

***MEADOW VIEW  
AT TWIN CREEKS***

*Community Development District*

*JANUARY 17, 2019*

# *Meadow View at Twin Creeks*

## *Community Development District*

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*475 West Town Place, Suite 114, St. Augustine, Florida 32092*

*Phone: 904-940-5850 - Fax: 904-940-5899*

January 11, 2019

Board of Supervisors  
Meadow View at Twin Creeks  
Community Development District

Dear Board Members:

The Meadow View at Twin Creeks Community Development District meeting is scheduled for **Thursday, January 17, 2019 at 10:00 a.m.** at the offices of **Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092**. Following is the advance agenda for the meeting:

- I. Call to Order
- II. Public Comment
- III. Consideration of Work Authorization from RMS for Pool Maintenance Services
- IV. Approval of Minutes of the December 14, 2018 Special Meeting
- V. Other Business
- VI. Staff Reports
  - A. District Counsel
  - B. District Engineer – Requisition Summary
  - C. District Manager
  - D. Amenity Manager
    - 1. Report
    - 2. AED Information
- VII. Financial Reports
  - A. Balance Sheet and Income Statement
  - B. Assessment Receipts Schedule
  - C. Funding Request No. 34
- VIII. Supervisors' Requests and Audience Comments
- IX. Next Scheduled Meeting – February 21, 2019 at 10:00 a.m. at the offices of GMS
- X. Adjournment

The third order of business is consideration of work authorization from RMS for pool maintenance. A copy of the work authorization is enclosed for your review and approval.

Enclosed under the fourth order of business is a copy of the minutes of the December 14, 2018 meeting for your review and approval.

Enclosed under financial reports is the balance sheet and income statement, assessment receipts schedule and funding request number 34.

The balance of the agenda is routine in nature. Staff will present their reports at the meeting and additional support material, if any, will be presented and discussed at the meeting.

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (904) 940-5850.

Sincerely,

*James Oliver*

James Oliver

District Manager  
Meadow View at Twin Creeks  
Community Development District

## *AGENDA*

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

Thursday  
January 17, 2019  
10:00 a.m.

Governmental Management Services  
475 West Town Place  
St. Augustine, Florida 32092  
**Call In # 1-888-757-2790 Code 380298**  
[www.meadowviewattwincreeksbdd.com](http://www.meadowviewattwincreeksbdd.com)

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X. Adjournment

### *THIRD ORDER OF BUSINESS*



**RIVERSIDE MANAGEMENT SERVICES**

9655 Florida Mining Boulevard West  
Building 300, Suite 305  
Jacksonville, Florida 32257

Work Authorization  
for  
Meadow View at Twin Creeks Community Development District  
Fiscal Year 2019  
Pool Maintenance Services

Riverside Management Services, Inc. ("RMS") shall be responsible for the cleaning and maintenance of the "Districts" swimming pools. RMS currently has seven (7) Certified Pool Operators (CPO) on staff and readily available for any Emergency Services that may arise.

Responsibilities/Tasks:

- Check pool water quality for clarity, chemical quality, cleanliness and complete equivalent of operational requirements set forth in Chapter 64E-9.004.
- Conduct tests for proper pool chemicals as required in order to maintain water quality levels as outlined in Chapter 64E-9.004.
- Operate backwash circulation system.
- Manually skim, brush tiles, and vacuum pool every site visit.
- Inspect all pumps, valves, motors, drives and pool vaults weekly for proper working condition.
- Keep daily records log for pool operation and chemical readings as required.
- Chemicals for cleaning pool tiles, treatment of stains, metal removal agents, oil removal, phosphate and nitrate removal, mustard and black algae treatments shall be invoiced to the District.
- Notify Community Manager/Operations Manager of any repair or replacement needs.
- Emergency/unscheduled visits shall be invoiced at actual time plus any materials.

Pool Maintenance Options:

	<u>Monthly Amount</u>	<u>FY19 Amount</u>
Option #1:	\$1,166	\$13,992
○ Two (2) days service per week (Nov.– March)		
○ Three (3) days service per week (April. – Oct.)		
Option #2:	\$1,365	\$16,380
○ Three (3) days service per week (Annually)		

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District Representative Signature

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Riverside Management Signature



## *FOURTH ORDER OF BUSINESS*

MINUTES OF MEETING  
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

A special meeting of the Board of Supervisors of the Meadow View at Twin Creeks Community Development District was held on Friday, December 14, 2018 at 10:00 a.m. at the offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

Present and constituting a quorum were:

Bruce Parker	Chairman
Aaron Lyman	Supervisor
Ben Bishop	Supervisor
Blaz Kovacic	Supervisor (by phone)

Also present were:

Jim Oliver	District Manager
Jere Earlywine	District Counsel
Scott Lockwood	District Engineer
Ernesto Torres	GMS
Lauren Gentry	Hopping Green & Sams

The following is a summary of the discussions and actions taken at the December 14, 2018 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Oliver called the meeting to order.

**SECOND ORDER OF BUSINESS**

**Public Comment**

There were no audience members in attendance.

**THIRD ORDER OF BUSINESS**

**Consideration of Matters re: Townhomes  
Bid Protest / Contract Award**

Mr. Earlywine stated what happens after you guys make your decision as to who to award the contract to is staff will send out a notice of award to the winning and losing bidders and there is a 72-hour period where they have the right to challenge the bid and they basically file a notice of intent to protest and then within seven calendar days after that they are required to file a full written protest specifying the facts and legal reasons for why they think they

should have won. Under our rules what happens if you get a protest timely filed is this Board would appoint a hearing officer and we would hold a discovery hearing and the hearing officer would make a recommendation and come back to you all to render a final order. After you all made your motions at the last meeting to award the contracts staff sent out notices of award that afternoon to the winning and losing bidders and within 72 hours thereafter, Jon Hall filed a notice of intent to protest on the phase two contract, which they had actually won, and they also filed a notice of intent to protest against the townhomes award and if you recall they were ranked second. A full calendar week went by and no formal protest was filed on phase two. There was a formal written protest filed a number of days after the deadline for the townhomes phase. Essentially they say they should have gotten the award because they had a better schedule than the other party and when you looked at the pricing you didn't take into account that they won phase two and they should have gotten a mobilization credit on that as well as the under drain not being computed correctly. If you recall, the under drain had not been properly bid on the Jon Hall bid and that left our engineer with having to come up with a unit price for that value. The pricing was still very close but their schedule was completely unrealistic and that was the basis by which you guys basically scored them a lot lower than Hughes Brothers.

Mr. Parker stated just for the record the engineer didn't come up with the unit price the engineer had taken the unit price bid by the contractor and put it against the quantity so it was the contractor's bid price against this quantity and that took them up a \$1,000 or so more than the other bidder.

Mr. Lockwood stated they were \$6,187 versus \$6,160.

Mr. Earlywine stated I think it was a perfectly valid decision you all made but we don't need to reach the substance because they missed their deadline for filing and our rules say you have abandoned and waived your right to challenge if you miss that deadline. If you want you can enter the order that we've drafted for you in the agenda package that would essentially dismiss that protest with prejudice so they can't re-file it and it would also authorize staff to go after their protest bond and pay the attorney's fees that we've incurred preparing the order and doing the research.

On the phase two awards they filed an intent to protest but they did not file a formal written protest and we still do not have that. They are required under the bid documents, which

they sign off on when they submit their bid, to enter into a contract award within 7 or 14 days after the notice of intent is issued. They did not sign a contract within that time period. We do have the authority to extend that time period, which we did, and about a week ago we sent them a letter saying you have seven more days to sign the contract, here's a copy of it, we want bonds, insurance certificates, etc. and we did not hear back from them until the day before the deadline and they said, "we talked to the Chair and he said he didn't want to work with us anymore so we believe you have withdrawn your negotiated offer". The first thing I did the next morning is send them an email back saying that wasn't the case and in fact our letter asking you to sign the contract was sent out after you had that conversation so clearly we have not withdrawn our offer to move forward with that contract so you have until the end of the day to sign it. We still have not heard back since then which gives us a number of different options. This is obviously a time sensitive project and we need to move forward with a contract today. I would suggest we send their bonding company a letter and see if we can recover the bid bond. In the meantime, we can enter into a contract with Hughes Brothers who was the second ranked vendor on phase two.

On MOTION by Mr. Parker seconded by Mr. Bishop with all in favor adopting the final order dismissing bid protest with the Chair authorized to execute was approved.

On MOTION by Mr. Parker seconded by Mr. Bishop with all in favor authorizing staff to take reasonable steps subject to the Chair's discretion to pursue the bid bond and authorize a contract award to Hughes Brothers subject to value engineering was approved.

Mr. Earlywine stated I'd like to be clear that staff is moving forward with the Hughes Brothers townhomes contract that was previously awarded. Once this order is in place we are free to move forward with that.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor moving forward with the Hughes Brothers townhomes phase contract subject to value engineering was approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Matters re: Phase 2  
Contract Award**

This item was covered in the above discussion.

**FIFTH ORDER OF BUSINESS      Consideration of Agreement with Atlantic Security  
for Fire Alarm Communicator Installation**

Mr. Oliver stated this is for the fire alarm cellular communicator. I spoke with the Vice Chair and executed this back on November 21<sup>st</sup>.

On MOTION by Mr. Parker seconded by Mr. Bishop with all in favor the agreement with Atlantic Security for fire alarm communicator installation was ratified.
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**SIXTH ORDER OF BUSINESS**

**Acceptance of the Minutes of the November  
6, 2018 Landowners' Election**

There were no comments on the minutes.

On MOTION by Mr. Bishop seconded by Mr. Lyman with all in favor the minutes of the November 6, 2018 Landowners' Election were approved.
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**SEVENTH ORDER OF BUSINESS**

**Approval of the Minutes of the November  
15, 2018 Meeting**

There were no comments on the minutes.

On MOTION by Mr. Bishop seconded by Mr. Lyman with all in favor the minutes of the November 15, 2018 meeting were approved.
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**EIGHTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Mr. Earlywine stated we are still pursuing the pool-operating permit. I spoke with Amanda Bush from the agency right after the holiday and followed up again this week and she said she's still circling up with her staff folks and they had a few follow up questions but they felt confident we would be able to get the permit here soon so I'll keep you posted on that.

**B. District Engineer**

**1. Requisition Summary**

Mr. Lockwood gave an overview of requisition numbers 16-23.

On MOTION by Mr. Lyman seconded by Mr. Bishop requisitions 16-23 were approved.

**2. Consideration of Change Order Nos. 9, 14 and 15**

Mr. Lockwood gave an overview of the change orders. Number 14 and 15 are for Hughes Brothers related to phase one and number nine is for Dicky Smith related to the amenity center.

On MOTION by Mr. Lyman seconded by Mr. Bishop change order numbers 9 (Dicky Smith), 14 and 15 (Hughes Brothers) were approved.

**C. District Manager**

There being none, the next item followed.

**D. Amenity Manager**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS**

**Financial Reports**

**A. Balance Sheet & Income Statement**

**B. Consideration of Funding Request No. 33**

A copy of the funding request was included in the agenda package for a total of \$35,012.39.

On MOTION by Mr. Parker seconded by Mr. Bishop with all in favor funding request number 33 was approved.

**ELEVENTH ORDER OF BUSINESS**

**Supervisors' Requests and Audience Comments**

There being none, the next item followed.

**TWELFTH ORDER OF BUSINESS**

**Next Scheduled Meeting – January 17, 2019  
at 10:00 a.m. at the Offices of GMS**

Mr. Oliver stated the next scheduled meeting is January 17, 2019 at 10:00 a.m.

**THIRTEENTH ORDER OF BUSINESS      Adjournment**

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

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Chairman/Vice Chairman

## *SIXTH ORDER OF BUSINESS*



*B.*

**MEADOW VIEW AT TWIN CREEKS CDD**

**2018 Bond Series**

**REQUISITION SUMMARY**

**January 17, 2019**

**2016B SPECIAL ASSESSMENT BONDS (2016 PROJECT) REQUISITIONS**

<b><u>Date of Requisition</u></b>	<b><u>Req #</u></b>	<b><u>Payee</u></b>	<b><u>Reference</u></b>	<b><u>Requisition Amount</u></b>
<b>TO BE RATIFIED</b>				
12/18/2018	24	ECS Florida, LLC	Beacon Lake Phase 3A Geotech Services - Invoice 691734	\$ 5,300.00
12/18/2018	25	ECS Florida, LLC	Beacon Lake Townhomes field and engineering services - Invoice 695865	\$ 154.00
12/18/2018	26	O.R. Dicky Smith & Co., Inc.	Contractor Application for Payment #12 - Beacon Lake Amenity	\$ 542,763.00
			<b>Requisitions to be RATIFIED-2016B Special Assessment Bonds (2016 Project)</b>	<b>\$ 548,217.00</b>
<b><u>Date of Requisition</u></b>	<b><u>Req #</u></b>	<b><u>Payee</u></b>	<b><u>Reference</u></b>	<b><u>Requisition Amount</u></b>
<b>TO BE APPROVED</b>				
1/17/2019	27	ECS Florida, LLC	Beacon Lake Townhomes field and engineering services - Invoice 699597	\$ 594.00
1/17/2019	28	Micamy Design Studio	Beacon Lake Amenity FF&E - Invoice 17-007.0-05	\$ 23,500.00
1/17/2019	29	Micamy Design Studio	Beacon Lake Clubhouse (Final Furniture Fee) Invoice 17-007.0-03	\$ 47,162.71
1/17/2019	30	Micamy Design Studio	Beacon Lake Clubhouse (Furniture purchase) Invoice 17-007.0-04	\$ 18,411.60
1/17/2019	31	Basham Lucas	Beacon Lake Design Services - Invoice 7668	\$ 3,000.00
1/17/2019	32	ETM	Beacon Lakes Phase 3A - Design Phase (WA#9) Invoice 189375	\$ 27,200.00
1/17/2019	33	ETM	Beacon Lakes Phase 2 Bidding and CEI Services (WA#11) Invoice 189348	\$ 55.16
1/17/2019	34	ETM	Beacon Lakes Townhomes Bidding & CEI Services (WA#10) Invoice 189346	\$ 578.50
1/17/2019	35	ETM	Beacon Lake Amenity Phase 1 - Invoice 189345	\$ 2,305.66
1/17/2019	36	ETM	Beacon Lake Townhomes Design (WA#3) Invoice 189164	\$ 97.45
1/17/2019	37	Hughes Brothers Construction, Inc.	Contractor Application for Payment #26 - Beacon Lake Phase 1	\$ 45,576.76
1/17/2019	38	Hughes Brothers Construction, Inc.	Contractor Application for Payment #5 - Beacon Townhomes Mass Grading	\$ 232,445.88
1/17/2019	39	ETM	Meadow View at Twin Creeks CDD-Beacon Lakes Phase 2 Design Phase (WA#5) Invoice 189017	\$ 86.04
			<b>Requisitions to be APPROVED-2016B Special Assessment Bonds (2016 Project)</b>	<b>\$ 401,013.76</b>
			<b>TOTAL REQUISITIONS TO BE APPROVED JANUARY 17, 2019</b>	<b>\$ 949,230.76</b>

*D.*

*1.*

# ***Meadow View at Twin Creek Community Development District***

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

## **Memorandum**

**Date:** January 2019  
**To:** Meadow View at Twin Creek Board of Supervisors  
Jim Oliver, Richard Whetsel  
**From:** Danielle Simpson  
Operations Manager  
**Re:** Meadow View at Twin Creek CDD  
Monthly Operations Report

The following is a summary of activities related to the Operations of the Meadow View at Twin Creek Community Development District.

### **Landscape/Irrigation:**

- None at this time

### **Amenities:**

- Worked with Janis and Marketing Team on details for Soft Opening and Grand Opening
- Met on-site for splash pad and pool pump trainings
- Announced the Facility Manager as Leah Tincher
- Reviewed kitchenware list and made recommendations
- Submitted aquatic supplies list to District Manager
- Met with Mark from Softico regarding installation, fitness equipment and Wellbeats program
- RMS started Pool Service three (3) days per week
- Set up account for pool chemicals with PoolSure
- Met with Lise to review kitchen supplies, storage, etc.
- Initiated steps for Manager's and staff's food handler cards

### **Other Projects:**

- Discussion and approval of AED purchases; please see packet with three (3) options
- Black Creek Outfitters: has there been a decision on what and how many kayaks, canoes, paddleboards, rows, lifejackets, etc.?

Should you have any questions or comments regarding the above information, please feel free to contact me at (602) 373-7227 or Rich at (904) 759-8923.

2.



5971 Powers Avenue, Suite 108  
 Jacksonville, FL 32217  
 (888) 767-0050 / (904) 730-4800  
 Fax: (888) 767-4018 / (904) 730-4801  
[www.lifesafeservices.com](http://www.lifesafeservices.com)

Company: Beacon Lake  
 Name: Danielle Simpson  
 Date: 1/7/2019

Automated External Defibrillators & Supplies:	Philips OnSite	Quantity	Total
Purchase	\$1,150		
Discounted purchase price if selecting one of the service plans listed below			
Purchase price with Service **	\$1,050	2	\$2,100
Case and AED Prep Kit	included	2	\$0
Wall Cabinet Pricing **	\$175	? If needed?	
Total			\$2,100

\*\* Plus shipping & tax (if applicable)

\*\*\*\$25.00 Discount off total AED purchase with credit card payment

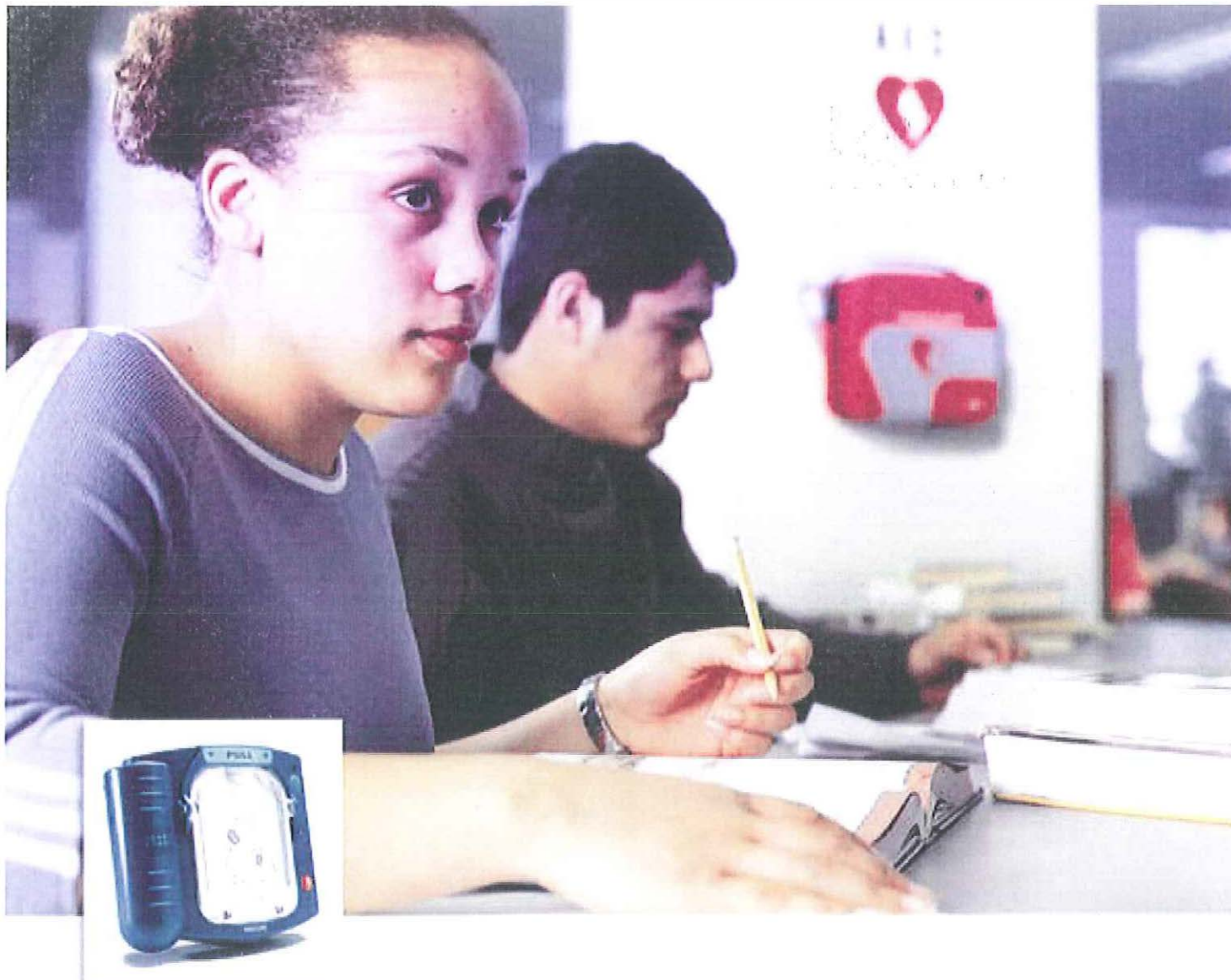
Service Programs:		Total Annual Service	
		Quantity	Total
Standard Service Agreement (per unit)	\$200/year	2	\$400

**Standard Service:** Includes semi-annual inspection and service of your aed unit, electrodes, battery, connectors and casing. Notation of unit upgrades or recalls. All documentation of AED inspections are consistently maintained and securely stored electronically and backed up with a hard copy. Documentation notes battery and electrode expiration dates and upgrades. **Replacement parts and upgrades receive a discount off standard pricing.**

Gina Campbell  
 Regional Manager  
 888.767.0050 ext. 29  
 888.767.4018 fax  
[www.LifeSafeServices.com](http://www.LifeSafeServices.com)

LSS-017 / R05-08





# For the ordinary person in the extraordinary moment

Philips HeartStart OnSite Defibrillator  
Product information

*Updated for Guidelines 2005*

**PHILIPS**

# Sudden cardiac anyone, anytime,



- The current U.S. survival rate for SCA is less than 5%.
- The likelihood of successful resuscitation decreases by about 10% with every minute that passes.
- An additional 40,000 lives could be saved each year in the U.S. alone with widespread access to defibrillators.

# arrest can happen to anywhere.

## Power to save a life

Each year sudden cardiac arrest (SCA) strikes approximately 340,000 people in the U.S. alone, and hundreds of thousands more worldwide. The majority of these people have no warning, since they show no prior symptoms. And sadly, fewer than 5% survive, often because emergency medical services cannot reach them in time.

SCA most often occurs when the electrical system of the heart becomes chaotic, causing it to stop beating effectively. Lacking proper blood flow, the person becomes unresponsive, stops breathing, and will die unless promptly treated. CPR is important, but it alone cannot restore a normal heart rhythm. A "shock" from a defibrillator is the

most effective way to restore the heart's normal pumping rhythm. The victim's best chance of survival is to receive that shock within 5 minutes of collapse. Just as seat belts or airbags do not save every life in a traffic accident, a defibrillator will not save every person who suffers a sudden cardiac arrest. Yet many lives could be saved if more people could be reached more quickly.

Philips HeartStart Defibrillators enable virtually anyone to treat the most common cause of SCA by delivering a shock quickly and effectively, wherever it happens – at work, at play, in the air – providing the power to save a life.



# The Philips HeartStart OnSite Defibrillator



Philips, the leader in portable defibrillation technology, designed the HeartStart OnSite Defibrillator for the ordinary person in the extraordinary moment. The first commercial defibrillator available without a prescription, the OnSite is designed to be the easiest to use and most reliable defibrillator available.<sup>1,2</sup> Our innovative technology, based on extensive research and user feedback, has produced a defibrillator so easy to use that you can potentially save the life of a coworker, friend, or anyone else stricken with sudden cardiac arrest.

Weighing just 3.3 lbs., this small and lightweight defibrillator can be easily carried to the victim's side. Using clear, calm voice instructions, the OnSite Defibrillator guides you through each step of defibrillation, including CPR Coaching. Integrated SMART Pads placed on the victim's bare skin transmit information to the defibrillator, which senses and adapts to your actions every step of the way.

HeartStart OnSite includes proven Philips technologies for heart rhythm assessment (SMART Analysis) and defibrillation energy delivery (SMART Biphasic). And like all HeartStart Defibrillators, it can be used to treat infants and children as well as adults.<sup>3</sup>



## The first defibrillator available without a prescription to commercial users

### Ready when needed

The OnSite has a long-life battery:

- 5-year shelf life plus 4-year installed life.
- The same battery technology used with confidence in millions of cameras.

Automatic self-tests help ensure continued readiness:

- Daily self-tests check electrical components, subsystems and battery.
- A self-test also verifies that the pads cartridge is installed and in working order.
- A blinking green "Ready" light means the OnSite has passed its last self-test, so you can be confident the defibrillator is ready for use.

### Easy to use

Using the HeartStart OnSite Defibrillator is simple. Pulling the green handle activates the defibrillator and voice instructions. These instructions are paced to your actions, to help guide you through the entire process – from placing each pad on the patient to delivering a defibrillation shock.



### HeartStart OnSite determines if a heart rhythm is shockable.

- If a shock is indicated, the defibrillator directs you to press the flashing orange Shock button. Then HeartStart OnSite delivers a dose of low-energy biphasic therapy, a highly-effective defibrillation waveform that is also gentle to the heart.
- If a shock is not indicated, the OnSite Defibrillator instructs you to perform CPR. While performing CPR,

the defibrillator's voice instructions can be activated to coach you on the frequency and depth of compressions as well as breaths. HeartStart OnSite also reminds you to call emergency medical services (EMS). And should EMS need a summary of care, it can be retrieved from the defibrillator's internal memory. An EMS provider simply presses the i-button and HeartStart OnSite verbally recounts events from its last clinical use.

## Designed to help save a life in extraordinary circumstances

### Lightweight

Just 3.3 pounds fully equipped.

### Intuitive

Clean design and clear voice instructions, including CPR Coaching, instill the confidence that's needed when treating a person in cardiac arrest.

### Effective

Patented SMART Analysis heart rhythm assessment and SMART Biphasic defibrillation therapy, clinically proven in nearly 10 years of use. No other external defibrillation therapy has been supported by more published clinical data.<sup>9</sup>

And with patented Quick Shock, the OnSite is fastest in class at delivering a shock after CPR. Studies show that minimizing time to shock after CPR may improve survival.<sup>4,5,6,7,8</sup> As American Heart Association Guidelines 2005 notes, "Reduction in the interval from compression to shock delivery by even a few seconds can increase the probability of shock success."<sup>10</sup>

### Replaceable SMART Pads Cartridges

The cartridge contains two adhesive pads that are placed on the patient's bare skin as indicated by the pictures on the pads. The pads are "smart" because they sense when they have been removed from the cartridge and when each has been applied to the patient, adjusting the voice instructions to your actions.

The HeartStart OnSite can be used on patients of any age, including infants and children. OnSite senses when the special infant/child SMART Pads Cartridge is installed. It automatically adjusts to use a lower energy level more appropriate for infants and children, and also provides coaching for performing infant/child CPR.

To practice your skills, a special training pads cartridge (adult or infant/child) can be installed in the defibrillator. It suspends the defibrillator's ability to shock, while walking you through patient care scenarios.



# Product specifications

## Defibrillator

Defibrillator Model	HeartStart M5066A
Defibrillator Family	HSI
How Supplied	Defibrillator, Owner's Manual, battery, 1 adult SMART Pads cartridge, Quick Reference Guide and Quick Start poster
Waveform	Truncated Exponential Biphasic. Waveform parameters adjusted as a function of each patient's impedance.
Energy	Single energy output. Adult: nominal 150 Joules into a 50 ohm load. Infant/Child: nominal 50 Joules into a 50 ohm load. Automatically set based on type of SMART Pads cartridge installed.
Shock-to-Shock Cycle Time	Typically less than 20 seconds between shocks in a series.
Quick Shock	Able to deliver a shock after the end of a CPR interval, typically in eight seconds.
Voice Instructions	Detailed voice messages guide responder through use of the defibrillator.
CPR Coaching	Instructions for adult and infant/child CPR available at user's option.
Shock Delivery	Via adhesive pads placed on patient's bare skin as illustrated on pads.
Controls	Green SMART Pads cartridge handle, green On/Off button, blue i-button, orange Shock button
Indicators	Ready light; blue i-button; caution light

## Physical Specifications

Size	2.8 x 7.4 x 8.3 inches (7 x 19 x 21 cm) H x D x W
Weight	With battery and pads case: 3.3 lbs. (1.5 kg) Without battery or pads case: 2.4 lbs. (1 kg)

## Environmental/Physical Requirements

Sealing	Solid objects per EN60529 class IP2X Drip-proof per EN60529 class IPX1
Temperature	Operating: 32° - 122° F (0° - 50° C) Standby: 50° - 109° F (10° - 43° C)
Humidity	Operating: 0% to 95% relative, non-condensing Standby: 0% to 75% relative, non-condensing
Altitude	Operating: 0 to 15,000 feet Standby: 0 to 8,500 feet > 48 hours and 8,500 to 15,000 feet < 48 hours
Shock/Drop/Abuse	Withstands 1 meter drop to any edge, corner or surface.
Vibration	Meets EN1789 random and swept sine, road ambulance specification in operating and standby states.
EMI (Radiated/Immunity)	Meets EN55011 Group 1 Level B Class B and EN61000-4-3.

## Patient Analysis System

Patient Analysis	Evaluates patient ECG to determine if a rhythm is shockable. Rhythms considered shockable are ventricular fibrillation (VF) and certain ventricular tachycardias (VT) associated with lack of circulation. For safety reasons, some VT rhythms associated with circulation will not be interpreted as shockable, and some very low-amplitude or low-frequency rhythms will not be interpreted as shockable VF.
Sensitivity/Specificity	Meets AAMI DF80 guidelines and AHA recommendations for adult defibrillation (Circulation 1997;95:1677-1682).
Artifact Detection	The effects of pacemaker artifact and electrical noise are minimized with artifact detection.

## Battery (M5070A)

Type	9 Volt DC, 4.2 Ah, composed of disposable long-life lithium manganese dioxide primary cells.
Capacity	Minimum 200 shocks or 4 hours of operating time (EN 60601-2-4:2003)
Install-by Date	Battery is labeled with an install-by date of at least five years from date of manufacture.
Standby Life	Four years typical when battery is installed by the install-by date. (Will power the AED in standby state within the specified standby temperature range, assuming one battery insertion test and no defibrillation uses.)

## SMART Pads

Adult SMART Pads Cartridge	M5071A defibrillation pads for patients 8 years of age and older or 55 lbs. (25 kg) and over.
Infant/Child SMART Pads Cartridge	M5072A defibrillation pads for patients under 8 years of age or 55 lbs. (25 kg). Rx only.
Energy Delivered	Adult: nominal 150 Joules into a 50 ohm load Infant/Child: nominal 50 Joules into a 50 ohm load
How Supplied	Disposable cartridge, containing adhesive defibrillation pads, clicks into defibrillator for an integrated pads solution.
Active Surface Area	13.2 in <sup>2</sup> (85 cm <sup>2</sup> ) each
Cable Length	Adult pads: 54 in (137.1 cm) Infant/Child pads: 40 in (101.6 cm)
Use-by Date	Cartridge is labeled with a use-by date of at least two years from date of manufacture.

## Training Pads

Adult Training Pads Cartridge	M5073A
Infant/Child Training Pads Cartridge	M5074A
Function	Special pads put HeartStart OnSite into training mode and disable its energy delivery capability. Training pads feature 8 real-world training scripts. Used with training mat (included) or with adapters on manikins.

## Automated and User-activated Self-tests

Daily Automatic Self-tests	Tests internal circuitry, waveform delivery system, pads cartridge and battery capacity.
Pads Integrity Test	Specifically tests readiness-for-use of pads (gel moisture).
Battery Insertion Test	Upon battery insertion, extensive automatic self-tests and user-interactive test check device readiness.
Status Indicator	Blinking green "Ready" light indicates ready for use. Audible "chirp" indicates need for maintenance.

## Data Recording and Transmission

Infrared	Wireless transmission of event data to a PC or Palm® PDA, using the IrDA protocol.
Data Stored	First 15 minutes of ECG and the entire incident's events and analysis decisions.

\* Refer to the HeartStart OnSite Defibrillator Owner's Manual for detailed product instructions.  
All specifications based on 25° C, unless otherwise noted. The defibrillator and its accessories are made of latex-free materials.

**Philips Medical Systems is part of  
Royal Philips Electronics**

**Interested?**

Would you like to know more about our innovative products? Please do not hesitate to contact us. We would be glad to hear from you.

**On the web**

[www.philips.com/heartstart](http://www.philips.com/heartstart)

**Via email**

[medical@philips.com](mailto:medical@philips.com)

**By fax**

+31 40 27 64 887

**By postal service**

Philips Medical Systems  
3000 Minuteman Road  
Andover, MA 01810-1085

**By phone**

Asia

Tel: +852 2821 5888

Europe, Middle East, Africa

Tel: +49 7031 4632121

Latin America

Tel: +55 11 2125 0764

North America

Tel: +1 800 453 6860

**Philips—The trusted choice**

- A Fortune Global 500 company, Philips is one of the world's largest medical products companies with annual revenue of over \$7 billion.
- With over 350,000 automated external defibrillators installed, Philips is the leader in public access defibrillation.<sup>11</sup>
- Over 7 billion HeartStart Defibrillator service hours have been logged, with an additional 7 million added every day.
- Over 17% of Fortune 1000 companies, 8 out of 10 major airlines, and 43 professional sports teams rely on Philips HeartStart Defibrillators.

The HeartStart OnSite Defibrillator is the first defibrillator available for commercial and institutional users without a prescription. As the leader in innovative defibrillation technology, Philips is committed to making defibrillators more widely available so that more lives can be saved. Now with over-the-counter status, Philips is making it easier for companies and organizations to institute early defibrillation programs.

Defibrillators are one part of a well-planned resuscitation program, which also should include responder training in CPR and AED use. Philips recommends medical oversight of your early defibrillation program by a physician or other authorized medical practitioner. Consult your state and local requirements regarding owning and operating defibrillators, and medical oversight.

**HeartStart user considerations**

- You cannot use the HeartStart OnSite to treat yourself.
- Responding to cardiac arrest may require you to kneel.

To learn more about the HeartStart OnSite Defibrillator and Philips Medical Systems, visit [www.philips.com/heartstart](http://www.philips.com/heartstart) or call 1-800-453-6860.

**References**

1. André, et al. Automated External Defibrillator Use by Untrained Bystanders: Can the Public-use Model Work? *Prehospital Emergency Care* 2004;8:284-291.
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Printed in the Netherlands  
4522 962 16731/861 \* JAN 2007





HeartSine™

# samaritan® PAD

Public Access Defibrillator



- compact design
- lightweight
- easy to use
- INTEGRATED battery and pads
- biphasic SCOPE® technology\*
- AHA/ERC 2005 compliant

Sudden Cardiac Arrest (SCA) is a leading cause of death globally. Response time is critical for surviving SCA, when every minute counts.

HeartSine's samaritan® PAD was designed especially for use in public areas by providing a sophisticated defibrillator inside a lightweight, easy-to-operate system.

HeartSine "helping YOU...  
help someone."



HeartSine™

## samaritan® PAD unit



### Feature:

System weighs 2.4 lbs (1.1 kg)

Only 2 buttons—ON & SHOCK—accessible even in storage case

Clear, easy to understand visual and oral prompts

SCOPE® Biphasic escalating energy waveform (150/150/200J) & automatic impedance compensation

### Benefit:

Lightweight

Straightforward to operate

Guides rescuer through each step in the process

Defibrillator automatically optimizes energy output, minimizing excess current - no adjustments required

### Result:

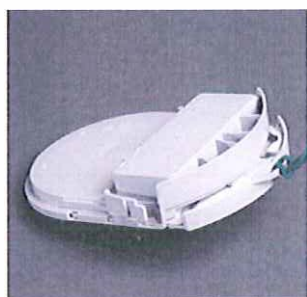
Easy to carry and transport

Easy to use

Easy to understand

Provides significantly better performance in removing ventricular fibrillation (VF) by the third shock\*\*

## Pad-Pak™



### Feature:

One Pad-Pak cartridge contains all system disposables – battery AND electrode pads

One expiry date – pads and integrated battery together

Pre-attached sensors provided in an easily accessible drawer

### Benefit:

One Pad-Pak updates ALL expired components at once, quickly restoring system readiness

Provides assurance that all disposables are fresh with a new Pad-Pak

No wires to connect, and pads are accessible while in carry-case

### Result:

Easy to maintain, with minimal replacement parts

No multiple dates or multiple components to check

Designed for emergency response and quick system access

\*Self Compensating Output Pulse Envelope technology automatically compensates energy, slope and pulse envelope for the patient.

\*\*Efficacy of Distinct Energy Delivery Protocols Comparing Two Biphasic Defibrillators for Cardiac Arrest, Walsh, McClelland, Owens, Anderson, Turner, Adgey, The American Journal of Cardiology, Vol. 94, Aug 1, 2004



HeartSine™



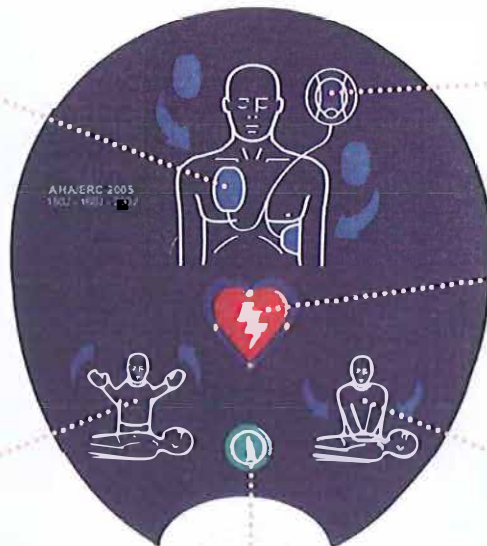
Visual cues prompt  
pad placement

System Status Ready  
Indicator flashes, to show  
that complete system is  
operational

Press to deliver shock  
when prompted. Button  
illuminates.



Stand clear of the patient

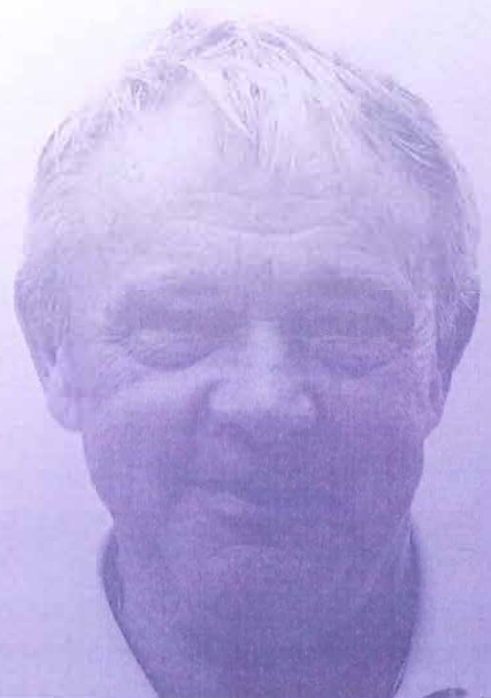


On/Off button



It is safe to touch the patient

The samaritan® PAD system senses when pads are applied to the patient, and automatically analyzes heart rhythm, advises whether or not therapy should be applied, and delivers carefully defined electrical shock designed to return the heart to a normal rhythm.







# HeartSine

## samaritan® PAD Ordering Information:

The samaritan® PAD represents the latest in public access (AED) user technology with innovative SCOPE® biphasic waveforms which automatically compensate for differences in patient impedance. Battery and electrode pads are incorporated into one, simple Pad-Pak™ cartridge. Each system includes: samaritan unit, Pad-Pak cartridge, zippered carry case with clear cover and separate zippered storage compartment, data port for downloading information, quick instruction card, user manual, and poster. Compatible with AHA/ERC 2005 AED/CPR rescue guidelines. Unit : 7 year warranty. Pad-Pak shelf life: 3 years from date of manufacture (pads and battery). Contact HeartSine for available language variants.



PAD-BAS-05	samaritan® PAD Defibrillator, Adult version
PAD-DAT-05	samaritan® PAD, Adult - with SAVER® software & cable
PAD-SYS-05	samaritan® PAD Defibrillator, Adult, with 2 Pad-Paks
PAD-TRN-05	samaritan® PAD Defibrillator, Adult, and Trainer System

## Replacement Pad-Pak™ cartridges

PAD-PAK-01	samaritan® Pad-Pak™ cartridge
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## SAVER™ EVO Software

Saver™ EVO Software is an easy to use icon based interface that enables comprehensive recovery of events to PC for review by a medical program director. Event records contain ECG strip, event start time and duration, pads on/off, analyzing, and shock delivered information with CPR intervals. Saver EVO also enables user to configure operating system volume and CPR metronome, and PAD memory can be erased by qualified personnel once events are downloaded. Also includes PAD diagnostic LED test menu.



PAD-ACC-01	Saver™ EVO Software (CD ROM) and custom USB cable
PAD-ACC-02	Custom USB cable for samaritan® PAD units
PAD-ACC-03	Saver™ EVO Software (CD ROM) only



## Corporate Headquarters:

HeartSine Technologies, Inc.  
105 Terry Drive,  
Newtown, PA. 18940  
Tel: (215) 860 8100  
Fax: (215) 860 8192

HeartSine Technologies, Ltd  
Canberra House, 203 Airport Road West  
Belfast, Northern Ireland BT3 9ED  
Tel: +44 (0) 28 9093 9400  
Fax: +44 (0) 28 9093 9401



The products described in this brochure all meet the applicable European Medical Device Directive requirements.



0120

Distributed by:

H009-006-054-0

# The POWERHEART® AED G3 Automatic and The POWERHEART® AED G3 Semi-Automatic

Two dependable members of our automated external defibrillator family – choose the one that fits your needs

## Appropriate Locations

- Fire department vehicles
- Medical transport
- Police vehicles
- Physician offices
- General practitioner's offices
- Hospitals
- Any public setting

## Primary Benefits

**Reliability.** Powerheart G3 AEDs are Rescue Ready®, meaning they self-test daily to ensure they work when you need them.

### *Ease of use.*

- Clear voice prompts guide the user through the entire process.
- The device analyzes the heart rhythm and “knows” when to deliver (or not deliver) the shock.
- The text screen provides helpful information.

**Assurance.** These Powerheart G3 AEDs have a 7-year warranty and a 4-year full battery replacement guarantee.



## Rescue Ready® performance sets Powerheart AEDs apart

Our Rescue Ready technology distinguishes us among competitors.

- + Every day, to ensure anytime functionality, the AED self checks all main components (battery, hardware, software, and pads).
- + Every week, the AED completes a partial charge of the high-voltage electronics.
- + Every month, the AED charges the high-voltage electronics to full energy.

If anything is amiss, the Rescue Ready status indicator on the handle changes from green to red and the device will emit an audible alert to prompt the user to service the unit. In sum, a Powerheart AED is Rescue Ready when a life depends on it.

## In an emergency, Powerheart AEDs are easy to use

When sudden cardiac arrest strikes, every second is critical. We designed our Powerheart AED G3 Automatic and G3 Semi-Automatic to help maximize responder efforts.

- + When the rescuer applies the pads, the device analyzes the heart rhythm and “knows” when to deliver (or not deliver) the shock.
- + On fully-automatic models the shock is delivered automatically, without requiring the user to press a shock button.
- + The text screen lends extra help in noisy and chaotic environments.

The bottom line: These AEDs are easy to use for almost anyone with minimal training. For sudden cardiac arrest victims, a Powerheart AED – and you – may save a life.

## Variable escalating energy

Our AED determines the electrical impedance (resistance level) of each patient and customizes the energy level delivered. If more than one shock is necessary, our proprietary STAR® biphasic software escalates the energy to deliver therapy at an appropriate, higher level.



# The POWERHEART® AED G3 Automatic and The POWERHEART® AED G3 Semi-Automatic

TECHNICAL SPECIFICATIONS	
<b>DEFIBRILLATOR</b> Operations Waveform Allowable Energy Range (J) Protocols Factory default (nominal) Voice prompts CPR prompts Text screen  Visible indicators Audible alerts Synchronized shock Pacemaker pulse detection Programmable Pediatric capability Warranty	Semi-automatic or fully automatic STAR® biphasic truncated exponential Escalating Variable Energy (VE) 95J to 351J 5 energy protocols available 200VE, 300VE, 300VE Clear, concise voice prompts guide user through the rescue Available with compressions-only CPR or CPR with rescue breaths Displays rescue prompts to guide user through rescue process as well as additional critical rescue information for EMS responders Rescue Ready status indicator, SmartGauge battery status indicator, service indicator, pad indicator, text display Voice prompt, system alert Built-in automatic synchronization feature Yes Yes, via MDLink® Yes 7 years
<b>PADS</b> Minimum combined surface area Extended length of lead wire Supplied Type Shelf life	35.3 sq in (228 cm²) 4.3 ft (1.3 m) Self-checking, pre-connected to the AED Adult, pre-gelled, self-adhesive, disposable, non-polarized (identical pads can be placed in either position) defibrillation pads 2 years
<b>BATTERY</b> Type Guarantee	IntelliSense® lithium battery 4-year, full operational replacement
<b>AUTOMATIC SELF-TESTS</b> Daily Weekly Monthly	Battery, pads (presence and function), internal electronics, SHOCK/CONTINUE button, and software Battery, pads (presence and function), internal electronics, partial energy charge, SHOCK/CONTINUE button, and software Battery, pads (presence and function), internal electronics, full energy charge cycle, SHOCK/CONTINUE button, and software
<b>EVENT DOCUMENTATION</b> Type Internal memory ECG playback Communications Clock synchronization	Internal memory 60 minutes ECG data with event annotation, multiple rescue functionality Viewable via Rescuemate® software via PC Serial port or USB (via adapter) for PC with Windows Rescue event time stamp of event data
<b>DIMENSIONS (H x D x W)</b>	3.3 in x 12.4 in x 10.6 in (8 cm x 31 cm x 27 cm)
<b>WEIGHT</b>	6.6 lb (3.1 kg)
<b>MODEL NUMBERS</b> 9300A-1001 9300E-1001	Powerheart AED G3 Automatic with 2010 AHA/ERC Guidelines Protocols Powerheart AED G3 Semi-Automatic with 2010 AHA/ERC Guidelines Protocols

Cardiac Science Corporation • N7 W22025 Johnson Drive, Waukesha, WI 53186 USA • +1.262.953.3500 • US toll-free +1.800.426.0337 • Fax: +1.262.953.3499 • [care@cardiacscience.com](mailto:care@cardiacscience.com)  
Orders and Customer Care (US and International) • +1.262.953.3500 • US toll-free +1.800.426.0337 • Fax: +1.262.798.8292 • [care@cardiacscience.com](mailto:care@cardiacscience.com)  
Technical Support • (US) Fax: +1.262.798.5236 • [technicalsupport@cardiacscience.com](mailto:technicalsupport@cardiacscience.com) • (International) [international@cardiacscience.com](mailto:international@cardiacscience.com)  
Cardiac Science International A/S • Kirke Værløsevej 14, DK-3500 Værløse, Denmark • +45.4438.0500 • Fax: +45.4438.0501 • [international@cardiacscience.com](mailto:international@cardiacscience.com)  
United Kingdom • The Manse, 39 Northenden Road, Sale, Manchester, M33 2DH, United Kingdom • +44.161.926.0000 • [uk@cardiacscience.com](mailto:uk@cardiacscience.com)  
France • Tech'indus D, 645 rue Mayor de Montricher, 13854 Aix-en-Provence Cedex 3, France • +33.4.42.12.37.91 • [france@cardiacscience.com](mailto:france@cardiacscience.com)  
Italy • Via Gorra 55, I-29122 Piacenza, Italy • +39.0523.1901052 • Fax: +39.0523.1885099 • [italia@cardiacscience.com](mailto:italia@cardiacscience.com)  
Central Europe (D, A, CH) • Elisabeth Treskow-Platz 1, 50678 Köln, Germany • +49.221.33774590 • [centraleurope@cardiacscience.com](mailto:centraleurope@cardiacscience.com)  
China • Room 606, ZhongHuang Bldg., No. 1007, Zhong Shan Nan Er Road, Shanghai 200233, China • +86.21.3120.0832 • [china@cardiacscience.com](mailto:china@cardiacscience.com)

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## *SEVENTH ORDER OF BUSINESS*

*A.*



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

*Unaudited Financial Statements*

*as of*

*December 31, 2018*

*Meadow View at Twin Creeks*

Community Development District

*Combined Balance Sheet*

December 31, 2018

	<u>General</u>	<u>Debt Service</u>	<u>Capital Project</u>	<u>Totals</u>
<b><u>Assets:</u></b>				
Cash	\$110,749	---	---	\$110,749
Investments:				
<b><u>Series 2016 A1</u></b>				
Reserve	---	\$133,351	---	\$133,351
Interest	---	\$0	---	\$0
Revenue	---	\$72,248	---	\$72,248
<b><u>Series 2016 A2</u></b>				
Reserve	---	\$68,870	---	\$68,870
Interest	---	\$0	---	\$0
Revenue	---	\$51,139	---	\$51,139
Prepayment	---	\$799,359	---	\$799,359
Construction	---	---	\$270	\$270
<b><u>Series 2016 B</u></b>				
Reserve	---	\$282,150	---	\$282,150
Interest	---	\$73	---	\$73
Prepayment	---	\$447	---	\$447
Construction	---	---	\$517	\$517
<b><u>Series 2018 A1</u></b>				
Reserve	---	\$183,783	---	\$183,783
Interest	---	\$458,708	---	\$458,708
Revenue	---	\$45	---	\$45
Construction	---	---	\$9,643,582	\$9,643,582
COI	---	---	\$15,502	\$15,502
<b><u>Series 2018 A2</u></b>				
Reserve	---	\$156,288	---	\$156,288
Interest	---	\$400,862	---	\$400,862
Revenue	---	\$40	---	\$40
Due From Developer	\$84,134	---	---	\$84,134
Due From Other	\$3,330	---	---	\$3,330
Due From Capital	\$6,505	---	---	\$6,505
<b><u>Total Assets</u></b>	<u>\$204,718</u>	<u>\$2,607,364</u>	<u>\$9,659,871</u>	<u>\$12,471,953</u>
<b><u>Liabilities:</u></b>				
Accounts Payable	\$109,289	---	---	\$109,289
<b><u>Fund Balances:</u></b>				
Restricted for Capital Projects	---	---	\$9,659,871	\$9,659,871
Restricted for Debt Service	---	\$2,607,364	---	\$2,607,364
Unassigned	\$95,429	\$0	---	\$95,429
<b><u>Total Liabilities &amp; Fund Equity</u></b>	<u>\$204,718</u>	<u>\$2,607,364</u>	<u>\$9,659,871</u>	<u>\$12,471,953</u>

# Meadow View at Twin Creeks

## Community Development District

### GENERAL FUND

Statement of Revenues & Expenditures  
For The Period Ending December 31, 2018

	Adopted Budget	Prorated Thru 12/31/18	Actual Thru 12/31/18	Variance
<b><u>REVENUES:</u></b>				
Developer Contributions	\$539,752	\$76,127	\$76,127	\$0
Assessments - Tax Roll	\$99,262	\$0	\$0	\$0
Assessments - Direct	\$301,988	\$121,089	\$121,089	\$0
Miscellaneous Income	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$941,002</b>	<b>\$197,216</b>	<b>\$197,216</b>	<b>\$0</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>ADMINISTRATIVE:</u></b>				
Engineering	\$12,000	\$3,000	\$2,732	\$268
Attorney Fees	\$30,000	\$7,500	\$12,472	(\$4,972)
Annual Audit	\$4,000	\$0	\$0	\$0
Artbitrage	\$1,200	\$0	\$0	\$0
Dissemination	\$5,000	\$1,250	\$1,750	(\$500)
Trustee Fees	\$10,000	\$10,000	\$11,062	(\$1,062)
Management Fees	\$45,000	\$11,250	\$11,250	\$0
Information Technology	\$2,000	\$500	\$500	(\$0)
Telephone	\$250	\$63	\$89	(\$26)
Postage	\$1,000	\$250	\$83	\$167
Insurance	\$6,171	\$6,171	\$5,610	\$561
Printing and Binding	\$4,000	\$1,000	\$2,196	(\$1,196)
Legal Advertising	\$3,000	\$750	\$444	\$306
Other Current Charges	\$500	\$125	\$452	(\$327)
Office Supplies	\$500	\$125	\$71	\$54
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
<b>ADMINISTRATIVE EXPENDITURES</b>	<b>\$124,796</b>	<b>\$42,159</b>	<b>\$48,887</b>	<b>(\$6,729)</b>
<b><u>AMENITY CENTER:</u></b>				
Utilities				
Telephone	\$6,000	\$1,500	\$0	\$1,500
Electric	\$55,000	\$13,750	\$1,746	\$12,004
Water/Irrigation	\$20,000	\$5,000	\$141	\$4,859
Cable	\$3,200	\$800	\$0	\$800
Gas	\$400	\$100	\$184	(\$84)
Trash Removal	\$6,000	\$1,500	\$0	\$1,500
Security				
Security Monitoring	\$1,200	\$300	\$0	\$300
Access Cards	\$1,000	\$250	\$0	\$250
Contracted Security	\$20,000	\$5,000	\$0	\$5,000
Management Contracts				
Facility Management	\$125,000	\$31,250	\$0	\$31,250
Pool Attendants	\$48,000	\$12,000	\$0	\$12,000
Canoe Launch Attendant	\$28,800	\$7,200	\$0	\$7,200
Snack Bar Attendant	\$16,640	\$4,160	\$0	\$4,160
Field Mgmt / Admin	\$25,000	\$6,250	\$3,333	\$2,917
Pool Maintenance	\$30,000	\$7,500	\$0	\$7,500
Pool Chemicals	\$15,000	\$3,750	\$0	\$3,750
Janitorial	\$12,000	\$3,000	\$0	\$3,000
Facility Maintenance	\$15,000	\$3,750	\$0	\$3,750

# Meadow View at Twin Creeks

## Community Development District

### GENERAL FUND

Statement of Revenues & Expenditures  
For The Period Ending December 31, 2018

	<i>Adopted Budget</i>	<i>Prorated Thru 12/31/18</i>	<i>Actual Thru 12/31/18</i>	<i>Variance</i>
<b><i>AMENITY CENTER CONTINUED</i></b>				
Repairs & Maintenance	\$10,000	\$2,500	\$0	\$2,500
Maintenance Reserves	\$0	\$0	\$0	\$0
New Capital Projects	\$0	\$0	\$0	\$0
Snack Bar Inventory- CGS	\$0	\$0	\$0	\$0
Food Service License	\$250	\$63	\$0	\$63
Special Events	\$30,000	\$7,500	\$0	\$7,500
Holiday Decorations	\$9,000	\$2,250	\$0	\$2,250
Fitness Center Repairs/Supplies	\$0	\$0	\$0	\$0
Office Supplies	\$500	\$125	\$0	\$125
ASCAP/BMI Licenses	\$1,000	\$250	\$0	\$250
Property Insurance	\$40,000	\$3,378	\$3,378	\$0
<b><i>AMENITY CENTER EXPENDITURES</i></b>	<b>\$518,990</b>	<b>\$123,126</b>	<b>\$8,782</b>	<b>\$114,344</b>
<b><i>GROUND MAINTENANCE EXPENDITURES</i></b>				
Hydrology Quality/Mitigation	\$6,400	\$1,600	\$0	\$1,600
Electric	\$2,200	\$550	\$1,223	(\$673)
Landscape Maintenance	\$125,000	\$31,250	\$57,922	(\$26,672)
Landscape Contingency	\$5,000	\$1,250	\$0	\$1,250
Lake Maintenance	\$12,000	\$3,000	\$0	\$3,000
Grounds Maintenance	\$12,000	\$3,000	\$0	\$3,000
Pump Repairs	\$2,500	\$625	\$0	\$625
Streetlighting	\$20,000	\$5,000	\$4,636	\$364
Streetlight Repairs	\$5,000	\$1,250	\$0	\$1,250
Irrigation Repairs	\$7,500	\$1,875	\$0	\$1,875
Miscellaneous	\$5,000	\$1,250	\$0	\$1,250
Contingency	\$94,616	\$23,654	\$0	\$23,654
<b><i>GROUNDS MAINTENACE EXPENDITURES</i></b>	<b>\$297,216</b>	<b>\$74,304</b>	<b>\$63,781</b>	<b>\$10,523</b>
<b><i>TOTAL EXPENDITURES</i></b>	<b>\$941,002</b>	<b>\$239,588</b>	<b>\$121,450</b>	<b>\$118,138</b>
<b><i>EXCESS REVENUES (EXPENDITURES)</i></b>	<b>\$0</b>		<b>\$75,766</b>	
<b><i>FUND BALANCE - Beginning</i></b>	<b>\$0</b>		<b>\$19,663</b>	
<b><i>FUND BALANCE - Ending</i></b>	<b>\$0</b>		<b>\$95,429</b>	

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

<i>Funding Request #</i>	<i>Date of Request</i>	<i>Check Date Received Developer</i>	<i>Check Amount Developer</i>	<i>Requested Funding Amount FY 2017</i>	<i>Requested Funding Amount FY 2018</i>	<i>Requested Funding Amount FY 2019</i>	<i>Balance Due From Developer</i>
17	9/7/17	10/25/17	\$10,290.67	\$4,680.67	\$5,610.00	\$0.00	\$0.00
18	10/11/17	11/15/17	\$18,604.64	\$13,987.40	\$4,617.24	\$0.00	\$0.00
19	11/7/17	12/14/17	\$7,652.98	\$2,871.22	\$4,781.76	\$0.00	\$0.00
20	12/14/17	1/19/18	\$8,640.92	\$1,440.45	\$7,200.47	\$0.00	\$0.00
21	1/10/18	2/2/18	\$20,253.47	\$0.00	\$20,253.47	\$0.00	\$0.00
22	2/5/18	3/26/18	\$6,876.84	\$0.00	\$6,876.84	\$0.00	\$0.00
23	3/5/18	4/20/18	\$5,818.30	\$0.00	\$5,818.30	\$0.00	\$0.00
24	4/5/18	6/7/18	\$5,618.75	\$0.00	\$5,618.75	\$0.00	\$0.00
25	5/4/18		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
26	5/9/18		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Dep*		6/1/18	\$0.00	\$0.00	\$23,461.60	\$0.00	\$0.00
27	6/11/18	8/10/18	\$15,723.53	\$0.00	\$15,723.53	\$0.00	\$0.00
28	7/11/18	8/10/18	\$25,010.84	\$0.00	\$25,010.84	\$0.00	\$0.00
29	8/8/18	9/20/18	\$16,049.17	\$0.00	\$16,049.17	\$0.00	\$0.00
30	9/11/18			\$0.00	\$25,160.68	\$8,988.00	\$34,148.68
31	10/10/18			\$0.00	\$8,417.99	\$6,555.19	\$14,973.18
32	11/7/18	12/21/18	\$31,919.36	\$0.00	\$3,078.35	\$28,841.01	\$0.00
33	12/12/18	1/2/19	\$0.00	\$0.00	\$3,269.35	\$31,743.04	\$35,012.39
TOTAL			\$145,267.26	\$95,222.67	\$180,948.34	\$76,127.24	\$84,134.25

\*County Materials Corp Dep

**Meadow View at Twin Creeks**  
**Community Development District**  
**General Fund**  
Month By Month Income Statement  
Fiscal Year 2019

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<b><u>Revenues:</u></b>													
Developer Contributions	\$15,543	\$28,841	\$31,743	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$76,127
Assessments - Tax Roll	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Assessments - Direct	\$56,676	\$23,585	\$40,828	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$121,089
Miscellaneous Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$72,219</b>	<b>\$52,426</b>	<b>\$72,571</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$197,216</b>
<b><u>Expenditures:</u></b>													
<b><u>Administrative</u></b>													
Engineering	\$2,276	\$0	\$456	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,732
Attorney Fees	\$4,217	\$8,255	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,472
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination	\$917	\$417	\$417	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,750
Trustee Fees	\$1,580	\$0	\$9,482	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,062
Management Fees	\$3,750	\$3,750	\$3,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,250
Information Technology	\$167	\$167	\$167	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500
Telephone	\$20	\$53	\$16	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$89
Postage	\$24	\$54	\$5	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$83
Insurance	\$5,610	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,610
Printing and Binding	\$1,654	\$191	\$351	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,196
Legal Advertising	\$444	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$444
Other Current Charges	\$426	\$9	\$17	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$452
Office Supplies	\$24	\$24	\$24	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$71
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Capital Outlay	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Administrative Expenditures</b>	<b>\$21,284</b>	<b>\$12,919</b>	<b>\$14,684</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$48,887</b>
<b><u>Amenity Center</u></b>													
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electric	\$1,340	\$406	\$10	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,746
Water/Irrigation	\$0	\$0	\$141	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$141
Cable	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Gas	\$102	\$82	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$184
Trash Removal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Security Monitoring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Access Cards	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contracted Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Contracts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Facility Management	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Attendants	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Canoe Launch Attendant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Snack Bar Attendant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Field Mgmt / Admin	\$0	\$1,667	\$1,667	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,333
Pool Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Chemicals	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Janitorial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Facility Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

*Meadow View at Twin Creeks*  
**Community Development District**  
**General Fund**  
 Month By Month Income Statement  
 Fiscal Year 2019

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<b><i>Amenity Center Continued</i></b>													
Repairs & Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Maintenance Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Capital Projects	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Snack Bar Inventory- CGS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Food Service License	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special Events	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Holiday Decorations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fitness Center Repairs/Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ASCAP/BMI Licenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Insurance	\$3,378	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,378
<b><i>Total Amenity Center Expenditures</i></b>	<b>\$4,820</b>	<b>\$2,154</b>	<b>\$1,807</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$8,782</b>
<b><i>Ground Maintenance Expenditures</i></b>													
Hydrology Quality/Mitigation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electric	\$370	\$667	\$186	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,223
Landscape Maintenance	\$17,000	\$20,461	\$20,461	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$57,922
Landscape Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lake Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grounds Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pump Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Streetlights	\$1,545	\$1,545	\$1,545	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,636
Streetlight Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Irrigation Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b><i>Total Administrative</i></b>	<b>\$18,915</b>	<b>\$22,674</b>	<b>\$22,192</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$63,781</b>
<b><i>Total Expenses</i></b>	<b>\$45,019</b>	<b>\$37,747</b>	<b>\$38,684</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$121,450</b>
<b><i>Excess Revenues (Expenditures)</i></b>	<b>\$27,199</b>	<b>\$14,679</b>	<b>\$33,888</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$75,766</b>

# Meadow View at Twin Creeks

## Community Development District

### Debt Service Fund Series 2016 A1 & A2

Statement of Revenues & Expenditures  
For The Period Ending December 31, 2018

<i>Adopted Budget</i>	<i>Prorated Thru 12/31/18</i>	<i>Actual Thru 12/31/18</i>	<i>Variance</i>
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#### REVENUES:

<i>Special Assessments - 2016 A1</i>	\$443,376	\$68,775	\$68,775	\$0
<i>Special Assessments - 2016 A2</i>	\$229,350	\$59,194	\$59,194	\$0
<i>Prepayments A2</i>	\$0	\$0	\$772,046	\$772,046
<i>Interest Income</i>	\$600	\$150	\$1,115	\$965

#### **TOTAL REVENUES**

\$673,326	\$128,119	\$901,129	\$773,011
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#### EXPENDITURES:

##### Series 2016 A1

<i>Interest Expense - 11/01</i>	\$169,125	\$169,125	\$169,125	\$0
<i>Interest Expense - 05/01</i>	\$169,125	\$0	\$0	\$0
<i>Principal Expense - 05/01</i>	\$105,000	\$0	\$0	\$0

##### Series 2016 A2

<i>Interest Expense - 11/01</i>	\$92,510	\$92,510	\$92,510	\$0
<i>Principal - Prepayment 11/1</i>	\$0	\$0	\$1,475,000	(\$1,475,000)
<i>Interest Expense - 05/01</i>	\$92,510	\$0	\$0	\$0
<i>Principal Expense - 05/01</i>	\$45,000	\$0	\$0	\$0

#### **TOTAL EXPENDITURES**

\$673,270	\$261,635	\$1,736,635	(\$1,475,000)
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#### OTHER SOURCES/(USES)

<i>Interfund Transfer In/(Out)</i>	\$0	\$0	(\$74)	(\$74)
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#### **TOTAL OTHER SOURCES AND USES**

\$0	\$0	(\$74)	(\$74)
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#### **EXCESS REVENUES (EXPENDITURES)**

\$56	(\$835,580)
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#### *FUND BALANCE - Beginning*

\$322,305	\$1,960,548
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#### *FUND BALANCE - Ending*

\$322,361	\$1,124,968
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***Meadow View at Twin Creeks***  
***Community Development District***  
***Debt Service Fund Series 2016 B***  
*Statement of Revenues & Expenditures*  
*For The Period Ending December 31, 2018*

<i>Adopted Budget</i>	<i>Prorated Thru 12/31/18</i>	<i>Actual Thru 12/31/18</i>	<i>Variance</i>
---------------------------	-----------------------------------	---------------------------------	-----------------

**REVENUES:**

<i>Special Assessments - 2016 B</i>	\$564,300	\$25,328	\$25,328	\$0
<i>Special Assessments - Prepayments</i>	\$0	\$0	\$3,400,000	\$3,400,000
<i>Interest Income</i>	\$600	\$150	\$732	\$582

***TOTAL REVENUES***

\$564,900	\$25,478	\$3,426,059	\$3,400,582
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**EXPENDITURES:**

<i>Interest Expense - 11/01</i>	\$282,150	\$282,150	\$282,150	\$0
<i>Principal Expense - 11/01 (Prepayment)</i>	\$0	\$0	\$3,400,000	(\$3,400,000)
<i>Interest Expense - 12/15</i>	\$0	\$0	\$26,067	
<i>Interest Expense - 05/01</i>	\$282,150	\$0	\$0	\$0
<i>Principal Expense - 05/01</i>	\$0	\$0	\$0	\$0

***TOTAL EXPENDITURES***

\$564,300	\$282,150	\$3,708,217	(\$3,400,000)
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**OTHER SOURCES/(USES)**

<i>Interfund Transfer In/(Out)</i>	\$0	\$0	(\$211)	(\$211)
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***TOTAL OTHER SOURCES AND USES***

\$0	\$0	(\$211)	(\$211)
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***EXCESS REVENUES (EXPENDITURES)***

\$600	(\$282,369)
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***FUND BALANCE - Beginning***

\$0	\$565,039
-----	-----------

***FUND BALANCE - Ending***

\$600	\$282,670
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***Meadow View at Twin Creeks***  
***Community Development District***  
***Debt Service Fund Series 2018 A1/A2***  
*Statement of Revenues & Expenditures*  
*For The Period Ending December 31, 2018*

<i>Proposed Budget</i>	<i>Prorated Thru 12/31/18</i>	<i>Actual Thru 12/31/18</i>	<i>Variance</i>
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**REVENUES:**

<i>Special Assessments - 2016 B</i>	\$0	\$0	\$0	\$0
<i>Special Assessments - Prepayments</i>	\$0	\$0	\$0	\$0
<i>Interest Income</i>	\$0	\$0	\$118	\$118

***TOTAL REVENUES***

\$0	\$0	\$118	\$118
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**EXPENDITURES:**

**2018 A1**

<i>Interest Expense - 11/01</i>	\$0	\$0	\$0	\$0
<i>Interest Expense - 05/01</i>	\$0	\$0	\$0	\$0
<i>Principal Expense - 05/01</i>	\$0	\$0	\$0	\$0

**2018 A2**

<i>Interest Expense - 11/01</i>	\$0	\$0	\$0	\$0
<i>Interest Expense - 05/01</i>	\$0	\$0	\$0	\$0
<i>Principal Expense - 05/01</i>	\$0	\$0	\$0	\$0

***TOTAL EXPENDITURES***

\$0	\$0	\$0	\$0
-----	-----	-----	-----

**OTHER SOURCES/(USES)**

<i>Interfund Transfer In/(Out)</i>	\$0	\$0	(\$15)	(\$15)
<i>Bonds Proceeds</i>	\$0	\$0	\$1,199,623	\$1,199,623

***TOTAL OTHER SOURCES AND USES***

\$0	\$0	\$1,199,607	\$1,199,607
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***EXCESS REVENUES (EXPENDITURES)***

\$0	\$1,199,725
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***FUND BALANCE - Beginning***

\$0	\$0
-----	-----

***FUND BALANCE - Ending***

\$0	\$1,199,725
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***Meadow View at Twin Creeks***  
***Community Development District***  
***Capital Projects Fund Series 2016***  
*Statement of Revenues & Expenditures*  
*For The Period Ending December 31, 2018*

	Series 2016 A1/A2	Series 2016 B	Series 2018
<b><u>REVENUES:</u></b>			
Interest Income	\$0	\$69	\$1,177
<b><i>TOTAL REVENUES</i></b>	<b>\$0</b>	<b>\$69</b>	<b>\$1,177</b>
<b><u>EXPENDITURES:</u></b>			
Capital Outlay	\$0	\$218,576	\$2,267,118
Cost of Issuance	\$0	\$0	\$5,775
<b><i>TOTAL EXPENDITURES</i></b>	<b>\$0</b>	<b>\$218,576</b>	<b>\$2,272,893</b>
<b><u>OTHER SOURCES/(USES)</u></b>			
Interfund Transfer In (Out)	\$74	\$211	\$15
Bond Proceeds	\$0	\$0	\$11,930,785
<b><i>TOTAL OTHER SOURCES/(USES)</i></b>	<b>\$74</b>	<b>\$211</b>	<b>\$11,930,801</b>
<b><i>EXCESS REVENUES (EXPENDITURES)</i></b>	<b>\$75</b>	<b>(\$218,296)</b>	<b>\$9,659,084</b>
<b><i>FUND BALANCE - Beginning</i></b>	<b>\$195</b>	<b>\$218,813</b>	<b>\$0</b>
<b><i>FUND BALANCE - Ending</i></b>	<b>\$270</b>	<b>\$517</b>	<b>\$9,659,084</b>

***Meadow View at Twin Creeks***  
***Community Development District***  
***Long Term Debt Report***

<b>Series 2016 A1 Special Assessment Bonds</b>	
Interest Rate:	4.5% -5.5%
Maturity Date:	11/1/47
Reserve Fund Definition:	30% of Max Annual Debt Service
Reserve Fund Requirement:	\$133,012.50
Reserve Balance:	\$133,350.91
Bonds outstanding - 10/26/2016	\$6,640,000
Less: May 1, 2017	\$0
Less: May 1, 2018	(\$100,000)
Current Bonds Outstanding	\$6,540,000

<b>Series 2016 A2 Special Assessment Bonds</b>	
Interest Rate:	5.8%%
Maturity Date:	11/1/47
Reserve Fund Definition:	30% of Max Annual Debt Service
Reserve Fund Requirement:	\$114,483.00
Reserve Balance:	\$68,870.00
Bonds outstanding - 10/26/2016	\$5,390,000
Less: May 1, 2017	\$0
Less: May 1, 2018	(\$70,000)
Less: May 1, 2018 (Prepayment)	(\$1,075,000)
Less: August 1, 2018 (Prepayment)	(\$1,055,000)
Less: November 1, 2018 (Prepayment)	(\$1,475,000)
Current Bonds Outstanding	\$1,715,000

<b>Series 2016 B Special Assessment Bonds</b>	
Interest Rate:	6.00%
Maturity Date:	11/1/26
Reserve Fund Definition:	6 months of Interest
Reserve Fund Requirement:	\$282,150.00
Reserve Balance:	\$282,150.00
Bonds outstanding - 10/26/2016	\$9,405,000
Less: May 1, 2017	\$0
Less: November 1, 2018 (Prepayment)	(\$3,400,000)
Current Bonds Outstanding	\$6,005,000

<b>Series 2018 A1 Special Assessment Bonds</b>	
Interest Rate:	4.25%-5.8%
Maturity Date:	5/1/49
Reserve Fund Definition:	30% of MADS
Reserve Fund Requirement:	\$183,765.00
Reserve Balance:	\$183,783.12
Bonds outstanding - 11/19/2018	\$8,955,000
Current Bonds Outstanding	\$8,955,000

<b>Series 2018 A2 Special Assessment Bonds</b>	
Interest Rate:	5.60%-5.80%
Maturity Date:	5/1/49
Reserve Fund Definition:	30% of MADS
Reserve Fund Requirement:	\$156,288.00
Reserve Balance:	\$156,288.00
Bonds outstanding - 11/19/2018	\$7,535,000
Current Bonds Outstanding	\$7,535,000

*B.*

# MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

## FISCAL YEAR 2019 ASSESSMENT RECEIPTS

ASSESSED	# UNITS	SERIES 2016A-1 DEBT SERVICE NET	SERIES 2016A-2 DEBT SERVICE NET	SERIES 2016B DEBT SERVICE NET	FY19 O&M NET	TOTAL ASSESSED
HEARTWOOD 23 LLC	727	140,085.67	120,570.83	564,300.00	163,313.64	988,270.14
MATTAMY JACKSONVILLE, LLC	91	138,636.33	-	-	63,389.23	202,025.56
DREAM FINDERS HOMES, LLC	114	164,653.53	-	-	75,285.00	239,938.53
<b>SUBTOTAL SERIES 2016 LOTS</b>	<b>932</b>	<b>443,375.53</b>	<b>120,570.83</b>	<b>564,300.00</b>	<b>301,987.87</b>	<b>1,430,234.23</b>
<b>TAX ROLL ASSESSED</b>	<b>0</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL ASSESSED</b>	<b>932</b>	<b>443,375.53</b>	<b>120,570.83</b>	<b>564,300.00</b>	<b>301,987.87</b>	<b>1,430,234.23</b>

DUE / RECEIVED	BALANCE DUE	SERIES 2016A-1 DEBT SERVICE RECEIVED	SERIES 2016A-2 DEBT SERVICE RECEIVED	SERIES 2016B DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL RECEIVED
HEARTWOOD 23 LLC	755,060.26	68,774.67	59,193.83	-	105,241.38	233,209.88
MATTAMY JACKSONVILLE, LLC	170,330.94	-	-	-	31,694.62	31,694.62
DREAM FINDERS HOMES, LLC	239,938.53	-	-	-	-	-
<b>DIRECT RECEIPTS</b>	<b>1,165,329.73</b>	<b>68,774.67</b>	<b>59,193.83</b>	<b>-</b>	<b>136,936.00</b>	<b>264,904.50</b>
<b>TAX ROLL RECEIPTS</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL RECEIPTS</b>	<b>1,165,329.73</b>	<b>68,774.67</b>	<b>59,193.83</b>	<b>-</b>	<b>136,936.00</b>	<b>264,904.50</b>

NO LOTS PLATTED IN TIME TO BE PLACED ON 2018 PROPERTY TAX BILLS. ASSESSMENTS INVOICED

DIRECTLY WITH PAYMENTS DUE IN INSTALLMENTS DUE 10/1/18, 1/1/19, 4/1/19, 7/1/19 FOR O&M AND 4/15/19, 10/15/19 FOR D/S

THERE IS AN ADDITIONAL \$639,014.06 DUE FOR DEVELOPER CONTRIBUTION

PERCENT COLLECTED DIRECT	16%	49%	0%	45.3%	18.5%
--------------------------	-----	-----	----	-------	-------

*C.*

# Meadow View at Twin Creeks

Community Development District

Funding Request #34

January 10, 2019

PAYEE	GENERAL FUND	
	FY18	FY19
<b>1 EGIS</b> FY19 Property Insurance Inv #8412 1/7/19	\$	20,845.00
<b>2 England Thims &amp; Miller</b> August Professional Services Inv #188210 9/7/18	\$ 3,317.06	
<b>3 Disclosure Services</b> Amortization Schedule Series 2016A2 8-1-18 Prepay \$1,055,000	\$ 500.00	
<b>4 Governmental Management Services, LLC</b> January Management Fees Inv #37 1/1/19	\$	4,631.36
<b>5 Hopping Green &amp; Sams</b> November General Counsel Inv 104570 12/26/18	\$	8,255.18
<b>6 Riverside Management Services Inc</b> Operations Manangement Services Jan18 Inv #3 1/1/19	\$	1,666.67
<b>7 St Johns County</b> Ashbuilt Review 12/3/18 Fire Marshall Review 12/3/18	\$	356.00
	\$	100.00
<b>8 TECO Peoples Gas</b> November Gas Security Service 12/7/18	\$	81.53
<b>9 US Bank</b> Trustee Fee 2016B 12/1/18-11/30/19 Inv #5220887 12/24/18 Trustee Fee 2016A1-A2 12/1/18-11/30/19 Inv #5222193 12/24/18	\$	4,363.88
	\$	5,118.13
<b>10 West Orange Nurseries, Inc.</b> Monthly Lawn Maintenance Inv #11494 12/1/18	\$	20,461.29
	<b>\$ 3,817.06</b>	<b>\$ 65,879.04</b>
<b>Total Funding Request</b>		<b>\$ 69,696.10</b>

Please make check payable to:

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

Signature: \_\_\_\_\_  
Chairman/Vice Chairman

Signature: \_\_\_\_\_  
Secretary/Asst. Secretary





# INVOICE

<b>Customer</b>	Meadow View at Twin Creeks Community Development District
<b>Acct #</b>	643
<b>Date</b>	01/07/2019
<b>Customer Service</b>	Kristina Rudez
<b>Page</b>	1 of 1

**Meadow View at Twin Creeks Community Development District**  
**c/o Governmental Management Services**  
**475 West Town Place, Ste 114**  
**St. Augustine, FL 32092**

Payment Information	
<b>Invoice Summary</b>	\$ 20,845.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#8412
100118283	

Thank You

Please detach and return with payment



Customer: Meadow View at Twin Creeks Community Development District

Invoice	Effective	Transaction	Description	Amount
8412	12/31/2018	Policy change	Policy #100118283 10/01/2018-10/01/2019 Florida Insurance Alliance Package - Add to Property & IM Due Date: 2/6/2019	20,845.00

**Total**

\$ 20,845.00

Thank You

**FOR PAYMENTS SENT OVERNIGHT:**  
 Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453

**Remit Payment To: Egis Insurance Advisors, LLC**

Lockbox 234021 PO Box 84021  
 Chicago, IL 60689-4002

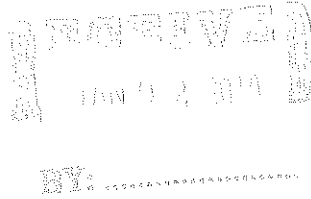
(321)320-7665

cbitner@egisadvisors.com

**Date**

01/07/2019

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



September 7, 2018  
Project No: 17348.00000  
Invoice No: 0188210

Project 17348.00000 Meadow View at Twin Creek CDD - 2017/2018 General Consulting  
Services (WA#8)

**Professional Services rendered through August 31, 2018**

**Professional Personnel**

1,311.513, 311  
5

		Hours	Rate	Amount
Project Manager				
Lockwood, Scott	8/4/2018	1.75	178.00	311.50
Lockwood, Scott	8/11/2018	4.00	178.00	712.00
Lockwood, Scott	8/18/2018	4.75	178.00	845.50
Lockwood, Scott	8/25/2018	4.25	178.00	756.50
Administrative Support				
Blair, Shelley	8/11/2018	1.00	81.00	81.00
Blair, Shelley	8/18/2018	5.50	81.00	445.50
Totals		21.25		3,152.00

**Total Labor**

**3,152.00**

**Expenses**

Mileage				97.01
Delivery / Messenger Svc				46.52
<b>Total Expenses</b>		<b>1.15 times</b>		<b>143.53</b>

**165.06**

**Invoice Total this Period**

**\$3,317.06**

**Outstanding Invoices**

Number	Date	Balance
0187092	4/30/2018	641.43
0187332	5/31/2018	1,424.24
0187687	6/30/2018	2,527.44
0187827	7/31/2018	1,490.32
<b>Total</b>		<b>6,083.43</b>

**Total Now Due**

**\$9,400.49**

**England-Thimly & Miller, Inc.**

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS  
14775 Old St. Augustine Road • Jacksonville, Florida 32258 • tel 904-642-8620 • fax 904-646-9485  
CA 00002584 LC 0000318

1005 Bradford Way  
Kingston, TN 37763

Date	Invoice #
8/15/2018	2

Meadowview at Twin Creek CDD  
C/O GMS

Copyright © 2019

[illegible]

1-31-513-316

11

<b>Terms</b>	<b>Due Date</b>
<b>Net 30</b>	<b>9/14/2018</b>

[illegible]

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

Invoice #: 37

Invoice Date: 1/1/19

Due Date: 1/1/19

Case:

P.O. Number:

**Bill To:**

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

**RECEIVED**  
JAN 08 2019**BY: .....**

Description	Hours/Qty	Rate	Amount
Management Fees - January 2019 1-31-513-31		3,750.00	3,750.00
Information Technology - January 2019 1-31-513-351		166.67	166.67
Dissemination Agent Services - January 2019 1-31-513-316		416.67	416.67
Office Supplies 1-31-513-51		20.98	20.98
Copies 1-31-513-425		261.60	261.60
Telephone 1-31-513-41		15.44	15.44
<b>Total</b>			<b>\$4,631.36</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$4,631.36</b>

## Attorneys and Counselors

119 S. Monroe Street, Ste. 300  
P.O. Box 6526  
Tallahassee, FL 32314  
850.222.7500

## STATEMENT

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

Bill Number 104570  
Billed through 11/30/2018

**General Counsel**  
**MVTCDD 00001 JLE**

RECEIVED  
JUN 2 2019

1.31.513.315  
3

Figure 1. A schematic diagram of the experimental setup. The subject is seated in a chair, viewing a screen. The screen displays a target (a red dot) and a starting point (a green dot). The subject's hand is positioned at the starting point. The distance between the starting point and the target is labeled as  $d$ . The subject's hand is moved towards the target, and the distance between the hand and the target is labeled as  $x$ . The subject's hand is moved towards the target, and the distance between the hand and the target is labeled as  $x$ . The subject's hand is moved towards the target, and the distance between the hand and the target is labeled as  $x$ .

11/06/18	JLE	Confer with District Manager regarding election.	0.10 hrs
11/08/18	JLE	Prepare email correspondence regarding agenda; confer with District Staff regarding the same; confer with Lockwood regarding bid proposals; review information regarding the same; conference call with Board Supervisor and Lockwood regarding the same; confer with Cathell regarding requisitions; confer with Taylor regarding requisition form, and affidavit for payment; conference call regarding purchase requisition and direct purchasing; review and revise affidavit and requisition form.	4.10 hrs
11/09/18	JLE	Finalize agenda items for Board meeting; confer with District Staff regarding the same.	0.40 hrs
11/12/18	JLE	Review statutory provisions regarding confidentiality of proposals; email correspondence in response to records request.	0.50 hrs
11/13/18	JLE	Confer with Lockwood regarding RFPs; email correspondence to third party regarding RFP.	0.20 hrs
11/15/18	KEM	Prepare notice of intent to award; record notice of release of lien; respond to public records request.	1.90 hrs
11/16/18	JLE	Follow-up on requisition; conference call regarding the same.	0.30 hrs
11/17/18	JLE	Email correspondence regarding pool operating permit; prepare contract language regarding third party rights.	0.70 hrs
11/20/18	JLE	Email correspondence regarding bid protests.	0.20 hrs
11/26/18	KEM	Prepare and send response to public records request.	0.30 hrs
11/27/18	DKS	Analyze bid protests and potential remedies; review documents.	1.80 hrs
11/27/18	JLE	Analyze issues regarding RFPs; confer with Board Supervisor regarding the same; follow-up regarding the same.	0.60 hrs
11/27/18	KCD	Document review regarding bid protest; case law research regarding bid	0.40 hrs

protest.

11/28/18	DKS	Analyze bid protest/related items; research same.	1.50 hrs
11/28/18	JLE	Prepare contract documents for Phase 2, including standard form, general conditions, bonds, supplementary conditions, direct purchase documents, etc.; review rules and notice of award; email correspondence regarding Phase 2 contract; email Sommerstein regarding third party rights; confer with Board Supervisor regarding bid; respond to records request; confer with Cathell, et al., regarding easement; further email correspondence and review sales language applicable to CDD rights.	2.60 hrs
11/29/18	DKS	Review bid documents for Phase 2 and Townhouse projects; calls regarding research and bid protests.	2.80 hrs
11/29/18	JLE	Analyze issues regarding procurement process; conferences with Parker regarding the same.	0.70 hrs
11/29/18	KCD	Research regarding bid protest; applicable time frame; rules of procedure; rights in relation to rejection of contract.	3.70 hrs
11/30/18	DKS	Conference call with team regarding strategy and status of Bid Protests.	0.90 hrs
11/30/18	JLE	Prepare for and attend conference call regarding bid protests; follow-up regarding the same.	0.40 hrs
11/30/18	KCD	Research regarding available remedy if district waives bid protest.	0.50 hrs
Total fees for this matter			\$6,833.00

#### **DISBURSEMENTS**

Travel	122.81
Travel - Meals	13.07
Conference Calls	33.80
Recording Fees	1,252.50
Total disbursements for this matter	\$1,422.18

#### **MATTER SUMMARY**

Safriet, D. Kent	7.00 hrs	365 /hr	\$2,555.00
Earlywine, Jere L.	10.80 hrs	275 /hr	\$2,970.00
Diot, Kristen C.	4.60 hrs	215 /hr	\$989.00
Ibarra, Katherine E. - Paralegal	2.20 hrs	145 /hr	\$319.00

TOTAL FEES	\$6,833.00
TOTAL DISBURSEMENTS	\$1,422.18

<b>TOTAL CHARGES FOR THIS MATTER</b>	<b>\$8,255.18</b>
--------------------------------------	-------------------

#### **BILLING SUMMARY**

Safriet, D. Kent	7.00 hrs	365 /hr	\$2,555.00
Earlywine, Jere L.	10.80 hrs	275 /hr	\$2,970.00
Diot, Kristen C.	4.60 hrs	215 /hr	\$989.00
Ibarra, Katherine E. - Paralegal	2.20 hrs	145 /hr	\$319.00

TOTAL FEES	\$6,833.00
------------	------------

TOTAL DISBURSEMENTS	\$1,422.18
---------------------	------------

<b>TOTAL CHARGES FOR THIS BILL</b>	<b>\$8,255.18</b>
------------------------------------	-------------------

**Please include the bill number on your check.**

Riverside Management Services, Inc

9655 Florida Mining Blvd West  
Suite 305  
Jacksonville, FL 32257

# Invoice

Date	Invoice #
1/1/2019	3

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

RECEIVED  
JAN 08 2019

BY: .....

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Operations Management Services - January 2018  320,538,4600 20	1,666.67	1,666.67
		Total	\$1,666.67

RMW  
1,7,19





**From:** Jim Oliver [joliver@gmsnf.com](mailto:joliver@gmsnf.com)  
**Subject:** Re: Beacon Lake – Amenity Center - checks for  
**Date:** December 3, 2018 at 10:37 AM  
**To:** Scott Lockwood [LockwoodS@etminc.com](mailto:LockwoodS@etminc.com)  
**Cc:** Bernadette Peregrino [bperegrino@gmsnf.com](mailto:bperegrino@gmsnf.com), Blaz Kovacic [bkovacic@bbxcapital.com](mailto:bkovacic@bbxcapital.com), Lisa Cathell [LCathell@BBXCapital.com](mailto:LCathell@BBXCapital.com), Aaron Lyman [alyman@bbxcapital.com](mailto:alyman@bbxcapital.com), Ernesto Torres [etorres@gmsnf.com](mailto:etorres@gmsnf.com)

10-4...thanks. Will get checks cut ASAP.

On Dec 3, 2018, at 10:34 AM, Scott Lockwood [LockwoodS@etminc.com](mailto:LockwoodS@etminc.com) wrote:

Blaz Kovacic	BBX	<a href="mailto:bkovacic@bbxcapital.com">bkovacic@bbxcapital.com</a>
Aaron Lyman	BBX	<a href="mailto:alyman@bbxcapital.com">alyman@bbxcapital.com</a>
Lisa Cathell	BBX	<a href="mailto:lcathell@bbxcapital.com">lcathell@bbxcapital.com</a>
Jim Oliver	Gms	<a href="mailto:joliver@gmsnf.com">joliver@gmsnf.com</a>
Bernadette Peregrino	Gms	<a href="mailto:bperegrino@gmsnf.com">bperegrino@gmsnf.com</a>
Ernesto Torres	Gms	<a href="mailto:etorres@gmsnf.com">etorres@gmsnf.com</a>

Re: Beacon Lake – Amenity Center Etm No. E 16-156-06

Jim  
The checks should be made out to St. Johns County  
Thanks

*\$356.00  
Asbuilt Review  
Engineering*

**Scott Lockwood, P.E.**  
Senior Project Manager / Shareholder  
England-Thims & Miller, Inc.  
d: 904.265.3163  
m: 904-894-5407

---

**From:** Jim Oliver [joliver@gmsnf.com](mailto:joliver@gmsnf.com)  
**Sent:** Monday, December 3, 2018 10:24 AM  
**To:** Bernadette Peregrino [bperegrino@gmsnf.com](mailto:bperegrino@gmsnf.com); Scott Lockwood [LockwoodS@etminc.com](mailto:LockwoodS@etminc.com)  
**Cc:** Blaz Kovacic [bkovacic@bbxcapital.com](mailto:bkovacic@bbxcapital.com); Lisa Cathell [LCathell@BBXCapital.com](mailto:LCathell@BBXCapital.com); Aaron Lyman [alyman@bbxcapital.com](mailto:alyman@bbxcapital.com); Ernesto Torres [etorres@gmsnf.com](mailto:etorres@gmsnf.com)  
**Subject:** Fwd: Beacon Lake – Amenity Center - checks for importance: High

Scott: Please advise regarding check request in red below: Who should checks be made payable to?

Thanks,  
Jim

Per Scott Lockwood:

I have attached a Bill of Sale for the Water Only for the referenced project.

This will need to be executed

**Also, I will need a fee of \$356 for Asbuilt review and \$100 for Fire Marshall review.**

Begin forwarded message:

**From:** Blaz Kovacic <[bkovacic@bbxcapital.com](mailto:bkovacic@bbxcapital.com)>

**Subject:** RE: Beacon Lake – Amenity Center

**Date:** December 3, 2018 at 10:14:01 AM EST

**To:** Scott Lockwood <[LockwoodS@etminc.com](mailto:LockwoodS@etminc.com)>, "Jim Oliver ([joliver@gmsnf.com](mailto:joliver@gmsnf.com))" <[joliver@gmsnf.com](mailto:joliver@gmsnf.com)>

**Cc:** Aaron Lyman <[alyman@bbxcapital.com](mailto:alyman@bbxcapital.com)>, Lisa Cathell <[lcathell@bbxcapital.com](mailto:lcathell@bbxcapital.com)>

Scott,

I signed the attached form... it's sitting on Lisa's desk to be notarized and scanned back to you. The fee checks, however, should be cut by the CDD.

Jim,

Please refer to below and provide Scott the requested fee checks ASAP.

Thank you in advance,

**Blaz Kovacic, P.E. | Director, Planning**

**BBX Capital | Real Estate**

401 East Las Olas Boulevard, Suite 800 | Fort Lauderdale, FL 33301

(P) 954-940-4944 | (E) [BKovacic@BBXCapital.com](mailto:BKovacic@BBXCapital.com)

[www.BBXCapital.com](http://www.BBXCapital.com)



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---

**From:** Scott Lockwood <[LockwoodS@etminc.com](mailto:LockwoodS@etminc.com)>

**Sent:** Friday, November 30, 2018 5:05 PM

**To:** Blaz Kovacic <[bkovacic@bbxcapital.com](mailto:bkovacic@bbxcapital.com)>

**Cc:** Aaron Lyman <[alyman@bbxcapital.com](mailto:alyman@bbxcapital.com)>; Lisa Cathell

<[lcathell@bbxcapital.com](mailto:lcathell@bbxcapital.com)>

From: Jim Oliver <joliver@gmsnf.com>  
Subject: Re: Beacon Lake – Amenity Center - checks for  
Date: December 3, 2018 at 10:37 AM  
To: Scott Lockwood <LockwoodS@etminc.com>  
Cc: Bernadette Peregrino <bperegrino@gmsnf.com>, Blaz Kovacic <bkovacic@bbxcapital.com>, Lisa Cathell <LCathell@BBXCapital.com>, Aaron Lyman <alyman@bbxcapital.com>, Ernesto Torres <etorres@gmsnf.com>

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Blaz Kovacic	BBX	<a href="mailto:bkovacic@bbxcapital.com">bkovacic@bbxcapital.com</a>
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Lisa Cathell	BBX	<a href="mailto:lcathell@bbxcapital.com">lcathell@bbxcapital.com</a>
Jim Oliver	Gms	<a href="mailto:joliver@gmsnf.com">joliver@gmsnf.com</a>
Bernadette Peregrino	Gms	<a href="mailto:bperegrino@gmsnf.com">bperegrino@gmsnf.com</a>
Ernesto Torres	Gms	<a href="mailto:etorres@gmsnf.com">etorres@gmsnf.com</a>

Re: Beacon Lake – Amenity Center Etm No. E 16-156-06

Jim  
The checks should be made out to St. Johns County  
Thanks

*\$10000 For Marshall Review  
Engineering*

**Scott Lockwood, P.E.**  
Senior Project Manager / Shareholder  
England-Thims & Miller, Inc.  
d: 904.265.3163  
m: 904-894-5407

---

**From:** Jim Oliver <joliver@gmsnf.com>  
**Sent:** Monday, December 3, 2018 10:24 AM  
**To:** Bernadette Peregrino <bperegrino@gmsnf.com>; Scott Lockwood <LockwoodS@etminc.com>  
**Cc:** Blaz Kovacic <bkovacic@bbxcapital.com>; Lisa Cathell <LCathell@BBXCapital.com>; Aaron Lyman <alyman@bbxcapital.com>; Ernesto Torres <etorres@gmsnf.com>  
**Subject:** Fwd: Beacon Lake – Amenity Center - checks for  
**Importance:** High

Scott: Please advise regarding check request in red below: Who should checks be made payable to?

Thanks,  
Jim

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This will need to be executed

**Also, I will need a fee of \$356 for Asbuilt review and \$100 for Fire-Marshall review.**

Begin forwarded message:

**From:** Blaz Kovacic <[bkovacic@bbxcapital.com](mailto:bkovacic@bbxcapital.com)>

**Subject:** RE: Beacon Lake – Amenity Center

**Date:** December 3, 2018 at 10:14:01 AM EST

**To:** Scott Lockwood <[LockwoodS@etminc.com](mailto:LockwoodS@etminc.com)>, "Jim Oliver ([joliver@gmsnf.com](mailto:joliver@gmsnf.com))" <[joliver@gmsnf.com](mailto:joliver@gmsnf.com)>

**Cc:** Aaron Lyman <[alyman@bbxcapital.com](mailto:alyman@bbxcapital.com)>, Lisa Cathell <[lcathell@bbxcapital.com](mailto:lcathell@bbxcapital.com)>

Scott,

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Please refer to below and provide Scott the requested fee checks ASAP.

Thank you in advance,

**Blaz Kovacic, P.E.** | Director, Planning

**BBX Capital | Real Estate**

401 East Las Olas Boulevard, Suite 800 | Fort Lauderdale, FL 33301

(P) 954-940-4944 | (E) [BKovacic@BBXCapital.com](mailto:BKovacic@BBXCapital.com)

[www.BBXCapital.com](http://www.BBXCapital.com)



Please consider the environment before printing this e-mail

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**From:** Scott Lockwood <[LockwoodS@etminc.com](mailto:LockwoodS@etminc.com)>

**Sent:** Friday, November 30, 2018 5:05 PM

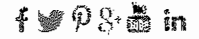
**To:** Blaz Kovacic <[bkovacic@bbxcapital.com](mailto:bkovacic@bbxcapital.com)>

**Cc:** Aaron Lyman <[alyman@bbxcapital.com](mailto:alyman@bbxcapital.com)>, Lisa Cathell <[lcathell@bbxcapital.com](mailto:lcathell@bbxcapital.com)>



## ACCOUNT INVOICE

peoplesgas.com



MEADOW VIEW AT TWIN CREEKS CDD BEACON LAKES  
AMENITY CENTER  
BEACON LAKES AMENITY CENTER  
850 BEACON LAKES PKWY  
ST AUGUSTINE, FL 32095

Statement Date: 12/07/2018

Account: 221004398311

Past Due – Pay Immediately **\$102.14**

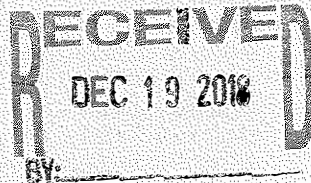
Current month's charges: **\$81.53**

Total amount due: **\$183.67**

Payment Due By: **12/28/2018**

### Your Account Summary

Previous Amount Due	\$102.14
Payment(s) Received Since Last Statement	\$0.00
Past Due – Pay Immediately	\$102.14
Current Month's Charges	<b>\$81.53</b>
<b>Total Amount Due</b>	<b>\$183.67</b>



### Helping neighbors in need



Our Share program makes it easy for you to help customers in need pay their electric and/or natural gas bills.

Visit [tampaelectric.com/share](http://tampaelectric.com/share) and [peoplesgas.com/share](http://peoplesgas.com/share) to learn more.

1-32-672-45913  
15

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



### If You Smell Gas

Natural gas has no odor, so as a safety measure, a chemical ingredient is added which smells like rotten eggs. This unpleasant odor of natural gas is for your protection in the event of a leak.

A gas leak is a rare occurrence, but should you suspect a leak, leave immediately. Once you are in a safe location, call our 24-hour emergency service at **877-TECO-PGS (877-832-6747)**.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



#### WAYS TO PAY YOUR BILL



mail



phone



online



pay agent

See reverse side for more information

Account: 221004398311

Past Due – Pay Immediately **\$102.14**

Current month's charges: **\$81.53**

Total amount due: **\$183.67**

Payment Due By: **12/28/2018**

Amount Enclosed \$

645210221305

00000056 01 AV 0.37 32092 FTECO112071823143510 00000 05 01000000 006 06 28095 002



MEADOW VIEW AT TWIN CREEKS CDD BEACON LAKES AMENITY

BEACON LAKES AMENITY CENTER

475 W TOWN PLACE, SUITE 114

ST AUGUSTINE, FL 32092-3649

MAIL PAYMENT TO:

TECO

P.O. BOX 31318

TAMPA, FL 33631-3318

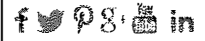


CENTER

6452102213052210043983110000000183671



# ACCOUNT INVOICE



Account: 221004398311  
 Statement Date: 12/07/2018  
 Current month's charges due 12/28/2018

## Details of Current Month's Charges – Service from - 11/02/2018 to 12/04/2018

Service for: 850 BEACON LAKES PKWY, ST AUGUSTINE, FL 32095

Rate Schedule: General Service 2 - Transportation

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion =	Total Used	Billing Period
ALQ12613	12/04/2018	0	0	0 CCF	1.044	1.1168	0.0 Therms	33 Days
Customer Charge					\$50.00		Peoples Gas Usage History	
Natural Gas Service Cost						\$50.00	Therms Per Day (Average)	
Other Fees and Charges							DEC 2018 0.0	
Gas Late Payment Fee					\$1.53		NOV 0.0	
Total Other Fees and Charges						\$1.53	OCT 0.0	
Miscellaneous Charges							SEP 0.0	
Gas Management					1 X \$30.0000	\$30.00		
Total Miscellaneous Charges						\$30.00		
Total Current Month's Charges						\$81.53		

00000055-0000112-Page 3 of 4





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

Invoice Number: 5220887  
Account Number: 229519000  
Invoice Date: 12/24/2018  
Direct Inquiries To: STACEY JOHNSON  
Phone: 407-835-3805

MEADOW VIEW AT TWIN CREEKS CDD  
ATTN DISTRICT MANAGER  
475 WEST TOWN PLACE SUITE 114  
ST AUGUSTINE FL 32092

MEADOWVIEW AT TWIN CREEKS 2016B

1,315.33  
9

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

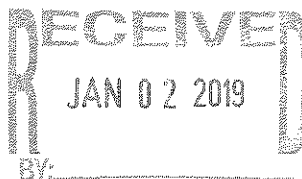
STATEMENT SUMMARY

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

TOTAL AMOUNT DUE

\$4,363.88

All invoices are due upon receipt.



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

MEADOWVIEW AT TWIN CREEKS 2016B

Invoice Number: 5220887  
Account Number: 229519000  
Current Due: \$4,363.88  
  
Direct Inquiries To: STACEY JOHNSON  
Phone: 407-835-3805

Wire Instructions:

U.S. Bank  
ABA # 091000022  
Acct # 1-801-5013-5135  
Trust Acct # 229519000  
Invoice # 5220887  
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank  
CM-9690  
PO BOX 70870  
St. Paul, MN 55170-9690



Corporate Trust Services  
EP-MNJWN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 5220887  
Invoice Date: 12/24/2018  
Account Number: 229519000  
Direct Inquiries To: STACEY JOHNSON  
Phone: 407-835-3805

MEADOWVIEW AT TWIN CREEKS 2016B

Accounts Included 229519000 229519001 229519002 229519003 229519004 229519005  
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,450.00	100.00%	\$3,450.00
04120 Paying Agent	1.00	600.00	100.00%	\$600.00
<b>Subtotal Administration Fees - In Advance 12/01/2018 - 11/30/2019</b>				<b>\$4,050.00</b>
Incidental Expenses	4,050.00	0.0775		\$313.88
<b>Subtotal Incidental Expenses</b>				<b>\$313.88</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$4,363.88</b>





Corporate Trust Services  
EP-MN4WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 5222193  
Account Number: 276793000  
Invoice Date: 12/24/2018  
Direct Inquiries To: STACEY JOHNSON  
Phone: 407-835-3805

MEADOW VIEW AT TWIN CREEKS CDD  
ATTN DISTRICT MANAGER  
475 WEST TOWN PLACE SUITE 114  
ST AUGUSTINE FL 32092

1-31-513-33  
91

MEADOWVIEW AT TWIN CREEKS SERIES 2016A1A2

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

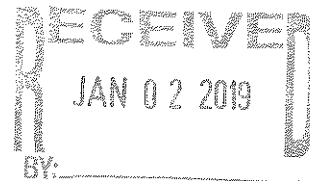
STATEMENT SUMMARY

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

TOTAL AMOUNT DUE

\$5,118.13

All invoices are due upon receipt.



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

MEADOWVIEW AT TWIN CREEKS SERIES 2016A1A2

Invoice Number: 5222193  
Account Number: 276793000  
Current Due: \$5,118.13  
  
Direct Inquiries To: STACEY JOHNSON  
Phone: 407-835-3805

Wire Instructions:

U.S. Bank  
ABA # 091000022  
Acct # 1-801-5013-5135  
Trust Acct # 276793000  
Invoice # 5222193  
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank  
CM-9690  
PO BOX 70870  
St. Paul, MN 55170-9690



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

Invoice Number: 5222193  
Invoice Date: 12/24/2018  
Account Number: 276793000  
Direct Inquiries To: STACEY JOHNSON  
Phone: 407-835-3805

**MEADOWVIEW AT TWIN CREEKS SERIES 2016A1A2**

Accounts Included	276793000	276793001	276793002	276793003	276793004	276793005
In This Relationship:	276793006	276793007	276793008	276793009	276793010	

**CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP**

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	4,150.00	100.00%	\$4,150.00
04120 Paying Agent	1.00	600.00	100.00%	\$600.00
<b>Subtotal Administration Fees - In Advance 12/01/2018 - 11/30/2019</b>				<b>\$4,750.00</b>
Incidental Expenses	4,750.00	0.0775		\$368.13
<b>Subtotal Incidental Expenses</b>				<b>\$368.13</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$5,118.13</b>

The fees shown on this invoice are reflective of the most recent fee schedule or notice of fee adjustment provided by U.S. Bank.

# Invoice



**WEST ORANGE  
NURSERIES, INC.**

4001 Avalon Road . Winter Garden, FL 34787  
T 407.877.2930  
www.westorangenurseries.com

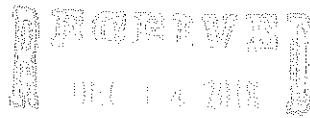
DATE	INVOICE #
12/1/2018	11494

**BILL TO:**

Meadow View @ Twin Creeks  
C/O GMS  
475 West Town Place Suite 114  
St. Augustine, FL 32092

**SHIP TO:**

December 2018

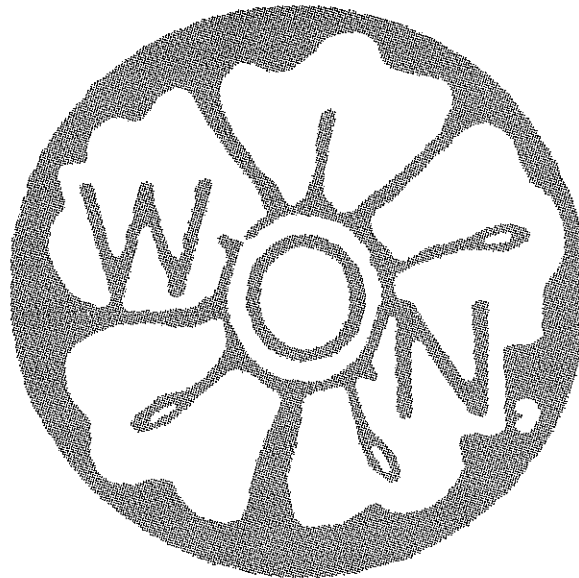


1-32-538-45503  
13

BY: \*\*\*\*\*

P.O. NUMBER	TERMS	REP	SHIP	VIA	F.O.B.	PROJECT
			12/1/2018			

QUANTITY	ITEM CODE	DESCRIPTION	PRICE EACH	AMOUNT
1	Maintenance	Monthly Lawn Maintenance : December 2018	20,461.29	20,461.29



**TOTAL** \$20,461.29



296791