

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

APRIL 17, 2025

AGENDA

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

475 West Town Place, Suite 114

St. Augustine, Florida 32092

www.meadowviewattwincreeksd.com

April 10, 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, April 17, 2025 at 6:00 p.m. at the Lake Houses at Beacon Lake, 850 Beacon Lake Parkway St. Augustine, Florida 32095.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment
- III. Approval of Minutes of the March 27, 2025 Meeting
- IV. Ratification of Proposals
 - A. Harbinger
 - B. Allstar Electrical Contractors
- V. Consideration of Proposals
 - A. Check-In Area Items (Second Entrance Gate, Card Reader and Staff Kiosk)
 - B. Additional Staffing (Pool Monitors)
- VI. Discussion of Guest Policy
- VII. Acceptance of the Draft Fiscal Year 2024 Audit Report
- VIII. Discussion of Fiscal Year 2026 Budget
- IX. Staff Reports
 - A. District Counsel
 - B. District Engineer – Ratification of Requisition Nos. 150-153

- C. District Manager
- D. Amenity Manager
- E. Operations Manager – Report
- X. Financial Reports
 - A. Financial Statements as of February 28, 2025
 - B. Assessment Receipts Schedule
 - C. Check Register
 - D. Ratification of Construction Funding Request No. 18 - Phase 4
 - E. Ratification of Construction Funding Request No. 60 – Phase 3B
- XI. Other Business
- XII. Supervisors' Requests and Audience Comments
- XIII. Next Scheduled Meeting – May 15, 2025 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095
- XIV. Adjournment

MINUTES

MINUTES OF MEETING
MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Meadow View at Twin Creeks Community Development District was held on Thursday, March 27, 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
Jessica Brown	Supervisor
Daryl Berman	Supervisor
Jim McNamee	Supervisor

Also present were:

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

The following is a summary of the discussions and actions taken at the March 27, 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

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes

A. February 10, 2025 Workshop

B. February 20, 2025 Board Meeting

Copies of the February 10, 2025 workshop minutes and February 20, 2025 board of supervisors meeting 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. Berman seconded by Ms. Brown with all in favor the February 10, 2025 workshop minutes and February 20, 2025 Board of Supervisors meeting minutes were approved.

FOURTH ORDER OF BUSINESS

Ratification of Atlantic Security Proposal

Mr. Gray stated that the purpose of this proposal was to update the card readers located around the amenity facility and at Lakeside Park as the previous readers were outdated.

On MOTION by Mr. Arias seconded by Ms. Brown with all in favor the proposal from Atlantic Security totaling \$2,895.75 was ratified.

FIFTH ORDER OF BUSINESS

Consideration of Proposals

A. Dog Park Refurbishment

Mr. Gray presented three proposals from Duval Landscape, Yellowstone and BrightView to install mulch and make some irrigation repairs at the dog park. Yellowstone was the most cost-effective proposal at \$12,712.23. The fence will be edged to prevent the mulch from spilling out. He noted the mulch will need to be redone every two years or so.

Mr. Arias asked if the shade structure is staying.

Mr. Gray responded that it is, at least temporarily. He asked if the Board would prefer to eliminate the small dog park and make it one big dog park. If that is the preference, the plan is to move the benches underneath the shade structure.

Mr. Arias suggested leaving the dog park as-is, moving the benches under the shade structure and removing the two obstacles.

Mr. McNamee stated that the dog park fence closest to the pickleball courts is damaged.

Mr. Gray stated that onsite staff can make the repair for around \$350.

The Board discussed whether to remove the divider to make one larger or dog or leave it as-is. The consensus was to leave it as-is and make the necessary repairs.

On MOTION by Mr. Berman seconded by Ms. Brown with all in favor the proposal from Yellowstone Landscape to refurbish the dog park totaling \$12,712.23 was approved.

B. Soccer Field Refurbishment

Mr. Gray presented a proposal from Yellowstone totaling \$4,893.09 to seed the soccer field to improve the turf. He noted the soccer field will need to be closed for three to four weeks.

Mr. Arias asked Ms. Erickson to send an e-blast regarding the need for closing the field.

Mr. Berman asked what it would cost to do a more long-term refurbishment to the field.

Mr. Gray responded that Bermuda sod would cost around \$35,000. To go further and add fencing, benches and key-card access would cost \$50,000 to \$60,000.

On MOTION by Mr. Arias seconded by Mr. Berman with all in favor the proposal from Yellowstone Landscape to seed the soccer field totaling \$4,893.09 was approved.

C. Beach Renovation

Mr. Gray stated that there was a significant savings (around \$40,000) in switching from mulch to pine straw, so the beach renovation, landing entrance landscaping, main entrance landscaping, and annual beds landscaping proposals are all examples of what can be done with that savings. Mr. Gray presented a proposal from Yellowstone totaling \$4,988.50 to improve the landscaping design at the beach by adding a flagstone walkway to the kayak launch and relocating the boulders to prevent more sand washout.

D. Landing Entrance Landscaping Renovation

Mr. Gray stated that Yellowstone has offered to renovate the Landings entrance up at a cost of up to \$10,000. Yellowstone has also offered to install two box drains to fix the drainage issues, and to repair the irrigation issues on the left-side of the entrance.

E. Main Entrance Landscaping Renovation

Mr. Gray stated that a lot of the roses and plants outside of the annual beds at the main entrance have run their course. The proposal from Yellowstone totaling \$14,960 is to remove and replace all the current landscaping in the beds from the retaining wall to the Bermuda in the middle of the island.

F. Annual Beds Landscaping Renovation

Mr. Gray presented a proposal to replace the annual beds with perennials for a total of \$14,970.

Mr. Gray summarized that the savings from the pine straw would be used to fund the annuals, the beach, the soccer field and the main entrance renovations. The dog park proposal cost would come from the landscape contingency line item.

Mr. Berman stated that he does not think the main entrance is in desperate need of a renovation, so he would prefer to put those funds toward the soccer field refurbishment. He asked to be given a chance to inspect each of these areas before taking a vote for approval.

Following board discussion and resident input, the following motion was made to approve all four proposals.

On MOTION by Mr. Arias seconded by Ms. Brown with three in favor and Mr. Berman opposed, the proposal from Yellowstone for the beach, main entrance, annual beds and Landing entrance renovations were approved 3-1.

G. Capital Reserve Study Report

- 1. Community Advisors**
- 2. Custom Reserves**
- 3. Dreux Isaac**

Mr. Oliver presented the three proposals for preparing a capital reserve study report, which will provide a 30-year outlook for when the district's assets will need to be replaced, and what the cost estimates for those replacements are to assist in budgeting for the future. The fees from the three firms total \$3,900, \$6,700 and \$8,800.

On MOTION by Mr. Arias seconded by Mr. Berman with all in favor the proposal from Community Advisors totaling \$3,900 was approved.

H. Additional Staffing – Pool Monitors

Ms. Erickson presented a proposal for pool monitors to assist in preventing non-residents and underage patrons from accessing the pool. The proposal provided for two options, both to provide additional staffing hours from Memorial Day to Labor Day from 12:00 p.m. to 5:00 p.m. The first option is for coverage four days per week for a total of \$8,540. The second option is for coverage seven days per week for a total of \$17,136. With this additional staffing, the idea is to mainstream the entrance to just the front entrance for better control.

Mr. Berman stated that he thinks the pool monitors need to be of a more mature age to perform the tasks they're going to be asked to perform. He also stated that he thinks six guests is a lot to allow at the pool.

Mr. Arias stated that in talking with Ms. Erickson, he would recommend the seven day per week option. He asked where the money would come from should the proposal be approved.

Mr. Oliver recommended the canoe launch line item.

Ms. Erickson added that between the canoe launch and snack bar attendant line item, there is \$15,750 available.

Mr. Arias asked if a public hearing is needed to reduce the number of guests that residents are allowed to bring with them to the facilities.

Mr. Oliver responded that a public hearing is not needed, but it's recommended that an item be placed on a future agenda for discussion before making that change to allow public comment.

Mr. Berman suggested putting an item on the next agenda.

Mr. Arias suggested looking at proposals to create a checkpoint for the pool monitors to check residents in.

Ms. Brown stated that she thinks requiring a photo ID might be helpful, however Ms. Erickson has advised it will need to be in the rules and/or access cards would need to be re-printed, so the change would need to be implemented next year.

The Board's consensus was to table the proposal for additional staffing until the next meeting when the proposals for creating a check-in area can also be considered.

SIXTH ORDER OF BUSINESS**Discussion of Draft Parking Policy;
Consideration of Resolution 2025-04,
Setting a Public Hearing Date**

Ms. Buchanan presented draft parking policies that would govern the amenity center parking lot, any parks that may have parking areas, or grassy common areas that are not intended to be parked on. The policies follow the statutory definitions of what is included and authorized for towing and designate two different types of parking areas. The first area are the common grassy areas, which would be considered no parking at any time. The second would be the district's parking lots, which would have overnight parking prohibited. The policy allows for an exception in which if someone contacts staff, they can give permission to overnight park so long as it doesn't exceed seven consecutive days. The policy also authorizes vendors and contractors to use the parking lots while they are working on District facilities. The policy also provides the process for towing and removal, which includes a requirement for the District to post signage.

Mr. McNamee questioned if an e-blast could be put out to the community asking them to park on one side of the street only and/or to park facing one direction.

Ms. Buchanan stated that she does not have an objection to putting out an information campaign and suggests including the St. Johns County Ordinance relating to parking that addresses some of the concerns, such as not blocking access to the street.

On MOTION by Mr. Berman seconded by Mr. Arias with three in favor Resolution 2025-04, setting a public hearing for the May 15, 2025 meeting at 10:00 a.m. to adopt parking and towing policies was approved.

SEVENTH ORDER OF BUSINESS**Discussion of Docks**

Mr. Oliver presented the master dock easement agreement filed with the St. Johns County Clerk of Court in 2021 noting the agreement designates which lots are allowed to build docks, which is essentially every other lot. The Board can opt to change the agreement, but they will want to consider all the issues that may come with that change.

The Board's consensus was to not make any changes at this time. Mr. Berman suggested bringing a copy of the master dock easement agreement to each meeting in the event the topic comes up again.

EIGHTH ORDER OF BUSINESS**Update Regarding Landing Gate
Monitoring Services and Alternatives**

Mr. Gray stated that Envera recently had an outage throughout the state. He has had residents reach out to him to voice concerns about the Envera system and the gates. The call response time has been reduced from 26 seconds to 15 seconds, so they have improved, but residents have asked to look at alternative companies. Mr. Gray has looked into one recommended called Tap to Go. Tap to Go is just a monitoring company, whereas Envera is a security and monitoring company. With Tap to Go, the residents would utilize an app to open the gate. There is no human interface at that point. The residents can create invitational lists that will log the tag numbers and automatically detect them when they arrive. One issue that could arise is if the app is left open and the button is repeatedly pressed unintentionally. If that happens, it will put the gate in reset mode and the gate will not close. Tap to Go would cost around \$10,000 for installation and \$344 per month.

Mr. Arias suggested surveying the Landings residents to get a feel for their preference, as only those residents would be absorbing the cost to change vendors.

Mr. Gray offered to attend a Zoom meeting for residents to join to get information on the Envera system.

Mr. Oliver announced that he was leaving the meeting at this time. Before he left, he informed the Board that the upgraded street signs for Phases 3B and 4 have been ordered. Additionally, the hook-ups for the lighted signs throughout the community are in progress.

NINTH ORDER OF BUSINESS**Staff Reports****A. District Counsel**

Ms. Buchanan informed the Board that a gentleman that submitted a complaint regarding the noise from the pickleball courts has again raised concerns about the noise level at his home and he intends to file a nuisance complaint against the District. To be successful in such a complaint, the filer must prove that he owns the property, that the District's pickleball courts would interfere with his enjoyment of the property, and that the interference is both substantial and unreasonable. She noted the three options she's discussed with the board before are still on the table, which are to wait for the resident to file formal action, review ways to try to mitigate the noise with sound abatement alternatives, or to install the

sound abatement system that was previously considered but not pursued by the Board at the time.

Mr. Arias stated that his preference is waiting for the resident to take formal action, as the Board has previously discussed this topic at length and is compliance with the city's guidelines.

Ms. Brown asked how much it would be to have a noise study done and if it would stand up in court.

Mr. Gray stated that he's spoken to a representative from the county, and he was told the District has done the most out of any community in the area to try to assist with noise control and from what they saw, they do now have an issue so long as the courts close by 11:00 p.m.

Mr. Berman concurred with waiting for the resident to take formal action as there is no guarantee that anything the District funds in terms of sound abatement will appease the resident.

The Board's consensus was to wait to see if the resident files formal action.

B. District Engineer

Mr. Sims presented a requisition summary containing requisition numbers 150 and 151 made payable to Quantam Electrical for a total of \$40,000.

On MOTION by Mr. Arias seconded by Mr. Berman with three in favor the requisition summary was approved.

Next, Mr. Sims asked for approval of work authorization number 29 for an increase in ETM's rates for fiscal year 2026. He did not have a proposed rate schedule to provide to the Board, but he estimated the impact would be \$10,000.

The work authorization will be included in the next agenda package to give the Board a chance to review the proposed rates.

C. District Manager

There being nothing further to report, the next item followed.

D. Amenity Manager – Report

Ms. Erickson provided an overview of events held since the last meeting. She also informed the Board that the prices of the cooking demonstrations have gone up from \$1,200 to \$1,500, which would increase the cost per attendee to \$30.

E. Operations Manager – Report

Mr. Birol provided an overview of the maintenance items that were addressed between meetings.

TENTH ORDER OF BUSINESS**Financial Reports****A. Financial Statements as of January 31, 2025**

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 96% collected was included in the agenda package for the Board's review.

C. Check Register

A copy of the check register totaling \$167,910.35 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.

D. Construction Funding Request No. 17 – Phase 4

A copy of construction funding request number 17 totaling \$21,600 was included in the agenda package for the Board's review.

E. Construction Funding Request No. 59 – Phase 3B

A copy of construction funding request number 59 totaling \$19,000 was included in the agenda package for the Board's review.

On MOTION by Mr. Arias seconded by Mr. Berman with all in favor construction funding request numbers 17 and 59 were approved.

ELEVENTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

A resident thanked the Board for working to address the issue of prohibited individuals at the pool.

Mr. Gray stated that he is still working with the county to try to get some signs removed from Trophy Lake Drive.

A resident asked if there is an update on the Stargaze berm as he's concerned about his privacy.

Mr. Berman responded that he is working on proposals for a walkway and some other items and Mr. Gray is working on landscape proposals for a similar berm as the one in Phase 4. The resident will need to contact the HOA regarding his request for a variance on the fence.

A resident asked if the empty lot on Stargaze was supposed to be a park.

Mr. Berman responded that sales brochures differ from what the developer planned. In the documents, it just said green space. Windemere is the next area he'd like to address.

**THIRTEENTH ORDER OF BUSINESS 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**

FOURTEENTH ORDER OF BUSINESS Adjournment

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

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

A.



Company Address 2756 Park St
Jacksonville, FL 32205
US

Created Date 3/4/2025
Opportunity Owner Ed Busey
Expiration Date 4/4/2025

Quote Number 00002099


Prepared By Predrag Lubura
Email predrag@harbingersign.com

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

Ship To Name Beacon Lake - phase 3B
Ship To 64 Beacon Lake Pkwy
St. Johns, FL 32259
US

Quoted Items

Product	Line Item Description	Quantity	Sales Price	Total Price
Sign - Post and Panels (Wayfinding)	SIGN TYPE A/S-3: MANUFACTURE 12'-0" TALL CUSTOM STOP/STREET SIGN WITH LED ILLUMINATION.	1.00	\$10,446.00	\$10,446.00
Install Labor	INSTALL 12'-0" TALL CUSTOM STOP/STREET SIGN WITH LED ILLUMINATION. NOTE: QUOTE INCLUDES ANCHOR BOLTS AND BREAKAWAY BOLTS.	1.00	\$2,910.00	\$2,910.00
Sign - Post and Panels (Wayfinding)	SIGN TYPE E/S-5 (NEW SIGN): MANUFACTURE 33" X 33" PEDESTRIAN CROSSWALK AHEAD SIGN.	6.00	\$1,230.00	\$7,380.00
Sign - Post and Panels (Wayfinding)	SIGN TYPE E/S-5 (POLE AND BACKER ONLY): MANUFACTURE 33" X 33" POLE AND BACKER FOR PEDESTRIAN CROSSWALK AHEAD SIGN.	3.00	\$786.00	\$2,358.00
Install Labor	INSTALL 33" X 33" PEDESTRIAN CROSSWALK AHEAD SIGN.	4.00	\$615.00	\$2,460.00
Sign - Post and Panels (Wayfinding)	SIGN TYPE F/S-5 (NEW SIGN): MANUFACTURE 33" X 33" PEDESTRIAN CROSSWALK W/DIAGONAL ARROW.	8.00	\$1,230.00	\$9,840.00
Sign - Post and Panels (Wayfinding)	SIGN TYPE F/S-5 (POST AND BACKER): MANUFACTURE POST AND BACKER FOR 33" X 33" PEDESTRIAN CROSSWALK W/DIAGONAL ARROW.	5.00	\$786.00	\$3,930.00
Install Labor	INSTALL 33" X 33" PEDESTRIAN CROSSWALK ARROW SIGN.	7.00	\$615.00	\$4,305.00
Sign - Post and Panels (Wayfinding)	SIGN TYPE (SL- 25 POLE AND BACKER ONLY) : MANUFACTURE POLE AND BACKER ONLY FOR SPEED LIMIT SIGN.	4.00	\$786.00	\$3,144.00
Install Labor	INSTALL SPEED LIMIT SIGNS.	4.00	\$615.00	\$2,460.00
Sign - Post and Panels (Wayfinding)	SIGN TYPE B/S-4: MANUFACTURE 2'-9" X 2'-9" CUSTOM STOP/STREET SIGN WITH BLADES AND LIGHTHOUSE LOGO.	4.00	\$2,805.00	\$11,220.00
Install Labor	INSTALL 2'-9" X 2'-9" CUSTOM STOP/STREET SIGN WITH BLADES AND LIGHTHOUSE LOGO.	4.00	\$657.00	\$2,628.00
Engineering	ENGINEERING.	1.00	\$615.00	\$615.00

Customer Initials: 
Date: 3/31/2025



Permit	PERMIT, ACQUISITION FEE.	1.00	\$450.00	\$450.00
Permit	PERMIT, ACTUAL PERMIT TO BE INVOICED AT COST.	1.00	\$0.00	\$0.00
Survey	SURVEY.	1.00	\$450.00	\$450.00
Note	ESTIMATES ARE BASED ON CUSTOMER SUPPLIED INFORMATION. ANY SPECIAL REQUIREMENTS MAY CHANGE ESTIMATED AMOUNT. LEAD TIME IS (10) TEN TO (12) TWELVE WEEKS FROM SIGNED P.O. AND DEPOSIT. IF PERMIT IS REQUIRED LEAD TIME BEGINS UPON PERMIT APPROVAL.	1.00	\$0.00	\$0.00

Totals

Subtotal	\$64,596.00	DEPOSIT AMOUNT \$32,298.00
Discount	0.00%	
Total Price	\$64,596.00	
Grand Total	\$64,596.00	

This Proposal is not effective unless signed and dated by Harbinger/hi and will automatically expire if not accepted by Customer in writing within 30 days of the Proposal Date. By signing, Customer (i) agrees that the proposed prices, specifications, and terms and conditions contained herein are satisfactory and accepted; (ii) authorizes Company enter onto the Job Location site and to furnish the materials and perform the Work as specified; and (iii) agrees that payment will be made as specified.

Work will not begin until a down payment of 50.0% of the total proposal amount listed above and a written acceptance is received by Harbinger. The "Additional Terms and Conditions" govern the parties' agreement. Please initial all pages.

Signatures

HARBINGER / hi
By: Ed Busey
Name: Ed Busey
Title: VP Business Development
Date: 4/8/2025

CUSTOMER
By: James Oliver
Name: James Oliver
Title: Secretary
Date: 3/31/2025

Terms and Conditions

1. Estimate; Proposal; Payments; Storage Fees. Unless specified, the total Proposal amount does not include electrical, hookup, Permits (defined below), Storage Fees (defined below), engineering costs, surveys, or tax, unless stated, so the final invoice amount ("Full Purchase Price") may change prior to completion. Harbinger / hi and Customer shall determine a mutually agreeable date for delivery ("Delivery Date") of the specified work product ("Materials"). At Harbinger / hi's sole discretion, upon completion of any line item or part of the Materials (each, "Item"), Harbinger / hi may submit to Customer a progress payment invoice ("Invoice"), and Customer shall pay to Harbinger / hi a progress payment attributable to such completed Item ("Progress Payment") within 30 days of receipt of the Invoice. The Invoice will include Harbinger / hi's proof of completion of the Item and the amount specified on the Proposal for the Item, plus any applicable tax. No later than 5 days after Harbinger / hi's delivery (or installation, if applicable) of the Materials, Customer shall notify Harbinger / hi in writing of any quality not in conformance with this Proposal; if Customer fails to do so, Customer waives all rights to reject the Materials on such basis. No later than 30 days after Harbinger / hi's delivery (or installation, if applicable) of all of the Materials, Customer shall pay to Harbinger / hi the Full Purchase Price, less any down payment, deposit, and Progress Payments received. If Customer refuses or neglects to accept any of the Materials on the Delivery Date, or if Customer defaults on payment when due, Harbinger / hi may declare the entire balance of the Full Purchase Price due and payable, and Customer shall pay Harbinger / hi \$_____ per day (if left blank, \$25 per day) that

Customer Initials: JO
Date: 3/31/2025

Harbinger / hi stores such Materials ("Storage Fees"). Harbinger / hi will send Customer a monthly invoice for Storage Fees on the 30th day after the first day Storage Fees begin to accrue. 1.5% interest per month will be charged on any unpaid balance, including on any Storage Fees.

2. Permits; Junction Box; Drilling; Laws. Unless otherwise specified herein, Customer shall be responsible

for obtaining any permits or permissions ("Permits") required to install or maintain the Materials. If installation of the

Materials is included in the Proposal, and Harbinger / hi obtains Permits, Customer shall pay all associated costs and legal fees. If installation of the Materials is included in the Proposal, and if applicable, Customer shall provide Harbinger / hi access to a junction box of suitable capacity and approved by the National Electric Code then in effect ("Junction Box"), within 5 feet of the proposed display location of the Materials, prior to installation. Customer shall be responsible for any obstruction of delivery due to any delay in obtaining Permits or providing access to a suitable Junction Box; such an obstruction may result in Customer incurring Storage Fees. If Customer executes this Proposal without obtaining such Permits or providing such access to a Junction Box, then Customer waives any claim against Harbinger / hi for failing to install the Materials within the agreed-upon timeframe. If Customer is responsible for installation of the Materials or if Customer otherwise makes the final connection of the Materials to the Junction Box, Harbinger / hi shall not be liable for damage resulting to the Materials, related components, people, or property due to any such connection. If installation of the Materials is included in the Proposal, and if drilling is necessary for such installation, Harbinger / hi will contact the necessary authorities to locate public underground utilities. Customer shall be solely responsible for identifying the location of private underground utilities or other items; Harbinger / hi shall not be liable for any damage to utilities or items not identified by Customer. If rock or unforeseeable conditions are encountered, requiring special equipment or revisions for Harbinger / hi to install the Materials, Customer shall pay to Harbinger / hi any additional fees for such equipment or revisions. Customer shall be available at all applicable times to provide access to Harbinger / hi and its contractors to allow inspection or repair of the Materials. Each party shall comply with all applicable federal, state, and local laws, ordinances, regulations, and orders, and Customer waives all rights to require Harbinger / hi to adhere to any standards or regulations more restrictive than any applicable law.

3. Ownership. Harbinger / hi retains all right, title, and interest to the Materials, including any signs, until Harbinger / hi receives the Full Purchase Price, including payment of all Storage Fees (if payment is by check, upon deposit of the funds into Harbinger / hi's bank account). Customer assumes all risks and liabilities relating to damage to the Materials after delivery (and installation, if applicable), and any such damage will not affect Harbinger / hi's rights to enforce the Full Purchase Price.

4. Limited Warranties. Subject to the terms and conditions hereof, Harbinger / hi warrants to Customer that the

Materials (excluding any digital display sign ("EGP")) shall be in accordance with any drawings or specifications

submitted, and free from material defects in their construction (and installation, if included in the Proposal and installed by Harbinger / hi) for a period of 1 year after the Delivery Date. With regard to EGPs only, subject to the terms and conditions hereof, Harbinger / hi warrants to Customer that EGPs and their related components shall be free from material defects in their construction (and installation, if included in the Proposal and installed by Harbinger / hi) for a period of 1 year, or for such longer warranty period specified on the Purchase Order, after the Delivery Date. If any of the Materials, including EGPs, (or their installation, if included in the Proposal and installed by Harbinger / hi) is found to be defective during such warranty periods, and if the warranty is still in effect, then Harbinger / hi shall elect to either repair the defect or replace the applicable Materials, free of charge. After such warranty periods have expired, or if such warranty is no longer in effect, then Harbinger / hi may charge Customer normal labor charges for any work performed by Harbinger / hi or its contractors. All applicable warranties are not transferable to third parties. Harbinger / hi will use commercially reasonable efforts to pass-through to Customer the

Customer Initials: 

Date: 3/31/2025

benefit of any warranties on the Materials, including EGPs, to the extent Harbinger / hi has the right to do so. HARBINGER / HI DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR PARTICULAR PURPOSE.

5. Void of Warranties. All applicable warranties do not cover damages or destruction from the following:


(i) acts

of God, lightning, wind, rain, flood, fire, earthquake, hurricane, explosion, war, invasion, hostilities, terrorism or threats, or other civil unrest; (ii) abuse, misuse, modification, vandalism, or malfeasance by Customer or any other party except Harbinger / hi; (iii) normal wear and tear; or (iv) Customer's failure to properly maintain, in accordance with Harbinger / hi's then-existing instructions and manuals, Materials, including EGPs. Further, all warranties are voided if any of the following occurs: (i) Customer fails to pay to Harbinger / hi the Full Purchase Price; (ii) Customer fails to promptly report to Harbinger / hi a defect; (iii) anyone other than Harbinger / hi provides materials, fabrication, or service for the Materials and/or EGPs. Harbinger / hi will not reimburse any person or company for repairs not reported to or corrected by Harbinger / hi, or (iv) if Harbinger / hi does not install the Materials, Customer and its contractor(s) fail to comply with the following installation requirements ("Installation Requirements"): contemporaneously with the installation of the Materials, Customer or its contractor(s) shall comply with Harbinger / hi's then-existing instructions and manuals; take photographs of the installation, including the top, bottom, and inside of cabinets and all fans and/or vents ("Photographs"); and complete the warranty checklist and requirements thereon, including with part numbers and serial numbers ("Checklist"). Within 2 business days after installation of the Materials, Customer or its contractor(s) shall e-mail to Harbinger / hi the Photographs and Checklist. Harbinger / hi will not reimburse any person or company for repairs not reported to or corrected by Harbinger / hi.

6. Indemnification; Limitation of Liability. CUSTOMER SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS HARBINGER / HI FROM ANY AND ALL CLAIMS OR DAMAGES RELATING TO THE MATERIALS OR WORK IF CUSTOMER ABUSES, MISUSES, MODIFIES, (FAILS TO COMPLY WITH THE INSTALLATION REQUIREMENTS, IF APPLICABLE) OR FAILS TO PROPERLY MAINTAIN, IN ACCORDANCE WITH HARBINGER / HI'S THEN-EXISTING INSTRUCTIONS AND MANUALS, ANY MATERIALS DELIVERED, INSTALLED, OR REPAIRED BY HARBINGER / HI, OR IF CUSTOMER ALLOWS OTHERS TO DO SO. Harbinger / hi shall not be liable for consequential, special, or punitive damages arising herefrom.

7. Force Majeure. No party shall be deemed to have breached this agreement for failure or delay in fulfilling any term hereof (except for obligations to make payments) if such failure or delay is caused by or results from acts beyond the affected party's reasonable control, including without limitation: (i) acts of God; (ii) flood, fire, earthquake, hurricane, or explosion; (iii) war, invasion, hostilities, terrorism or threats, or other civil unrest; (iv) government order or law, other than one delaying issuance of a Permit; (v) actions, embargoes, or blockades after the date of this agreement; (vi) national or regional emergency; or (vii) strikes, labor stoppages, slowdowns, or other industrial event; however, such party shall use diligent efforts to mitigate the effects of such force majeure event and shall give written notice to the other party within 10 days of such event, stating the estimated time delay caused by the event.

8. Miscellaneous. This Proposal, the terms and conditions of which apply to all purchase orders, contains the entire agreement between the parties relating to the Materials and Work contemplated herein, and

Customer Initials: 

Date: 3/31/2025

supersedes any
and all prior or conflicting proposals, agreements, or understandings. Any modification shall be valid only if
it is in
writing and signed by Harbinger / hi and Customer, which modification is subject hereto to the extent its
terms do not
conflict herewith. Harbinger / hi's failure to enforce at any time any terms or conditions of this agreement
shall not
constitute a waiver of such provision or any other provision hereof. The terms and conditions are binding
upon
Customer, its agents, successors, or assigns; however, Customer shall not assign this agreement without
Harbinger / hi's prior written consent. If any court of competent jurisdiction declares any provision hereof to
be invalid, such
determination shall not affect the validity of any other provision hereof, which shall remain in full force and
effect. This
agreement is governed by the laws of the State of Florida, without giving effect to the principles of conflicts
of law. Any
action relating hereto must be instituted in federal or state court in Duval County, Florida, and the parties
hereby
irrevocably submit to the jurisdiction of any such court. In connection with any litigation brought which
arises out of or
relates hereto, the prevailing party will be entitled to recover all costs associated with same, including
reasonable
attorneys' fees at trial and on appeal. THE PARTIES HEREBY WAIVE TRIAL BY JURY IN ANY ACTION
OR
PROCEEDING ARISING UNDER THIS PROPOSAL. TIME IS OF THE ESSENCE IN THE
PERFORMANCE OF
DUTIES UNDER THIS AGREEMENT.

Customer Initials:

Date: 3/31/2024



Company Address 2756 Park St
Jacksonville, FL 32205
US

Created Date 3/4/2025
Opportunity Owner Ed Busey
Expiration Date 4/4/2025

Quote Number 00002096


Prepared By Predrag Lubura
Email predrag@harbingersign.com

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

Ship To Name Beacon Lake
Ship To 64 Beacon Lake Pkwy
St. Johns, FL 32259
US

Quoted Items

Product	Line Item Description	Quantity	Sales Price	Total Price
Sign - Post and Panels (Wayfinding)	SIGN TYPE A/S-3: MANUFACTURE 12'-0" TALL CUSTOM STOP/STREET SIGN WITH LED ILLUMINATION.	1.00	\$10,446.00	\$10,446.00
Install Labor	INSTALL 12'-0" TALL CUSTOM STOP/STREET SIGN WITH LED ILLUMINATION. NOTE: QUOTE INCLUDES ANCHOR BOLTS AND BREAKAWAY BOLTS.	1.00	\$2,910.00	\$2,910.00
Sign - Post and Panels (Wayfinding)	SIGN TYPE E/S-5: MANUFACTURE 33" X 33" PEDESTRIAN CROSSWALK AHEAD SIGN.	16.00	\$1,230.00	\$19,680.00
Install Labor	INSTALL 33" X 33" PEDESTRIAN CROSSWALK AHEAD SIGN.	16.00	\$615.00	\$9,840.00
Sign - Post and Panels (Wayfinding)	SIGN TYPE F/S-5: MANUFACTURE 33" X 33" PEDESTRIAN CROSSWALK W/DIAGONAL ARROW.	18.00	\$1,230.00	\$22,140.00
Install Labor	INSTALL 33" X 33" PEDESTRIAN CROSSWALK W/DIAGONAL ARROW.	18.00	\$615.00	\$11,070.00
Sign - Post and Panels (Wayfinding)	SIGN TYPE I/S-6: MANUFACTURE 2'-9" X 2'-3" SPEED LIMIT SIGN.	12.00	\$1,074.00	\$12,888.00
Install Labor	INSTALL 2'-9" X 2'-3" SPEED LIMIT SIGN.	12.00	\$615.00	\$7,380.00
Sign - Post and Panels (Wayfinding)	SIGN TYPE B/S-4: MANUFACTURE 2'-9" X 2'-9" CUSTOM STOP/STREET SIGN WITH BLADES AND LIGHTHOUSE LOGO.	9.00	\$2,805.00	\$25,245.00
Install Labor	INSTALL 2'-9" X 2'-9" CUSTOM STOP/STREET SIGN WITH BLADES AND LIGHTHOUSE LOGO.	9.00	\$657.00	\$5,913.00
Sign - Post and Panels (Wayfinding)	SIGN TYPE H/S-6: MANUFACTURE 18" X 12" NO PARKING SIGN.	2.00	\$804.00	\$1,608.00
Install Labor	INSTALL 18" X 12" NO PARKING SIGN.	2.00	\$615.00	\$1,230.00
Sign - Post and Panels (Wayfinding)	SIGN TYPE G/S-6: MANUFACTURE 2'-9" X 2'-9" STOP/DO NOT ENTER SIGN.	3.00	\$1,230.00	\$3,690.00

Customer Initials: 

Date: 3/31/2025

Install Labor	INSTALL 2'-9" X 2'-9" STOP/DO NOT ENTER SIGN.	3.00	\$615.00	\$1,845.00
Engineering	ENGINEERING.	1.00	\$615.00	\$615.00
Permit	PERMIT, ACQUISITION FEE.	1.00	\$450.00	\$450.00
Permit	PERMIT, ACTUAL PERMIT TO BE INVOICED AT COST.	1.00	\$0.00	\$0.00
Survey	SURVEY.	1.00	\$450.00	\$450.00
Note	ESTIMATES ARE BASED ON CUSTOMER SUPPLIED INFORMATION. ANY SPECIAL REQUIREMENTS MAY CHANGE ESTIMATED AMOUNT. LEAD TIME IS (10) TEN TO (12) TWELVE WEEKS FROM SIGNED P.O. AND DEPOSIT. IF PERMIT IS REQUIRED LEAD TIME BEGINS UPON PERMIT APPROVAL.	1.00	\$0.00	\$0.00

Totals

Subtotal	\$137,400.00	DEPOSIT AMOUNT \$68,700.00
Discount	0.00%	
Total Price	\$137,400.00	
Grand Total	\$137,400.00	

This Proposal is not effective unless signed and dated by Harbinger/hi and will automatically expire if not accepted by Customer in writing within 30 days of the Proposal Date. By signing, Customer (i) agrees that the proposed prices, specifications, and terms and conditions contained herein are satisfactory and accepted; (ii) authorizes Company enter onto the Job Location site and to furnish the materials and perform the Work as specified; and (iii) agrees that payment will be made as specified.

Work will not begin until a down payment of 50.0% of the total proposal amount listed above and a written acceptance is received by Harbinger. The "Additional Terms and Conditions" govern the parties' agreement. Please initial all pages.

Signatures

HARBINGER / hi
 By: Ed Busey
 Name: Ed Busey
 Title: VP Business Development
 Date: 4/8/2025

CUSTOMER
 By: James Oliver
 Name: James Oliver
 Title: Secretary
 Date: 3/31/2025

Terms and Conditions

1. Estimate; Proposal; Payments; Storage Fees. Unless specified, the total Proposal amount does not include electrical, hookup, Permits (defined below), Storage Fees (defined below), engineering costs, surveys, or tax, unless stated, so the final invoice amount ("Full Purchase Price") may change prior to completion. Harbinger / hi and Customer shall determine a mutually agreeable date for delivery ("Delivery Date") of the specified work product ("Materials"). At Harbinger / hi's sole discretion, upon completion of any line item or part of the Materials (each, "Item"), Harbinger / hi may submit to Customer a progress payment invoice ("Invoice"), and Customer shall pay to Harbinger / hi a progress payment attributable to such completed Item ("Progress Payment") within 30 days of receipt of the Invoice. The Invoice will include Harbinger / hi's proof of completion of the Item and the amount specified on the Proposal for the Item, plus any applicable tax. No later than 5 days after Harbinger / hi's delivery (or installation, if applicable) of the Materials, Customer shall notify Harbinger / hi in writing of any quality not in conformance with this Proposal; if Customer fails to do so, Customer waives all rights to reject the Materials on such basis. No later than 30 days after Harbinger / hi's delivery (or installation, if applicable) of all of the Materials, Customer shall pay to Harbinger / hi the Full Purchase Price, less any down payment, deposit, and Progress Payments received. If Customer refuses or neglects to accept any of the Materials on the Delivery Date, or if Customer

Customer Initials: 40
 Date: 3/31/2025

defaults on payment when due, Harbinger / hi may declare the entire balance of the Full Purchase Price due and payable, and Customer shall pay Harbinger / hi \$_____ per day (if left blank, \$25 per day) that Harbinger / hi stores such Materials ("Storage Fees"). Harbinger / hi will send Customer a monthly invoice for Storage Fees on the 30th day after the first day Storage Fees begin to accrue. 1.5% interest per month will be charged on any unpaid balance, including on any Storage Fees.

2. Permits; Junction Box; Drilling; Laws. Unless otherwise specified herein, Customer shall be responsible

for obtaining any permits or permissions ("Permits") required to install or maintain the Materials. If installation of the


Materials is included in the Proposal, and Harbinger / hi obtains Permits, Customer shall pay all associated costs and legal fees. If installation of the Materials is included in the Proposal, and if applicable, Customer shall provide Harbinger / hi access to a junction box of suitable capacity and approved by the National Electric Code then in effect ("Junction Box"), within 5 feet of the proposed display location of the Materials, prior to installation. Customer shall be responsible for any obstruction of delivery due to any delay in obtaining Permits or providing access to a suitable Junction Box; such an obstruction may result in Customer incurring Storage Fees. If Customer executes this Proposal without obtaining such Permits or providing such access to a Junction Box, then Customer waives any claim against Harbinger / hi for failing to install the Materials within the agreed-upon timeframe. If Customer is responsible for installation of the Materials or if Customer otherwise makes the final connection of the Materials to the Junction Box, Harbinger / hi shall not be liable for damage resulting to the Materials, related components, people, or property due to any such connection. If installation of the Materials is included in the Proposal, and if drilling is necessary for such installation, Harbinger / hi will contact the necessary authorities to locate public underground utilities. Customer shall be solely responsible for identifying the location of private underground utilities or other items; Harbinger / hi shall not be liable for any damage to utilities or items not identified by Customer. If rock or unforeseeable conditions are encountered, requiring special equipment or revisions for Harbinger / hi to install the Materials, Customer shall pay to Harbinger / hi any additional fees for such equipment or revisions. Customer shall be available at all applicable times to provide access to Harbinger / hi and its contractors to allow inspection or repair of the Materials. Each party shall comply with all applicable federal, state, and local laws, ordinances, regulations, and orders, and Customer waives all rights to require Harbinger / hi to adhere to any standards or regulations more restrictive than any applicable law.

3. Ownership. Harbinger / hi retains all right, title, and interest to the Materials, including any signs, until Harbinger / hi receives the Full Purchase Price, including payment of all Storage Fees (if payment is by check, upon deposit of the funds into Harbinger / hi's bank account). Customer assumes all risks and liabilities relating to damage to the Materials after delivery (and installation, if applicable), and any such damage will not affect Harbinger / hi's rights to enforce the Full Purchase Price.

4. Limited Warranties. Subject to the terms and conditions hereof, Harbinger / hi warrants to Customer that the

Materials (excluding any digital display sign ("EGP")) shall be in accordance with any drawings or specifications

submitted, and free from material defects in their construction (and installation, if included in the Proposal and installed by Harbinger / hi) for a period of 1 year after the Delivery Date. With regard to EGPs only, subject to the terms and conditions hereof, Harbinger / hi warrants to Customer that EGPs and their related components shall be free from material defects in their construction (and installation, if included in the Proposal and installed by Harbinger / hi) for a period of 1 year, or for such longer warranty period specified on the Purchase Order, after the Delivery Date. If any of the Materials, including EGPs, (or their installation, if included in the Proposal and installed by Harbinger / hi) is found to be defective during such warranty periods, and if the warranty is still in effect, then Harbinger / hi shall elect to either repair the defect or replace the applicable Materials, free of charge. After such warranty periods have expired, or if such warranty is no longer in effect, then Harbinger / hi may charge Customer normal labor charges for

Customer Initials: 

Date: 3/31/2021

any work performed by Harbinger / hi or its contractors. All applicable warranties are not transferable to third parties. Harbinger / hi will use commercially reasonable efforts to pass-through to Customer the benefit of any warranties on the Materials, including EGPs, to the extent Harbinger / hi has the right to do so. HARBINGER / HI DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR PARTICULAR PURPOSE.

5. Void of Warranties. All applicable warranties do not cover damages or destruction from the following:

(i) acts of God, lightning, wind, rain, flood, fire, earthquake, hurricane, explosion, war, invasion, hostilities, terrorism or threats, or other civil unrest; (ii) abuse, misuse, modification, vandalism, or malfeasance by Customer or any other party except Harbinger / hi; (iii) normal wear and tear; or (iv) Customer's failure to properly maintain, in accordance with Harbinger / hi's then-existing instructions and manuals, Materials, including EGPs. Further, all warranties are voided if any of the following occurs: (i) Customer fails to pay to Harbinger / hi the Full Purchase Price; (ii) Customer fails to promptly report to Harbinger / hi a defect; (iii) anyone other than Harbinger / hi provides materials, fabrication, or service for the Materials and/or EGPs. Harbinger / hi will not reimburse any person or company for repairs not reported to or corrected by Harbinger / hi, or (iv) if Harbinger / hi does not install the Materials, Customer and its contractor(s) fail to comply with the following installation requirements ("Installation Requirements"): contemporaneously with the installation of the Materials, Customer or its contractor(s) shall comply with Harbinger / hi's then-existing instructions and manuals; take photographs of the installation, including the top, bottom, and inside of cabinets and all fans and/or vents ("Photographs"); and complete the warranty checklist and requirements thereon, including with part numbers and serial numbers ("Checklist"). Within 2 business days after installation of the Materials, Customer or its contractor(s) shall e-mail to Harbinger / hi the Photographs and Checklist. Harbinger / hi will not reimburse any person or company for repairs not reported to or corrected by Harbinger / hi.

6. Indemnification; Limitation of Liability. CUSTOMER SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS HARBINGER / HI FROM ANY AND ALL CLAIMS OR DAMAGES RELATING TO THE MATERIALS OR WORK IF CUSTOMER ABUSES, MISUSES, MODIFIES, (FAILS TO COMPLY WITH THE INSTALLATION REQUIREMENTS, IF APPLICABLE) OR FAILS TO PROPERLY MAINTAIN, IN ACCORDANCE WITH HARBINGER / HI'S THEN-EXISTING INSTRUCTIONS AND MANUALS, ANY MATERIALS DELIVERED, INSTALLED, OR REPAIRED BY HARBINGER / HI, OR IF CUSTOMER ALLOWS OTHERS TO DO SO. Harbinger / hi shall not be liable for consequential, special, or punitive damages arising herefrom.

7. Force Majeure. No party shall be deemed to have breached this agreement for failure or delay in fulfilling any term hereof (except for obligations to make payments) if such failure or delay is caused by or results from acts beyond the affected party's reasonable control, including without limitation: (i) acts of God; (ii) flood, fire, earthquake, hurricane, or explosion; (iii) war, invasion, hostilities, terrorism or threats, or other civil unrest; (iv) government order or law, other than one delaying issuance of a Permit; (v) actions, embargoes, or blockades after the date of this agreement; (vi) national or regional emergency; or (vii) strikes, labor stoppages, slowdowns, or other industrial event; however, such party shall use diligent efforts to mitigate the effects of such force majeure event and shall give written notice to the other party within 10 days of such event, stating the estimated time delay caused by the event.

8. Miscellaneous. This Proposal, the terms and conditions of which apply to all purchase orders, contains

Customer Initials: GO

Date: 3/31/2025

the
entire agreement between the parties relating to the Materials and Work contemplated herein, and
supersedes any
and all prior or conflicting proposals, agreements, or understandings. Any modification shall be valid only if
it is in
writing and signed by Harbinger / hi and Customer, which modification is subject hereto to the extent its
terms do not
conflict herewith. Harbinger / hi's failure to enforce at any time any terms or conditions of this agreement
shall not
constitute a waiver of such provision or any other provision hereof. The terms and conditions are binding
upon
Customer, its agents, successors, or assigns; however, Customer shall not assign this agreement without
Harbinger / hi's prior written consent. If any court of competent jurisdiction declares any provision hereof to
be invalid, such
determination shall not affect the validity of any other provision hereof, which shall remain in full force and
effect. This
agreement is governed by the laws of the State of Florida, without giving effect to the principles of conflicts
of law. Any
action relating hereto must be instituted in federal or state court in Duval County, Florida, and the parties
hereby
irrevocably submit to the jurisdiction of any such court. In connection with any litigation brought which
arises out of or
relates hereto, the prevailing party will be entitled to recover all costs associated with same, including
reasonable
attorneys' fees at trial and on appeal. THE PARTIES HEREBY WAIVE TRIAL BY JURY IN ANY ACTION
OR
PROCEEDING ARISING UNDER THIS PROPOSAL. TIME IS OF THE ESSENCE IN THE
PERFORMANCE OF
DUTIES UNDER THIS AGREEMENT.

Customer Initials: _____

Date: _____

B.

ESTIMATE

Allstar Electrical Contractors Inc.
135 Jenkins Street Suite 105B #107
Saint Augustine, FL 32086

allstar@allstar-electric.org
+1 (904) 540-3351
<http://www.allstar-electric.org>



Bill to

Meadow View At Twin Creeks CCD
850 Beacon Lake Parkway
St Augustine, FL 32210

Ship to

Meadow View At Twin Creeks CCD
850 Beacon Lake Parkway
St Augustine, FL 32210

Estimate details

Estimate no.: 3114
Estimate date: 03/21/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales Item	<p>Horizontal Bore from existing power to new location needing power:</p> <p>Location 1: Beacon Lake Parkway and Garda Ct/Concave Lane 100 Feet</p> <p>Location 2: Beacon Lake Parkway and Concave lane to existing transformer This Location requires a Meter and Small Panel to service the new Stop Sign location tapped off of an existing Transformer #1800 or 18001 or 44635</p> <p>Location 3: Trophy Lake Dr and Twin Creeks Drive 94 Feet (existing power at stop sign)</p> <p>We will do our best to minimize damage to area, but are not responsible to replace or repair grass that may be damaged.</p>	1	\$13,500.00	\$13,500.00
2.		Sales Item	<p>Labor and Material for wiring through horizontal bore and connecting to sign with coordination with FPL and County for permitting.</p> <p>Location 4: Charlie way and Beacon Parkway will be tied into existing 120v circuit for landscape lighting.</p>	1	\$6,862.00	\$6,862.00
3.		Sales Item	<p>Phase 4 at Heron Oaks Drive: Install meter and sub panel with photo</p>	1	\$2,315.00	\$2,315.00

on opposite side of the cart path.
Requires mobile jetting service

4.

Office Related

We will require a deposit of 50% to
schedule and secure material. Final
payment upon completion of work with
a Net 15 Payment.

1

\$0.00

\$0.00

Total

\$22,677.00

Note to customer

Thank you for your Business

March 21, 2025

Accepted date

John, Secretary

Accepted by

FIFTH ORDER OF BUSINESS

A.

Meadow View At Twin Creeks CDD – Project List

Pool Entry –

We would suggest locking the following pool gates to force entry to the main entrance only. This will allow staff to ensure people entering are of sufficient age, not bringing in restricted items and decreasing unauthorized people from entering. Gates to be locked – gazebo, beach entry, back kayak. Also the side kayak and food truck gates will be armed with an emergency exit alarm to insure the gate is not open to those without access cards.

Wrist bands – Guests will receive an armband different from residents

\$12.55 for 500 (\$0.03 each) day of the week

\$18.80 for 1400 (\$0.01 each) 7 colors

Decorative gate for breezeway – \$2842 with 2 gates

Laptop for monitor - \$379 HP 14 Ultrabook

Podium - \$70

Podium chair - \$70

BeaconLake.com – the marketing will end soon, in order to continue the use of the website, here are the projected costs.

\$300 monthly for JSK Marketing to continue to host and support the www.BeaconLake.com website. On site staff would still continue to create the calendar and do all of the updates. This would be an annual contract

\$150 monthly for an outside web hosting company plus hourly fees to trouble shoot, make changes or upgrade plus the cost of plug in program

Sterling Specialties, Inc

7000 US Highway 1 North, Ste 601
St. Augustine, FL 32095
Phone: 904-829-5006
Fax: 904-829-5008

Proposal

Date	Proposal #
4/7/2025	2504037

Customer
Meadow View at Twin Creeks CDD 475 W. Town Place Suite 114 St. Augustine, FL 32092

Project Location
Beacon Lake Breeze way

Description
Furnish and install 14' of 5' White Scalloped Top vinyl fence with 2 - 48" walk gates with locking drop rods and ball caps.

This proposal may be withdrawn by us if not accepted within 10 days. Any deviations from these specifications will be executed only upon written order, and may become an extra charge over and above the below total. All agreements are contingent upon strikes, accidents or delays beyond our control. Customer agrees that the prices, specifications and conditions listed herein are satisfactory and are hereby accepted. Sterling Specialties, Inc. is authorized to start and complete project as specified; 50% deposit due and balance upon completion. PLEASE NOTE THAT WE DO NOT ACCEPT AMERICAN EXPRESS CARDS. HOA REVIEW FEES WILL BE ADDITIONAL. All past due balances are subject to service charges of 1.5% per month (18% annually), or the maximum permitted by law. Should we have to refer your account to an attorney for collection, the prevailing party shall be entitled to recover all out of pocket expenses, court costs and reasonable attorney's fees.

Additionally, it is the responsibility of the property owner to locate all private utilities including but not limited to gas lines, irrigation, and satellite cables and assumes responsibility for repair to any unmarked private utilities. All materials remain property of Sterling Specialties Inc. until contract amount is paid in full.

Signature: _____ Date: _____

Total \$2,842.00

B.

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

FY25 Amount

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
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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

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

FY25 Amount

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
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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
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Sunday	7/27/25 12:00-5:00	5
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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
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Friday	8/15/25 12:00-5:00	5
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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

SIXTH ORDER OF BUSINESS

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

AMENITIES RULES & POLICIES

Beacon Lake Amenity Center
850 Beacon Lake Parkway
St. Augustine, Florida 32095
P: (904) 217-3052

Adopted April 18, 2019

(as amended November 17, 2022)

PART 1: Meadow View at Twin Creeks Community Development District

In accordance with Chapter 190 of the Florida Statutes, and on February 21, 2019 at a duly noticed public meeting, the Board of Supervisors of the Meadow View at Twin Creeks Community Development District adopted the following policies to govern the operation of the District's Amenities. All prior policies of the District are hereby superseded on a going forward basis.

DEFINITIONS

The following definitions shall apply to these policies in their entirety:

"Access Card" – shall mean the identification card issued to Patrons.

"Amenities" – shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, the District's clubhouse, fitness center, swimming pool, multi-purpose field, tennis courts, playground, picnic area, and walking trails, together with their appurtenant areas, facilities, equipment, and any other appurtenances.

"Amenities Policies" or "Policies" – shall mean all Amenities Policies of the District, as amended from time to time.

"Amenity Manager" – shall mean the management company, including Community Manager, Lifestyles Director and its employees, staff and agents, contracted by the District to manage the Amenities.

"Annual User Fee" – shall mean the base fee established by the District for the non-exclusive right to use the Amenities. The amount of the Annual User Fee is set forth in the District's rules.

"Board of Supervisors" or "Board" – shall mean the Board of Supervisors of the District.

"District" – shall mean the Meadow View at Twin Creeks Community Development District.

"District Manager" – shall mean the professional management company with which the District has contracted to provide management services to the District.

"Family" – shall mean a group of individuals living under one roof or head of household. This can consist of individuals who have not yet attained the legal age of majority (i.e., 18 or as otherwise provided by law), together with their parents or legal

guardians. This does not include visiting relatives, or extended family not residing in the home.

“Guest” – shall mean any person or persons, other than a Patron, who are expressly authorized by the District to use the Amenities, or invited and accompanied at all times by a Patron to use the Amenities.

“Guest Access Card” – A type of Access Card purchased at the request of a Patron and for use by a Guest on a temporary basis.

“Non-Resident” – shall mean any person that does not own property within the District.

“Non-Resident Patron” – shall mean any person or Family not owning property in the District who is paying the Annual User Fee to the District.

“Patron” or “Patrons” – shall mean Residents, Non-Resident Patrons, and Renters.

“Person” – shall mean an individual, or legal entity recognized under Florida law.

“Renter” – shall mean any tenant residing in a Resident’s home pursuant to a valid rental or lease agreement.

“Resident” – shall mean any person or Family owning property within the District.

AUTHORIZED USERS



Generally. Only Patrons and Guests, as set forth herein, have the right to use the Amenities.

Residents. A Resident must pay the Annual User Fee applicable to Residents in order to have the right to use the Amenities. Such payment must be made in accordance with the District’s annual assessment collection resolution and typically will be included on the Resident’s property tax bill. Payment of the Annual User Fee entitles the Resident to use the Amenities for one full fiscal year of the District, which year begins October 1 and ends September 30.

Non-Residents. A Non-Resident Patron must pay the Annual User Fee applicable to Non-Residents in order to have the right to use the Amenities for one full year, which year begins from the date of receipt of payment by the District. This fee must be paid in full before the Non-Resident may use the Amenities. Each subsequent Annual User Fee shall be paid in full on the anniversary date of application.

Renter's Privileges. Residents who rent or lease residential unit(s) in the District shall have the right to designate the Renter of the residential unit(s) as the beneficial users of the Resident's privileges to use the Amenities.

1. A Renter who is designated as the beneficial user of the Resident's rights to use the Amenities shall be entitled to the same rights and privileges to use the Amenities as the Resident.
2. During the period when a Renter is designated as the beneficial user, the Resident shall not be entitled to use the Amenities.
3. Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Resident owners are responsible for the deportment of their respective Renter.
4. Renters shall be subject to all rules and policies as the Board may adopt from time to time.

Guests. Except as otherwise provided for herein, each Patron household may bring a maximum of  Guests to the Amenities, provided however that Guests must be accompanied by the Patron when using the Amenities and provided however that the Patron will be responsible for any harm caused by the Patron's Guests while using the Amenities. For clarification purposes, the preceding sentence shall be construed to place an eight Guest limitation on the total number of Guests that a Patron may bring on behalf of that Patron's particular residence or household – e.g., a Patron Family consisting of four people cannot bring up to  Guests each for a total of 24 Guests, but instead can only bring a total of six Guests on behalf of the entire household. The District may also in its discretion invite Guests as part of any community programming activities. Applicable fees may apply. Guests shall be subject to all rules and policies as the Board may adopt from time to time.

Registration / Disclaimer. In order to use the Amenities, each Patron, all members of a Patron's Family, and all Guests shall register with the District by executing a Registration Form, and by executing the Consent and Waiver Agreement, a copy of which is attached hereto as **Exhibit A**. **All persons using the Amenities do so at their own risk and agree to abide by the rules and policies for the use of the Amenities. As set forth more fully later herein, the District shall assume no responsibility and shall not be liable for any accidents, personal injury, or damage to, or loss of property arising from the use of the Amenities or from the acts, omissions or negligence of other persons using the Amenities. Patrons are responsible for their actions and those of their Guests.**

ACCESS CARDS

Use of Access Cards. Patrons and Guests can use their Access Cards to gain access to the Amenities. Upon arrival at the clubhouse or other amenity facility, Patrons and Guests will scan their Access Cards in the card reader located outside of the main entrance

doors in order to unlock the doors. Under no circumstance should a Patron or Guest provide an Access Card to another person to allow him or her to use the Amenities.

Issuance of Access Cards. Each Patron family will receive two Access Cards per household upon registration with the District.

Non-Transferrable. Access Cards are the property of the District and are non-transferable except in accordance with the District's rules and policies.

Lost or Stolen Cards. All lost or stolen cards need to be reported immediately to the District. Fees may apply to replace any lost or stolen cards. Patron will be financially responsible for damages resulting from unreported loss or theft of the access card.

GATE KEY FOBS AND WINDOW STICKERS

Use of Key Fobs and Window Stickers. Patron and their Guests can use key fobs and window stickers to gain access through The Landing entry gate. Upon arrival at the entry gate, Patrons and/or Guests will scan their fob or window sticker to open the gate. Under no circumstances should a Patron or Guest provide a key fob or window sticker to another person.

Issuance of Key Fobs and Window Stickers. Each Patron family will receive two (2) window stickers per household upon registration with the District. Key fobs are reserved for Patrons with specific vehicles where window stickers are unrecognizable by the gate monitoring system.

Non-Transferrable. Key fobs and window stickers are the property of the District and are non-transferrable except in accordance with the District's rules and policies.

Lost, Stolen or Additional Fobs or Window Stickers. All lost, stolen or additional key fobs or window stickers need to be reported immediately to the District. Fees may apply to replace any lost, stolen or additional fobs or window stickers. Patrons will be financially responsible for damages resulting from unreported lost or stolen fobs or window stickers.

COMMUNITY PROGRAMMING

Resources. The District is pleased to offer a wide variety of programs and activities designed to meet the needs of community members of all ages, interests and skill levels. Each year, the Amenity Manager will evaluate and improve upon existing programs, as well as continually add new activities in each category. The format of each program or activity will be structured to most effectively provide participants with a positive recreational experience of the highest caliber. Patrons can easily find information on new programs and events by picking up the monthly program calendars, reviewing the community bulletin board, or by contacting the Amenity Manager at the clubhouse:

Amenity Manager
The Lake House at Beacon Lake
850 Beacon Lake Parkway
St. Augustine, Florida 32095

Patrons and Guests Only. Unless otherwise directed by the District, programs will be open to Patrons and their Guests only, subject to payment of any applicable fees. Patrons may register Guests for programs; however, in order to provide Patrons with priority registration, Guests may be assessed a surcharge and will only be able to register for programs if space permits.

Registration. Most programs will require advanced registration or an RSVP to allow the staff to plan effectively. To avoid the unnecessary cancellation of a program, register by the posted deadline. Late registrations may be accepted on a case-by-case basis. Due to the nature of some programs and the availability of space, late registration may not always be feasible. Some programs will have maximum registration limitations. In the event a program is full, a waiting list will be created. If there are cancellations in the program, the Patrons on the waiting list will be contacted. This waiting list will also be used to determine if an additional program can be offered.

Programs and Activities. All programs and services including personal training, group exercise, tennis lessons, instructional programs, competitive events, and other programs must be conducted through the Amenity Manager or as directed by the Board. A schedule of activities for the Amenities will be posted in each area and updated by the Amenity Manager.

Athletic Teams. The District may from time to time authorize certain District sponsored athletic teams that may be eligible to use the Amenities for both practice and competitions. For such events, teams from outside the District may be invited to participate in competitions. The District's rules and policies apply to all such teams, and all such members of any outside teams shall be considered Guests within the meaning of these policies. Please contact the Amenity Manager for further information.

Cancellation by the District. The Amenity Manager will notify Patrons if there is a need to change or cancel a program. If a program is cancelled, Patrons will be issued a refund or credit on their account.

Refunds. Program refunds and credit may be granted on a case by case basis. Refunds and credits after the program registration deadline or after a program begins may not be approved.

GENERAL PROVISIONS

All Patrons and Guests using the Amenities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all rules and policies of the District.

Emergencies: After contacting 911 if required, all emergencies and injuries must be reported to the on-site Amenity Manager at beaconmanager@rmsnf.com and to the office of the District Manager at joliver@gmsnf.com.

Hours of Operation. All hours of operation of the Amenities will be established and published by the District. The clubhouse will be closed on the following holidays: Easter, Thanksgiving Day, Christmas Eve, Christmas Day and New Year's Day. The District may restrict access or close some or all of the Amenities for purposes of providing a community activity, for making improvements, for conducting maintenance, or other purposes. Any programs or activities of the District may have priority over other users of the Amenities.

PLEASE BE AWARE THAT USE OF THE AMENITIES IS AT YOUR OWN RISK. THE DISTRICT DOES NOT PROVIDE ANY SUPERVISION WITH RESPECT TO THE USE OF THE AMENITIES, AND THERE ARE INHERENT RISKS IN THE USE OF THE AMENITIES – E.G., THE USE OF THE PLAYGROUND, POOL, ETC. CAN RESULT IN SERIOUS BODILY INJURY OR EVEN DEATH. PARENTS AND LEGAL GUARDIANS ARE RESPONSIBLE FOR THEIR MINOR CHILDREN WHO USE THE AMENITIES. THE DISTRICT STRONGLY ENCOURAGES PARENTS AND LEGAL GUARDIANS TO ACCOMPANY AND SUPERVISE THEIR MINOR CHILDREN WHILE AT THE AMENITIES.

Except as otherwise stated herein, the following additional guidelines govern the use of the Amenities generally:

1. ***Registration, Access Cards and Key Fobs.*** All Patrons must have their assigned Access Card or Key Fob upon entering the clubhouse. Cards are only to be used by the Patron to whom they are issued. Patrons must present their Access Cards or Key Fob upon request by the Amenity Manager.
2. ***Guests.*** Guests must be accompanied by a Patron while using the Amenities, unless the Guest has purchased a Guest Access Card.
3. ***Minors.*** Adult Patrons are responsible for all minor Patrons from their household or visiting the Amenities as Guests of the Patron, and, to better protect the health, welfare and safety of such minors, a parent/guardian (guardian 18 years of age or older) must accompany all such minors who are under the age of 14 or who are otherwise unable to govern and look after themselves in an appropriate manner.
4. ***Attire.*** With the exception of the pool and wet areas where bathing suits are permitted, Patrons and Guests must be properly attired with shirts and shoes to use the Amenities. Bathing suits and wet feet are not allowed indoors with the exception of the locker room areas.
5. ***Food and Drink.*** Food and drink will be limited to designated areas only.
6. ***Alcohol.*** Patrons and Guests may bring their own alcoholic beverages to the Amenities for personal use, but only within designated areas. Patrons and Guests who exercise this right shall do so consistent with federal, state and local laws... For rentals and planned events, patrons will be required to hire a licensed and

- insured vendor of alcoholic beverages, and they must provide proof of this to the Amenity Manager prior to the event. Notwithstanding the foregoing, the District reserves the right to require anyone appearing excessively intoxicated or displaying loud, unruly, or belligerent behavior to leave District property immediately and further reserves the right to call law enforcement to enforce the same.
7. **No Smoking** Smoking (including e-cigarettes) is not permitted in any building, or enclosed or fenced area to the maximum extent of the prohibitions set forth in the Florida Clean Indoor Air Act or other subsequent legislation. All waste must be disposed of in the appropriate receptacles. No employee or contractor of the District shall smoke in any building, or enclosed or fenced area of the Amenities. Any violation of this policy shall be reported to the Amenity Manager.
 8. **Pets.** With the exception of service animals, pets are only permitted in designated areas, and they are not permitted indoors. Where service animals are permitted on the grounds, they must be leashed. Patrons are responsible for picking up after all pets as a courtesy to others and in accordance with the law.
 9. **Vehicles.** Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, or in any way which blocks the normal flow of traffic. Golf carts, off-road bikes/vehicles (including ATV's), and motorized scooters are prohibited on all property owned, maintained, and operated by the District or at any of the Amenities within District unless they are owned by the District.
 10. **Skateboards, Etc.** Bicycles, skateboards, rollerblades, scooters, hover boards and other similar uses are limited to designated outdoor areas only.
 11. **Fireworks.** Fireworks of any kind are not permitted anywhere on the Amenities or adjacent areas.
 12. **Service Areas.** Only District employees and staff are allowed in the service areas of the Amenities.
 13. **Courtesy.** Patrons and their Guests shall treat all staff members and other Patrons and Guests with courtesy and respect.
 14. **Profanity.** Loud, profane or abusive language is prohibited.
 15. **Horseplay.** Disorderly conduct and horseplay are prohibited.
 16. **Equipment.** All equipment and supplies provided for use of the Amenities must be returned in good condition after use. Patrons are encouraged to let the staff know if an area of the Amenities or a piece of equipment is in need of cleaning or maintenance.
 17. **Littering.** Patrons are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.
 18. **Solicitation and Advertising.** Commercial advertisements shall not be posted or circulated in the Amenities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenities property unless approved in writing by the District.
 19. **Outside Vendors/Commercial Activity.** Outside vendors and commercial activity are prohibited on District property unless they are invited by the District as part of a District event or program or as authorized by the District in connection with a rental of the Amenity Facilities.
 20. **Firearms.** Firearms are not permitted in any of the Amenities or on any District property in each case to the extent such prohibitions are permitted under Florida

law. Among other prohibitions, no firearms may be carried to any meeting of the District's Board of Supervisors.

21. ***Trespassing / Loitering.*** There is no trespassing or loitering allowed at the Amenities. Any individual violating this policy may be reported to the local authorities.
22. ***Compliance with Laws.*** All Patrons and Guests shall abide by and comply with any and all federal, state and local laws and ordinances, as well as any District rules and policies, while present at or utilizing the Amenities, and shall ensure that any minor for whom they are responsible also complies with the same.
23. ***Surveillance.*** Various areas of all Amenities are under twenty-four (24) hour video surveillance.
24. ***Grills.*** Grills are permitted only outdoors and at the discretion of, and in areas designated by, the District.
25. ***Bounce Houses.*** Bounce houses and similar apparatus are permitted only outdoors and at the discretion of, and in areas designated by, the District. Proof of liability insurance acceptable to the District shall also be required.
26. ***Cellular Phones.*** To prevent disturbance to others, use of cellular telephones is limited while in the clubhouse. Patrons and guests are asked to keep their ringers turned off or on vibrate while in the clubhouse.
27. ***Lost Property.*** The District is not responsible for lost or stolen items. Staff members are not permitted to hold valuables or bags for Patrons or Guests. All found items should be turned in to the Amenity Manager for storage in the lost and found. Items will be stored in the lost and found for up to one month.

FITNESS CENTER

The following policies apply to the District's fitness center:

1. ***Exercise at Your Own Risk.*** The fitness center is not supervised during operating hours. All Patrons are encouraged to consult their physician before beginning an exercise program.
2. ***Operating Hours.*** The fitness room hours will be from 4:00 a.m. to 11:00 p.m. daily.
3. ***Usage Restrictions.*** For safety purposes, only patrons and Guests ages 15 and older may use, or be in, the fitness center. Due to space limitations, Patrons may only bring a maximum of two Guests to the fitness room.
4. ***Attire.*** Appropriate attire including shorts, shirts, and closed toed athletic footwear must be worn at all times in the fitness center. To maintain clean and sweat-free equipment, clothing must cover any part of the body exposed to direct contact with the equipment.
5. ***Courtesy.*** If a Patron/guest is waiting, cardiovascular equipment utilization is limited to 30 minutes. If a Patron or Guest is waiting for the weight equipment, individuals should allow others to "work in" between sets. All equipment must be wiped down after use with the wipes and/or spray provided.
6. ***Food and Drink.*** No food or chewing gum is permitted in the fitness center. Water or other sport drinks must be contained in non-breakable spill-proof containers.

7. **Noise.** Personal music devices are permitted if used with headphones and played at a volume that does not disturb others.
8. **Equipment.** Weights or other fitness equipment may not be removed from the fitness center. Please replace weights to their proper location after use. Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.
9. **Hand Chalk.** Hand chalk is not permitted.
10. **Personal Training.** Except as expressly authorized by the District, personal training for fees, or solicitation of personal training services for fees, is prohibited.

SWIMMING POOLS

The following policies apply to the District's pools:

1. **Swim at Your Own Risk.** The pool areas are not supervised, and so all Patrons use the pools at their own risk.
2. **Operating Hours.** The pool areas are open from dawn to dusk only. No one is permitted in the pools at any other time unless a specific event is scheduled.
3. **Slides.** The slides are open only at designated times, and only when lifeguards are present. No one is permitted to use the slides when they are closed. When the slides are closed, staff will put in place a panel barrier and/or close-off netting (as applicable) to restrict access.
4. **Skateboards, Etc.** No bicycles, scooters, roller skates, roller blades, hover boards, skate boards or other similar items are permitted on the pool deck.
5. **Food and Drink.** Patrons are permitted to bring their own snacks and water to the pools; however, no food or beverages are permitted in the pools or the pool wet deck area, as defined by Florida law. Glass containers or breakable objects of any kind are not permitted within the fenced area surrounding the pool. Additionally, all General Provisions previously set forth herein apply.
6. **Unsafe Behavior.** No pushing, running, horseplay or other similarly unsafe behavior is allowed in the pool or on the pool deck area.
7. **Diving.** Diving is strictly prohibited at the pools, with the exception of swim team competitions pre-approved by the District.
8. **Noise.** Radios, tape players, CD players, MP3 players and televisions, and the like are not permitted unless they are personal units equipped with headphones.
9. **Aquatic Toys and Recreational Equipment.** Prohibited items include, but are not limited to, rafts, inner tubes, scuba gear, squirt guns, swim fins, hard balls, frisbees, inflatable objects, or other similar water play items. Exceptions are small personal floatation devices for swimming assistance, kickboards, masks, goggles, pool noodles, dive sticks, snorkels and water wings. Amenities staff has the final say regarding the use of any and all recreational floatation devices, and the District reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pools, or if the equipment provides a safety concern.
10. **Entrances.** Pool entrances, including stairs and ladders, must be kept clear at all times.

11. ***Railings.*** No swinging on ladders, fences, or railings is allowed.
12. ***Pool Furniture.*** Pool furniture is not to be removed from the pool area or placed in the pools.
13. ***Chemicals.*** Chemicals used in the pools may affect certain hair or fabric colors. The District is not responsible for these effects.
14. ***Pets.*** Pets, (with the exception of service animals), are not permitted on the pool deck area inside the pool gates at any time.
15. ***Attire.*** Appropriate swimming attire (swimsuits) must be worn at all times.
16. ***Parties.*** Parties at the pool are prohibited, and participants may be asked to leave by the Amenity Manager.
17. ***Prevention of Disease.*** All swimmers must shower before initially entering the pools. Persons with open cuts, wounds, sores or blisters may not use the pools. No person should use the pools with or suspected of having a communicable disease which could be transmitted through the use of the pool.
18. ***Swim Diapers.*** All persons who are not reliably toilet trained must wear swim diapers and a swimsuit over the swim diaper. If contamination occurs, the pool will be closed for twenty four (24) hours and the water will be shocked with chlorine to kill the bacteria. Any individual responsible for contamination of the pools may be held responsible for any clean-up or decontamination expenses incurred by the District.
19. ***Pollution.*** No one shall pollute the pools. Anyone who does pollute the pools is liable for any costs incurred in treating and reopening the pool.
20. ***Lap Lanes.*** Lap lanes are to be used only by persons swimming laps or water walking or jogging.
21. ***Reservation of Tables or Chairs.*** Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them, except for up to thirty minutes.
22. ***Pool Closure.*** The pools may close due to weather warnings, fecal accidents, chemical balancing, or general maintenance and repairs.
23. ***Weather.*** The pools and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pools or pool bottom clearly. The pools will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty 30 minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning, or when instructed to do so by the staff.
24. ***Swim Instruction.*** Except as expressly authorized by the District, swim instruction for fees, or solicitation of swim instruction for fees, is prohibited.
25. ***ADA Compliant Chair Lift.*** The two chair lifts in the pool area are provided pursuant to the Americans with Disabilities Act. They are to be used only to facilitate usage of the pools by disabled individuals. Any use of the chair lift for other than its intended purpose is strictly prohibited.

BATHING LOAD/MAXIMUM CAPACITY: Pursuant to the Florida Department of Health's operating permit for the District's swimming pool, the maximum bathing load for the pools is **210 individuals (54 individuals** for the water activity pool, and **156 individuals** for the lap pool), and the maximum capacity for the swimming pool is **525**

individuals in the enclosed deck area and pools (together, “**Capacity Limits**”). The Amenity Manager will post the Capacity Limits at the pools, and will ensure that the Capacity Limits are not exceeded by periodically monitoring the area. On peak days where there is a potential that the Capacity Limits may be exceeded, the Amenity Manager shall close and lock three of the four gated entrances and require Patrons to access the swimming pools only via the main entrance, where Patrons shall be counted manually by the Amenity Manager. Additionally, the Amenity Manager may issue colored wrist bands to Patrons to ensure that only authorized Patrons are accessing the pools. Further, in the event that the Capacity Limits are exceeded, the Amenity Manager shall request that Patrons leave the pool area until the Capacity Limits are met.

TENNIS COURTS

The following policies apply to the tennis courts:

1. **First Come Basis.** Courts are available for use by Patrons and Guests only on a first come first serve basis, unless reserved. When other players are waiting tennis court use should be limited to 1 hour.
2. **Attire.** All players shall be dressed in appropriate attire, which includes: shirts, tennis shoes, shorts or warm up suits. These items must be worn at all times. Hard and/or black soled shoes are restricted from the tennis courts.
3. **Use.** Tennis courts are for tennis only.
4. **Pets.** Pets, with the exception of service animals, are not permitted on the tennis courts at any time.
5. **Food and Drinks.** Food and gum are not permitted on the courts. Drinks must be in a non-breakable spill-proof container.
6. **Glass Containers.** No glass containers or breakable objects of any kind are permitted on the tennis courts.
7. **Operating Hours.** The tennis courts are open from 6 a.m. to 10 p.m. or as otherwise posted. No one is permitted on the tennis courts at any other time unless a specific event is scheduled.
8. **Skateboards, Etc.** No bicycles, scooters, roller skates, roller blades or skate boards, hover boards or similar items are permitted on the tennis courts.
9. **Furniture.** No furniture, other than benches already provided, will be allowed on the playing surfaces.
10. **Equipment.** Patrons are responsible for bringing their own equipment.
11. **Tennis Instruction.** Except as expressly authorized by the District, tennis instruction for fees, or solicitation of tennis instruction for fees, is prohibited.

MULTI-PURPOSE FIELD

Our community offers a multi-purpose field. The following policies apply:

1. **First Come Basis.** The field is available for use by Patrons and Guests only on a first come first serve basis, unless reserved.

2. ***Vehicles.*** No bicycles, scooters, skate boards, hover boards or other equipment or vehicles with wheels are permitted.
3. ***Chalking.*** Chalking or marking the field must be approved in advance and proper marking materials must be used.
4. ***Glass Containers.*** No glass containers or breakable objects of any kind are permitted on the field.
5. ***Pets.*** Pets must be kept on leash, and Patrons and Guests must pick up and dispose of pet waste in appropriate receptacles.
6. ***Equipment.*** Patrons are responsible for bringing their own equipment.
7. ***Golfing.*** Golfing is not permitted on the field.
8. ***Sports Instruction.*** Except as expressly authorized by the District, sports instruction for fees, or solicitation of sports instruction for fees, is prohibited.

EVENT LAWN, PATIO, PICNIC AREAS, AND OUTDOOR AREAS

The following policies apply to the event lawn, patio, and other outdoor areas:

1. ***First Come Basis.*** The picnic areas, and patio grill, are available for use by Patrons and Guests only on a first come first serve basis. The event lawn and patio areas may only be reserved for a program or event approved by the District.
2. ***Vehicles.*** No bicycles, scooters, skate boards, hover boards or other equipment or vehicles with wheels are permitted.
3. ***Grill.*** Patrons are responsible for cleaning District-owned grills after use. Personal grills are not permitted.
4. ***Skateboards, Etc.*** Bikes, rollerblades, skateboards, scooters, hover boards and equipment with wheels are prohibited.
5. ***Glass Containers.*** No glass containers or breakable objects of any kind are permitted.
6. ***Chalking.*** Chalking or marking the outdoor areas must be approved in advance and proper marking materials must be used.
7. ***Pets.*** Pets must be kept on leash and Patrons must pick up and dispose of pet waste in appropriate receptacles.
8. ***Equipment.*** Patrons and Guests are responsible for bringing their own equipment. The staff may have some equipment available for sign out on a first come first serve basis. Removal of tables and grills from the picnic area is prohibited.
9. ***Noise.*** Amplified sound systems and DJs are prohibited unless it is an approved program, event or rental.
10. ***Clean-Up.*** Patrons and Guests must clean up after themselves and dispose of trash in the appropriate receptacles.

OFF LEASH DOG PARK FACILITY

1. All Patrons and Guests using the Off-Leash Dog Park (the “Bark Park”) are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all District policies governing amenity facilities. Any disregard or violation of these policies or misuse or destruction of Bark Park facilities or

- equipment may result in the suspension or termination of Bark Park or Amenity Center privileges. Guests may use the Bark Park if accompanied by an adult Patron.
2. Please note that the Bark Park is an unattended facility and persons using the Bark Park do so at their own risk. Voluntary use of the Bark Park evidences waiver of any claims against the District resulting from activities occurring at the Bark Park. The District is not responsible for any injury or harm caused from the use of the Bark Park
 3. General Policies applicable to those owners and handlers bringing dogs to the Dog Park:
 - a. The only pets permitted to use the Bark Park are dogs; no other pets permitted.
 - b. Dogs shall be leashed at all times except when in designated “off-leash” areas within the fenced Bark Park.
 - c. Dogs shall be supervised and in view at all times and never left unattended.
 - d. Children under 16 must be closely supervised by an adult at all times.
 - e. Dogs must be leashed quickly and removed from the dog from the Bark Park in the event of any problems. Any dogs displaying aggressive behavior shall immediately be leashed by the owner and removed from the Bark Park.
 - f. Be polite and “Scoop the Poop!” Pet waste stations and trash cans are located at the Bark Park.
 - g. No prong, pinch or spiked collars are permitted within the fenced area of the Bark Park.
 - h. Dogs shall be kept from digging or damaging any equipment or Bark Park lands or facilities. Any holes made by a person’s dog shall be filled by that person.
 - i. Dogs under four months old, in heat, with fleas, skin conditions, or are otherwise ill are not permitted in the Bark Park.
 - j. Dogs shall be up-to-date on vaccinations prior to entering the Bark Park, and shall have current rabies and applicable license tags clipped to their collars at all times.
 - k. No food is permitted at the Bark Park, except food/treats for dogs.

KAYAK LAUNCH

1. The Kayak Launch shall be used for the sole purpose of launching non-motorized watercraft
2. No diving or swimming
3. No roughhousing or horseplay
4. Unattended watercraft are private property and are not to be disturbed
5. Do not feed the wildlife
6. No fishing

Use of Equipment:

1. Non-motorized watercraft vessels including kayaks and canoes will be made available to Patrons and their Guests for a maximum two - hour period per vessel. This will allow availability for other Patrons and Guests.
2. Patrons and Guests using watercraft must wear lifeguard approved life jackets for the duration of the rental.
3. Children under the age of 18 years old operating a non-motorized watercraft vessel must be accompanied by an adult.
4. Patrons and Guests must be able to enter and exit the non-motorized watercraft from the launch.
5. Patrons and Guests are responsible for lost or damaged equipment.
6. Amenity staff has the right to refuse service based on safety concerns.
7. Amenity staff will close all rentals for inclement weather or conditions deemed unsafe.
8. All rentals are due in 30 minutes prior to close.
9. Hours of operation are subject to change without notice.
10. Operating any non-motorized equipment under the influence of alcohol or drugs is strictly prohibited.

LAKE OR POND AREAS

The lakes and ponds throughout the community are not designed for swimming or boating. However, Patrons and their Guests may use the ponds for fishing as set forth herein. (NOTE: Only Patrons and their Guests are authorized to use the ponds for fishing, and any access by non-Patrons is prohibited.) We ask that you respect your fellow landowners and access the ponds through the proper access points. The District has a catch and release policy for all fish caught in the ponds. The ponds are not intended for anything but catch and release, as they are mostly retention ponds and man-made lakes. The purpose of the ponds is to help facilitate the District's natural water system for run off and overflow. The ponds are not to State code for keeping your catch so please protect yourself and the fish population and return them to the water.

The following additional guidelines apply:

1. Please be respectful of the privacy of the residents living near the ponds.
2. Pets must be accompanied and in their owners control at all times around ponds.
3. Parking along the county right of way or on any grassed area near the ponds is prohibited. It is recommended that Patrons wishing to fish walk or ride bicycles to the ponds.
4. Do not leave fishing poles, lines, equipment or bait unattended.
5. Do not leave any litter. Fishing line is hazardous to wildlife.
6. Do not feed the wildlife anything, ever.
7. Fish caught from the lakes may not be edible since the lakes are designed to detain pollutants. Catch and release is required.
8. Swimming is prohibited in all ponds on District property.
9. No watercrafts of any kind are allowed in any of the ponds on District property.
10. Licensing requirements from other governmental agencies may apply. Check the regulations.

11. Fishing is permitted by poles only. No cast nets are permitted.

PLAYGROUND AND TOT LOTS

The community provides several tot lots and playground areas for Patrons and Guests to enjoy with their children. The following guidelines apply:

1. Patrons and Guests may use the playgrounds and tot lots at their own risk.
2. Proper footwear is required and no loose clothing especially with strings should be worn.
3. The mulch material is necessary for reducing fall impact and for good drainage. It is not to be picked up, thrown, or kicked for any reason.
4. No food, drinks or gum are permitted at the playground.
5. No pets of any kind are permitted at the playground, with the exception of service animals.
6. No glass containers are permitted at the playground.
7. No jumping off from any climbing bar or platform.
8. Profanity, rough-housing, and disruptive behavior are prohibited.
9. If anything is wrong with the equipment or someone gets hurt, notify the District immediately.

LAKESIDE FIRE PIT

All Patron and Guests using the Fire Pit Area are expected to conduct themselves in a responsible, courteous and safe manner in compliance with the Policies. Disregard or violation of the Policies and misuse or destruction of the Fire Pit or furniture in the Fire Pit Area may result in the suspension or termination of Amenity Center privileges.

The following policies apply to the Lakeside Park Fire Pit:

1. Use of the Fire Pit is at the Patron's own risk and on a first come, first serve basis, unless reserved.
2. Obey Florida open fire burning rules.
3. Patrons and Guests must be eighteen (18) years of age and older to use the fire pit or be in the Fire Pit area.
4. Operating Hours. The fire pit may only be used during designated hours.
5. Furniture shall not be removed from the Fire Pit.
6. Smoking (including e-cigarettes) is not permitted in the Fire Pit Area.
7. Bring firewood and kindling or charcoal with you.
8. Burn only firewood or logs shorter than 18 inches and smaller than 3 inches in diameter.
9. The cooking of food (i.e. marshmallows, hotdogs, etc.) is not permitted.
10. Do not burn lumber or any building materials.
11. Never use gasoline or other flammable or combustible liquids.
12. Do not leave open flames unattended.

13. Extinguish fire completely before leaving.
14. Clean up: Patrons and Guests must clean up the area and remove all trash when done.
15. Glass Containers, breakable objects of any kind and alcoholic beverages are not permitted.
16. No pets (other than service animals) are permitted in the Fire Pit area.

SPORTS PARK

The following policies apply to the sports park facility:

1. **First Come Basis.** Courts are available for use by Patrons and Guests only on a first come first serve basis, unless reserved. When other players are waiting to use the sport courts, use should be limited to 1 hour.
2. **Attire.** All players shall be dressed in appropriate attire, which includes shirts, tennis shoes, shorts or warm up suits. These items must be worn at all times. Hard and/or black soled shoes are restricted from the sport courts.
3. **Use.** Courts are for game specific use only.
4. **Vehicles.** No bicycles, scooters, skate boards, hover boards or other equipment or vehicles with wheels are permitted in the Sports Park facility.
5. **Pets.** Pets, except for service animals, are not permitted in the Sports Park facility at any time.
6. **Food and Drinks.** Food and gum are not permitted on the courts. Drinks must be in a non-breakable spill-proof container.
7. **Glass Containers.** No glass containers or breakable objects of any kind are permitted in the Sports Park facility.
8. **Operating Hours.** The Sports Park Facility is open from 6 a.m. to 10 p.m. or as otherwise posted. No one is permitted in the Sports Park at any other time unless a specific event is scheduled.
9. **Noise.** Amplified sound systems and DJs are prohibited unless it is an approved program, event or rental.
10. **Skateboards, Etc.** No bicycles, scooters, roller skates, roller blades or skate boards, hover boards or similar items are permitted in the Sports Park facility.
11. **Furniture.** No furniture, other than benches already provided, will be allowed on the playing surfaces.
12. **Equipment.** Patrons are responsible for bringing their own equipment.
13. **Chalking or Taping.** Chalking, taping or marking the court areas are prohibited.
14. **Sports Instructions.** Except as expressly authorized by the District, instructions for fees, or solicitation of sports instruction for fees, is prohibited.
15. **Clean-Up.** Patrons and Guests must clean up after themselves and dispose of trash in the appropriate receptacles.

PICKLE BALL COURT

The following policies apply to the pickleball courts:

1. **First Come Basis.** Courts are available for use by Patrons and Guests only on a first come first serve basis, unless reserved. When other players are waiting pickleball court use should be limited to 1 hour.
2. **Attire.** All players shall be dressed in appropriate attire, which includes: shirts, tennis shoes, shorts or warm up suits. These items must be worn at all times. Hard and/or black soled shoes are restricted from the pickleball courts.
3. **Use.** Pickleball courts are for pickleball only.
4. **Pets.** Pets, except for service animals, are not permitted on the pickleball courts at any time.
5. **Food and Drinks.** Food and gum are not permitted on the courts. Drinks must be in a non-breakable spill-proof container.
6. **Glass Containers.** The pickleball courts are open from 6 a.m. to 10 p.m. or as otherwise posted. No one is permitted on the pickleball courts at any other time unless a specific event is scheduled.
7. **Operating Hours.** The pickleball courts are open from 6 a.m. to 10 p.m. or as otherwise posted. No one is permitted on the pickleball courts at any other time unless a specific event is scheduled.
8. **Skateboards Etc.** No bicycles, scooters, roller skates, roller blades or skateboards, hover boards or similar items are permitted on the pickleball courts.
9. **Furniture.** No furniture, other than benches already provided, will be allowed on the playing surfaces.
10. **Equipment.** Patrons are responsible for bringing their own equipment.
11. **Pickleball Instruction.** Except as expressly authorized by the District, pickleball instruction for fees, or solicitation of tennis instruction for fees, is prohibited.

FACILITY RENTAL POLICIES

The following policies apply to the rental of the Amenities:

1. **Patrons Only.** Unless otherwise directed by the District, only Patrons may reserve designated Amenities for parties and events. Please contact the Amenity Manager in order to determine availability of the Amenities for any particular reservation. Rental reservations should be made no later than 14 days in advance in order to schedule staffing.
2. **Amenities Available for Rental:** The following Amenities are available for rental: clubhouse (excluding kitchen), veranda, and multi-purpose field. The rental of the Amenities is subject to availability, and rentals may be denied in the sole discretion of the District and to account for usage and other issues.
3. **Payment & Registration.** At the time the reservation is made, a check or money order (no cash) for the rental fee and a separate check for the security & cleaning deposit (both payable to the District) must be delivered to the **Facility Manager** along with completed paperwork and insurances, if necessary. Each Patron renting the Amenities must sign and execute a Rental Agreement acceptable to the District, must schedule a time to complete a rental check list with Facility Manager one week

in advance. Regardless of whether the Rental Agreement is executed, the Patron is bound by the Rental Agreement, which is incorporated herein by this reference.

4. ***Rates and Deposits.*** The rental rates and deposits for use of the Amenities are as set forth in the District's rules. The deposit will secure the rental time, location and date. To receive the full refund of the deposit within 10 days after the party, the renter must:
 - i. Remove all garbage, place in dumpster and replace garbage liners;
 - ii. Take down all decorations or event displays; and
 - iii. Otherwise clean the rented Amenities and restore them to their pre-rented condition, and to the satisfaction of the District.

The District may retain all or part of any deposit if the District determines, in its sole discretion, that it is necessary to repair any damages (including any clean-up costs) arising from the rental.

5. ***Computation of Rental Time.*** The rental time period is inclusive of set-up and clean-up time.
6. ***Duration of Rentals.*** The Amenity Manager shall have the right to set minimum and maximum periods for rentals, in their discretion. Please check with the Amenity Manager at the time of rental.
7. ***Available Hours.*** The Amenities may be rented for parties and events during normal operating hours. Additionally, the clubhouse may be rented after hours until 10:00 pm. Private events held after normal operating hours may require a staff attendant, to be paid by the patron renting the facility.
8. ***Capacity.*** The clubhouse capacity limit shall not be exceeded at any time for a party or event.
9. ***Noise.*** The volume of live or recorded music must not violate applicable St. Johns County noise ordinances, or unreasonably interfere with residents' enjoyment of their homes and staff offices
10. ***Insurance.*** Additional liability insurance coverage may be required for all events that are approved to serve alcoholic beverages, or for other events that the District determines in its sole discretion should require additional liability insurance. The District, its staff and consultants are to be named on these policies as an additional insured party.
11. ***Cancellation.*** If the renter wishes to cancel a reservation, the cancellation must be communicated to the Facility Manager no later than two weeks prior to the scheduled event to receive 100% of the rental fee and deposit. If the event is cancelled less than 3 days prior to the event 0% of the security deposit and 100% of the rental fee will be returned, unless is cancelled due to inclement weather.

PROPERTY DAMAGE

Each Patron shall be liable for any property damage at the Amenities caused by him or her, his or her Guests, or members of his or her Family. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage.

Each Patron and Guest, as a condition of invitation to the premises of the Amenities, assumes sole responsibility for his or her property. The District shall not be responsible for the loss or damage to any private property used or stored on the premises of the Amenities, whether in lockers or elsewhere.

USE AT OWN RISK; INDEMNIFICATION

Any Patron, Guest, or other person who participates in the Activities (as defined below), shall do so at his or her own risk, and shall indemnify, defend, release, hold harmless, and forever discharge the District and its contractors, and the present, former, and future supervisors, staff, officers, employees, representatives, agents, and contractors of each (together, "Indemnitees"), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorney's fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings), and harm of any kind or nature arising out of, or in connection with, the participation in the Activities, by said Patron, Guest, or other person, and any of his or her Guests and any members of his or her Family.

Should any Patron, Guest, or other person, bring suit against the Indemnitees in connection with the Activities or relating in any way to the Amenities, and fail to obtain judgment therein against the Indemnitees, said Patron, Guest, or other person shall be liable to the District for all attorney's fees, costs, and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings.

The waiver of liability contained herein does not apply to any act of intentional, willful or wanton misconduct by the Indemnitees.

For purposes of this section, the term "Activities," shall mean the use of or acceptance of the use of the Amenities, or engagement in any contest, game, function, exercise, competition, sport, event, or other activity operated, organized, arranged or sponsored by the District, its contractors or third parties authorized by the District.

SOVEREIGN IMMUNITY

Nothing herein shall constitute or be construed as a waiver of the Districts' limitations on liability contained in Section 768.28, F.S., or other statutes or law.

SEVERABILITY

The invalidity or unenforceability of any one or more provisions of these policies shall not affect the validity or enforceability of the remaining provisions, or any part of the policies not held to be invalid or unenforceable.

AMENDMENTS / WAIVERS

The Board in its sole discretion may amend these policies from time to time. The Board may also elect in its sole discretion at any time to grant waivers to any of the provisions of these policies.

ATTACHMENT A: Consent and Waiver Agreement

ATTACHMENT A
Consent and Waiver Agreement

CONSENT AND WAIVER AGREEMENT
- Meadow View at Twin Creeks Community Development District -

The Meadow View at Twin Creeks Community Development District (“**District**”) owns and operates certain amenities, including a clubhouse, pool, playground, walking trails, and other facilities, and offers certain amenity programs, to the District’s patrons. In consideration for being allowed to use the amenities and/or participate in the amenity programs (together, “**Activities**”), I hereby voluntarily assume any and all risk, including injury to my person and property, relating to the Activities, and agree to indemnify, defend and hold harmless the District, Beacon Lake Community Association, Inc., Governmental Management Services, Riverside Management Services, and any of their affiliates, supervisors, officers, staff, agents, employees, volunteers, organizers, officials or contractors (collectively, the “**Indemnitees**”) from any claim, liability, cost, or loss of any kind sustained or incurred by either any of the Indemnitees or by other residents, users or guests, and resulting from any acts or omissions of myself, my family members, or my guests, and arising out of or incident to the Activities, unless such loss is solely the result of Indemnitees’ gross negligence or intentional, willful, or wanton misconduct. I further acknowledge and agree that I shall be bound at all times by the terms and conditions of the policies, rules and regulations of the District, as currently in effect and as may be amended from time to time. I have read and understand the terms of this Consent and Waiver Agreement and have willingly signed below as my own free act, being both of lawful age and legally competent to do so. Nothing herein shall constitute or be construed as a waiver of the District’s limitations on liability contained in section 768.28, Florida Statutes or other statute or law.

Participant Name: _____

Participant Signature: _____ Date: _____
(if Participant is 18 years of age or older)

Parent/Guardian Name: _____
(if Participant is a minor child)

Parent/Guardian Signature: _____ Date: _____
(if Participant is a minor child)

Address: _____

Phone Number (home): _____

Phone Number (alternate): _____

Emergency Contact & Phone Number: _____

NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE DISTRICT MANAGER.

PRIVACY NOTICE: Under Florida’s Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, Florida Statutes, please notify the District Manager.

PART 2: Meadow View at Twin Creeks
Community Development District
Rule for Amenities Rates

In accordance with Chapters 190 and 120 of the Florida Statutes, and at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Meadow View at Twin Creeks Community Development District adopted the following rules to govern rates for the District's Amenities.

1. **Introduction.** This rule addresses various rates, fees and charges associated with the Amenities.

2. **Definitions.** All capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Amenities Policies of the Meadow View at Twin Creeks Community Development District, as amended from time to time.

3. **Annual User Fee.** For Non-Resident Patrons, the Annual User Fee is equal to the average annual operation and maintenance assessment and debt assessment as established by the District in connection with the adoption of the District's annual fiscal year budgets. For Residents, the Annual User Fee is paid when the Resident makes payment for the Resident's annual operation and maintenance assessment, and debt service assessment, for the property owned by the Resident.

4. **Reservation Rates for Clubhouse.** Any Patron wishing to have the exclusive use of any room or area within the clubhouse (excluding kitchen) must pay the appropriate fee and submit a security deposit in the amounts set forth below. (For clarification purposes, all Guests must be represented by a Patron, the Patron must be in attendance at the event, and deposit must be made by the Patron.)

Room / Area	Rental Fee	Deposit
To be determined by District Amenity Staff*	\$0 - \$500	\$250 - \$1,000

* Rate and deposit based on facility being rented, type of event, and staffing needs.

5. **Miscellaneous Fees.**

Item	Fee
Replacement of Damaged, Lost, or Stolen Access Card or Key Fob and Window Sticker Replacement	\$25.00
Insufficient Funds Fee (for submitting an insufficient funds check)	\$35.00

6. **Special Provisions.**

- a. ***Homeowner's Association Meetings.*** Unless otherwise provided in the District's official policies, as may be amended from time to time, each homeowner's association located within the boundaries of the District is permitted one free meeting per month, subject to availability.
- b. ***Additional Costs.*** The District may in its sole discretion require additional staffing, insurance, cleaning, or other service for any given event, and, if so, may charge an additional fee for the event equal to the cost of such staffing, insurance, cleaning, or service.

- 7. **Adjustment of Rates.** Not more than once per year, the Board may adjust by resolution adopted at a duly noticed public meeting any of the fees set forth in paragraphs 4, 5, and 6 by not more than five percent per year to reflect actual costs of operation of the Amenities, to promote use of the Amenities, or for any other purpose as determined by the Board to be in the best interests of the District. The Board may also in its discretion authorize discounts for certain services.
- 8. **Prior Rules; Policies.** The District's prior rules setting amenities rates are hereby rescinded. The District's Amenities Policies, as may be amended from time to time, govern all use of the Amenities.
- 9. **Severability.** The invalidity or unenforceability of any one or more provisions of this rule shall not affect the validity or enforceability of the remaining portions of this rule, or any part of this rule not held to be invalid or unenforceable.

Law Implemented: ss. 190.011, 190.035, Fla. Stat. (2018)
Effective Date: February 21, 2019

PART 3: Meadow View at Twin Creeks Community Development District *Disciplinary & Enforcement Rule*

In accordance with Chapters 190 and 120 of the Florida Statutes, and on April 18, 2019 at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Meadow View at Twin Creeks Community Development District adopted the following rules / policies to govern disciplinary and enforcement matters. All prior rules / policies of the District governing this subject matter are hereby superseded on a going forward basis.

1. Introduction. This rule addresses disciplinary and enforcement matters relating to the use of the amenities and other properties owned and managed by the District. All capitalized terms not otherwise defined herein have the definitions ascribed to them in the District's Amenities Operating Rules.

2. General Rule. All persons using the Amenities and entering District properties are responsible for compliance with, and shall comply with, the Amenities Rules established for the safe operations of the District's Amenities.

3. Suspension of Rights. The District, through its Board, District Manager, Amenities Manager, shall have the right to restrict, suspend, or terminate the Amenities privileges of any person to use the Amenities for any of the following behavior:

- a. Submits false information on any application for use of the Amenities;
- b. Permits the unauthorized use of an Access Card;
- c. Exhibits unsatisfactory behavior, deportment or appearance;
- d. Fails to pay amounts owed to the District in a proper and timely manner;
- e. Fails to abide by any District rules or policies (e.g., Amenity Rules and Policies);
- f. Treats the District's supervisors, staff, amenities management, contractors, or other representatives, or other residents or guests, in an unreasonable or abusive manner;
- g. Damages or destroys District property; or
- h. Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, staff, amenities management, contractors, or other representatives, or other residents or Guests.

4. Authority of Amenities Manager. The Amenities Manager or his or her designee has the ability to remove any person from one or all Amenities if any of the above-referenced behaviors are exhibited or actions committed. The Amenities Manager or their designee may at any time restrict or suspend for cause or causes, including but not limited

to those described above, any person's (and his/her family's) privileges to use any or all of the Amenities for a period not to exceed thirty days.

5. **Authority of District Manager.** The District Manager may at any time restrict, suspend or terminate for cause or causes, including but not limited to those described above, any person's (and his/her family's) privileges to use any or all of the District Amenities for a period greater than thirty days. Any such person will have the right to appeal the imposition of the restriction, suspension or termination before the Board of Supervisors.

6. **Enforcement of Penalties/Fines.** For any of the reasons set forth in Section 3 above, the District shall additionally have the right to impose a fine of up to the amount of \$1,000 – in addition to any amounts for damages – and collect such fine, damages and attorney's fees as a contractual lien or as otherwise provided pursuant to Florida law.

7. **Legal Action; Criminal Prosecution.** If any person is found to have committed any of the infractions noted in Section 3 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.

8. **Severability.** If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2018)
Effective Date: February 21, 2019

SEVENTH ORDER OF BUSINESS

**MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024**

DRAFT

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Meadow View at Twin Creeks Community Development District
St. Johns County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Meadow View at Twin Creeks Community Development District, St. Johns County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c), but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated **Xxxx, 2025**, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Xxxx, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Meadow View at Twin Creeks Community Development District, St. Johns County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$34,142,543.
- The change in the District's total net position in comparison with the prior fiscal year was (\$705,735), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$2,703,597, an increase of \$1,174,170 in comparison with the prior fiscal year. The total fund balance is restricted for debt service, non-spendable for prepaid items and deposits, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments and Developer contributions. The District does not have any business-type activities. The District does not have any business-type activities. The governmental activities of the District include the general government (management), maintenance and recreational functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflow of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2024	2023
Assets, excluding capital assets	\$ 2,749,469	\$ 2,785,887
Capital assets, net of depreciation	63,339,518	65,901,987
Total assets	66,088,987	68,687,874
Liabilities, excluding long-term liabilities	655,005	1,875,965
Long-term liabilities	31,291,439	31,963,631
Total liabilities	31,946,444	33,839,596
Net Position		
Net investment in capital assets	32,048,079	33,938,356
Restricted	1,161,282	1,066,291
Unrestricted	933,182	(156,369)
Total net position	\$ 34,142,543	\$ 34,848,278

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used.

The District's net position decreased during the most recent fiscal year. The majority of the decrease is attributed to the conveyance of completed infrastructure to another entity for maintenance and ownership responsibilities.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2024	2023
Revenues:		
Program revenues		
Charges for services	\$ 4,178,421	\$ 4,005,665
Operating grants and contributions	94,942	48,698
Capital grants and contributions	2,055,181	5,109,188
General revenues		
Miscellaneous	60,283	43,775
Unrestricted investment earnings	48,829	21,989
Total revenues	6,437,656	9,229,315
Expenses:		
General government	171,766	178,075
Maintenance and operations	870,801	951,881
Conveyance of infrastructure	3,661,987	-
Amenity center	964,589	637,352
Interest on long-term debt	1,474,248	1,498,430
Total expenses	7,143,391	3,265,738
Change in net position	(705,735)	5,963,577
Net position - beginning	34,848,278	28,884,701
Net position - ending	\$ 34,142,543	\$ 34,848,278

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024 was \$7,143,391. The majority of the costs of the District's activities were paid by program revenues. Program revenues are comprised primarily of assessments and Developer contributions. The remainder of the current fiscal year revenue includes interest revenue and miscellaneous income. The majority of the decrease in program revenues is the result of a decrease in Developer contributions toward construction projects. The increase in current fiscal year expenses is primarily the result of the conveyance of completed infrastructure to another entity. Additional information related to Developer contributions and the District's capital assets is reflected in the notes to the financial statements.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2024, the District had \$63,592,802 invested in capital assets. In the government-wide financial statements depreciation of \$253,284 has been taken, which resulted in a net book value of \$63,339,518. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2024, the District had \$31,230,000 in Bonds outstanding. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS

Subsequent to fiscal year end, the District anticipates that the cost of general operations will increase as the infrastructure of the District are completed and placed in service.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Meadow View at Twin Creeks Community Development District's Finance Department at 475 West Town Place, Suite 114, St. Augustine, Florida, 32092.

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

	Governmental Activities
ASSETS	
Cash	\$ 101,863
Investments	626,314
Assessments receivable	261,528
Due from Developer	4,921
Deposits and prepaids	100,693
Restricted assets:	
Investments	1,654,150
Capital assets:	
Nondepreciable	58,420,611
Depreciable, net	4,918,907
Total assets	<u>66,088,987</u>
LIABILITIES	
Accounts payable	45,872
Accrued interest payable	609,133
Non-current liabilities:	
Due within one year	670,000
Due in more than one year	30,621,439
Total liabilities	<u>31,946,444</u>
NET POSITION	
Net investment in capital assets	32,048,079
Restricted for debt service	1,161,282
Unrestricted	933,182
Total net position	<u>\$ 34,142,543</u>

See notes to the financial statements

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**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 171,766	\$ 171,766	\$ -	\$ -	\$ -
Maintenance and operations	870,801	864,622	-	2,055,181	2,049,002
Conveyance of infrastructure	3,661,987	-	-	-	(3,661,987)
Amenity center	964,589	957,745	-	-	(6,844)
Interest on long-term debt	1,474,248	2,184,288	94,942	-	804,982
Total governmental activities	7,143,391	4,178,421	94,942	2,055,181	(814,847)
General revenues:					
					60,283
					48,829
					109,112
					(705,735)
					34,848,278
					\$ 34,142,543

See notes to the financial statements

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**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2024**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	\$ 101,863	\$ -	\$ -	\$ 101,863
Investments	626,314	1,624,386	29,764	2,280,464
Assessments receivable	134,407	127,121	-	261,528
Due from Developer	4,921	-	-	4,921
Due from other funds	-	18,908	-	18,908
Deposits and prepaids	100,693	-	-	100,693
Total assets	\$ 968,198	\$ 1,770,415	\$ 29,764	\$ 2,768,377
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 45,872	\$ -	\$ -	\$ 45,872
Due to other funds	18,908	-	-	18,908
Total liabilities	64,780	-	-	64,780
Fund balances:				
Nonspendable:				
Prepays and deposits	100,693	-	-	100,693
Restricted for:				
Debt service	-	1,770,415	-	1,770,415
Unassigned	802,725	-	29,764	832,489
Total fund balances	903,418	1,770,415	29,764	2,703,597
Total liabilities and fund balances	\$ 968,198	\$ 1,770,415	\$ 29,764	\$ 2,768,377

See notes to the financial statements

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**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

Fund balance - governmental funds \$ 2,703,597

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	63,592,802	
Accumulated depreciation	<u>(253,284)</u>	63,339,518

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(609,133)	
Bonds payable	<u>(31,291,439)</u>	<u>(31,900,572)</u>
Net position of governmental activities		<u><u>\$ 34,142,543</u></u>

See notes to the financial statements

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**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 1,994,133	\$ 2,184,288	\$ -	\$ 4,178,421
Developer contributions	-	-	2,054,179	2,054,179
Interest	48,829	94,942	1,002	144,773
Miscellaneous revenues	60,283	-	-	60,283
Total revenues	<u>2,103,245</u>	<u>2,279,230</u>	<u>2,055,181</u>	<u>6,437,656</u>
EXPENDITURES				
Current:				
General government	171,766	-	-	171,766
Maintenance and operations	854,576	-	-	854,576
Amenity center	782,122	-	-	782,122
Debt Service:				
Principal	-	670,000	-	670,000
Interest	-	1,486,812	-	1,486,812
Capital outlay	-	-	1,298,210	1,298,210
Total expenditures	<u>1,808,464</u>	<u>2,156,812</u>	<u>1,298,210</u>	<u>5,263,486</u>
Excess (deficiency) of revenues over (under) expenditures	294,781	122,418	756,971	1,174,170
OTHER FINANCING SOURCES (USES)				
Transfers in	19,401	-	18,398	37,799
Transfers out	-	(37,799)	-	(37,799)
Total other financing sources (uses)	<u>19,401</u>	<u>(37,799)</u>	<u>18,398</u>	<u>-</u>
Net change in fund balances	314,182	84,619	775,369	1,174,170
Fund balances - beginning	<u>589,236</u>	<u>1,685,796</u>	<u>(745,605)</u>	<u>1,529,427</u>
Fund balances - ending	<u>\$ 903,418</u>	<u>\$ 1,770,415</u>	<u>\$ 29,764</u>	<u>\$ 2,703,597</u>

See notes to the financial statements

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Net change in fund balances - total governmental funds	\$ 1,174,170
Amounts reported for governmental activities in the statement of activities are different because:	
Depreciation on capital assets is not recognized in the governmental fund statement but is reported as an expense in the statement of activities.	(198,692)
Conveyances of infrastructure improvements to other governments of previously capitalized capital assets is recorded as an expense in the statement of activities.	(3,661,987)
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.	1,298,210
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	670,000
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	2,192
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	10,372
Change in net position of governmental activities	<u>\$ (705,735)</u>

See notes to the financial statements

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**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Meadow View at Twin Creeks Community Development District ("District") was established by Ordinance 2016-11 of the Board of County Commissioners of St. Johns County, pursuant to the Uniform Community Development District Act of 1980, and otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue Bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the landowners within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2024, Three of the Board members are affiliated with Heartwood 23, LLC ("Developer").

The Board has the responsibility for, among other things:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the “Uniform Method of Collection” under Florida Statutes. Direct collected assessments are due as set forth in the annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the Uniform Method are noticed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District and for the accumulation of reserves for future maintenance costs.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Capital Assets (Continued)

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Recreation	15 - 30
Infrastructure	15
Furniture and equipment	10

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Fund Equity/Net Position (Continued)

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2024:

	Amortized cost	Credit Risk	Maturities
US Bank Money Market	\$ 1,782,336	N/A	N/A
Investment in Local Government Surplus Funds Trust Fund (Florida PRIME)	498,128	S&P AAAM	Weighted average of the fund portfolio: 39 days
	<u>\$ 2,280,464</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 4 – DEPOSITS AND INVESTMENTS

Investments (Continued)

External Investment Pool – With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that “The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days.” With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2024, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant’s daily access to 100% of their account value.

NOTE 5 – INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS

Interfund receivables and payables at September 30, 2024 were as follows:

Fund	Receivable	Payable
General	\$ -	\$ 18,908
Debt service	18,908	-
	<u>\$ 18,908</u>	<u>\$ 18,908</u>

The outstanding balances between funds result primarily from the time lag between the dates that transactions are recorded in the accounting system and payments between funds are made. In the case of the District, the balances between the general fund and the debt service fund relate to assessments collected in the general fund that have not yet been transferred to the debt service fund.

Interfund transfers for the fiscal year ended September 30, 2024 were as follows:

Fund	Transfers in	Transfers out
General	\$ 19,401	\$ -
Debt service	-	37,799
Capital projects	18,398	-
	<u>\$ 37,799</u>	<u>\$ 37,799</u>

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, the transfers from the debt service fund to the general fund and the capital projects fund were made in accordance with the Bond indentures.

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Construction in progress	\$ 65,820,104	\$ 1,298,210	\$ 8,697,703	\$ 58,420,611
Total capital assets, not being depreciated	65,820,104	1,298,210	8,697,703	58,420,611
Capital assets, being depreciated				
Infrastructure	-	243,377	-	243,377
Recreational facilities	-	4,699,049	-	4,699,049
Equipment	136,475	-	-	136,475
Furniture	-	93,290	-	93,290
Total capital assets, being depreciated	136,475	5,035,716	-	5,172,191
Less accumulated depreciation for:				
Infrastructure	-	16,225	-	16,225
Recreational facilities	-	159,490	-	159,490
Equipment	54,592	13,648	-	68,240
Furniture	-	9,329	-	9,329
Total accumulated depreciation	54,592	198,692	-	253,284
Total capital assets, being depreciated, net	81,883	4,837,024	-	4,918,907
Governmental activities capital assets, net	\$ 65,901,987	\$ 6,135,234	\$ 8,697,703	\$ 63,339,518

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$94,000,000. The infrastructure will include earthwork, stormwater management, roadways and transportation improvements, sewer and wastewater utilities, water supply, landscaping, irrigations, hardscaping, and recreation improvements. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District or other governmental entities. Upon completion, the water, sewer, and reclaim utilities systems are to be conveyed to others for ownership and maintenance responsibilities.

Developer contributions to the capital projects fund for the current fiscal year were \$2,054,179.

NOTE 7 – LONG TERM LIABILITIES

Series 2016A

On October 27, 2016 the District issued \$12,030,000 of Special Assessment Bonds, Series 2016A consisting of multiple term bonds with due dates ranging from May 1, 2027 to May 1, 2047 and fixed interest rates ranging from 4.5% to 5.8%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2017.

The Bonds are subject to optional redemption prior to maturity as outlined in the Bond Indenture. The Bonds are also subject to extraordinary mandatory redemption prior to their selected maturity in the manner outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2024.

NOTE 7 – LONG TERM LIABILITIES (Continued)

Series 2018

On October 10, 2018 the District issued \$16,490,000 of Special Assessment Bonds, Series 2018 consisting of multiple term bonds with due dates ranging from May 1, 2024 to May 1, 2049 and fixed interest rates ranging from 4.25% to 5.6%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2020.

The Bonds are subject to optional redemption prior to maturity as outlined in the Bond Indenture. The Bonds are also subject to extraordinary mandatory redemption prior to their selected maturity in the manner outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2024.

Series 2019

On February 25, 2019 the District issued \$8,110,000 of Special Assessment Bonds, Series 2019 consisting of multiple term bonds with due dates ranging from May 1, 2030 to May 1, 2049 and fixed interest rates ranging from 5.2% to 5.8%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2020.

The Bonds are subject to optional redemption prior to maturity as outlined in the Bond Indenture. The Bonds are also subject to extraordinary mandatory redemption prior to their selected maturity in the manner outlined in the Bond Indenture. This occurred during the current fiscal year as the District collected assessments from lot closings and prepaid \$30,000 of the Series 2019 Bonds.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2024.

Series 2020

In May 2020, the District issued \$8,575,000 of Special Assessment Bonds, Series 2020 consisting of multiple term bonds with due dates ranging from May 1, 2026 to May 1, 2051 and fixed interest rates ranging from 4.25% to 5.375%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2022.

The Bonds are subject to optional redemption prior to maturity as outlined in the Bond Indenture. The Bonds are also subject to extraordinary mandatory redemption prior to their selected maturity in the manner outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2024.

NOTE 7 – LONG TERM LIABILITIES (Continued)

Series 2021

On October 27, 2021, the District issued \$5,140,000 Special Assessments Bonds, Series 2021 (Phase 3B) and \$7,615,000 Special Assessment Bonds, Series (Phase 4). The Bonds consist of multiple bonds with due dates ranging from May 1, 2026 to May 1, 2052 and interest rates ranging from 2.40% to 4.00%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2022.

The Bonds are subject to optional redemption prior to maturity as outlined in the Bond Indenture. The Bonds are also subject to extraordinary mandatory redemption prior to their selected maturity in the manner outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2024.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2024 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2016	\$ 5,965,000	\$ -	\$ 130,000	\$ 5,835,000	\$ 140,000
Series 2018	8,400,000	-	155,000	8,245,000	160,000
Series 2019	3,445,000	-	90,000	3,355,000	65,000
Series 2020	1,615,000	-	25,000	1,590,000	30,000
Series 2021 (Phase 3B)	5,015,000	-	110,000	4,905,000	110,000
Less: original issue discount	(40,250)	-	1,387	(38,863)	
Series 2021 (Phase 4)	7,460,000	-	160,000	7,300,000	165,000
Plus: original issue premium	103,881	-	(3,579)	100,302	
Total	\$ 31,963,631	\$ -	\$ 667,808	\$ 31,291,439	\$ 670,000

At September 30, 2024, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2025	\$ 670,000	\$ 1,461,920	\$ 2,131,920
2026	690,000	1,436,365	2,126,365
2027	715,000	1,409,965	2,124,965
2028	750,000	1,330,350	2,080,350
2029	780,000	1,256,437	2,036,437
2030-2034	4,475,000	5,876,344	10,351,344
2035-2039	5,605,000	5,012,127	10,617,127
2040-2044	7,135,000	3,611,426	10,746,426
2045-2049	8,230,000	1,649,548	9,879,548
2050-2052	2,180,000	173,050	2,353,050
Total	\$ 31,230,000	\$ 23,217,532	\$ 54,447,532

NOTE 8 – DEVELOPER TRANSACTIONS

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer. See Note 6 for additional Developer contributions.

NOTE 9 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 10 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 11 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 1,965,989	\$ 1,994,133	\$ 28,144
Interest	9,000	48,829	39,829
Miscellaneous income	10,000	60,283	50,283
Total revenues	<u>1,984,989</u>	<u>2,103,245</u>	<u>118,256</u>
EXPENDITURES			
Current:			
General government	197,043	171,766	25,277
Maintenance and operations	967,320	854,576	112,744
Amenity center	820,626	782,122	38,504
Total expenditures	<u>1,984,989</u>	<u>1,808,464</u>	<u>176,525</u>
Excess (deficiency) of revenues over (under) expenditures	-	294,781	294,781
OTHER FINANCING SOURCES			
Transfer in (out)		19,401	19,401
Total other financing sources	-	<u>19,401</u>	<u>19,401</u>
Net change in fund balance	<u>\$ -</u>	314,182	<u>\$ 314,182</u>
Fund balance - beginning		<u>589,236</u>	
Fund balance - ending		<u>\$ 903,418</u>	

See notes to required supplementary information

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**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	2
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	19
Employee compensation	\$3,694.00
Independent contractor compensation	\$4,076,195.00
Construction projects to begin on or after October 1; (\$65K)	
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$1,141.92 - \$1,908.88 Debt service - \$1,233.86 - \$2,146.75
Special assessments collected	\$4,178,421.00
Outstanding Bonds:	see Note 7 for details

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Meadow View at Twin Creeks Community Development District
St. Johns County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Meadow View at Twin Creeks Community Development District, St. Johns County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated **Xxxx, 2025**.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Xxxx, 2025

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Meadow View at Twin Creeks Community Development District
St. Johns County, Florida

We have examined Meadow View at Twin Creeks Community Development District, St. Johns County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Meadow View at Twin Creeks Community Development District, St. Johns County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Xxxx, 2025

MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
Meadow View at Twin Creeks Community Development District
St. Johns County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Meadow View at Twin Creeks Community Development District, St. Johns County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated **Xxxx, 2025**.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated **Xxxx, 2025**, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. **Current year findings and recommendations.**
- II. **Status of prior year findings and recommendations.**
- III. **Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Meadow View at Twin Creeks Community Development District, St. Johns County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Meadow View at Twin Creeks Community Development District, St. Johns County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Xxxx, 2025

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2023.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2024.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2024.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 26.

NINTH ORDER OF BUSINESS

B.

FORM OF REQUISITION
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2021 Phase 4

The undersigned, a Responsible Officer of the Meadow View at Twin Creeks Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank National Association, as trustee (the "Trustee"), dated as of November 1, 2016, as supplemented by that certain Eight Supplemental Trust Indenture dated as of November 1, 2021, (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **150**
- (B) Name of Payee: **Quantum Electrical**
1325 W Hwy 100
Bunnell, FL 32110
- (C) Amount Payable: **\$ 19,000.00**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): **Multiple Bores to install missing crossings and irrigation crossings-Invoice BeaconBore**
- (E) Fund or Account from which disbursement to be made: **Phase 4 Acquisition and Construction Account**

The undersigned hereby certifies that:

- 1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;
- 2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;
- 3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Attached hereto are copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested.

**MEADOW VIEW AT TWIN CREEKS
DEVELOPMENT DISTRICT**

By: _____
Responsible Officer

**CONSULTING ENGINEER'S APPROVAL
FOR NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.



Consulting Engineer



1325 W Hwy 100
Bunnell, FL 32110

Invoice

Date	Invoice #
5/15/2024	BeaconBore

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

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 30		5/15/2024			Beacon Lakes

Quantity	Description	Price Each	Amount
1	Multiple Bores to install missing crossings and irrigation crossings 1. 4" 60 ft 2. 4 and 2" 80ft 3. 4 and 2" 50 ft 4. 4 and 2" 70 ft	19,000.00	19,000.00
		Total	\$19,000.00

Phone # (386) 586-2937

Fax #

bwright@quantumcontractors.com

FORM OF REQUISITION
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2021 Phase 4

The undersigned, a Responsible Officer of the Meadow View at Twin Creeks Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank National Association, as trustee (the "Trustee"), dated as of November 1, 2016, as supplemented by that certain Eight Supplemental Trust Indenture dated as of November 1, 2021, (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **151**
- (B) Name of Payee: **Quantum Electrical**
1325 W Hwy 100
Bunnell, FL 32110
- (C) Amount Payable: **\$ 21,600.00**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): **Repair breaks in conduit system - Invoice BeaconBreak**
- (E) Fund or Account from which disbursement to be made: **Phase 4 Acquisition and Construction Account**

The undersigned hereby certifies that:

- 1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;
- 2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;
- 3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;


4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Attached hereto are copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested.

**MEADOW VIEW AT TWIN CREEKS
DEVELOPMENT DISTRICT**

By: _____
Responsible Officer

**CONSULTING ENGINEER'S APPROVAL
FOR NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.



Consulting Engineer



1325 W Hwy 100
Bunnell, FL 32110

Invoice

Date	Invoice #
2/16/2024	BeaconBreak

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

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 30		2/16/2024			Beacon Lakes

Quantity	Description	Price Each	Amount
320	8 Days 5 Man Crew to repair breaks in conduit system @\$50 an hour	50.00	16,000.00
0.1	Burden @10% of labor cost	16,000.00	1,600.00
0.25	Overhead @25% of labor cost	16,000.00	4,000.00
We are not billing for any tractor moves or vehicle charges, we are including that in our overhead for this specific invoice.			
Total			\$21,600.00

FORM OF REQUISITION
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2021

The undersigned, a Responsible Officer of the Meadow View at Twin Creeks Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank National Association, as trustee (the "Trustee"), dated as of November 1, 2016, as supplemented by that certain Eight Supplemental Trust Indenture dated as of November 1, 2021, (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- A. Requisition Number: **152**
- B. Name and address of Payee: **Harbinger**
2756 Park Street
Jacksonville, FL 32205
- C. Amount Payable: **\$ 32,298.00**
- D. Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Cost of Issuance, if applicable): **Beacon Lake Phase 3B Signage - 50% Deposit Invoice DP2099**
- E. Fund or Account from which disbursement to be made: **Phase 3B Acquisition and Construction Account**

The undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,
- or
- ☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;
2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;
3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Attached hereto are copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested.

**MEADOW VIEW AT TWIN CREEKS
DEVELOPMENT DISTRICT**

By: _____

Responsible Officer

**CONSULTING ENGINEER'S APPROVAL
FOR NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.



Consulting Engineer

harbinger- sign of the future
2756 PARK ST JACKSONVILLE, FL 32205
D. 904.465.7670 O. 904.268.4681
harbingersign.com

DEPOSIT INVOICE

Invoice #: DP2099

Inv Date: 04/08/2025

Customer #:

Page: 1 of 1

SOLD TO:	JOB LOCATION:
Meadow View at Twin Creeks Community Development District 475 West Town Place Suite 114 St. Augustine, FL 32092	Beacon Lake - phase 3B 64 Beacon Lake Pkwy St. Johns, FL 32259

ORDERED BY	PO NUMBER	SALESPERSON	ORDER DATE	PAYMENT TERMS	DUE DATE
		ED BUSEY	04/08/2025	50.0% Due Upon Receipt	04/08/2025

[illegible]



Company Address 2756 Park St
Jacksonville, FL 32205
US

Created Date 3/4/2025
Opportunity Owner Ed Busey
Expiration Date 4/4/2025

Quote Number 00002099

Prepared By Predrag Lubura
Email predrag@harbingersign.com

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

Ship To Name Beacon Lake - phase 3B
Ship To 64 Beacon Lake Pkwy
St. Johns, FL 32259
US

Quoted Items

Product	Line Item Description	Quantity	Sales Price	Total Price
Sign - Post and Panels (Wayfinding)	SIGN TYPE A/S-3: MANUFACTURE 12'-0" TALL CUSTOM STOP/STREET SIGN WITH LED ILLUMINATION.	1.00	\$10,446.00	\$10,446.00
Install Labor	INSTALL 12'-0" TALL CUSTOM STOP/STREET SIGN WITH LED ILLUMINATION. NOTE: QUOTE INCLUDES ANCHOR BOLTS AND BREAKAWAY BOLTS.	1.00	\$2,910.00	\$2,910.00
Sign - Post and Panels (Wayfinding)	SIGN TYPE E/S-5 (NEW SIGN): MANUFACTURE 33" X 33" PEDESTRIAN CROSSWALK AHEAD SIGN.	6.00	\$1,230.00	\$7,380.00
Sign - Post and Panels (Wayfinding)	SIGN TYPE E/S-5 (POLE AND BACKER ONLY): MANUFACTURE 33" X 33" POLE AND BACKER FOR PEDESTRIAN CROSSWALK AHEAD SIGN.	3.00	\$786.00	\$2,358.00
Install Labor	INSTALL 33" X 33" PEDESTRIAN CROSSWALK AHEAD SIGN.	4.00	\$615.00	\$2,460.00
Sign - Post and Panels (Wayfinding)	SIGN TYPE F/S-5 (NEW SIGN): MANUFACTURE 33" X 33" PEDESTRIAN CROSSWALK W/DIAGONAL ARROW.	8.00	\$1,230.00	\$9,840.00
Sign - Post and Panels (Wayfinding)	SIGN TYPE F/S-5 (POST AND BACKER): MANUFACTURE POST AND BACKER FOR 33" X 33" PEDESTRIAN CROSSWALK W/DIAGONAL ARROW.	5.00	\$786.00	\$3,930.00
Install Labor	INSTALL 33" X 33" PEDESTRIAN CROSSWALK ARROW SIGN.	7.00	\$615.00	\$4,305.00
Sign - Post and Panels (Wayfinding)	SIGN TYPE (SL- 25 POLE AND BACKER ONLY) : MANUFACTURE POLE AND BACKER ONLY FOR SPEED LIMIT SIGN.	4.00	\$786.00	\$3,144.00
Install Labor	INSTALL SPEED LIMIT SIGNS.	4.00	\$615.00	\$2,460.00
Sign - Post and Panels (Wayfinding)	SIGN TYPE B/S-4: MANUFACTURE 2'-9" X 2'-9" CUSTOM STOP/STREET SIGN WITH BLADES AND LIGHTHOUSE LOGO.	4.00	\$2,805.00	\$11,220.00
Install Labor	INSTALL 2'-9" X 2'-9" CUSTOM STOP/STREET SIGN WITH BLADES AND LIGHTHOUSE LOGO.	4.00	\$657.00	\$2,628.00
Engineering	ENGINEERING.	1.00	\$615.00	\$615.00

Customer Initials: 

3/31/2025

Permit	PERMIT, ACQUISITION FEE.	1.00	\$450.00	\$450.00
Permit	PERMIT, ACTUAL PERMIT TO BE INVOICED AT COST.	1.00	\$0.00	\$0.00
Survey	SURVEY.	1.00	\$450.00	\$450.00
Note	ESTIMATES ARE BASED ON CUSTOMER SUPPLIED INFORMATION. ANY SPECIAL REQUIREMENTS MAY CHANGE ESTIMATED AMOUNT. LEAD TIME IS (10) TEN TO (12) TWELVE WEEKS FROM SIGNED P.O. AND DEPOSIT. IF PERMIT IS REQUIRED LEAD TIME BEGINS UPON PERMIT APPROVAL.	1.00	\$0.00	\$0.00

Totals

Subtotal	\$64,596.00	DEPOSIT AMOUNT \$32,298.00
Discount	0.00%	
Total Price	\$64,596.00	
Grand Total	\$64,596.00	

This Proposal is not effective unless signed and dated by Harbinger/hi and will automatically expire if not accepted by Customer in writing within 30 days of the Proposal Date. By signing, Customer (i) agrees that the proposed prices, specifications, and terms and conditions contained herein are satisfactory and accepted; (ii) authorizes Company enter onto the Job Location site and to furnish the materials and perform the Work as specified; and (iii) agrees that payment will be made as specified.

Work will not begin until a down payment of 50.0% of the total proposal amount listed above and a written acceptance is received by Harbinger. The "Additional Terms and Conditions" govern the parties' agreement. Please initial all pages.

Signatures

HARBINGER / hi
By: Ed Busey
Name: Ed Busey
Title: VP Business Development
Date: 4/8/2025

CUSTOMER
By: J. Oliver
Name: James Oliver
Title: Secretary
Date: 3/31/2025

Terms and Conditions

1. Estimate; Proposal; Payments; Storage Fees. Unless specified, the total Proposal amount does not include electrical, hookup, Permits (defined below), Storage Fees (defined below), engineering costs, surveys, or tax, unless stated, so the final invoice amount ("Full Purchase Price") may change prior to completion. Harbinger / hi and Customer shall determine a mutually agreeable date for delivery ("Delivery Date") of the specified work product ("Materials"). At Harbinger / hi's sole discretion, upon completion of any line item or part of the Materials (each, "Item"), Harbinger / hi may submit to Customer a progress payment invoice ("Invoice"), and Customer shall pay to Harbinger / hi a progress payment attributable to such completed Item ("Progress Payment") within 30 days of receipt of the Invoice. The Invoice will include Harbinger / hi's proof of completion of the Item and the amount specified on the Proposal for the Item, plus any applicable tax. No later than 5 days after Harbinger / hi's delivery (or installation, if applicable) of the Materials, Customer shall notify Harbinger / hi in writing of any quality not in conformance with this Proposal; if Customer fails to do so, Customer waives all rights to reject the Materials on such basis. No later than 30 days after Harbinger / hi's delivery (or installation, if applicable) of all of the Materials, Customer shall pay to Harbinger / hi the Full Purchase Price, less any down payment, deposit, and Progress Payments received. If Customer refuses or neglects to accept any of the Materials on the Delivery Date, or if Customer defaults on payment when due, Harbinger / hi may declare the entire balance of the Full Purchase Price due and payable, and Customer shall pay Harbinger / hi \$_____ per day (if left blank, \$25 per day) that

Customer Initials: JO

3/31/2025

Harbinger / hi stores such Materials ("Storage Fees"). Harbinger / hi will send Customer a monthly invoice for Storage Fees on the 30th day after the first day Storage Fees begin to accrue. 1.5% interest per month will be charged on any unpaid balance, including on any Storage Fees.

2. Permits; Junction Box; Drilling; Laws. Unless otherwise specified herein, Customer shall be responsible

for obtaining any permits or permissions ("Permits") required to install or maintain the Materials. If installation of the


Materials is included in the Proposal, and Harbinger / hi obtains Permits, Customer shall pay all associated costs and legal fees. If installation of the Materials is included in the Proposal, and if applicable, Customer shall provide Harbinger / hi access to a junction box of suitable capacity and approved by the National Electric Code then in effect ("Junction Box"), within 5 feet of the proposed display location of the Materials, prior to installation. Customer shall be responsible for any obstruction of delivery due to any delay in obtaining Permits or providing access to a suitable Junction Box; such an obstruction may result in Customer incurring Storage Fees. If Customer executes this Proposal without obtaining such Permits or providing such access to a Junction Box, then Customer waives any claim against Harbinger / hi for failing to install the Materials within the agreed-upon timeframe. If Customer is responsible for installation of the Materials or if Customer otherwise makes the final connection of the Materials to the Junction Box, Harbinger / hi shall not be liable for damage resulting to the Materials, related components, people, or property due to any such connection. If installation of the Materials is included in the Proposal, and if drilling is necessary for such installation, Harbinger / hi will contact the necessary authorities to locate public underground utilities. Customer shall be solely responsible for identifying the location of private underground utilities or other items; Harbinger / hi shall not be liable for any damage to utilities or items not identified by Customer. If rock or unforeseeable conditions are encountered, requiring special equipment or revisions for Harbinger / hi to install the Materials, Customer shall pay to Harbinger / hi any additional fees for such equipment or revisions. Customer shall be available at all applicable times to provide access to Harbinger / hi and its contractors to allow inspection or repair of the Materials. Each party shall comply with all applicable federal, state, and local laws, ordinances, regulations, and orders, and Customer waives all rights to require Harbinger / hi to adhere to any standards or regulations more restrictive than any applicable law.

3. Ownership. Harbinger / hi retains all right, title, and interest to the Materials, including any signs, until Harbinger / hi receives the Full Purchase Price, including payment of all Storage Fees (if payment is by check, upon deposit of the funds into Harbinger / hi's bank account). Customer assumes all risks and liabilities relating to damage to the Materials after delivery (and installation, if applicable), and any such damage will not affect Harbinger / hi's rights to enforce the Full Purchase Price.

4. Limited Warranties. Subject to the terms and conditions hereof, Harbinger / hi warrants to Customer that the

Materials (excluding any digital display sign ("EGP")) shall be in accordance with any drawings or specifications

submitted, and free from material defects in their construction (and installation, if included in the Proposal and installed by Harbinger / hi) for a period of 1 year after the Delivery Date. With regard to EGPs only, subject to the terms and conditions hereof, Harbinger / hi warrants to Customer that EGPs and their related components shall be free from material defects in their construction (and installation, if included in the Proposal and installed by Harbinger / hi) for a period of 1 year, or for such longer warranty period specified on the Purchase Order, after the Delivery Date. If any of the Materials, including EGPs, (or their installation, if included in the Proposal and installed by Harbinger / hi) is found to be defective during such warranty periods, and if the warranty is still in effect, then Harbinger / hi shall elect to either repair the defect or replace the applicable Materials, free of charge. After such warranty periods have expired, or if such warranty is no longer in effect, then Harbinger / hi may charge Customer normal labor charges for any work performed by Harbinger / hi or its contractors. All applicable warranties are not transferable to third parties. Harbinger / hi will use commercially reasonable efforts to pass-through to Customer the

Customer Initials: 

DATE: 3/21/2025

benefit of any warranties on the Materials, including EGPs, to the extent Harbinger / hi has the right to do so. HARBINGER / HI DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR PARTICULAR PURPOSE.

5. Void of Warranties. All applicable warranties do not cover damages or destruction from the following:
(i) acts

of God, lightning, wind, rain, flood, fire, earthquake, hurricane, explosion, war, invasion, hostilities, terrorism or threats, or other civil unrest; (ii) abuse, misuse, modification, vandalism, or malfeasance by Customer or any other party except Harbinger / hi; (iii) normal wear and tear; or (iv) Customer's failure to properly maintain, in accordance with Harbinger / hi's then-existing instructions and manuals, Materials, including EGPs. Further, all warranties are voided if any of the following occurs: (i) Customer fails to pay to Harbinger / hi the Full Purchase Price; (ii) Customer fails to promptly report to Harbinger / hi a defect; (iii) anyone other than Harbinger / hi provides materials, fabrication, or service for the Materials and/or EGPs. Harbinger / hi will not reimburse any person or company for repairs not reported to or corrected by Harbinger / hi, or (iv) if Harbinger / hi does not install the Materials, Customer and its contractor(s) fail to comply with the following installation requirements ("Installation Requirements"): contemporaneously with the installation of the Materials, Customer or its contractor(s) shall comply with Harbinger / hi's then-existing instructions and manuals; take photographs of the installation, including the top, bottom, and inside of cabinets and all fans and/or vents ("Photographs"); and complete the warranty checklist and requirements thereon, including with part numbers and serial numbers ("Checklist"). Within 2 business days after installation of the Materials, Customer or its contractor(s) shall e-mail to Harbinger / hi the Photographs and Checklist. Harbinger / hi will not reimburse any person or company for repairs not reported to or corrected by Harbinger / hi.

6. Indemnification; Limitation of Liability. CUSTOMER SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS HARBINGER / HI FROM ANY AND ALL CLAIMS OR DAMAGES RELATING TO THE MATERIALS OR WORK IF CUSTOMER ABUSES, MISUSES, MODIFIES, (FAILS TO COMPLY WITH THE INSTALLATION REQUIREMENTS, IF APPLICABLE) OR FAILS TO PROPERLY MAINTAIN, IN ACCORDANCE WITH HARBINGER / HI'S THEN-EXISTING INSTRUCTIONS AND MANUALS, ANY MATERIALS DELIVERED, INSTALLED, OR REPAIRED BY HARBINGER / HI, OR IF CUSTOMER ALLOWS OTHERS TO DO SO. Harbinger / hi shall not be liable for consequential, special, or punitive damages arising herefrom.

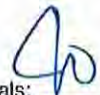
7. Force Majeure. No party shall be deemed to have breached this agreement for failure or delay in fulfilling any term hereof (except for obligations to make payments) if such failure or delay is caused by or results from acts beyond the affected party's reasonable control, including without limitation: (i) acts of God; (ii) flood, fire, earthquake, hurricane, or explosion; (iii) war, invasion, hostilities, terrorism or threats, or other civil unrest; (iv) government order or law, other than one delaying issuance of a Permit; (v) actions, embargoes, or blockades after the date of this agreement; (vi) national or regional emergency; or (vii) strikes, labor stoppages, slowdowns, or other industrial event; however, such party shall use diligent efforts to mitigate the effects of such force majeure event and shall give written notice to the other party within 10 days of such event, stating the estimated time delay caused by the event.

8. Miscellaneous. This Proposal, the terms and conditions of which apply to all purchase orders, contains the entire agreement between the parties relating to the Materials and Work contemplated herein, and

Customer Initials: 

Date: 3/31/2021

supersedes any
and all prior or conflicting proposals, agreements, or understandings. Any modification shall be valid only if
it is in
writing and signed by Harbinger / hi and Customer, which modification is subject hereto to the extent its
terms do not
conflict herewith. Harbinger / hi's failure to enforce at any time any terms or conditions of this agreement
shall not
constitute a waiver of such provision or any other provision hereof. The terms and conditions are binding
upon
Customer, its agents, successors, or assigns; however, Customer shall not assign this agreement without
Harbinger / hi's prior written consent. If any court of competent jurisdiction declares any provision hereof to
be invalid, such
determination shall not affect the validity of any other provision hereof, which shall remain in full force and
effect. This
agreement is governed by the laws of the State of Florida, without giving effect to the principles of conflicts
of law. Any
action relating hereto must be instituted in federal or state court in Duval County, Florida, and the parties
hereby
irrevocably submit to the jurisdiction of any such court. In connection with any litigation brought which
arises out of or
relates hereto, the prevailing party will be entitled to recover all costs associated with same, including
reasonable
attorneys' fees at trial and on appeal. THE PARTIES HEREBY WAIVE TRIAL BY JURY IN ANY ACTION
OR
PROCEEDING ARISING UNDER THIS PROPOSAL. TIME IS OF THE ESSENCE IN THE
PERFORMANCE OF
DUTIES UNDER THIS AGREEMENT.

Customer Initials: 
2/21/2025

**FORM OF REQUISITION
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2021**

The undersigned, a Responsible Officer of the Meadow View at Twin Creeks Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank National Association, as trustee (the "Trustee"), dated as of November 1, 2016, as supplemented by that certain Eight Supplemental Trust Indenture dated as of November 1, 2021, (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- A. Requisition Number: **153**
- B. Name and address of Payee: **Harbinger**
2756 Park Street
Jacksonville, FL 32205
- C. Amount Payable: **\$ 67,800.00**
- D. Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Cost of Issuance, if applicable): **Beacon Lake Phase 3B Signage - 50% Deposit Invoice DP2096**
4
- E. Fund or Account from which disbursement to be made: **Phase 3B Acquisition and Construction Account**

The undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,
- or
- ☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;
2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;
3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Attached hereto are copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested.

**MEADOW VIEW AT TWIN CREEKS
DEVELOPMENT DISTRICT**

By: _____
Responsible Officer

**CONSULTING ENGINEER'S APPROVAL
FOR NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

_____
Consulting Engineer

harbinger- sign of the future
2756 PARK ST JACKSONVILLE, FL 32205
D. 904.465.7670 O. 904.268.4681
harbingersign.com

DEPOSIT INVOICE

Invoice #: DP2096

Inv Date: 04/08/2025

Customer #:

Page: 1 of 1

SOLD TO:	JOB LOCATION:
Meadow View at Twin Creeks Community Development District 475 West Town Place Suite 114 St. Augustine, FL 32092	Beacon Lake - phase 4 64 Beacon Lake Pkwy St. Johns, FL 32259

ORDERED BY	PO NUMBER	SALESPERSON	ORDER DATE	PAYMENT TERMS	DUE DATE
		ED BUSEY	04/08/2025	50.0% Due Upon Receipt	04/08/2025

[illegible]



Company Address 2756 Park St
Jacksonville, FL 32205
US

Created Date 3/4/2025
Opportunity Owner Ed Busey
Expiration Date 4/4/2025

Quote Number 00002096


Prepared By Predrag Lubura
Email predrag@harbingersign.com

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

Ship To Name Beacon Lake
Ship To 64 Beacon Lake Pkwy
St. Johns, FL 32259
US

Quoted Items

Product	Line Item Description	Quantity	Sales Price	Total Price
Sign - Post and Panels (Wayfinding)	SIGN TYPE A/S-3: MANUFACTURE 12'-0" TALL CUSTOM STOP/STREET SIGN WITH LED ILLUMINATION.	1.00	\$10,446.00	\$10,446.00
Install Labor	INSTALL 12'-0" TALL CUSTOM STOP/STREET SIGN WITH LED ILLUMINATION. NOTE: QUOTE INCLUDES ANCHOR BOLTS AND BREAKAWAY BOLTS.	1.00	\$2,910.00	\$2,910.00
Sign - Post and Panels (Wayfinding)	SIGN TYPE E/S-5: MANUFACTURE 33" X 33" PEDESTRIAN CROSSWALK AHEAD SIGN.	16.00	\$1,230.00	\$19,680.00
Install Labor	INSTALL 33" X 33" PEDESTRIAN CROSSWALK AHEAD SIGN.	16.00	\$615.00	\$9,840.00
Sign - Post and Panels (Wayfinding)	SIGN TYPE F/S-5: MANUFACTURE 33" X 33" PEDESTRIAN CROSSWALK W/DIAGONAL ARROW.	18.00	\$1,230.00	\$22,140.00
Install Labor	INSTALL 33" X 33" PEDESTRIAN CROSSWALK W/DIAGONAL ARROW.	18.00	\$615.00	\$11,070.00
Sign - Post and Panels (Wayfinding)	SIGN TYPE I/S-6: MANUFACTURE 2'-9" X 2'-3" SPEED LIMIT SIGN.	12.00	\$1,074.00	\$12,888.00
Install Labor	INSTALL 2'-9" X 2'-3" SPEED LIMIT SIGN.	12.00	\$615.00	\$7,380.00
Sign - Post and Panels (Wayfinding)	SIGN TYPE B/S-4: MANUFACTURE 2'-9" X 2'-9" CUSTOM STOP/STREET SIGN WITH BLADES AND LIGHTHOUSE LOGO.	9.00	\$2,805.00	\$25,245.00
Install Labor	INSTALL 2'-9" X 2'-9" CUSTOM STOP/STREET SIGN WITH BLADES AND LIGHTHOUSE LOGO.	9.00	\$657.00	\$5,913.00
Sign - Post and Panels (Wayfinding)	SIGN TYPE H/S-6: MANUFACTURE 18" X 12" NO PARKING SIGN.	2.00	\$804.00	\$1,608.00
Install Labor	INSTALL 18" X 12" NO PARKING SIGN.	2.00	\$615.00	\$1,230.00
Sign - Post and Panels (Wayfinding)	SIGN TYPE G/S-6: MANUFACTURE 2'-9" X 2'-9" STOP/DO NOT ENTER SIGN.	3.00	\$1,230.00	\$3,690.00

Customer Initials: 

Date: 3/31/2025

Install Labor	INSTALL 2'-9" X 2'-9" STOP/DO NOT ENTER SIGN.	3.00	\$615.00	\$1,845.00
Engineering	ENGINEERING.	1.00	\$615.00	\$615.00
Permit	PERMIT, ACQUISITION FEE.	1.00	\$450.00	\$450.00
Permit	PERMIT, ACTUAL PERMIT TO BE INVOICED AT COST.	1.00	\$0.00	\$0.00
Survey	SURVEY.	1.00	\$450.00	\$450.00
Note	ESTIMATES ARE BASED ON CUSTOMER SUPPLIED INFORMATION. ANY SPECIAL REQUIREMENTS MAY CHANGE ESTIMATED AMOUNT. LEAD TIME IS (10) TEN TO (12) TWELVE WEEKS FROM SIGNED P.O. AND DEPOSIT. IF PERMIT IS REQUIRED LEAD TIME BEGINS UPON PERMIT APPROVAL.	1.00	\$0.00	\$0.00

Totals

Subtotal	\$137,400.00	DEPOSIT AMOUNT \$68,700.00
Discount	0.00%	
Total Price	\$137,400.00	
Grand Total	\$137,400.00	

This Proposal is not effective unless signed and dated by Harbinger/hi and will automatically expire if not accepted by Customer in writing within 30 days of the Proposal Date. By signing, Customer (i) agrees that the proposed prices, specifications, and terms and conditions contained herein are satisfactory and accepted; (ii) authorizes Company enter onto the Job Location site and to furnish the materials and perform the Work as specified; and (iii) agrees that payment will be made as specified.

Work will not begin until a down payment of 50.0% of the total proposal amount listed above and a written acceptance is received by Harbinger. The "Additional Terms and Conditions" govern the parties' agreement. Please initial all pages.

Signatures

HARBINGER / hi
 By: Ed Busey
 Name: Ed Busey
 Title: VP Business Development
 Date: 4/8/2025

CUSTOMER
 By: James Oliver
 Name: JAMES OLIVER
 Title: Secretary
 Date: 3/31/2025

Terms and Conditions

1. Estimate; Proposal; Payments; Storage Fees. Unless specified, the total Proposal amount does not include electrical, hookup, Permits (defined below), Storage Fees (defined below), engineering costs, surveys, or tax, unless stated, so the final invoice amount ("Full Purchase Price") may change prior to completion. Harbinger / hi and Customer shall determine a mutually agreeable date for delivery ("Delivery Date") of the specified work product ("Materials"). At Harbinger / hi's sole discretion, upon completion of any line item or part of the Materials (each, "Item"), Harbinger / hi may submit to Customer a progress payment invoice ("Invoice"), and Customer shall pay to Harbinger / hi a progress payment attributable to such completed Item ("Progress Payment") within 30 days of receipt of the Invoice. The Invoice will include Harbinger / hi's proof of completion of the Item and the amount specified on the Proposal for the Item, plus any applicable tax. No later than 5 days after Harbinger / hi's delivery (or installation, if applicable) of the Materials, Customer shall notify Harbinger / hi in writing of any quality not in conformance with this Proposal; if Customer fails to do so, Customer waives all rights to reject the Materials on such basis. No later than 30 days after Harbinger / hi's delivery (or installation, if applicable) of all of the Materials, Customer shall pay to Harbinger / hi the Full Purchase Price, less any down payment, deposit, and Progress Payments received. If Customer refuses or neglects to accept any of the Materials on the Delivery Date, or if Customer

Customer Initials: JO
3/21/2025

defaults on payment when due, Harbinger / hi may declare the entire balance of the Full Purchase Price due and payable, and Customer shall pay Harbinger / hi \$_____ per day (if left blank, \$25 per day) that Harbinger / hi stores such Materials ("Storage Fees"). Harbinger / hi will send Customer a monthly invoice for Storage Fees on the 30th day after the first day Storage Fees begin to accrue. 1.5% interest per month will be charged on any unpaid balance, including on any Storage Fees.

2. Permits; Junction Box; Drilling; Laws. Unless otherwise specified herein, Customer shall be responsible for obtaining any permits or permissions ("Permits") required to install or maintain the Materials. If installation of the

Materials is included in the Proposal, and Harbinger / hi obtains Permits, Customer shall pay all associated costs and legal fees. If installation of the Materials is included in the Proposal, and if applicable, Customer shall provide Harbinger / hi access to a junction box of suitable capacity and approved by the National Electric Code then in effect ("Junction Box"), within 5 feet of the proposed display location of the Materials, prior to installation. Customer shall be responsible for any obstruction of delivery due to any delay in obtaining Permits or providing access to a suitable Junction Box; such an obstruction may result in Customer incurring Storage Fees. If Customer executes this Proposal without obtaining such Permits or providing such access to a Junction Box, then Customer waives any claim against Harbinger / hi for failing to install the Materials within the agreed-upon timeframe. If Customer is responsible for installation of the Materials or if Customer otherwise makes the final connection of the Materials to the Junction Box, Harbinger / hi shall not be liable for damage resulting to the Materials, related components, people, or property due to any such connection. If installation of the Materials is included in the Proposal, and if drilling is necessary for such installation, Harbinger / hi will contact the necessary authorities to locate public underground utilities. Customer shall be solely responsible for identifying the location of private underground utilities or other items; Harbinger / hi shall not be liable for any damage to utilities or items not identified by Customer. If rock or unforeseeable conditions are encountered, requiring special equipment or revisions for Harbinger / hi to install the Materials, Customer shall pay to Harbinger / hi any additional fees for such equipment or revisions. Customer shall be available at all applicable times to provide access to Harbinger / hi and its contractors to allow inspection or repair of the Materials. Each party shall comply with all applicable federal, state, and local laws, ordinances, regulations, and orders, and Customer waives all rights to require Harbinger / hi to adhere to any standards or regulations more restrictive than any applicable law.

3. Ownership. Harbinger / hi retains all right, title, and interest to the Materials, including any signs, until Harbinger / hi receives the Full Purchase Price, including payment of all Storage Fees (if payment is by check, upon deposit of the funds into Harbinger / hi's bank account). Customer assumes all risks and liabilities relating to damage to the Materials after delivery (and installation, if applicable), and any such damage will not affect Harbinger / hi's rights to enforce the Full Purchase Price.

4. Limited Warranties. Subject to the terms and conditions hereof, Harbinger / hi warrants to Customer that the

Materials (excluding any digital display sign ("EGP")) shall be in accordance with any drawings or specifications submitted, and free from material defects in their construction (and installation, if included in the Proposal and installed by Harbinger / hi) for a period of 1 year after the Delivery Date. With regard to EGPs only, subject to the terms and conditions hereof, Harbinger / hi warrants to Customer that EGPs and their related components shall be free from material defects in their construction (and installation, if included in the Proposal and installed by Harbinger / hi) for a period of 1 year, or for such longer warranty period specified on the Purchase Order, after the Delivery Date. If any of the Materials, including EGPs, (or their installation, if included in the Proposal and installed by Harbinger / hi) is found to be defective during such warranty periods, and if the warranty is still in effect, then Harbinger / hi shall elect to either repair the defect or replace the applicable Materials, free of charge. After such warranty periods have expired, or if such warranty is no longer in effect, then Harbinger / hi may charge Customer normal labor charges for

Customer Initials: 

2/2/15

any work performed by Harbinger / hi or its contractors. All applicable warranties are not transferable to third parties. Harbinger / hi will use commercially reasonable efforts to pass-through to Customer the benefit of any warranties on the Materials, including EGPs, to the extent Harbinger / hi has the right to do so. HARBINGER / HI DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR PARTICULAR PURPOSE.

5. Void of Warranties. All applicable warranties do not cover damages or destruction from the following:

(i) acts of God, lightning, wind, rain, flood, fire, earthquake, hurricane, explosion, war, invasion, hostilities, terrorism or threats, or other civil unrest; (ii) abuse, misuse, modification, vandalism, or malfeasance by Customer or any other party except Harbinger / hi; (iii) normal wear and tear; or (iv) Customer's failure to properly maintain, in accordance with Harbinger / hi's then-existing instructions and manuals, Materials, including EGPs. Further, all warranties are voided if any of the following occurs: (i) Customer fails to pay to Harbinger / hi the Full Purchase Price; (ii) Customer fails to promptly report to Harbinger / hi a defect; (iii) anyone other than Harbinger / hi provides materials, fabrication, or service for the Materials and/or EGPs. Harbinger / hi will not reimburse any person or company for repairs not reported to or corrected by Harbinger / hi, or (iv) if Harbinger / hi does not install the Materials, Customer and its contractor(s) fail to comply with the following installation requirements ("Installation Requirements"): contemporaneously with the installation of the Materials, Customer or its contractor(s) shall comply with Harbinger / hi's then-existing instructions and manuals; take photographs of the installation, including the top, bottom, and inside of cabinets and all fans and/or vents ("Photographs"); and complete the warranty checklist and requirements thereon, including with part numbers and serial numbers ("Checklist"). Within 2 business days after installation of the Materials, Customer or its contractor(s) shall e-mail to Harbinger / hi the Photographs and Checklist. Harbinger / hi will not reimburse any person or company for repairs not reported to or corrected by Harbinger / hi.

6. Indemnification; Limitation of Liability. CUSTOMER SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS HARBINGER / HI FROM ANY AND ALL CLAIMS OR DAMAGES RELATING TO THE MATERIALS OR WORK IF CUSTOMER ABUSES, MISUSES, MODIFIES, (FAILS TO COMPLY WITH THE INSTALLATION REQUIREMENTS, IF APPLICABLE) OR FAILS TO PROPERLY MAINTAIN, IN ACCORDANCE WITH HARBINGER / HI'S THEN-EXISTING INSTRUCTIONS AND MANUALS, ANY MATERIALS DELIVERED, INSTALLED, OR REPAIRED BY HARBINGER / HI, OR IF CUSTOMER ALLOWS OTHERS TO DO SO. Harbinger / hi shall not be liable for consequential, special, or punitive damages arising herefrom.

7. Force Majeure. No party shall be deemed to have breached this agreement for failure or delay in fulfilling any term hereof (except for obligations to make payments) if such failure or delay is caused by or results from acts beyond the affected party's reasonable control, including without limitation: (i) acts of God; (ii) flood, fire, earthquake, hurricane, or explosion; (iii) war, invasion, hostilities, terrorism or threats, or other civil unrest; (iv) government order or law, other than one delaying issuance of a Permit; (v) actions, embargoes, or blockades after the date of this agreement; (vi) national or regional emergency; or (vii) strikes, labor stoppages, slowdowns, or other industrial event; however, such party shall use diligent efforts to mitigate the effects of such force majeure event and shall give written notice to the other party within 10 days of such event, stating the estimated time delay caused by the event.

8. Miscellaneous. This Proposal, the terms and conditions of which apply to all purchase orders, contains

Customer Initials: 
 21317025



the
entire agreement between the parties relating to the Materials and Work contemplated herein, and
supersedes any
and all prior or conflicting proposals, agreements, or understandings. Any modification shall be valid only if
it is in
writing and signed by Harbinger / hi and Customer, which modification is subject hereto to the extent its
terms do not
conflict herewith. Harbinger / hi's failure to enforce at any time any terms or conditions of this agreement
shall not
constitute a waiver of such provision or any other provision hereof. The terms and conditions are binding
upon
Customer, its agents, successors, or assigns; however, Customer shall not assign this agreement without
Harbinger / hi's prior written consent. If any court of competent jurisdiction declares any provision hereof to
be invalid, such
determination shall not affect the validity of any other provision hereof, which shall remain in full force and
effect. This
agreement is governed by the laws of the State of Florida, without giving effect to the principles of conflicts
of law. Any
action relating hereto must be instituted in federal or state court in Duval County, Florida, and the parties
hereby
irrevocably submit to the jurisdiction of any such court. In connection with any litigation brought which
arises out of or
relates hereto, the prevailing party will be entitled to recover all costs associated with same, including
reasonable
attorneys' fees at trial and on appeal. THE PARTIES HEREBY WAIVE TRIAL BY JURY IN ANY ACTION
OR
PROCEEDING ARISING UNDER THIS PROPOSAL. TIME IS OF THE ESSENCE IN THE
PERFORMANCE OF
DUTIES UNDER THIS AGREEMENT.

Customer Initials: _____

E.

Meadow View at Twin Creeks

4/17/2025

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
April 17th, 2025

To: Board of Supervisors

From: Rich Gray
Field Operations Manager

Jennifer Clark-Erickson
Amenity Manager

RE: Beacon Lake Field Operations & Amenity Management Report – April 17th, 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
- Cooking Demo – 27 attended. 17 no shows and 7 Cancellations April 5th
- Upcoming – Tea with Mom – May (ticket sales to cover food and beverages)
- Upcoming – Daddy Daughter Dance – June (ticket sales to cover food and beverages)
- Upcoming – Easter 233 kids are confirmed – April 19th
- See separate report for additionally requested projects
- Upcoming – Trivia – TBD

Weekly Maintenance Responsibilities

Listed below are weekly maintenance Responsibilities:

- Roadways, tennis courts, playgrounds, pool area, sports complex, soccer field, and parking lot are checked for debris daily.
- All trash receptacles are checked daily and emptied as needed.
- All dog pot waste receptacles are checked and emptied.
If needed, (3) times a week, and bags are stocked on a needed basis.
- All pool furniture is straightened and organized at the start of each day, and each chair is inspected for proper working order.
- Slide covers are inspected at the start of each day for proper securement on weekdays.
- Lighting inspections are conducted every month, and bulbs are replaced as needed.
- The entryway, back patio, and front sidewalk are blown off at the start of each day.
- Further maintenance tasks and developments are conducted on an as-needed basis. Examples of these developments are listed in the following



Completed Projects

- Sterling Fence has repaired the dog park fence that was damaged with new posts and fencing.
- Bobs Backflow have replaced two leaking valves at the end of Windermere Way and are now operating properly.
- Big Z Pools have replaced both Lid Support Shocks and a new pressure gauge.
- Premier Grease serviced the grease trap to get the kitchen ready for the upcoming summer.
- RMS repaired the shower valve at Lakeside that was damaged.
- RMS replaced the front entrance door frame to the Amenities Center.
- RMS replaced wood framing that was damaged in the gym.
- RMS pressured washed front entrance of the Amenities Center
- RMS reset the front entrance gate that was damaged with new concrete to the playground in Phase 4
- RMS pressure-washed the front entrance to Lakeside Park.

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



TENTH ORDER OF BUSINESS

A.

Meadow View at Twin Creeks
Community Development District

Unaudited Financial Reporting
February 28, 2025



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13	<u>Debt Service Fund Series 2020A1</u>
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16	<u>Capital Project Fund Series 2021 Phase 3B</u>
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18-19	<u>Long Term Debt Report</u>
20	<u>Assessment Receipt Schedule</u>

Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

February 28, 2025

	General Fund	Debt Service Fund	Capital Project Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 1,501,533	\$ -	\$ -	\$ -	\$ 1,501,533
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	208,323	-	-	-	208,323
State Board of Administration (SBA)-GF	456,844	-	-	-	456,844
State Board of Administration (SBA)-Fence Easement	73,978	-	-	-	73,978
Series 2016					
Reserve	-	148,178	-	-	148,178
Revenue	-	500,106	-	-	500,106
Series 2018					
Reserve A1	-	204,218	-	-	204,218
Revenue A1	-	654,363	-	-	654,363
Reserve A2	-	-	-	-	-
Revenue A2	-	3,032	-	-	3,032
Prepayment A 2	-	1	-	-	1
Series 2019					
Reserve	-	85,949	-	-	85,949
Revenue	-	271,484	-	-	271,484
Prepayment A1	-	-	-	-	-
Series 2020					
Reserve A1	-	41,792	-	-	41,792
Revenue A1	-	126,672	-	-	126,672
Prepayment A1	-	991	-	-	991
Revenue A2	-	1,868	-	-	1,868
Interest A2	-	0	-	-	0
Prepayment A2	-	0	-	-	0
Series 2021 Ph3B					
Reserve	-	140,734	-	-	140,734
Revenue	-	285,664	-	-	285,664
Prepayment	-	565	-	-	565
Construction	-	-	15,437	-	15,437
Series 2021 Ph4					
Reserve	-	211,869	-	-	211,869
Interest	-	-	-	-	-
Revenue	-	414,873	-	-	414,873
Prepayment	-	20,918	-	-	20,918
Construction	-	-	22,576	-	22,576
Due From Developer - BBX RETAINAGE	-	-	-	-	-
Prepaid Expenses	2,550	-	-	-	2,550
Deposits	3,760	-	-	-	3,760
Total Assets	\$ 2,258,430	\$ 3,113,278	\$ 38,013	\$ -	\$ 5,409,721

Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

February 28, 2025

	General Fund	Debt Service Fund	Capital Project Fund	Capital Reserve Fund	Totals Governmental Funds
Liabilities:					
Accounts Payable	\$ 43,671	\$ -	\$ -	\$ -	\$ 43,671
Accrued Expenses	1,313	-	-	-	1,313
FICA Payable	-	-	-	-	-
Contracts Payable	-	-	-	-	-
Retainage Payable	-	-	-	-	-
Due to General Fund	-	-	-	6,521	6,521
Total Liabilities	\$ 44,984	\$ -	\$ -	\$ 6,521	\$ 51,505
Fund Balance:					
Nonspendable:					
Deposits	\$ 3,760	\$ -	\$ -	\$ -	\$ 3,760
Restricted for:					
Debt Service	-	3,113,278	-	-	3,113,278
Capital Project			38,013	-	38,013
Assigned for:					
Capital Reserve Fund	-	-	-	(6,521)	(6,521)
Unassigned	2,207,136	-	-	-	2,207,136
Total Fund Balances	\$ 2,213,446	\$ 3,113,278	\$ 38,013	\$ (6,521)	\$ 5,358,216
Total Liabilities & Fund Balance	\$ 2,258,430	\$ 3,113,278	\$ 38,013	\$ -	\$ 5,409,721

Meadow View at Twin Creeks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance

Revenues:

Special Assessments - Tax Roll	\$ 2,144,757	\$ 2,082,047	\$ 2,082,047	\$ -
Special Assessments - Gate Monitoring*	32,500	-	-	-
Interest/Miscellaneous Income	25,000	10,417	16,225	5,808
Restricted Easement Fence Fund	-	-	11,400	11,400
Facility Revenue	10,000	4,167	12,873	8,706
Total Revenues	\$ 2,212,257	\$ 2,096,630	\$ 2,122,544	\$ 25,914

Expenditures:

General & Administrative:

Supervisor Fees	\$ 4,800	\$ 2,000	\$ 4,200	\$ (2,200)
PR-FICA	367	153	321	(168)
Engineering	36,000	15,000	6,876	8,124
Attorney	30,000	12,500	4,515	7,985
Annual Audit	7,600	-	-	-
Assessment Administration	11,236	11,236	11,236	-
Arbitrage Rebate	3,600	2,400	2,400	-
Dissemination Agent	14,045	5,952	5,952	-
Trustee Fees	20,400	16,984	16,984	-
Management Fees	58,533	24,389	24,389	-
Information Technology	1,776	740	740	-
Website Maintenance	1,272	530	530	-
Telephone	700	292	215	77
Postage & Delivery	1,600	667	649	18
Insurance General Liability/Public Officials	8,977	8,977	8,732	245
Printing & Binding	2,300	958	223	736
Legal Advertising	1,500	625	744	(119)
Other Current Charges	1,600	667	130	537
Office Supplies	300	125	4	121
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 206,781	\$ 104,369	\$ 89,014	\$ 15,355

Meadow View at Twin Creeks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
<i>Operations & Maintenance</i>				
Amenity Center Expenditures				
<i>Utilities</i>				
Telephone/Cable/Internet	\$ 13,326	\$ 5,552	\$ 5,342	\$ 211
Electric	52,500	21,875	16,284	5,591
Water/Sewer/Irrigation	45,000	18,750	19,161	(411)
Gas	2,500	1,042	800	242
Trash Removal	8,400	3,500	4,149	(649)
<i>Security</i>				
Security Monitoring	1,440	600	555	45
Gate Monitoring	32,500	13,542	14,592	(1,050)
Gate Repairs	3,000	1,250	1,067	183
Access Cards	3,000	715	715	-
Contacted Security	20,000	8,333	12,212	(3,879)
<i>Management Contracts</i>				
Facility Management	98,729	41,137	41,137	(0)
Facility Attendant	41,498	17,291	6,277	11,014
Pool Attendants	61,479	-	-	-
Canoe Launch Attendant	5,750	-	-	-
Snack Bar Attendant	10,000	-	-	-
Field Management / Admin	95,000	39,583	39,583	(0)
Pool Maintenance	20,000	8,333	7,165	1,169
Pool Chemicals	26,475	11,031	10,914	118
Janitorial	25,112	10,463	10,910	(446)
Facility Maintenance	103,200	43,000	41,308	1,692
Private Event Attendant	6,500	2,708	2,804	(95)
Repairs & Maintenance	62,800	26,167	23,617	2,549
New Capital Projects	5,000	2,083	-	2,083
Snack Bar Inventory -CGS	1,000	417	-	417
Food Service License	650	271	-	271
Subscriptions	4,000	1,667	1,715	(49)
Pest Control	2,831	1,180	1,144	36
Supplies	2,500	1,042	119	922
Furnitures, Fixtures & Equipment	5,000	526	526	-
Special Events	35,000	11,861	11,861	-
Holiday Decorations	20,000	5,125	5,125	-
Fitness Center Repairs/Supplies	5,500	2,292	855	1,437
Office Supplies	2,050	854	542	313
ACA++SCAP/BMI Licenses	800	333	-	333
Property Insurance	84,668	84,668	68,894	15,774
Permit and License	850	-	-	-
Subtotal Amenity Center Expenditures	\$ 908,057	\$ 387,190	\$ 349,370	\$ 37,820

Meadow View at Twin Creeks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Ground Maintenance Expenditures				
Hydrology Quality/Mitigation	\$ 6,400	\$ -	\$ -	\$ -
Electric	36,321	15,134	8,620	6,513
Landscape Maintenance	690,755	287,815	240,010	47,805
Landscape Contingency	85,000	24,784	24,784	-
Lake Maintenance	27,000	11,250	11,421	(171)
Grounds Maintenance	35,000	14,583	19,013	(4,430)
Pump Repairs	10,000	4,167	10,167	(6,000)
Streetlighting	69,294	28,873	31,625	(2,752)
Streetlight Repairs	5,000	2,083	-	2,083
Irrigation Repairs	50,000	20,833	7,469	13,365
Miscellaneous	6,500	2,708	433	2,275
Contingency	31,149	12,979	3,881	9,098
Capital Reserve	45,000	-	-	-
Subtotal Ground Maintenance Expenditures	\$ 1,097,418	\$ 425,208	\$ 357,422	\$ 67,786
Total Operations & Maintenance	\$ 2,005,476	\$ 812,398	\$ 706,792	\$ 105,607
Total Expenditures	\$ 2,212,257	\$ 916,767	\$ 795,806	\$ 120,962
Excess (Deficiency) of Revenues over Expenditures	\$ 0		\$ 1,326,738	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ -		-	
Total Other Financing Sources/(Uses)	\$ -		\$ -	
Net Change in Fund Balance	\$ 0		\$ 1,326,738	
Fund Balance - Beginning	\$ -		\$ 886,708	
Fund Balance - Ending	\$ -		\$ 2,213,446	

(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	\$ 177,845	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,082,047
Special Assessments - Gate Monitoring*	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest/Miscellaneous Income	2,251	1,515	2,162	4,236	6,062	-	-	-	-	-	-	-	16,225
Restricted Easement Fence Fund	-	2,400	1,800	5,400	1,800	-	-	-	-	-	-	-	11,400
Facility Revenue	-	-	-	10,788	2,085	-	-	-	-	-	-	-	12,873
Insurance Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	\$ 2,251	\$ 101,868	\$ 354,339	\$ 1,476,294	\$ 187,792	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,122,544
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 400	\$ 800	\$ 800	\$ 800	\$ 1,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,200
PR-FICA	31	61	61	61	107	-	-	-	-	-	-	-	321
Engineering	1,001	2,510	1,746	366	1,253	-	-	-	-	-	-	-	6,876
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	1,170	-	-	-	-	-	-	-	5,952
Trustee Fees	4,234	-	12,750	-	-	-	-	-	-	-	-	-	16,984
Management Fees	4,878	4,878	4,878	4,878	4,878	-	-	-	-	-	-	-	24,389
Information Technology	148	148	148	148	148	-	-	-	-	-	-	-	740
Website Maintenance	106	106	106	106	106	-	-	-	-	-	-	-	530
Telephone	47	22	34	51	61	-	-	-	-	-	-	-	215
Postage & Delivery	44	432	37	94	42	-	-	-	-	-	-	-	649
Insurance General Liability/Public Officials	8,732	-	-	-	-	-	-	-	-	-	-	-	8,732
Printing & Binding	31	30	78	27	57	-	-	-	-	-	-	-	223
Legal Advertising	96	94	94	364	94	-	-	-	-	-	-	-	744
Other Current Charges	-	-	20	110	-	-	-	-	-	-	-	-	130
Office Supplies	1	1	1	1	1	-	-	-	-	-	-	-	4
Dues, Licenses & Subscriptions	-	175	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 32,588	\$ 11,097	\$ 26,547	\$ 9,464	\$ 9,318	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 89,014

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	\$ 1,074	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,342
Electric	3,094	3,330	3,209	3,272	3,379	-	-	-	-	-	-	-	16,284
Water/Sewer/Irrigation	3,820	3,464	2,875	4,264	4,738	-	-	-	-	-	-	-	19,161
Gas	289	21	275	149	65	-	-	-	-	-	-	-	800
Trash Removal	788	788	782	983	808	-	-	-	-	-	-	-	4,149
Security													
Security Monitoring	111	111	111	111	111	-	-	-	-	-	-	-	555
Gate Monitoring	2,633	2,665	2,633	4,014	2,649	-	-	-	-	-	-	-	14,592
Gate Repairs	325	342	400	-	-	-	-	-	-	-	-	-	1,067
Access Cards	-	715	-	-	-	-	-	-	-	-	-	-	715
Contacted Security	2,460	2,758	2,454	2,967	1,574	-	-	-	-	-	-	-	12,212
Management Contracts													
Facility Management	8,227	8,227	8,227	8,227	8,227	-	-	-	-	-	-	-	41,137
Facility Attendant	1,187	1,102	1,235	1,457	1,296	-	-	-	-	-	-	-	6,277
Pool Attendants	-	-	-	-	-	-	-	-	-	-	-	-	-
Canoe Launch Attendant	-	-	-	-	-	-	-	-	-	-	-	-	-
Snack Bar Attendant	-	-	-	-	-	-	-	-	-	-	-	-	-
Field Management / Admin	7,917	7,917	7,917	7,917	7,917	-	-	-	-	-	-	-	39,583
Pool Maintenance	1,713	1,363	1,363	1,363	1,363	-	-	-	-	-	-	-	7,165
Pool Chemicals	2,101	2,101	2,101	2,305	2,305	-	-	-	-	-	-	-	10,914
Janitorial	2,321	2,996	2,055	1,479	2,059	-	-	-	-	-	-	-	10,910
Facility Maintenance	11,311	7,183	6,722	2,758	13,334	-	-	-	-	-	-	-	41,308
Private Event Attendant	827	543	521	242	671	-	-	-	-	-	-	-	2,804
Repairs & Maintenance	4,600	4,081	7,037	244	7,656	-	-	-	-	-	-	-	23,617
New Capital Projects	-	-	-	-	-	-	-	-	-	-	-	-	-
Snack Bar Inventory -CGS	-	-	-	-	-	-	-	-	-	-	-	-	-
Food Service License	-	-	-	-	-	-	-	-	-	-	-	-	-
Subscriptions	304	304	501	304	304	-	-	-	-	-	-	-	1,715
Pest Control	226	226	226	233	233	-	-	-	-	-	-	-	1,144
Supplies	119	-	-	-	-	-	-	-	-	-	-	-	119
Furnitures, Fixtures & Equipment	-	-	396	-	130	-	-	-	-	-	-	-	526
Special Events	989	2,535	2,423	3,466	2,447	-	-	-	-	-	-	-	11,861
Holiday Decorations	-	197	4,927	-	-	-	-	-	-	-	-	-	5,125
Fitness Center Repairs/Supplies	-	-	425	-	430	-	-	-	-	-	-	-	855
Office Supplies	242	87	-	153	60	-	-	-	-	-	-	-	542
ACA++SCAP/BMI Licenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Insurance	68,894	-	-	-	-	-	-	-	-	-	-	-	68,894
Permit and License	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Amenity Center Expenditures	\$ 125,546	\$ 54,035	\$ 59,935	\$ 47,025	\$ 62,829	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	349,370

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	2,492	-	-	-	-	-	-	-	8,620
Landscape Maintenance	47,125	48,221	48,221	48,221	48,221	-	-	-	-	-	-	-	240,010
Landscape Contingency	4,907	1,635	18,242	-	-	-	-	-	-	-	-	-	24,784
Lake Maintenance	2,284	2,284	2,284	2,284	2,284	-	-	-	-	-	-	-	11,421
Grounds Maintenance	2,685	2,933	5,930	554	6,911	-	-	-	-	-	-	-	19,013
Pump Repairs	180	3,250	405	4,432	1,900	-	-	-	-	-	-	-	10,167
Streetlighting	5,865	5,865	5,865	7,336	6,695	-	-	-	-	-	-	-	31,625
Streetlight Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	1,661	2,779	90	980	1,959	-	-	-	-	-	-	-	7,469
Miscellaneous	-	230	79	-	124	-	-	-	-	-	-	-	433
Contingency	-	1,000	1,251	-	1,630	-	-	-	-	-	-	-	3,881
Capital Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Ground Maintenance Expenditures	\$ 66,179	\$ 69,458	\$ 83,872	\$ 65,697	\$ 72,215	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	357,422
Total Operations & Maintenance	\$ 191,726	\$ 123,492	\$ 143,807	\$ 112,722	\$ 135,044	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	706,792
Total Expenditures	\$ 224,314	\$ 134,589	\$ 170,353	\$ 122,187	\$ 144,362	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	795,806
Excess (Deficiency) of Revenues over Expenditures	\$ (222,064)	\$ (32,721)	\$ 183,985	\$ 1,354,107	\$ 43,430	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,326,738
Other Financing Sources/Uses:													
Transfer In/(Out)	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (222,064)	\$ (32,721)	\$ 183,985	\$ 1,354,107	\$ 43,430	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,326,738

Meadow View at Twin Creeks

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	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 February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 443,364	\$ 423,988	\$ 423,988	\$ -
Interest Income	12,000	5,000	6,785	1,785
Total Revenues	\$ 455,364	\$ 428,988	\$ 430,773	\$ 1,785
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	\$ 275,725	\$ 277,510	\$ 1,785
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 8,839	\$ 275,725	\$ 277,510	\$ 1,785
Fund Balance - Beginning	\$ 222,167		\$ 370,774	
Fund Balance - Ending	\$ 231,006		\$ 648,284	

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 February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 612,533	\$ 585,763	\$ 585,763	\$ -
Interest Income	14,000	5,833	8,846	3,013
Total Revenues	\$ 626,533	\$ 591,597	\$ 594,609	\$ 3,013
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	\$ 365,259	\$ 368,272	\$ 3,013
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 13,858	\$ 365,259	\$ 368,272	\$ 3,013
Fund Balance - Beginning	\$ 288,459		\$ 493,341	
Fund Balance - Ending	\$ 302,317		\$ 861,613	

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 February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 257,353	\$ 244,176	\$ 244,176	\$ -
Interest Income	8,500	3,542	3,760	218
Total Revenues	\$ 265,853	\$ 247,718	\$ 247,936	\$ 218
Expenditures:				
Interest - 11/1	\$ 95,478	\$ 95,478	\$ 95,478	\$ -
Interest - 5/1	95,478	-	-	-
Special Call - 2/1	-	-	5,000	(5,000)
Interest - 2/1	-	-	71	(71)
Principal - 5/1	65,000	-	-	-
Total Expenditures	\$ 255,955	\$ 95,478	\$ 100,549	\$ (5,071)
Excess (Deficiency) of Revenues over Expenditures	\$ 9,898	\$ 152,240	\$ 147,387	\$ (4,853)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 9,898	\$ 152,240	\$ 147,387	\$ (4,853)
Fund Balance - Beginning	\$ 123,844		\$ 210,046	
Fund Balance - Ending	\$ 133,742		\$ 357,433	

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 February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 114,490	\$ 108,101	\$ 108,101	\$ -
Interest Income	5,500	2,292	1,865	(427)
Total Revenues	\$ 119,990	\$ 110,392	\$ 109,965	\$ (427)
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	\$ 68,846	\$ 68,419	\$ (427)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 6,897	\$ 68,846	\$ 68,419	\$ (427)
Fund Balance - Beginning	\$ 61,116		\$ 102,905	
Fund Balance - Ending	\$ 68,013		\$ 171,323	

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 February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 280,765	\$ 266,970	\$ 266,970	\$ -
Interest Income	8,500	3,542	4,584	1,042
Total Revenues	\$ 289,265	\$ 270,511	\$ 271,554	\$ 1,042
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	\$ 186,305	\$ 187,347	\$ 1,042
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (3,558)	\$ (3,558)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (3,558)	\$ (3,558)
Net Change in Fund Balance	\$ 10,852	\$ 186,305	\$ 183,790	\$ (2,516)
Fund Balance - Beginning	\$ 100,153		\$ 243,174	
Fund Balance - Ending	\$ 111,005		\$ 426,963	

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 February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 423,738	\$ 405,208	\$ 405,208	\$ -
Prepayment	-	-	20,918	20,918
Interest Income	9,000	3,750	5,559	1,809
Total Revenues	\$ 432,738	\$ 408,958	\$ 431,685	\$ 22,727
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	\$ 278,829	\$ 301,556	\$ 22,727
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (4,072)	\$ (4,072)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (4,072)	\$ (4,072)
Net Change in Fund Balance	\$ 7,480	\$ 278,829	\$ 297,484	\$ 18,655
Fund Balance - Beginning	\$ 136,629		\$ 350,176	
Fund Balance - Ending	\$ 144,109		\$ 647,660	

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 February 28, 2025

	Actual
	Thru 02/28/25
Revenues	
Interest Income	\$ 238
Total Revenues	\$ 238
Expenditures:	
Capital Outlay	\$ -
Total Expenditures	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 238
Other Financing Sources/(Uses)	
Transfer In/(Out)	\$ 3,558
Total Other Financing Sources (Uses)	\$ 3,558
Net Change in Fund Balance	\$ 3,796
Fund Balance - Beginning	\$ 11,641
Fund Balance - Ending	\$ 15,437

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 February 28, 2025

	Actual	
	Thru 02/28/25	
<u>Revenues</u>		
Interest Income	\$	381
Total Revenues	\$	381
<u>Expenditures:</u>		
Capital Outlay	\$	-
Total Expenditures	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$	381
<u>Other Financing Sources/(Uses)</u>		
Transfer In/(Out)	\$	4,072
Total Other Financing Sources (Uses)	\$	4,072
Net Change in Fund Balance	\$	4,453
Fund Balance - Beginning	\$	18,123
Fund Balance - Ending	\$	22,576

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	148,178
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	204,218
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	85,949
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)
Less: February 1, 2024 - Special Call	(\$5,000)
Current Bonds Outstanding	\$3,350,000

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	41,792
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	140,734
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	\$31,225,000
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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	36,681.31	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	57,775.65	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	191,971.40	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	158,405.70	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	1,451,170.32	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	177,844.91	351,603.32
8	4/8/2025	16,611.50	22,949.75	9,566.63	4,235.30	10,459.67	15,875.72	81,572.94	161,271.51
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
TOTAL TAX ROLL RECEIPTS		440,599.11	608,713.19	253,742.77	112,336.13	277,429.49	421,083.49	2,163,619.58	4,277,523.76

BALANCE DUE	2,765.04	3,820.06	1,592.40	704.98	1,741.03	2,642.57	13,577.99	26,844.07
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PERCENT COLLECTED TAX ROLL	99%	99%	99%	99%	99%	99%	99%	99%
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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		
2/3/25	2851-2856	\$5,609.14
2/12/25	2857-2870	33,812.61
2/18/25	2871-2876	52,914.70
2/25/25	2877-2878	3,668.00
TOTAL		\$96,004.45
Autopayments		
2/3/25 Wellbeats		\$249.00
2/11/25 Florida National Gas		\$65.07
2/6/25 Republic Services		808.22
2/12/25 RollKall Technol		346.50
2/18/25 AT&T		85.60
2/18/25 St Johns County Utility Dept		4,737.67
2/21/25 Comcast		988.19
2/14/25 IRS FICA Payment		122.40
2/25/25 IRS FICA Payment		91.80
2/27/25 RollKall Technol		1,227.19
2/28/25 FPL		12,565.35
2/28/25 WF Bus Credit Card Payment		2,374.77
Total Paid Electronically		\$23,661.76
Total General Fund		\$119,666.21

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/03/25	00133	1/28/25 12825	202501 320-57200-45508	INSTL DIGITAL TIME CLOCK	*	200.00	
				ALFRED W GROVER			200.00 002851
2/03/25	00038	9/19/24 358478	202410 320-57200-45508	BROUGHT CAMERAS ONLINE	*	675.00	
				ATLANTIC SECURITY			675.00 002852
2/03/25	00076	1/06/25 50988	202501 320-53800-45007	REMOVAL/RPLMT METER	*	950.00	
				EAST COAST WELLS & PUMPS SERVICE			950.00 002853
2/03/25	00076	12/18/24 50892	202412 320-53800-45007	SERVICE CALL - METER	*	135.00	
				EAST COAST WELLS & PUMPS SERVICE			135.00 002854
2/03/25	00114	1/02/25 8138	202501 320-57200-45410	(100) WINDSHIELD STICKERS	*	1,365.00	
				HIDDEN EYES LLC			1,365.00 002855
2/03/25	00045	1/31/25 87947	202501 320-53800-45005	JAN LAKE MAINTENANCE	*	2,284.14	
				FUTURE HORIZONS INC			2,284.14 002856
2/12/25	00133	2/01/25 20125	202502 320-53800-45006	SRV CALL-NO CONDUITS/WIRE	*	160.00	
				ALFRED W GROVER			160.00 002857
2/12/25	00076	2/03/25 51181	202502 320-53800-45007	RPL BAD METER/NEW ANALOG	*	950.00	
				EAST COAST WELLS & PUMPS SERVICE			950.00 002858
2/12/25	00076	2/05/25 51212	202502 320-53800-45007	PUMP REPAIR-AMENITY CNTER	*	950.00	
				EAST COAST WELLS & PUMPS SERVICE			950.00 002859
2/12/25	00005	2/03/24 218247	202501 310-51300-31100	JAN ENGINEERING SERVICES	*	366.25	
				ENGLAND THIMS & MILLER INC			366.25 002860
2/12/25	00114	1/02/25 750009	202501 320-57200-45410	GATE MONITORING FEB25	*	2,648.54	
				HIDDEN EYES LLC			2,648.54 002861
2/12/25	00001	2/01/25 122	202502 310-51300-34000	FEB MANAGEMENT FEES	*	4,877.75	

MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		2/01/25 122	202502 310-51300-35300		*	106.00	
		FEB WEBSITE ADMIN					
		2/01/25 122	202502 310-51300-35100		*	148.00	
		FEB INFORMATION TECH					
		2/01/25 122	202502 310-51300-31600		*	1,170.42	
		FEB DISSEMINATION SVCS					
		2/01/25 122	202502 310-51300-51000		*	1.02	
		OFFICE SUPPLIES					
		2/01/25 122	202502 310-51300-42000		*	41.98	
		POSTAGE					
		2/01/25 122	202502 310-51300-42500		*	56.70	
		COPIES					
		2/01/25 122	202502 310-51300-41000		*	61.04	
		TELEPHONE					
				GOVERNMENTAL MANAGEMENT SERVICES			6,462.91 002862
2/12/25 00186		2/01/25 253674	202502 320-57200-45507		*	1,301.00	
		FEB JANITORIAL SERVICES					
				NEWVENTURE OF JACKSONVILLE INC			1,301.00 002863
2/12/25 00020		1/31/25 357	202501 320-57200-49400		*	741.44	
		JAN SPECIAL EVT ASSISTANT					
				RIVERSIDE MANAGEMENT SERVICES			741.44 002864
2/12/25 00020		1/31/25 358	202501 320-57200-45510		*	1,457.40	
		JAN ASSISTANT MANAGER					
				RIVERSIDE MANAGEMENT SERVICES			1,457.40 002865
2/12/25 00020		1/31/25 359	202501 320-57200-45509		*	242.20	
		JAN PRIVATE EVT ATTENDANT					
				RIVERSIDE MANAGEMENT SERVICES			242.20 002866
2/12/25 00020		2/01/25 355	202502 320-57200-45504		*	7,916.67	
		FEB FIELD MGMT/ADMIN					
		2/01/25 355	202502 320-57200-45500		*	8,227.42	
		FEB FACILITY MANAGEMENT					
				RIVERSIDE MANAGEMENT SERVICES			16,144.09 002867
2/12/25 00048		2/04/25 105801	202502 320-57200-44207		*	429.78	
		FITNESS REPAIRS					
				SOUTHEAST FITNESS REPAIR			429.78 002868
2/12/25 00040		2/04/25 850959	202502 320-53800-45009		*	1,337.00	
		VALVE BOX & BATTERY RPLMT					
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			1,337.00 002869
				MVTP MEADOW VIEW TP BPEREGRINO			

APPROVED FACILITY MAINTENANCE
57200.320.45508
CHRISTIAN BIROL 01/29/2025

RECEIVED

By Tara Lee at 2:01 pm, Jan 29, 2025

INVOICE

Alfred W. Grover, Electrical Contractor

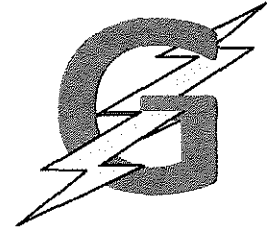
1304 Padola Road
St Augustine, FL 32092
215-847-5339
awg7422@gmail.com

FL License: EC 13010167

DATE: 1/28/2025
INVOICE # 12825
TERMS: Due upon receipt

Bill To:

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



Job Location: Beacon Lake - Amenity Center

DESCRIPTION OF WORK	AMOUNT
1) Installed 1, intermatic 7 day digital time clock for tennis court	
Material:	-
Labor: 1 electrician 2.5 hrs @ \$80 per hr	200.00
Per Christian Birol	
TOTAL	\$ 200.00

Accepted methods of payment:

Check payable to: Alfred W. Grover

THANK YOU FOR YOUR BUSINESS!



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

PLEASE PAY BY

10/17/2024

AMOUNT

\$675.00

INVOICE DATE

09/19/2024

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

INVOICE NO. 358478

Site: 850 Beacon Lakes Pkwy St
Augustine

Site Address: 850 Beacon Lakes Pkwy
St Augustine FL 32092

Job No.: 83001

Job Name:

Order No.:

Recorded to 1.320.57200.45508 *TRL*

1 320 57200 45480-Amenity Maint.
Approved 1.31.2025 Jen Erickson

RECEIVED

By Tara Lee at 4:06 pm, Jan 31, 2025

Description

If you have any further problems with your system please contact us. 19/09/2024 - Brent Touchet :

The job is complete.

Reran splash camera and adjusted men's gym door bathroom

Customer is having issues with the following:

Good Morning,

We currently have one of our cameras offline. We keep trying to bring it back up, but it keeps saying it has failed. We need to have the camera back up as soon as possible.

Service - Security

Item	Quantity	Unit Price	Total
Residential service	5.00 hrs	\$150.00	\$750.00
		Discount	\$-75.00
		Sub-Total ex Tax	\$675.00
		Tax	\$0.00
		Total	\$675.00



SMARTHOME.BIZ
SMART HOME SPECIALISTS

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

PLEASE PAY BY

10/17/2024

AMOUNT

\$675.00

INVOICE DATE

09/19/2024

INVOICE NO. 358478

"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.

Incl. Discount	\$-75.00
Sub-Total ex Tax	\$675.00
Tax	\$0.00
Total inc Tax	\$675.00
Amount Applied	\$0.00
Balance Due	\$675.00

How To Pay



Credit Card (MasterCard, Visa, Amex)

Please add billing zip if not same as address above.

Credit Card No.

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Card Holder's Name: _____ CCV: _____

Expiry Date: / Signature: _____



Mail

Detach this section and mail check to:

Atlantic Security
1714 Cesery Blvd
Jacksonville, FL 32211

INVOICE NO. 358478

NAME: Meadow View at Twin Creeks CCD DUE DATE: 10/17/2024 AMOUNT DUE: \$675.00

Please Reference: **358478**

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 #
1/6/2025	50988

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

RECEIVED

By Tara Lee at 9:02 am, Jan 30, 2025

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

QUANTITY	DESCRIPTION	RATE	AMOUNT
	SITE: BEACON LAKES - TOWNHOMES ON CHARLIE WAY - LEFT SIDE BEFORE MAILBOXES AS QUOTED: - REMOVED BAD DIGITAL METER - REPLACED WITH NEW ANALOG METER - TESTED GOOD	950.00	950.00

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

Total \$950.00

*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 \$950.00

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 #
12/18/2024	50892

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

RECEIVED

By Tara Lee at 9:02 am, Jan 30, 2025

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

QUANTITY	DESCRIPTION	RATE	AMOUNT
	SITE: BEACON LAKES - TOWNHOMES ON CHARLIE WAY - LEFT SIDE BEFORE MAILBOXES		
	SERVICE CALL: - TROUBLESHOT: NEEDS NEW METER - PROVIDED PROPOSAL	90.00	90.00
0.25	LABOR PER HOUR:	180.00	45.00

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

Total \$135.00

*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 \$135.00

Page	1/1
Date	1/2/2025
Reference	
Invoice Number	INV000008138

1 320 57200 45410 GATE MONITORING
Approved Jen Erickson 1.28.2025

RECEIVED
By Tara Lee at 1:22 pm, Jan 28, 2025

Hidden Eyes LLC
d/b/a Envera Systems
P.O. Box 2086
Hicksville, NY 11802
(941) 556-0743

Bill To

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

Site

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

Bill To Number	Document Number	Type	Site Number	Entered By	Customer Reference	Weight
002650	ORD000000532	SER	002650G	NGSANTO		0.0000

Code / Description	Supply	Unit	Unit Price	Discount	Unit Tax	Ext.
17-AWI-0001 AWID Windshield Sticker	100.00		15.00	1.50	0.00	1,350.00
CRED-SHIP Shipping Charge - Credentials	1	EA	15.00	0.00	0.00	15.00

If terms permit, where paying by check
Please make payable to Envera Systems
Remit to: P.O. Box 2086 Hicksville, NY 11802

Tax Summary
STJN 0.00

Services	15.00
Items	1,500.00
Subtotal	1,515.00
Less Discount	150.00
Less Cover	0.00
Plus Excl. Tax	0.00
Less Payment	

Future Horizons, Inc

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

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

APPROVED LAKE MAINTENANCE
53800.320.45005
CHRISTIAN BIROL 01/31/2025

INVOICE

Invoice Number: 87947
Invoice Date: Jan 31, 2025
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	1/8/25	3/2/25

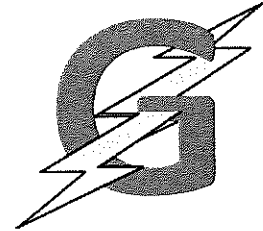
Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in January 2025	1,769.14	1,769.14
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in Phase 4	515.00	515.00
Subtotal				2,284.14
Sales Tax				
Freight				
Total Invoice Amount				2,284.14
Payment/Credit Applied				
TOTAL				2,284.14

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

RECEIVED

By Tara Lee at 1:21 pm, Feb 03, 2025

APPROVED GROUNDS MAINTENANCE
53800.320.45006
CHRISTIAN BIROL 02/03/2025**INVOICE****Alfred W. Grover, Electrical Contractor**1304 Padola Road
St Augustine, FL 32092
215-847-5339
awg7422@gmail.com**FL License: EC 13010167****DATE:** 2/1/2025
INVOICE # 20125
TERMS: Due upon receipt**Bill To:**Meadow View at Twin Creeks CDD
850 Beacon Lake Parkway
St Augustine, FL 32095**Job Location:** Beacon Lake

DESCRIPTION OF WORK	AMOUNT
Service call:	
1) Checked on operation of street sign lights at 3 locations: Concave, Garda and Charlie Way.	
Finding: No underground conduits or wiring exists in any location	
Material:	-
Labor: 1 electrician 2.0 hrs @ \$80 per hr	160.00
Per Christian Birol	
TOTAL	\$ 160.00

Accepted methods of payment:

Check payable to: Alfred W. Grover

THANK YOU FOR YOUR BUSINESS!

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
53800.320.45007
CHRISTIAN BIROL 02/05/2025

RECEIVED

By Tara Lee at 12:37 pm, Feb 05, 2025

INVOICE

DATE	INVOICE #
2/3/2025	51181

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: - REMOVED BAD DIGITAL METER - REPLACED WITH NEW ANALOG METER - TESTED GOOD	950.00	950.00
18% APR will be applied to any invoice not paid in full within 30 days. Visa or Mastercard Accepted		Total	\$950.00
*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	\$950.00

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
53800.320.45007
CHRISTIAN BIROL 02/06/2025

RECEIVED

By Tara Lee at 12:03 pm, Feb 06, 2025

INVOICE

DATE	INVOICE #
2/5/2025	51212

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 - AMENITY CENTER @ POOL DECK - 850 BEACON LAKE PKWY. AS QUOTED: - REMOVED BAD DIGITAL METER - REPLACED WITH NEW ANALOG METER - TESTED GOOD	950.00	950.00
18% APR will be applied to any invoice not paid in full within 30 days. Visa or Mastercard Accepted		Total	\$950.00
*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	\$950.00



ENGLAND-THIMS & MILLER

14775 Old St. Augustine Road, Jacksonville, FL 32258

etmnc.com | 904.642.8990

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

February 03, 2025

Invoice No: 218247

Total This Invoice \$366.25

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:

Online CDD Meeting

Deal with 2nd Lift Pavement issues and Bond issues

Email Correspondence and coordination of 2nd Lit Pavement issues

Professional Services rendered through January 25, 2025

Phase 1. General Consulting Engineering Services

Labor

		Hours	Rate	Amount
Senior Engineer/Senior Project Manager				
Lockwood, Scott	1/11/2025	.50	215.00	107.50
Deal with second Lift of Pavement for final units etc				
Lockwood, Scott	1/18/2025	.50	215.00	107.50
CDD Meeting online				
Lockwood, Scott	1/18/2025	.50	215.00	107.50
Paving 2nd lift issues and discussions				
Engineer				
Sims, Daniel	1/18/2025	.25	175.00	43.75
Email Correspondence for 2nd Lift and coordination with Scott				
Totals		1.75		366.25
Total Labor				366.25
Total this Phase				\$366.25

Phase XP. Expenses

Total this Phase 0.00**Total This Invoice \$366.25****RECEIVED****By Tara Lee at 2:04 pm, Feb 05, 2025**

Envera

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

1 320 57200 45410 Gate Monitoring
Approved Jen Erickson 1.3.2025

RECEIVED

By Tara Lee at 4:42 pm, Feb 03, 2025

Invoice

Invoice Number

750009

Date

01/02/2025

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		01/02/2025	02/01/2025

Quantity	Description	Months	Rate	Amount
2358 - Gate Access - Meadow View at Twin Creeks CDD - 850 Beacon Lake Pkwy, Saint Augustine, FL				
1.00	Envera Kiosk System 02/01/2025 - 02/28/2025	1.00	\$500.00	\$500.00
1.00	Data Management 02/01/2025 - 02/28/2025	1.00	\$150.00	\$150.00
1.00	Service & Maintenance 02/01/2025 - 02/28/2025	1.00	\$334.54	\$334.54
1.00	Virtual Gate Guard Monitoring 02/01/2025 - 02/28/2025	1.00	\$1,664.00	\$1,664.00
Subtotal:				\$2648.54
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$2648.54

Date	Invoice #	Description	Amount	Balance Due
1/2/2025	750009	Monitoring Services	\$2648.54	\$2648.54

Envera

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

Invoice

Invoice Number

750009

Date

01/02/2025

Customer Number

300380

Due Date

02/01/2025

Net Due: \$2,648.54

Amount Enclosed: _____

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

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

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

Invoice #: 122
Invoice Date: 2/1/25
Due Date: 2/1/25
Case:
P.O. Number:

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

Total	\$6,462.91
Payments/Credits	\$0.00
Balance Due	\$6,462.91

By Tara Lee at 12:06 pm, Feb 06, 2025



Invoice	
Date	Invoice #
2/1/2025	253674

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
	<p>FEE FOR JANITORIAL SERVICE: Month of February 2025</p> <p>Meadow View at Twin Creeks CDD 850 Beacon Lake Pkwy St Augustine, FL 32095</p> <p>FL DR-14 85-8017121617C-7 exp 11/30/2026</p> <p>Billing on behalf of High Tech Commercial Cleaning franchisee, Patrick Lorenzo</p> <p>1 320 57200 45507 Amenity-Janitorial Approved Jen Erickson 1.21.2025</p> <div> <p>RECEIVED</p> <p><i>By Tara Lee at 2:46 pm, Jan 21, 2025</i></p> </div>	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 #: 357
Invoice Date: 1/31/2025
Due Date: 1/31/2025
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 January 2025 1.320.57200.49400	26.48	28.00	741.44
Alison Mossing 2-6-25			

RECEIVED

By Tara Lee at 11:06 am, Feb 07, 2025

Total	\$741.44
Payments/Credits	\$0.00
Balance Due	\$741.44

MVTC CDD

SPECIAL EVENT ASSISTANT INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
26.48	Special Event Assistant Covers January 2025	\$ 28.00	\$ 741.44
	TOTAL DUE:		<u>\$ 741.44</u>

Special Event Assistant 1.320.57200.49400

**MEADOW VIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL EVENT ASSISTANT BILLABLE HOURS
THROUGH JANUARY 2025**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
1/3/25	3.38	J.W.	Special Event - Food Truck Friday
1/10/25	3.15	J.W.	Special Event - Food Truck Friday
1/17/25	3.23	J.W.	Special Event - Food Truck Friday
1/20/25	6.37	L.B.	Special Event - Klds Paint
1/24/25	3.48	J.W.	Special Event - Food Truck Friday
1/31/25	3.87	J.W.	Special Event - Food Truck Friday
1/31/25	3	L.B.	Special Event - Murder Mystery
TOTAL	<u>26.48</u>		

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

Invoice

Invoice #: 358
Invoice Date: 1/31/2025
Due Date: 1/31/2025
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 January 2025 001.320.57200.45510	52.05	28.00	1,457.40
Alison Moxing 2-6-25			

RECEIVED

By Tara Lee at 11:06 am, Feb 07, 2025

Total	\$1,457.40
Payments/Credits	\$0.00
Balance Due	\$1,457.40

MVTC CDD

ASSISTANT MANAGER INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
52.05	Assistant Manager	\$ 28.00	\$ 1,457.40
	Covers January 2025		
	TOTAL DUE:		<u>\$ 1,457.40</u>

Facility Management 001.320.57200,45510

**MEADOW VIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT
ASSISTANT MANAGER BILLABLE HOURS
THROUGH JANUARY 2025**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
1/2/25	2.12	J.W.	Facility Assistant
1/4/25	2.05	J.W.	Facility Assistant
1/5/25	2.1	R.B.	Facility Assistant
1/6/25	2.1	J.W.	Facility Assistant
1/7/25	2.02	J.W.	Facility Assistant
1/8/25	2	J.W.	Facility Assistant
1/9/25	2.12	R.B.	Facility Assistant
1/11/25	2.03	J.W.	Facility Assistant
1/12/25	2.02	J.W.	Facility Assistant
1/13/25	2.1	J.W.	Facility Assistant
1/14/25	2.17	R.B.	Facility Assistant
1/15/25	2.02	J.W.	Facility Assistant
1/16/25	2.15	R.B.	Facility Assistant
1/18/25	2.12	R.B.	Facility Assistant
1/19/25	2	R.B.	Facility Assistant
1/20/25	2.13	R.B.	Facility Assistant
1/21/25	2.17	R.B.	Facility Assistant
1/22/25	2.02	J.W.	Facility Assistant
1/23/25	2.17	R.B.	Facility Assistant
1/25/25	2.12	J.W.	Facility Assistant
1/26/25	2.03	J.W.	Facility Assistant
1/27/25	2.03	J.W.	Facility Assistant
1/28/25	2.13	R.B.	Facility Assistant
1/29/25	2	J.W.	Facility Assistant
1/30/25	2.13	R.B.	Facility Assistant
TOTAL	<u>52.05</u>		

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

Invoice

Invoice #: 359
Invoice Date: 1/31/2025
Due Date: 1/31/2025
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
Private Event Attendant through January 2025 1.320.57200.45509	8.65	28.00	242.20
Alison Mossing 2-6-25			

Total \$242.20

Payments/Credits \$0.00

Balance Due \$242.20

RECEIVED

By Tara Lee at 11:06 am, Feb 07, 2025

MVTC CDD

PRIVATE EVENT ATTENDANT INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
8.65	Private Event Attendant Covers January 2025	\$ 28.00	\$ 242.20
	TOTAL DUE:		<u>\$ 242.20</u>

Private Event Attendant 1.320.57200.45509

MEADOW VIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT
PRIVATE EVENT ATTENDANT BILLABLE HOURS
THROUGH JANUARY 2025

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
1/4/25	5.65	J.W.	Private Event Attendant
1/19/25	3	R.B.	Private Event Attendant
TOTAL	<u>8.65</u>		

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

Invoice

Invoice #: 355
Invoice Date: 2/1/2025
Due Date: 2/1/2025
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 - February 2025		7,916.67	7,916.67
1.320.57200.45500 - Facility Management - Meadow View - February 2025		8,227.42	8,227.42
<div>Alison Moring 2-6-25</div>			

Total \$16,144.09

Payments/Credits \$0.00

Balance Due \$16,144.09

RECEIVED

By Tara Lee at 2:45 pm, Feb 06, 2025



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

APPROVED FITNESS CENTER REPAIRS

57200.320.44207

CHRISTIAN BIROL 02/06/2025

Invoice #105801

Invoice Date: 2/4/2025

RECEIVED

By Tara Lee at 12:11 pm, Feb 06, 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			
2/4/2025 Repair - Parts at Shop	1.00 hour	\$75.00 / hour	\$75.00
Manufacturer: life fitness			
~sub-series: Optima			
~machine type: hip adductor/hip abductor			
~Model Num: OSTWR3-HHA			
~S/N: 101840809053			
>>Diagnostic report:			
~Issue: adjustment knob for hip adductor/ hip abductor is missing.			
— Product: Travel 60-160 miles w/t	1.00 Other	\$110.00 / Other	\$110.00
— Product: LF - ASSY, OS, SPRING PIN - 8544201	1.00 Ea	\$53.98 / Ea	\$53.98
— Product: Labor over 1 hour	0.50 Ea	\$75.00 / Ea	\$37.50

2/4/2025 Repair - Parts at Shop

1.00 hour

\$0.00 / hour

\$0.00

Manufacturer:life fitness

~sub-series:

~machine type: elliptical

~Model Num:95XS

~S/N:ASX134386

~console SN: JiN101349

>>Reported issue: one of two elliptical works

>>Diagnostic report:

~Issue: top left rear hardware issue, washer Keyed is worn and is allowing pivotal shift forward and back, causing knocking and squeaking.

— Product: LF - EFX - ASX - WASHER: MACHINED
KEYED - 0K69-01175-0001

1.00 Ea

\$54.00 / Ea

\$54.00

2/4/2025 Repair - Parts at Shop

1.00 hour

\$0.00 / hour

\$0.00

Manufacturer:life fitness

~sub-series:

~machine type: treadmill

~Model Num:95T

~S/N:AST175920

~console SN:GT100880

>>Reported issue: treadmill is down

>>Diagnostic report:

~Issue: felt is shredded and came off of track, too damage to reinstall new belt is needed, I would have to go with faulty belt , I can see, no reason why it came apart.

— Product: LF - TM - BELT: POLY-V; 370J12 - 0K58-
01114-0000

1.00 Ea

\$49.30 / Ea

\$49.30

— Product: Shipping

1.00 Ea

\$50.00 / Ea

\$50.00

Subtotal:

\$429.78

Tax:

\$0.00

Total:

\$429.78

Amount Paid:

\$0.00

Balance Due:**\$429.78****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 #	105801
		Date	Tuesday, February 4, 2025
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
850959	2/4/2025
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: March 6, 2025

Invoice Amount: \$1,337.00

Description	Current Amount
Mainline repair on Cutgrass and Twin Creeks; valve box and battery replacement	
Irrigation Repairs	\$1,337.00

RECEIVED

By Tara Lee at 9:30 am, Feb 04, 2025

Invoice Total **\$1,337.00**

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



YELLOWSTONE

LANDSCAPE

Bill To:

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

Property Name: Meadow View at Twin Creeks CDD

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

INVOICE

INVOICE #	INVOICE DATE
850960	2/4/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: March 6, 2025

Invoice Amount: \$622.00

Description	Current Amount
Valve replacement*****Phase 4***** Irrigation Repairs	\$622.00

RECEIVED

By Tara Lee at 9:29 am, Feb 04, 2025

Invoice Total **\$622.00**

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

Envera

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

APPROVED GATE MONITORING
57200.320.45410
CHRISTIAN BIROL 02/03/2025

RECEIVED*By Tara Lee at 1:22 pm, Feb 03, 2025***Invoice**

Invoice Number 751134	Date 02/03/2025
Customer Number 300380	Due Date 03/01/2025

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Meadow View at Twin Creeks CDD	300380		02/03/2025	03/01/2025

Quantity	Description	Months	Rate	Amount
2358 - Gate Access - Meadow View at Twin Creeks CDD - 850 Beacon Lake Pkwy, Saint Augustine, FL				
1.00	Envera Kiosk System 03/01/2025 - 03/31/2025	1.00	\$500.00	\$500.00
1.00	Data Management 03/01/2025 - 03/31/2025	1.00	\$150.00	\$150.00
1.00	Service & Maintenance 03/01/2025 - 03/31/2025	1.00	\$334.54	\$334.54
1.00	Virtual Gate Guard Monitoring 03/01/2025 - 03/31/2025	1.00	\$1,664.00	\$1,664.00
Subtotal:				\$2648.54
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$2648.54

Date	Invoice #	Description	Amount	Balance Due
2/3/2025	751134	Monitoring Services	\$2648.54	\$2648.54

Envera

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

Invoice

Invoice Number 751134	Date 02/03/2025
Customer Number 300380	Due Date 03/01/2025

Net Due: \$2,648.54

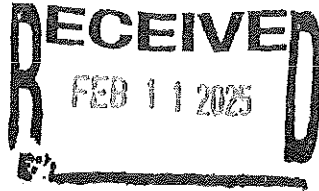
Amount Enclosed: _____

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

REMIT TO: Envera
PO Box 2086
Hicksville, NY 11802



Florida
GANNETT



ACCOUNT NAME		ACCOUNT #	INV DATE
Meadow View At Twin Creeks Cdd		764130	01/31/25
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL	
0006930461	Jan 1- Jan 31, 2025	\$364.32	
PREPAY (Memo Info)	UNAPPLIED (Included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$458.80	

BILLING ACCOUNT NAME AND ADDRESS

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

**PAYMENT DUE DATE: FEBRUARY 28, 2025**

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

Check out our brand-new invoice layout! Specifically tailored to better meet your needs and enhance your experience.

Date	Description	Amount
1/1/25	Balance Forward	\$94.48

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
1/2/25	10881937	SAG St Augustine Record	1/16 meeting		\$94.48
1/20/25	10946502	SAG St Augustine Record	Rule Development		\$55.04
1/21/25	10946356	SAG St Augustine Record	Rulemaking		\$117.60
1/31/25	10981305	SAG St Augustine Record	NOTICE OF WORKSHOP		\$97.20

Balance forward (\$94.48) was paid on January 22nd; check #2838. TRL

RECEIVED

By Tara Lee at 10:40 am, Feb 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	\$458.80
Service Fee 3.99%	\$18.31
*Cash/Check/ACH Discount	-\$18.31
*Payment Amount by Cash/Check/ACH	\$458.80
Payment Amount by Credit Card	\$477.11

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Meadow View At Twin Creeks Cdd		764130		0006930461		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$364.32	\$94.48	\$0.00	\$0.00	\$0.00	\$0.00	\$458.80
REMITTANCE ADDRESS (Include Account# & Invoice# on check) Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				TO PAY BY PHONE PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$477.11
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

00007641300000000000000069304610004588067179

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

Saint Augustine FL 32092-3649

STATE OF WISCONSIN, COUNTY OF BROWN

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

01/02/2025

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 01/02/2025

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: 10881937

Customer No: 764130

of Copies:

1

PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

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

Notice is hereby given that the Board of Supervisors ("Board") of the Meadow View at Twin Creeks Community Development District ("District") will hold a regular meeting on Thursday, January 16, 2025 at 6:00 p.m. at the Lake House Amenity Center located at 850 Beacon Lake Parkway, St. Augustine, Florida 32093, 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 loliver@gmsnf.com ("District Manager's Office") and is also expected to be available on the District's website, www.meadowviewattwincreeksdcd.com at least seven days prior to the meeting.

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

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

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

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

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

01/20/2025

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 01/20/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$55.04

Tax Amount: \$0.00

Payment Cost: \$55.04

Order No: 10946502

Customer No: 764130

PO #:

of Copies:

1

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Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF RULE DEVELOPMENT BY MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Meadow View at Twin Creeks Community Development District ("District") hereby gives notice of its intent to develop rules establishing rates for events related to the operation and use of the District's amenity facilities and other properties ("Event Rules.")

The purpose and effect of the Event Rules is to provide for efficient and effective District operations of the District's amenity facilities and other properties by setting policies, regulations, rates and fees to implement the provisions of Section 190.035, Florida Statutes. Specific legal authority for the rules includes Sections 190.035(2), 190.011(5), 190.012, 120.54, 120.69 and 120.81, *Florida Statutes* (2024).

A public hearing will be conducted by the District on February 20, 2025 at 10:00 a.m. at 850 Beacon Lake Pkwy, Saint Augustine, FL, United States. A copy of the proposed Amenity Rules may be obtained by contacting the District Manager at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850.

Jim Oliver
District Manager

LOCALIQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

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

01/21/2025

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 01/21/2025

Legal Clerk

Keegan Cloran
MMS

Notary, State of WI, County of Brown

825.26

My commission expires

Publication Cost: \$117.60

Tax Amount: \$0.00

Payment Cost: \$117.60

Order No: 10946356

Customer No: 764130

PO #:

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF RULEMAKING BY MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors of the Meadow View at Twin Creeks Community Development District ("District") on February 20, 2025 at 10:00 a.m. at 850 Beacon Lake Pkwy, Saint Augustine, FL, United States.

In accordance with Chapters 190 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt rules establishing rates for events (together, "Event Rules"), which govern the operation of the District's amenity facilities and other properties. The proposed rates include:

Type Rate
Front Bar Area Rental Rates \$25.00
The proposed rates may be amended at the public hearing pursuant to discussion by the Board and public comment. A copy of the proposed Amenity Rules may be obtained by contacting the District Manager at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850 ("District Manager's Office"). The purpose and effect of the Amenity Rules is to provide for efficient and effective District operations of the District's amenity facilities and properties by setting policies, regulations, rates and fees to implement the provisions of Section 190.035, Florida Statutes. Specific legal authority for the rule includes Sections 190.035(2), 190.011(5), 190.012, 120.54, 120.69 and 120.81, Florida Statutes (2024). Prior Notice of Rule Development was published in the St. Augustine Record on January 20, 2025.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice.

This public hearing may be continued to a date, time, and place to be specified on the record of the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing held in response to a request for such a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors or staff may participate in the public hearing by speaker telephone. Any person requiring special accommodations at this 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.
James Oliver
District Manager

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:

01/31/2025

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 01/31/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$97.20
Tax Amount: \$0.00
Payment Cost: \$97.20
Order No: 10981305 # of Copies:
Customer No: 764130 1
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF WORKSHOP

Notice is hereby given that a public Workshop of one or more members of the Board of Supervisors ("Board") of the Meadow View at Twin Creeks Community Development District ("District") and one or more members of the Homeowner's Association will be held on Monday, February 10, 2025 at 1:00 p.m. at the Lake House Amenity Center located at 850 Beacon Lake Parkway, St. Augustine, Florida 32095. The Workshop is being held to discuss the parking policies and present general information on the CDD. 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.meadowviewattwincreeksdcd.com at least seven days prior to the meeting.

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the workshop 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 workshop 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

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

Invoice

Invoice #: 356
Invoice Date: 2/5/2025
Due Date: 2/5/2025
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
Pressure Washing Services - February 2025		1,338.00	1,338.00
Approved 2/13/2025 Rich Gray Grounds Maintenance 1.320.53800.45006			
<div>RECEIVED By Tara Lee at 3:42 pm, Feb 13, 2025</div> <div>Alison Moring 2-13-25</div>			

Total \$1,338.00

Payments/Credits \$0.00

Balance Due \$1,338.00

Riverside Management Services, Inc.

475 West Town Place, Suite 114, Saint Augustine, FL 32092

Service Detail

Bill To: Meadow View at Twin Creeks CDD

Invoice Date: 2/1/25

Due Date: Upon Receipt

Amount Due: \$ 1,338.00

<u>Date</u>	<u>Description</u>	<u>Amount</u>
	Pressure washed curb and brick sidewalk by amenity center	\$470.00
	Pressure Lake Side Park sidewalk and curb	\$395.00
	Pressure Lake Side Park sidewalk and curb completed	\$473.00

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

TOTAL AMOUNT DUE: \$1,338.00

Should you have any questions, please contact Rich Gray @ (904) 759-8890
or rgray@msnf.com

Remit Payment

APPROVED PEST CONTROL
57200.320.45917
CHRISTIAN BIROL 02/14/2025



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

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

Service Slip/Invoice

INVOICE: 620291650
DATE: 02/13/2025
ORDER: 620291650

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

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

Work Date	Time	Target Pest	Technician	Time In
02/13/2025	02:28 PM	MICE, RATS, ROACH, S		02:28 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	02/13/2025		02:50 PM

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 10:53 am, Feb 14, 2025

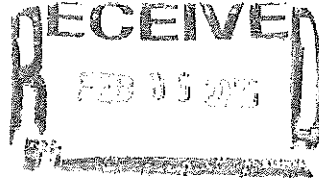
TECHNICIAN SIGNATURE

Jennifer
CUSTOMER SIGNATURE

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

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

Vicky Oakes
St. Johns County Supervisor of Elections



January 31, 2025

Ms. Courtney Hogge, Recording Secretary
Meadow View at Twin Creeks Community Development District
Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Dear Ms. Hogge:

As mandated by chapter 189.04(2), Florida Statutes, rather than conducting your own election, you requested this office handle the elections for the Meadow View at Twin Creeks Community Development District.

Since you requested this office to conduct your election, the District's proportionate share of the regular election cost shall be paid out of the District's treasury, in accordance with Florida Statutes, 100.011(4)(a).

Enclosed is invoice number 2025-07 for conducting the 2024 General Election for the District. For your information, no portion of the regular election cost is being charged to the District. The only costs are incurred specifically by the District's election being conducted by the Supervisor of Elections Office (i.e. additional ballot styles, specific advertising, etc.).

Please remit payment to: Vicky Oakes, Supervisor of Elections
4455 Avenue A #101
St. Augustine, FL 32095

Thank you for your continued cooperation, and please call me if you have any questions.

Sincerely,

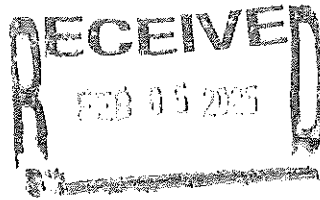
A handwritten signature in cursive script that reads "Vicky Oakes". The signature is fluid and matches the printed name below it.

Vicky Oakes
Supervisor of Elections

VO/ml

Supervisor of Elections

St. Johns County
4455 Avenue A #101
St. Augustine, FL 32095

**INVOICE**

DATE: January 31, 2025
INVOICE#: 2025-07

Bill To:

Meadow View at Twin Creeks Community Development District
Attn: Courtney Hogge, Recording Secretary
Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

DESCRIPTION	AMOUNT
2024 General Election Cost 2,033 Registered Voters (Charges are based on ballot order of 40% of registered voters at \$.27 per ballot; ½ of that cost is then paid by the District due to the additional ballot styles required for the election)	\$109.78
TOTAL AMOUNT DUE:	\$109.78

Make check payable to:
Vicky Oakes, Supervisor of Elections
4455 Avenue A #101
St. Augustine, FL 32095

RECEIVED
By Tara Lee at 12:13 pm, Feb 12, 2025



INVOICE

INVOICE #	INVOICE DATE
847477	2/1/2025
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: March 3, 2025

Invoice Amount: \$48,221.25

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

RECEIVED

By Tara Lee at 11:16 am, Feb 10, 2025

Invoice Total \$48,221.25

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

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

RECEIVED
By Tara Lee at 5:08 pm, Feb 20, 2025



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

Invoice Number 6985-Q
Date of Issue 02/20/2025
Due Date 04/02/2025
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

RECEIVED

By Tara Lee at 5:09 pm, Feb 20, 2025

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



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

Invoice Number 6985-R
Date of Issue 02/20/2025
Due Date 04/02/2025
Reference Monthly Pool Service
Amount Due (USD) \$1,362.90

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

Pool Service

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

Service Schedule:

October-March, 2 visits per week, Mondays and Fridays

April-September, 3 visits per week, Mondays, Wednesdays and Fridays

Service Includes:

skimming the pool surface, cleaning the pool gutters, cleaning the skimmer baskets, vacuuming the pool, brushing the walls and steps, waterline tile cleaning, filtration system monitoring, and maintenance such as cleaning out the pump baskets, keeping the orings lubricated, filters back washed and cleaned properly along with maintaining the proper water chemistry and water levels. A log book will be left on site for the doh to verify the dates we are there and the testing completed during those visits.

Chemicals : Included and provided, however billed separately on its own monthly invoice as requested. Community or client has a 3rd party vendor for their chemical needs.

Additional chemicals not includ. but available and billed at an additional rate when needed or requested:

algacides, 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

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

D.

Meadow View at Twin Creeks

Community Development District
Construction Phase 4 - Dreamfinders

Construction Funding Request #18
April 9, 2025

Req.	PAYEE	
153	Harbinger Beacon Lake Phase 4 Signage - 50% Desposit Invoice DP2096	\$ 67,800.00
Total Funding Request		\$ 67,800.00

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

Signed by:



Signature: _____

DocuSigned by:

Chairman/Vice Chairman

Signed by:



Signature: _____

DocuSigned by:

Secretary/Asst. Secretary

E.

Meadow View at Twin Creeks

Community Development District
Construction Phase 3B - BBX

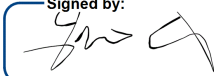
Construction Funding Request #60
April 9, 2025

Req.	PAYEE		
152	Harbinger		
	Beacon Lake Phase 3B Signage - 50% Desposit Invoice DP2099	\$	32,298.00
Total Funding Request		\$	32,298.00

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

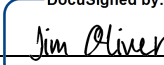
Signed by:



Signature: _____

C5E80F02D87D424... Chairman/Vice Chairman

DocuSigned by:



Signature: _____

D1BA5E5E7410418... Secretary/Asst. Secretary