIC EGGS	\$ 149	\$ 596
		1 320 57200 49400 Special Events Approved Jen Erickson 1.21.2025		
			SHIPPING \$	\$
		THANK YOU, FROM THE AYERS FAMILY	TOTAL DUE \$	\$ 1192. ⁰⁰

RECEIVED
 By Tara Lee at 11:01 am, Jan 22, 2025

APPROVED REPAIRS AND MAINTENCE
57200.320.44200
CHRISTIAN BIROL 01/21/2025

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

RECEIVED
By Tara Lee at 12:47 pm, Jan 21, 2025



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

Invoice Number 6184-Q
Date of Issue 01/21/2025
Due Date 01/31/2025
Reference Lap Pool-Flow Meter

Amount Due (USD) \$243.60

Description	Rate	Qty	Line Total
RE: Lap Pool Flow Meter Installed: 1/17/25	\$0.00	1	\$0.00
Material 6" Flow Meter	\$243.60	1	\$243.60
Labor No charge. We can have the tech install this if approved during a cleaning service visit.	\$0.00	1	\$0.00
	Subtotal		243.60
	Tax		0.00
	Total		243.60
	Amount Paid		0.00
	Amount Due (USD)		\$243.60

Notes
Job Completed: 1/17/25. Thank you for your business!

Terms
Payment Terms:
Monthly Cleaning Service Accounts: The due date is reflected in the top right-hand corner of the invoice.
Repairs, Remodels, and Material Invoices: Payment is due Net 10 from the invoice date.
Final Balance: The remaining balance after completion is due within 10 days. We appreciate timely payments.
Late Payment Fee: Late payments are subject to a \$70.00 late fee on the total outstanding balance.
Electronic Acceptance: Click the hyperlink attached to the email to accept electronically.
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.

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.

Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
1/22/2025	19

Bill To
Meadowview at Twin Creek CDD C/O GMS

Terms	Due Date
Net 30	2/21/2025

Description	Amount
Amortization Schedule Series 2019A-1 2-1-25 Prepay \$5,000	100.00

RECEIVED
By Tara Lee at 4:05 pm, Jan 23, 2025

Total	\$100.00
Payments/Credits	\$0.00
Balance Due	\$100.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info



PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 952603 • Atlanta, Georgia 31192-2603
 904-356-5100 • Fax: 904-363-1499 • Toll Free: 800-225-5305 • turnerpest.com

RECEIVED
 JAN 21 2025

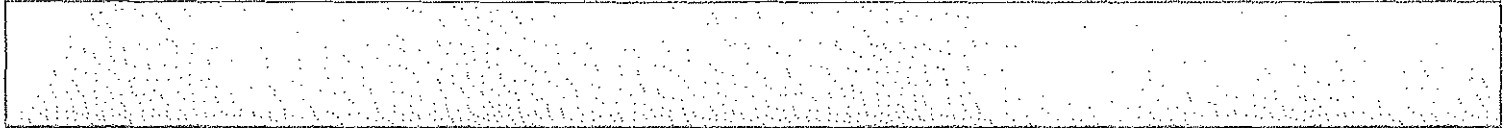
Service Slip/Invoice

INVOICE: 620178099
 DATE: 01/16/2025
 ORDER: 620178099

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

Work Location: [385188] 904-234-1977
 Beacon Lake Amenity Center
 Brian Stephens
 850 Beacon Lake Parkway
 St Augustine, FL 32095-7458

Work Date	Time	Target Pest	Technician	Time In
01/16/2025	10:24 AM	MICE, RATS, ROACH, S		10:24 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	01/16/2025		10:54 AM




Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$232.81
SUBTOTAL		\$232.81
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$232.81
AMOUNT DUE		\$232.81

RECEIVED
 By Tara Lee at 4:04 pm, Jan 23, 2025



 TECHNICIAN SIGNATURE



 Beacon Lake Amenity Center
 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 indicated, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

D.

Meadow View at Twin Creeks

Community Development District
Construction Phase 4 - Dreamfinders

Construction Funding Request #17
March 24, 2025

Req. PAYEE

151	Quantum Electrical		
	Repair breaks in conduit system - Invoice BeaconBreak	\$	21,600.00
Total Funding Request		\$	21,600.00

Please make check payable to:

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

Signature: _____
Chairman/Vice Chairman

Signature: _____
Secretary/Asst. Secretary

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

REQUISITION SUMMARY

2020 Phase 4

Thursday, March 27, 2025

2021 Phase 4	<u>TO BE APPROVED</u>			
3/21/2025	150	Quantum Electrical	Multiple Bores to install missing crossings and irrigation crossings-Invoice BeaconBore	\$ 19,000.00
3/21/2025	151	Quantum Electrical	Repair breaks in conduit system - Invoice BeaconBreak	\$ 21,600.00
			2021 Phase 4 REQUISITIONS TO BE APPROVED	\$40,600.00
			TOTAL REQUISITIONS TO BE APPROVED March 27, 2025	\$40,600.00

E.

Meadow View at Twin Creeks

Community Development District
Construction Phase 3B - BBX

Construction Funding Request #59
March 24, 2025

Req. PAYEE

150	Quantum Electrical		
	Multiple Bores to install missing crossings and irrigation crossings-Invoice BeaconBore	\$	19,000.00

Total Funding Request		\$	19,000.00
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Please make check payable to:

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

Signature: _____
Chairman/Vice Chairman

Signature: _____
Secretary/Asst. Secretary