

***MEADOW VIEW
AT TWIN CREEKS***

Community Development District

January 18, 2018

Meadow View at Twin Creeks

Community Development District

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

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

January 15, 2018

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 18, 2018 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. Approval of Minutes of the December 21, 2017 Meeting
- IV. Consideration of Basham & Lucas Change Order
- V. Other Business
- VI. Staff Reports
 - A. District Counsel
 - B. District Engineer
 1. Ratification of Requisition No. 74
 2. Consideration of Requisition Nos. 75-78
 3. Ratification of Change Order No. 1 – Entry Tower, Amenity Center & Landscape Parkway Design and Construction Administration
 4. Ratification of Change Order No. 1 – Beacon Lake Amenity Center
 - C. District Manager
- VII. Financial Reports
 - A. Balance Sheet & Income Statement
 - B. Consideration of Funding Request No. 21
- VIII. Supervisors' Requests and Audience Comments
- IX. Next Scheduled Meeting – February 15, 2018 at 10:00 a.m. at the offices of GMS
- X. Adjournment

Enclosed for your review and approval are copies of the minutes of the December 21, 2017 meeting.

The fourth order of business is consideration of change order to Basham & Lucas contract. The change order will be provided under separate cover.

Enclosed under financial reports is the balance sheet and income statement and funding request number 21.

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 Perry

James Perry

District Manager
Meadow View at Twin Creeks
Community Development District

AGENDA

Meadow View at Twin Creeks Community Development District Agenda

Thursday
January 18, 2018
10:00 a.m.

Governmental Management Services
475 West Town Place
St. Augustine, Florida 32092
Call In # 1-888-757-2790 Code 380298
www.meadowviewattwincreeks added cdd.com

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MINUTES

MINUTES OF MEETING
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Meadow View at Twin Creeks Community Development District was held on Thursday, December 21, 2017 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 (by phone)
Blaz Kovacic	Vice Chairman
Ben Bishop	Supervisor
Daniel Blanchard	Supervisor
Aaron Lyman	Supervisor

Also present were:

Jim Oliver	District Manager
Jere Earlywine	District Counsel (by phone)
George Katsaras	District Engineer
Bill Wilber	Basham & Lucas

The following is a summary of the discussions and actions taken at the December 21, 2017 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

Approval of Minutes of the November 16, 2017 Meeting

There were no comments on the minutes.

On MOTION by Mr. Blanchard seconded by Mr. Kovacic with all in favor the minutes of the November 16, 2017 meeting were approved.
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FOURTH ORDER OF BUSINESS**Consideration of Change Order to Basham & Lucas Contract**

Mr. Earlywine stated we had taken a look at the Basham & Lucas and contract from June of this year and there were probably 20 different tasks in that contract, most of which has been assigned over to us. I think there was maybe one item that dealt with architectural review of home designs but the balance of it was for architectural work for our improvement plans so we accepted that assignment and we've been operating with Basham & Lucas as our architect on our entry feature project, the amenity center project and today we're considering the landscape parkway bids. In connection with that, Basham & Lucas has a change order that they'd like to propose with some additional scope to deal with the construction administration and to pick up some additional design work that they did in connection with that parkway so that's the nature of the proposal.

On MOTION by Mr. Kovacic seconded by Mr. Bishop with all in favor change order no. 1 to the Basham & Lucas contract was approved.

FIFTH ORDER OF BUSINESS**Consideration of Landscape Installation Proposals**

Mr. Oliver stated at your last meeting you directed staff to issue notice of RFP. That was issued and the proposals were received by the deadline. Staff looked at those and today we will be presenting the conclusions with that. That is not included on the agenda so what I'd like to do is amend the agenda to include it.

Mr. Earlywine stated we had a bid opening meeting on Monday that was publicly noticed. A number of the proposers were present and we announced that at today's meeting we would be considering the proposals. We have a scoring criteria set forth in our RFP that has six different criteria that you need to evaluate.

The board and staff discussed each proposer's qualifications and scored each on the criteria of personnel, experience, scope of work, financial capacity, price and schedule and ranked West Orange Nurseries #1 with 100 points, Sunstate #2 with 85 points, and Arazoza Brothers #3 with 69 points.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor to rank West Orange Nurseries #1, Sunstate #2, and Arazoza Brothers #3 and to authorize staff to enter into a contract with West Orange Nurseries was approved.

SIXTH ORDER OF BUSINESS**Consideration of Proposals from Environmental Services, Inc. for Protected Tree Inventory for Phase 2 and the Townhome Phase**

Mr. Katsaras stated these are for ESI to conduct tree inventory within larger buff areas to offset the potential of planting the 40-inches per acre within your subdivision lots and the townhomes.

Mr. Kovacic stated this is a way to satisfy the county requirements in terms of potential tree mitigation and taking into account, based on county rules and regulations, that we have an opportunity to preserve certain species within development phases and it came to be very proven within phase 1 and we were able to save the district a substantial amount of money in terms of what we were able to preserve versus what we would have to plant.

On MOTION by Mr. Kovacic seconded by Mr. Blanchard with all in favor the proposal from Environmental Services, Inc. for protected tree inventory was approved.

SEVENTH ORDER OF BUSINESS**Other Business**

There being none, the next item followed.

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

There being none, the next item followed.

B. District Engineer**1. Consideration of Requisition Nos. 64-73**

Mr. Katsaras stated we have requisitions 64 through 73 for a total of \$852,877.63.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor requisition numbers 64-73 were approved.

2. Consideration of Work Authorization No. 8

Mr. Katsaras stated this is for the 2017-2018 fiscal year for general consulting engineering services in the amount of \$15,000. It's to attend meetings, prepare documents, approve requisitions, etc.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor work authorization no. 8 was approved.

3. Consideration of Environmental Resource Permitting Services Proposals from ERS

Mr. Katsaras stated one of these proposals pertains to Phase 2 and the other pertains to the townhomes. This is for ERS to perform the environmental portions of the permitting with the Water Management District and the Army Corps of Engineers for both of those projects. Both proposals are not to exceed \$15,750.

On MOTION by Mr. Kovacic seconded by Mr. Blanchard with all in favor the proposals from ERS were approved.

4. Consideration of Geotechnical Exploration and Engineering Services Proposals from Ellis & Associates

Mr. Katsaras stated the proposal that is in your agenda packet is for Phase 2 and it shows a lump sum fee of \$8,500. I also just received a proposal for the townhome phase this morning in the amount of \$7,600.

On MOTION by Mr. Kovacic seconded by Mr. Bishop with all in favor the geotechnical exploration proposals from Ellis & Associates were approved.

5. Ratification of Redi-Rock Retaining Wall Design Proposal from Universal Engineering Sciences

Mr. Katsaras stated this is for the retaining wall design.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor the proposal for redi-rock retaining wall design from Universal Engineering Sciences was approved.

C. District Manager

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet & Income Statement

Mr. Oliver stated there are no unusual variances.

B. Consideration of Construction Funding Request No. 20

Mr. Oliver stated funding request number 20 is in the amount of \$8,640.92.

On MOTION by Mr. Kovacic seconded by Mr. Blanchard with all in favor Funding Request No. 20 was approved.

TENTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

**Next Scheduled Meeting – January 18, 2018
at 10:00 a.m. at the Offices of GMS**

Mr. Oliver stated the next scheduled meeting is January 18, 2018 at 10:00 a.m.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Blanchard seconded by Mr. Kovacic with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SIXTH ORDER OF BUSINESS

B.

Meadow View at Twin Creeks Community Development District

January 18, 2018

1. Ratification of Requisition 74 (2016B Bond Account)
2. Consideration of Requisitions 75 – 78 (2016A Bond Account)
3. Ratification of Change Order #1- Entry Tower, Amenity Center & Landscape Parkway Design & Construction Administration
4. Ratification of Change Order #1 – Beacon Lake Amenity Center

**Scott A. Wild
District Engineer
England-Thims & Miller, Inc.**

1.

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT
DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2016 B
(2016B PROJECT)**

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

(1) Requisition Number: #74

(2) Name of Payee pursuant to Acquisition Agreement:

FEDEX TO:
St. Johns County Utility Department
Attn: Larry Miller, Chief Engineer-Development
1205 State Road 16
St. Augustine, FL 32084

(3) Amount Payable: \$27,410.08

(4) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state costs of issuance, if applicable): **Beacon Lake Amenity Center – Water and Sewer Unit Connection Fee**

(5) Fund or Account and subaccount if any, from which disbursement to be made:
Series 2016B Acquisition and Construction Account

The undersigned hereby certifies that:

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

or

_____ this requisition is for costs of issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;
4. each disbursement represents a Cost of the Project which has not previously been paid.

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

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

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the Issuer.

MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

By: *[Signature]* Asst. Secretary
Responsible Officer

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

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

[Signature]
Consulting Engineer



St. Johns County Board of County Commissioners

Utility Department

Bruce Parker
c/o Meadow View @ Twin Creeks C.D.D.
401 East Las Olas Blvd, Suite 800
Fort Lauderdale, FL 33301

January 4, 2018

Re: Beacon Lake Amenity Center
COMM17-17
Water & Sewer Unit Connection Fees – Fees increased 10/1/17

Dear Mr. Parker,

Please find listed below the required utility unit connection fees for the referenced project.

Service Address: 850 Beacon Lake Parkway
Flow Calculation: Kitchen Area: $608\text{S.F./}100\text{S.F} \times 50\text{GPD} = 304.00\text{GPD}$
Meeting Area: $5,452\text{S.F./}15\text{S.F} \times 5\text{GPD} = 1,817.33\text{GPD}$
Total Usage = 2,121.33 GPD

Item	Unit Cost	Quantity	Cost
• Water Unit Connection Fees:	\$5.57931/GPD	2,121.33GPD	\$11,835.56
• Sewer Unit Connection Fees:	\$7.06374/GPD	2,121.33GPD	\$14,984.52
• 1.5" Pre-Run Water Meter	\$355.00	1 Ea.	\$355.00
• MXU	\$135.00	1 Ea.	135.00
• Deposit	\$100.00	1 Ea.	\$100.00
Total Utility Fees:			\$27,410.08

Please note that the cost listed above is based on the current Utility fee schedule. Actual cost will be based on the fee schedule at time of payment. The fee schedule is normally adjusted at the beginning of each fiscal year.

A RPZ Backflow Prevention Device must be installed and tested by a licensed plumber. A copy of the test results must be forwarded to the St. Johns County Utility Department within thirty (30) days of meter placement or before final approval by the Utility Department.

Please call the Customer Service office, Tonya Hook at 904 209-2700 ext. 4113, to schedule a time to make payment of the above fees at your convenience. Please submit the attached Commercial Account Application to Tonya Hook also – thook@sjcfl.us

Sincerely,

Larry Miller, P.E.
Chief Engineer - Development

cc: Phillip Gaskins, Tonya Hook

Enc: Commercial Account Application
Page 1 of 1

Beacon Lake Amenity Center - Revised 2.docx

2.

MEADOW VIEW AT TWIN CREEKS CDD

**2016 SPECIAL ASSESSMENT BONDS
(2016 PROJECT)
REQUISITION SUMMARY
January 18, 2018**

2016B SPECIAL ASSESSMENT BONDS (2016 PROJECT) REQUISITIONS

<u>Date of Requisition</u>	<u>Req #</u>	<u>Payee</u>	<u>Reference</u>	<u>Requisition Amount</u>
TO BE RATIFIED				
1/5/2018	74	SJCUD	Beacon Lake Amenity Center-Water and Sewer Connection Fee	\$27,410.08
Requisitions to Ratified-2016B Special Assessment Bonds (2016 Project)				\$27,410.08

2016A SPECIAL ASSESSMENT BONDS (2016 PROJECT) REQUISITIONS

<u>Date of Requisition</u>	<u>Req #</u>	<u>Payee</u>	<u>Reference</u>	<u>Requisition Amount</u>
TO BE APPROVED				
1/18/2018	75	Basham Lucas	Beacon Lake Design Services - Invoice 7272	\$8,741.35
1/18/2018	76	Ferguson Waterworks	Direct Purchase of Construction Materials to be incorporated into Beacon Lakes Ph 1 Project	\$23,564.89
1/18/2018	77	Basham Lucas	Construction Administration and Site Meetings for Amenity Center - Invoice 7244	\$3,000.00
1/18/2018	78	Basham Lucas	Entry & Parkway Landscape Construction Admin and Pool Area - Invoice 7290	\$3,900.00
1/18/2018	79	ETM	Meadow View at Twin Creeks CDD-Beacon Lake Amenity Center (Construction Plan Modificatins) (WA#6) Invoice 185965 (Dec 2017)	\$500.00
1/18/2018	80	ETM	Meadow View at Twin Creeks CDD-Beacon Lake Phase 1 Construction Plan Mod (WA#7) Invoice 185966 (Dec 2017)	\$4,051.00
1/18/2018	81	ETM	Meadow View at Twin Creeks CDD-Beacon Lakes Phase 1 Construction (WA#2) Invoice 185969 (Dec 2017)	\$5,154.96
1/18/2018	82	ETM	Beacon Lake Townhomes Design (WA#3) Invoice 185881 (Dec 2017)	\$25,391.31
1/18/2018	83	ETM	Beacon Lake Phase 2 - Design Phase (WA#5) Invoice 185867 (Dec 2017)	\$27,719.49
1/18/2018	84	O.R. Dicky Smith & Co.,	Contractor Application for Payment #1 - Beacon Lake Amenity	\$123,289.00
Requisitions to Approved-2016A Special Assessment Bonds (2016 Project)				\$225,312.00

2016B SPECIAL ASSESSMENT BONDS (2016 PROJECT) REQUISITIONS

<u>Date of Requisition</u>	<u>Req #</u>	<u>Payee</u>	<u>Reference</u>	<u>Requisition Amount</u>
TO BE APPROVED				
1/18/2018	85	Hughes Brothers Constr	Contractor Application for Payment #14 - Beacon Lake Phase 1	\$526,761.98
Requisitions to be Approved-2016B Special Assessment Bonds (2016 Project)				\$526,761.98

3.

CHANGE ORDER NO. 1

Date of Issuance: December 21, 2017

Effective Date: December 21, 2017

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

Project: **Entry Tower, Amenity Center & Landscape Parkway Design & Construction Administration**

Contract: **Basham & Lucas Design Group, Inc. dated January 19, 2016 (as assigned June 26, 2017)**

Date of Contract: **June 26, 2017**

Architect: **Basham & Lucas Design Group, Inc.**

The foregoing agreement is modified as follows upon execution of this Change Order:

Description:

Pursuant to a Bill of Sale dated July 7, 2017, the District previously acquired from Heartwood 23, LLC certain design plans and other work product relating to the District's entry tower, amenity center and landscape parkway projects. Additionally, and on June 26, 2017, the District accepted an assignment of a January 19, 2016 contract between Heartwood 23, LLC and Basham & Lucas Design Group, Inc. By way of clarification, the original assignment applied to all work governed by the January 19, 2016 contract and that constitutes part of the District's capital improvement plan (i.e., Parts 1 through 16, and Parts 19-21 to the extent that they apply to Parts 1 through 16, BUT NOT Part 17, which remains between Heartwood 23, LLC and Architect).

This change order is intended to authorize additional work and compensation under the January 19, 2016 contract, including construction administration for the landscape parkway project, as set forth in EXHIBIT A. Otherwise, the terms of the January 19, 2016 contract, together with the Addendum to Contract issued on or about June 26, 2017, continue to apply to this agreement.

Attachments: **EXHIBIT A**

ACCEPTED:
MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

By: 

Title: VICE CHAIR

Date: 1/4/2018

ACCEPTED:
BASHAM & LUCAS DESIGN GROUP,
INC.

By: _____

Title: _____

Date: _____

**Beacon Lake
Landscape Construction Administration Services
Project #17-98**

Date: December 5, 2017

To: Meadow View at Twin Creeks CDD
c/o Jim Oliver
Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Dear Jim,

Thank you for the opportunity to submit our professional design service proposal. We intend to provide the landscape construction administration services for the entry and parkway as well as the amenity pool area grading drainage plan as outlined below for the referenced project.

Part 1: Hourly @ \$100.00 _____ (Not to exceed \$7,500)

Entry & Parkway Landscape Construction Administration

- A. We shall meet with selected contractor for pre-construction meeting and determine any qualifications and or clarifications to their bid including plant/tree availability, suggested substitutions, availability concerns or any other aspect of their scope.
- B. If requested, we shall visit their nursery to review their proposed trees prior to delivery, tagging, conformance, quality, etc. (travel expenses are extra at \$1,500 per day plus expenses)
- C. We shall review proposed placement of specimen trees
- D. We shall review and critique quality of plant material after installation.
- E. We shall review typical irrigation systems components to verify compliance with our drawings.
- F. Trips to the sites shall be invoiced at \$500 per trip plus expenses

Part 2: \$3,900 _____

Fine Grading Design of the Pool Area

The intent of this fine grading design scope is to work with your civil engineer to establish finish grades inside the fenced pool area. Our plans shall denote finish grades, grading profiles and general intent for water conveyance to drain location. It is assumed that your civil engineer will take this information and verify its conformance with the overall civil plans for the amenity. Our drainage structures plan shall be diagrammatic and provided for the contractors use to give guidance for drainage sub-contractor to propose their design intent.

Part 3: \$2,680 _____

Revisions due to raising the overall site approximately 2.4"

The intent of this scope is to address all areas of the drawings that are effected by raising the overall site 2.4". This primarily is related to the hardscape areas adjacent to the lake but also includes review of the revised civil grading plans, landscape and any other related impacts.

- A. Review of dock area related hardscape
- B. Review of retaining wall related hardscape
- C. Review of various steps, ramps and planter walls

BASHAM & LUCAS DESIGN GROUP, INC. ("BLDG") shall perform the services limited to and specifically defined in this Agreement, BLDG shall not have control or charge of, and shall not be responsible for, construction means, methods, techniques, sequences or procedures, for safety precautions and programs in connection with work or activities at the project site, for the acts or omissions of any contractor, subcontractors or any other persons performing any work or undertaking any activities at the project site, or for the failure of any of them to carry out any work or perform their activities in accordance with their contractual obligations, including, but not limited to, the requirements of any drawings, specifications or other documents prepared by BLDG.

The review of contractor submittals (for example, shop drawings or project samples) is not included in BLDG's Scope of Services unless specifically set forth in this Agreement. If such services are to be provided, the review is conducted only for the limited purpose of checking for conformance with information given and the design concept expressed in the construction drawings and specifications prepared by BLDG (or by others if so set forth in the Agreement) and is not conducted for the purpose of determining the accuracy and completeness of details such as dimensions and quantities or for substantiating instructions for installation or performance of equipment or systems designed by the contractor, all of which remain the responsibility of the contractor to the extent required by its contract. BLDG's review is not a peer review and shall not constitute approval of safety precautions or of construction means, methods, techniques, sequences, or procedures. BLDG's approval of a specific item shall not indicate approval of an assembly of which the item is a component. When professional certification of performance characteristics of materials, systems or equipment is required by the drawings, specifications and other documents applicable to the contractor's obligations, BLDG shall be entitled to rely upon such certification to establish that the materials, systems or equipment will meet the performance criteria required by the drawings, specifications and other documents prepared by BLDG.

Neither site visits for any purpose nor the observation by BLDG of any contractor's work are included in BLDG's scope of services unless specifically set forth in this Agreement. If BLDG is engaged to visit the site and conduct observations of a contractor's work, BLDG shall provide such services at the intervals agreed with Client in writing (including if agreed with Client in writing on a full-time basis) (or if no such interval is agreed upon in writing, then at such intervals as BLDG deems appropriate), subject to any limitations on the number of such visits set forth in this Agreement. The purpose of such observations is to become generally familiar with the progress and quality of the construction work or described in the drawings, specifications or other documents specifically identified in this Agreement and to determine, in general, if such construction work is proceeding in accordance with such drawings, specifications or other identified documents. BLDG shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of such construction work. On the basis of such on-site observations as an architect, BLDG shall keep Client informed of the progress and quality of such construction work and shall endeavor to guard the Client against defects and deficiencies in such work of contractor and has the right to authority to reject work that does not

confirm to the construction documents. Notwithstanding the forgoing, BLDG shall not be responsible for the acts or omissions of the contractors, subcontractors, or any other persons performing any of the construction work or for the failure of the contractor, subcontractors or any other persons performing any work to carry out their work in accordance with their contractual obligation or other applicable documents. If BLDG's scope of services includes providing such observation services on a full-time basis, BLDG shall endeavor to provide further information to the Client concerning BLDG-observed defects and deficiencies in the work of such contractor, but the furnishing of such full-time services shall not modify the rights, responsibilities or obligations of BLDG as described elsewhere in this Agreement, including this paragraph.

Reimbursables

All expenses such as printing cost, courier, postage, reproduction cost, travel expenses etc., shall be billed at direct cost plus 15% or the current mileage rate allowed by Federal Government.

The above services will be performed for the fees indicated after each item. Please initial the items you wish for us to provide in the space following each fee. Our standard hourly rates are available upon request. Payments to Basham & Lucas Design Group, Inc. shall be made on a monthly basis as invoiced according to a pro-rated amount of work completed each billing period. All payments shall be made no later than 30 days after receipt of invoice. A finance charge of 18% annually shall accrue and be due and payable for the period 30 days from the date of this invoice until such amount is paid. These fees shall be valid for a period of 90 days from the date of this proposal. Any "stop work" order for more than 30 days shall void this contract and all work completed up to that date shall be invoiced based on our percent of completion.

4.

CHANGE ORDER

AIA DOCUMENT G701

PROJECT: 17-14

Beacon Lake Amenity
850 Beacon Lake Parkway
St. Johns, FL 32095

OWNER ☒

ARCHITECT ☒

CONTRACTOR ☒

ENGINEER ☐

OTHER ☐

CHANGE ORDER NUMBER: 1 ONE
DATE: 1/2/2018

TO CONTRACTOR:

O.R. Dicky Smith & Co., Inc.
12740 Atlantic Boulevard, Suite 7
Jacksonville, FL 32225

ARCH. PROJECT NO.: 15-63

CONTRACT DATE: 11/16/2017

CONTRACT FOR: Amenity Center & Related Elements

The contract is changed as follows:

1) PCO :	1	Revised Fencing	0 days	(\$3,085)
2) PCO :	2	VE Windows-Doors	0 days	(\$50,120)
3) PCO :	3	UL Lightning Protection System	0 days	\$14,000
4) PCO :	4	Golf Cart Parking Area	0 days	(\$786)
5) PCO :	5	Synthetic Stucco Finish	0 days	\$1,600
6) PCO :	6	Concrete Pavers	0 days	(\$11,274)
7) PCO :	7	Lake Fountains LED Lighting	0 days	\$9,390
8) PCO :	8	Round-A-Bout Retaining Wall	0 days	(\$10,241)
9) PCO :	9	Building Shutters	0 days	(\$562)
10) PCO :	10	WC-1 Wallcovering	0 days	(\$14,125)
11) PCO :	11	Spray Play Structure	0 days	\$0
Time:			0 days	Cost: \$ (65,203)

Not valid until signed by the Owner, Architect and Contractor.

The original Contract Sum was..... \$ 5,959,724.00
Net change by previously authorized Change Orders..... \$ -
The Contract Sum prior to this Change Order was..... \$ 5,959,724.00
The Contract Sum will be decreased by this
Change Order in the amount of..... \$ (65,203.00)
The new Contract Sum including this Change Order will be..... \$ 5,894,521.00
The Contract Time will be unchanged 0 days
The date of Substantial Completion as of the date of this Change Order therefore is..... December 4, 2018

Note This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price, which have been authorized by Construction Change Directive

Basham & Lucas Design Group, Inc.

ARCHITECT - Michael Lucas

7645 Gate Parkway, Suite 201

ADDRESS

Jacksonville, Florida 32256

BY Michael Lucas

DATE 1/2/18

O.R. Dicky Smith & Co., Inc.

CONTRACTOR - Stuart Maxwell

12740-7 Atlantic Boulevard

ADDRESS

Jacksonville, Florida 32225

BY Stuart Maxwell

DATE
1/3/2018

Meadow View at Twin Creeks CDD

OWNER - Bruce Parker

475 West Town Place, Suite 114

ADDRESS

St. Augustine, Florida 32902

BY Bruce Parker

DATE 1/4/18

SEVENTH ORDER OF BUSINESS

A.

Meadow View at Twin Creeks
Community Development District

Unaudited Financial Statements
as of
December 31, 2017

Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

December 31, 2017

	<u><i>General</i></u>	<u><i>Debt Service</i></u>	<u><i>Capital Project</i></u>	<u><i>Totals</i></u>
<u><i>Assets:</i></u>				
<i>Cash</i>	\$8,205	---	---	\$8,205
<i>Investments:</i>				
<i>Series 2016 A1 & A2</i>				
<i>Reserve A1</i>	---	\$133,013	---	\$133,013
<i>Reserve A2</i>	---	\$114,483	---	\$114,483
<i>Capitalized Interest A1</i>	---	\$409	---	\$409
<i>Capitalized Interest A2</i>	---	\$372	---	\$372
<i>Construction</i>	---	---	\$630,034	\$630,034
<i>COI</i>	---	---	---	\$0
<i>Series 2016 B</i>				
<i>Reserve</i>	---	\$282,150	---	\$282,150
<i>Capitalized Interest</i>	---	\$672	---	\$672
<i>Construction</i>	---	---	\$8,306,822	\$8,306,822
<i>COI</i>	---	---	---	\$0
<i>Due From Developer</i>	\$8,641	---	---	\$8,641
 <i>Total Assets</i>	 <u><u>\$16,846</u></u>	 <u><u>\$531,099</u></u>	 <u><u>\$8,936,856</u></u>	 <u><u>\$9,484,801</u></u>
 <u><i>Liabilities:</i></u>				
<i>Accounts Payable</i>	\$4,452	---	---	\$4,452
 <i>Fund Balances:</i>				
<i>Nonspendable</i>	\$0	\$0	\$0	\$0
<i>Restricted for Capital Projects</i>	\$0	\$0	\$8,936,856	\$8,936,856
<i>Restricted for Debt Service</i>	\$0	\$531,099	\$0	\$531,099
<i>Unassigned</i>	\$12,393	\$0	\$0	\$12,393
<i>Total Liabilities & Fund Equity</i>	<u><u>\$16,846</u></u>	<u><u>\$531,099</u></u>	<u><u>\$8,936,856</u></u>	<u><u>\$9,484,801</u></u>

Meadow View at Twin Creeks

Community Development District

GENERAL FUND

Statement of Revenues & Expenditures
For The Period Ending December 31, 2017

	<i>Adopted Budget</i>	<i>Prorated Thru 12/31/17</i>	<i>Actual Thru 12/31/17</i>	<i>Variance</i>
<u>REVENUES:</u>				
Developer Contributions/Assessments	\$402,012	\$19,929	\$19,929	\$0
TOTAL REVENUES	\$402,012	\$19,929	\$19,929	\$0
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Engineering	\$12,000	\$0	\$0	\$0
Attorney Fees	\$30,000	\$0	\$0	\$0
Dissemination	\$5,000	\$1,250	\$1,250	(\$0)
Annual Audit	\$4,000	\$0	\$0	\$0
Arbitrage	\$1,200	\$0	\$0	\$0
Trustee Fees	\$10,000	\$0	\$0	\$0
Management Fees	\$45,000	\$11,250	\$11,250	\$0
Information Technology	\$2,000	\$500	\$500	(\$0)
Telephone	\$250	\$63	\$36	\$26
Postage	\$1,000	\$250	\$46	\$204
Insurance	\$5,250	\$5,250	\$5,610	(\$360)
Printing and Binding	\$4,000	\$1,000	\$468	\$532
Legal Advertising	\$3,000	\$750	\$533	\$217
Other Current Charges	\$500	\$125	\$69	\$56
Office Supplies	\$500	\$125	\$46	\$79
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$123,875	\$20,738	\$19,983	\$754
Hydrology Quality/Mitigation	\$6,400	\$1,600	\$0	\$1,600
Landscape Maintenance	\$100,000	\$25,000	\$0	\$25,000
Landscape Contingency	\$30,000	\$7,500	\$0	\$7,500
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
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	\$97,737	\$24,434	\$0	\$24,434
TOTAL ADMINISTRATIVE	\$278,137	\$69,534	\$0	\$69,534
TOTAL EXPENDITURES	\$402,012	\$90,272	\$19,983	\$70,288
EXCESS REVENUES (EXPENDITURES)	\$0	(\$54)		
FUND BALANCE - Beginning	\$0		\$12,447	
FUND BALANCE - Ending	\$0		\$12,393	

Meadow View at Twin Creeks
Community Development District
General Fund
Month By Month Income Statement
Fiscal Year 2018

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>Revenues:</u>													
Developer Contributions/Assessments	\$8,202	\$4,980	\$6,747	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,929
Total Revenues	\$8,202	\$4,980	\$6,747	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,929
<u>Expenditures:</u>													
<u>Administrative</u>													
Engineering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Attorney Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination	\$417	\$417	\$417	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,250
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$27	\$9	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36
Postage	\$21	\$3	\$23	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46
Insurance	\$5,610	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,610
Printing and Binding	\$221	\$156	\$92	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$468
Legal Advertising	\$80	\$453	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$533
Other Current Charges	\$19	\$50	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$69
Office Supplies	\$15	\$15	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46
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
Total Administrative	\$10,501	\$5,019	\$4,463	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,983
Hydrology Quality/Mitigation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscape Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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
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
Total Administrative	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$10,501	\$5,019	\$4,463	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,983
Excess Revenues (Expenditures)	(\$2,299)	(\$39)	\$2,284	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$54)

*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>Balance Due From Developer</i>
10	2/8/17	3/6/17	\$10,190.50	\$10,190.50		\$0.00
11	3/7/17	3/29/17	\$11,138.71	\$11,138.71		\$0.00
12	4/5/17	4/24/17	\$4,986.51	\$4,986.51		\$0.00
13	5/5/17	7/12/17	\$8,538.72	\$8,538.72		\$0.00
14	6/8/17	7/12/17	\$5,917.72	\$5,917.72		\$0.00
15	7/12/17	8/12/17	\$12,469.67	\$12,469.67		\$0.00
16	8/4/17	10/16/17	\$8,268.86	\$8,268.86		\$0.00
17	9/7/17	10/25/17	\$4,680.67	\$4,680.67	\$5,610.00	\$0.00
18	10/11/17	11/15/17	\$18,604.64	\$13,987.40	\$4,617.24	\$0.00
19	11/7/17	12/14/17	\$7,652.98	\$2,871.22	\$4,781.76	\$0.00
20	12/14/17			\$1,440.45	\$7,200.47	\$8,640.92
TOTAL			\$66,191.36	\$95,222.67	\$22,209.47	\$8,640.92

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, 2017

<i>Adopted</i> <i>Budget</i>	<i>Prorated</i> <i>Thru 12/31/17</i>	<i>Actual</i> <i>Thru 12/31/17</i>	<i>Variance</i>
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REVENUES:

Interest Income	\$600	\$100	\$233	\$133
Special Assessments - Tax Collector	\$443,376	\$0	\$0	\$0
Special Assessments - Prepayments	\$381,610	\$0	\$0	\$0

TOTAL REVENUES

\$825,586	\$100	\$233	\$133
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EXPENDITURES:

Series 2016 A1

Interest Expense - 11/01	\$171,375	\$171,375	\$171,375	\$0
Interest Expense - 05/01	\$171,375	\$0	\$0	\$0
Principal Expense - 05/01	\$100,000	\$0	\$0	\$0

Series 2016 A2

Interest Expense - 11/01	\$156,310	\$156,310	\$156,310	\$0
Interest Expense - 05/01	\$156,310	\$0	\$0	\$0
Principal Expense - 05/01	\$70,000	\$0	\$0	\$0

TOTAL EXPENDITURES

\$825,370	\$327,685	\$327,685	\$0
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OTHER SOURCES/(USES)

Interfund Transfer In/(Out)	\$0	\$0	(\$305)	(\$305)
Bond Proceeds	\$0	\$0	\$0	\$0

TOTAL OTHER SOURCES AND USES

\$0	\$0	(\$305)	(\$305)
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EXCESS REVENUES (EXPENDITURES)

\$216	(\$327,757)
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FUND BALANCE - Beginning

\$328,247	\$576,034
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FUND BALANCE - Ending

\$328,463	\$248,277
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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, 2017

<i>Adopted Budget</i>	<i>Prorated Thru 12/31/17</i>	<i>Actual Thru 12/31/17</i>	<i>Variance</i>
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REVENUES:

<i>Interest Income</i>	\$600	\$100	\$235	\$135
<i>Special Assessments - Tax Collector</i>	\$564,300	\$0	\$0	\$0
<i>Special Assessments - Prepayments</i>	\$0	\$0	\$0	\$0

TOTAL REVENUES

\$564,900	\$100	\$235	\$135
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EXPENDITURES:

<i>Interest Expense - 11/01</i>	\$282,150	\$282,150	\$282,150	\$0
<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	\$282,150	\$0
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OTHER SOURCES/(USES)

<i>Interfund Transfer In/(Out)</i>	\$0	\$0	(\$141)	(\$141)
<i>Bond Proceeds</i>	\$0	\$0	\$0	\$0

TOTAL OTHER SOURCES AND USES

\$0	\$0	(\$141)	(\$141)
-----	-----	---------	---------

EXCESS REVENUES (EXPENDITURES)

\$600	(\$282,055)
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FUND BALANCE - Beginning

\$0 \$564,878

FUND BALANCE - Ending

\$600 \$282,822

Meadow View at Twin Creeks
Community Development District
Capital Projects Fund Series 2016 A1 & A2
Statement of Revenues & Expenditures
For The Period Ending December 31, 2017

	<i>Series</i> <i>2016 A1/A2</i>
<u>REVENUES:</u>	
<i>Interest Income</i>	\$1,046
<i>TOTAL REVENUES</i>	\$1,046
<u>EXPENDITURES:</u>	
<i>Capital Outlay</i>	\$2,488,198
<i>Cost of Issuance</i>	\$0
<i>TOTAL EXPENDITURES</i>	\$2,488,198
<u>OTHER SOURCES/(USES)</u>	
<i>Bond Proceeds</i>	\$0
<i>Interfund Transfer In (Out)</i>	\$305
<i>TOTAL OTHER SOURCES/(USES)</i>	\$305
<i>EXCESS REVENUES (EXPENDITURES)</i>	(\$2,486,847)
<i>FUND BALANCE - Beginning</i>	\$3,116,881
<i>FUND BALANCE - Ending</i>	\$630,034

Meadow View at Twin Creeks
Community Development District
Capital Projects Fund Series 2016 B
Statement of Revenues & Expenditures
For The Period Ending December 31, 2017

<i>Series</i> <i>2016 B</i>

REVENUES:

<i>Interest Income</i>	\$4,141
------------------------	---------

<i>TOTAL REVENUES</i>	<i>\$4,141</i>
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EXPENDITURES:

<i>Capital Outlay</i>	\$0
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<i>Cost of Issuance</i>	\$0
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<i>TOTAL EXPENDITURES</i>	<i>\$0</i>
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OTHER SOURCES/(USES)

<i>Bond Proceeds</i>	\$0
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<i>Interfund Transfer In (Out)</i>	\$141
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<i>TOTAL OTHER SOURCES/(USES)</i>	<i>\$141</i>
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<i>EXCESS REVENUES (EXPENDITURES)</i>	<i>\$4,281</i>
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<i>FUND BALANCE - Beginning</i>	<i>\$8,302,541</i>
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<i>FUND BALANCE - Ending</i>	<i>\$8,306,822</i>
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Meadow View at Twin Creeks
Community Development District
Long Term Debt Report

Series 2016 A1 Special Assessment Bonds

Interest Rate:	4.5% -5.5%
Maturity Date:	11/1/47
Reserve Fund Definition:	30% of Max Annual Debt Service
Reserve Fund Requirement:	\$133,012.50
Reserve Balance:	\$133,012.50
Bonds outstanding - 10/26/2016	\$6,640,000
Less: May 1, 2017	\$0
Current Bonds Outstanding	\$6,640,000

Series 2016 A2 Special Assessment Bonds

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:	\$114,483.00
Bonds outstanding - 10/26/2016	\$5,390,000
Less: May 1, 2017	\$0
Current Bonds Outstanding	\$5,390,000

Series 2016 B Special Assessment Bonds

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
Current Bonds Outstanding	\$9,405,000

B.

Meadow View at Twin Creek

Community Development District

Funding Request #21

January 10, 2017

PAYEE		GENERAL FUND
1	England Thims & Miller November Professional Services Inv #0185720 12/6/17	\$ 1,819.00
2	Governmental Management Services, LLC January Management Fees Inv #24 1/2/18	\$ 4,452.46
3	Universal Engineering Services November Professional Services Inv #00282360 11/28/17	\$ 4,500.00
4	US Bank Trustee Fee 12/1/17-11/30/18 Inv #4856219 12/22/17 Trustee Fee 12/1/17-11/30/18 Inv #4856826 12/22/17	\$ 4,363.88 \$ 5,118.13
Total Funding Request		\$ 20,253.47

Please make check payable to: **Meadown View at Twin Creek CDD**
c/o GMS LLC
475 West Town Place
Suite 114
St. Augustine FL 32092

Signature: _____
Chairman/Vice Chairman

Signature: _____
Secretary/Asst. Secretary



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

December 6, 2017

Project No: 16156.00000

Invoice No: 0185720

Project 16156.00000 Meadow View at Twin Creeks CDD Interim District Engineer

Professional Services rendered through November 30, 2017

Professional Personnel

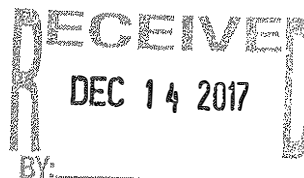
	Hours	Rate	Amount
Senior Engineer	9.00	185.00	1,665.00
Administrative Support	2.00	77.00	154.00
Totals	11.00		1,819.00
Total Labor			1,819.00

Invoice Total this Period \$1,819.00

Outstanding Invoices

Number	Date	Balance
0185299	9/30/2017	2,467.22
0185566	10/31/2017	1,988.09
Total		4,455.31

Total Now Due \$6,274.31

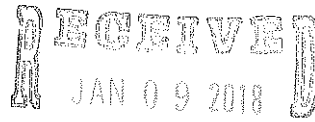


England-Thimig & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
14775 Old St. Augustine Road • Jacksonville, Florida 32228 • Tel 904-642-8990 • Fax 904-646-9485
CA-90002534 LC-0000316

Governmental Management Services, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice



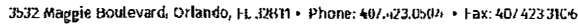
Invoice #: 24
Invoice Date: 1/2/18
Due Date: 1/2/18
Case:
P.O. Number:

Bill To:

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

BY:

Description	Hours/Qty	Rate	Amount
Management Fees - January 2018		3,750.00	3,750.00
Information Technology - January 2018		166.67	166.67
Dissemination Agent Services - January 2018		416.67	416.67
Office Supplies		15.18	15.18
Postage		2.76	2.76
Copies		91.80	91.80
Telephone		9.38	9.38
		Total	\$4,452.46
		Payments/Credits	\$0.00
		Balance Due	\$4,452.46



Remittance Address: P.O. Box 25316, Tampa, FL 33622-5316



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

Invoice Number: 4856219
Account Number: 229519000
Invoice Date: 12/22/2017
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

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: 4856219
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 # 4856219
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: 4856219
Invoice Date: 12/22/2017
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: 229519006

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
Subtotal Administration Fees - In Advance 12/01/2017 - 11/30/2018				\$4,050.00
Incidental Expenses	4,050.00	0.0775		\$313.88
Subtotal Incidental Expenses				\$313.88
TOTAL AMOUNT DUE				\$4,363.88



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

Invoice Number: 4856826
Account Number: 276793000
Invoice Date: 12/22/2017
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 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:	4856826
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 # 4856826
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: 4856826
Invoice Date: 12/22/2017
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	276793011

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
Subtotal Administration Fees - In Advance 12/01/2017 - 11/30/2018				\$4,750.00
Incidental Expenses	4,750.00	0.0775		\$368.13
Subtotal Incidental Expenses				\$368.13
TOTAL AMOUNT DUE				\$5,118.13