

***MEADOW VIEW  
AT TWIN CREEKS***

*Community Development District*

*February 15, 2018*

# *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

February 8, 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, February 15, 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 January 18, 2018 Meeting
- IV. Consideration of Quit Claim Deeds for Transfer of Properties to the CDD
  - A. Developer to CDD
  - B. HOA to CDD
- V. Consideration of Hughes Brothers Change Orders Nos. 3-5
- VI. Other Business
- VII. Staff Reports
  - A. District Counsel
  - B. District Engineer – Consideration of Requisition Nos. 86 and 87
  - C. District Manager
- VIII. Financial Reports
  - A. Balance Sheet & Income Statement
  - B. Consideration of Funding Request No. 22
- IX. Supervisors' Requests and Audience Comments
- X. Next Scheduled Meeting – March 15, 2018 at 10:00 a.m. at the offices of GMS
- XI. Adjournment

Enclosed for your review and approval is a copy of the minutes of the January 18, 2018 meeting.

The fourth order of business is consideration of quit claim deeds for transfer of properties to the CDD. Copies of the deeds are enclosed for your review and approval.

The fifth order of business is consideration of Hughes Brothers changes orders numbers 3-5. Copies of the change orders are enclosed for your review and approval.

Enclosed under financial reports is the balance sheet and income statement and funding request number 22.

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  
February 15, 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.meadowviewattwincreeksbdd.com](http://www.meadowviewattwincreeksbdd.com)

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## XI. Adjournment

## *MINUTES*

MINUTES OF MEETING  
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Meadow View at Twin Creeks Community Development District was held on Thursday, January 18, 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 (by phone)
Ben Bishop	Supervisor
Daniel Blanchard	Supervisor
Aaron Lyman	Supervisor

Also present were:

Jim Oliver	District Manager
Jere Earlywine	District Counsel (by phone)
Scott Lockwood	District Engineer
Darrin Mossing Jr.	GMS
Darrin Mossing	GMS
Jason Greenwood	GMS

The following is a summary of the discussions and actions taken at the January 18, 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**

**Approval of Minutes of the December 21, 2017 Meeting**

There were no comments on the minutes.

On MOTION by Mr. Bishop seconded by Mr. Blanchard with all in favor the minutes of the December 21, 2017 meeting were approved.
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**FOURTH ORDER OF BUSINESS****Consideration of Basham & Lucas Change Order**

Mr. Lockwood stated we have a requisition for Basham & Lucas, some change orders related to the amenity center and the entry. To my knowledge everyone has looked them over and are fine with them.

Mr. Earlywine stated back in the summer we acquired some work product and took an assignment of the Basham & Lucas contract and what this change order does is it picks up the construction administration proposal which is new for the landscape parkway project which was just bid over the holiday. It also clarifies what portions of the original contract had been authorized.

On MOTION by Mr. Blanchard seconded by Mr. Bishop with all in favor the Basham & Lucas change order was approved.

**FIFTH ORDER OF BUSINESS****Other Business**

There being none, the next item followed.

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

Mr. Earlywine stated we're working with a contractor to get their landscape agreement signed.

Mr. Lyman stated if you remember when we bid it the spreadsheet didn't show the correct dollar amount but I think the contract was written on the wrong dollar amount.

Mr. Earlywine stated I will follow up with them after the meeting.

**B. District Engineer****1. Ratification of Requisition Nos. 74****2. Consideration of Requisition Nos. 75-85**

Mr. Lockwood stated 75 is Basham & Lucas for design services; 76 is regarding the Ferguson Waterworks for some direct purchases that we've made for the Phase 1 project; Basham & Lucas has done some construction administration for the site and that's number 77 as well as the entry and parkway landscaping for 78. ETM has a number of different contracts for requisitions 79 through 83 and then Dicky Smith has number 84 that is for the construction application payment number 1. This will come out of the A bonds and as we talked about last

time, the A bonds and B bonds are kind of flexible so after this requisition we will have \$200,000 left in the A bond which I'm trying to use up. Then when you get down to number 85 it will come out of the B bond because it's \$526,761.98 for Hughes Brothers for Phase 1 construction. Numbers 84 and 85 have been reviewed, however we need release of liens and things from the contractor to pay those. Phase 1 is nearing completion and then Phase 2 is another 266 lots that are under design and the townhome phase is also under design as of now.

On MOTION by Mr. Lyman seconded by Mr. Bishop with all in favor requisition number 74 was ratified and requisition numbers 75-85 were approved.

**3. Ratification of Change Order No. 1 - Entry Tower, Amenity Center & Landscape Parkway Design and Construction Administration**

This item was covered under agenda item IV.

**4. Ratification of Change Order No. 1 – Beacon Lake Amenity Center**

Mr. Earlywine stated this is for Dicky Smith and it's for about \$65,000 of value engineering deducts.

On MOTION by Mr. Blanchard seconded by Mr. Lyman with all in favor change order no. 1 for Dicky Smith was ratified.

**C. District Manager**

There being none, the next item followed.

**SEVENTH 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. 21**

Mr. Oliver stated funding request number 21 is in the amount of \$20,253.47

On MOTION by Mr. Lyman seconded by Mr. Bishop with all in favor Funding Request No. 21 was approved.

**EIGHTH ORDER OF BUSINESS**

**Supervisors' Requests and Audience  
Comments**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS**

**Next Scheduled Meeting – February 15,  
2018 at 10:00 a.m. at the Offices of GMS**

Mr. Oliver stated the next scheduled meeting is February 15, 2018 at 10:00 a.m.

**TENTH ORDER OF BUSINESS**

**Adjournment**

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

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Chairman/Vice Chairman

## *FOURTH ORDER OF BUSINESS*

*A.*

This instrument was prepared by and upon recording should be returned to:

(This space reserved for Clerk)

Jere Earlywine, Esq.  
HOPPING GREEN & SAMS P.A.  
119 South Monroe Street, Suite 300  
Tallahassee, Florida 32301

### **QUIT CLAIM DEED**

THIS QUIT CLAIM DEED is made as of the \_\_\_\_ day of \_\_\_\_\_, 2018, by and between **HEARTWOOD 23, LLC**, a Florida limited liability company ("**Grantor**"), whose mailing address is 401 East Las Olas Blvd., Suite 800, Fort Lauderdale, Florida 33301, and **MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT**, a community development district formed pursuant to Chapter 190 of the Florida Statutes ("**Grantee**"), whose address is c/o District Manager, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

(Wherever used herein, the terms "Grantor" and "Grantee" include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

### **WITNESSETH**

THAT GRANTOR, for good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, does hereby remise, release and quit-claim unto the Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of St. Johns, State of Florida, and more particularly below ("**Property**"):

Roadways designated Beam Lane, Carbide Court, Concave Lane, Convex Lane, Focal Court, Fresnel Lane, Hutchinson Lane, Leclerc Court, Lumen Court, Lens Court and Strobe Court, as well as Tracts 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, and 55, according to the Plat titled "Beacon Lake Phase 1" as recorded in Plat Book 89, Page 53, et seq., of the Public Records of St. Johns County, Florida;

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever, subject to taxes for the year hereof and subsequent years, as applicable, and all easements, restrictions, reservations, conditions, covenants, limitations and agreements of record. This reference to such matters of record shall not operate to re-impose the same.

### **RESERVATION OF EASEMENT**

Grantor hereby reserves unto itself and its successors and assigns, and, to the extent required, Grantee by acceptance hereby gives and grants unto Grantor and its successors and assigns, non-exclusive easements for ingress and egress over, upon and across the Property conveyed hereby, together with the rights to maintain, repair, plant, mow, cultivate, irrigate, improve and care for all landscaping and related

aesthetic features, and the right to maintain, repair and replace and improve any improvements now or hereafter located on the Property including, but not limited to, sidewalks, trails and related features; provided, however, that Grantor's reservation of rights hereunder shall not be deemed to impose any obligations on Grantor to maintain, repair or replace any part of the Property or improvements located thereon.

[SIGNATURES TO FOLLOW]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed on the day and year first above written.

**WITNESSES**

**HEARTWOOD 23, LLC**, a Florida limited liability company

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**STATE OF FLORIDA**  
**COUNTY OF** \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2018, \_\_\_\_\_ as \_\_\_\_\_ of Heartwood 23, LLC, a Florida limited liability company, on behalf of said entity, who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: \_\_\_\_\_  
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

**Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.**



*B.*

This instrument was prepared by and upon recording should be returned to:

(This space reserved for Clerk)

Jere Earlywine, Esq.  
HOPPING GREEN & SAMS P.A.  
119 South Monroe Street, Suite 300  
Tallahassee, Florida 32301

### **QUIT CLAIM DEED**

THIS QUIT CLAIM DEED is made as of the \_\_\_\_ day of \_\_\_\_\_, 2018, by and between **BEACON LAKE COMMUNITY ASSOCIATION, INC.**, a Florida not for profit corporation ("**Grantor**"), whose mailing address is 401 East Las Olas Blvd., Suite 800, Fort Lauderdale, Florida 33301, and **MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT**, a community development district formed pursuant to Chapter 190 of the Florida Statutes ("**Grantee**"), whose address is c/o District Manager, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

(Wherever used herein, the terms "Grantor" and "Grantee" include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

#### **WITNESSETH:**

THAT GRANTOR, for good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, does hereby remise, release and quit-claim unto the Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of St. Johns, State of Florida, and more particularly below ("**Property**"):

Tracts 1, 2, 3, 6, 7, 9, 10, 11, 13, 15, 17, 18, 19, 20, 21, 22, 23, 25, 26, 28, 31, 33, 34, 35, 37, 38, 41, 42, 44, 46, 47, 49, 50, 51, 52, 53, 54, and 55, according to the Plat titled "Beacon Lake Phase 1" as recorded in Plat Book 89, Page 53, et seq., of the Public Records of St. Johns County, Florida;

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever, subject to taxes for the year hereof and subsequent years, as applicable, and all easements, restrictions, reservations, conditions, covenants, limitations and agreements of record. This reference to such matters of record shall not operate to re-impose the same.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, and its corporate seal to be hereto affixed, by its proper officer thereunto duly authorized, on the day and year first above written.

Signed, sealed and delivered by:

**WITNESSES**

**BEACON LAKE COMMUNITY  
ASSOCIATION, INC.**, a Florida not for  
profit corporation

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2018,  
\_\_\_\_\_ as \_\_\_\_\_ of Beacon Lake Community Association, Inc., a  
Florida not for profit corporation, on behalf of said entity, who appeared before me this day in person, and  
who is either personally known to me, or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: \_\_\_\_\_  
(Name of Notary Public, Printed, Stamped or Typed as  
Commissioned)

**Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.**

## *FIFTH ORDER OF BUSINESS*

## CHANGE ORDER NO. 3

## Beacon Lake Phase 1

**PROJECT:** Beacon Lake Phase 1  
**DATE:** 10/2/2017  
**CONTRACTOR:** Hughes Brothers Construction, Inc.  
 948 Walker Road  
 Wildwood, FL 34785  
 P: 352-399-6829  
 F: 352-399-6830



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

**ATTN:** James Perry, CPA

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
	Mobilization	1.00	LS	\$ 8,400.00	\$ 8,400.00
	Survey & As-Builts	1.00	LS	\$ 18,631.20	\$ 18,631.20
	NPDES Monitoring	1.00	LS	\$ 1,800.00	\$ 1,800.00
	Construction Entrance	1.00	LS	\$ 2,700.00	\$ 2,700.00
	Silt Fence	2320.00	LF	\$ 1.20	\$ 2,784.00
	<b>SUBTOTAL GENERAL CONDITIONS</b>				<b>\$ 34,315.20</b>
	Site Excavation (Cut, Fill, Balance)	6790.00	CY	\$ 3.55	\$ 24,104.50
	Fine Grade Building Pad	7940.00	SF	\$ 0.36	\$ 2,858.40
	Fine Grade Islands	745.00	SY	\$ 4.30	\$ 3,203.50
	Finish Grade Dist. Areas	19460.00	SY	\$ 0.36	\$ 7,005.60
	Fine Grade Landscape Berms	1.00	LS	\$ 1,435.00	\$ 1,435.00
	<b>SUBTOTAL EARTHWORK</b>				<b>\$ 38,607.00</b>
	Sod 2' Back of Curb	588.00	SY	\$ 2.40	\$ 1,411.20
	Seed & Mulch Dist. Areas	19460.00	SY	\$ 0.25	\$ 4,865.00
	<b>SUBTOTAL GRASSING</b>				<b>\$ 6,276.20</b>
	12" Stabilized Subgrade	6450.00	SY	\$ 7.70	\$ 49,665.00
	6" Limerock Base	5700.00	SY	\$ 12.75	\$ 72,675.00
	2" Type SP-9.5 (Two Lifts)	5700.00	SY	\$ 14.95	\$ 85,215.00
	Type D Curb	46.00	LF	\$ 14.40	\$ 662.40
	Miami Curb	220.00	LF	\$ 14.10	\$ 3,102.00
	18" Type F Curb	2320.00	LF	\$ 15.00	\$ 34,800.00
	Ribbon Curb	25.00	LF	\$ 30.00	\$ 750.00
	Sidewalk	60.00	SF	\$ 4.32	\$ 259.20
	Handicap Ramps	2.00	EA	\$ 900.00	\$ 1,800.00
	Dumpster Pad (Enclosure Not Included)	1.00	LS	\$ 2,700.00	\$ 2,700.00

## CHANGE ORDER NO. 3

## Beacon Lake Phase 1

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
	Signage & Striping	1.00	LS	\$ 7,945.00	\$ 7,945.00
	<b>SUBTOTAL PARKING</b>				<b>\$ 259,573.60</b>
	Redi-Rock Retaining Wall	3240.00	SF	\$ 44.80	\$ 145,152.00
	<b>SUBTOTAL RETAINING WALL</b>				<b>\$ 145,152.00</b>
	6" HDPE	40.00	LF	\$ 10.60	\$ 424.00
	8" HDPE	80.00	LF	\$ 13.75	\$ 1,100.00
	12" HDPE	1292.00	LF	\$ 28.90	\$ 37,338.80
	15" RCP	260.00	LF	\$ 39.40	\$ 10,244.00
	18" RCP	451.00	LF	\$ 41.85	\$ 18,874.35
	24" RCP	186.00	LF	\$ 51.20	\$ 9,523.20
	Curb Inlet	2.00	EA	\$ 3,930.00	\$ 7,860.00
	Type C Inlet	12.00	EA	\$ 2,465.00	\$ 29,580.00
	Yard Drain Basin	9.00	EA	\$ 2,220.00	\$ 19,980.00
	Manhole	2.00	EA	\$ 3,215.00	\$ 6,430.00
	12" MES	3.00	EA	\$ 665.00	\$ 1,995.00
	24" MES	1.00	EA	\$ 1,525.00	\$ 1,525.00
	6" Clean Out	6.00	EA	\$ 420.00	\$ 2,520.00
	Roof Drain Stubout	7.00	EA	\$ 675.00	\$ 4,725.00
	<b>SUBTOTAL STORM</b>				<b>\$ 152,119.35</b>
	6/8 8" PVC Sewer	300.00	LF	\$ 31.80	\$ 9,540.00
	6/8 Sewer Manhole	2.00	EA	\$ 3,655.00	\$ 7,310.00
	6" Single Service	3.00	EA	\$ 760.00	\$ 2,280.00
	Testing - Sewer	1.00	LS	\$ 1,800.00	\$ 1,800.00
	<b>SUBTOTAL SEWER</b>				<b>\$ 20,930.00</b>
	6x2 Wet Tap - Water	1.00	EA	\$ 2,115.00	\$ 2,115.00
	2" HDPE Watermain	20.00	LF	\$ 42.20	\$ 844.00
	2" S80 PVC Watermain	20.00	LF	\$ 42.40	\$ 848.00
	2" Gate Valve	1.00	EA	\$ 635.00	\$ 635.00
	1.5" Meter Assy.	1.00	EA	\$ 1,285.00	\$ 1,285.00
	2" RPZ Assy.	1.00	EA	\$ 2,080.00	\$ 2,080.00
	Fittings	1.00	LS	\$ 2,705.00	\$ 2,705.00
	Testing - Water	1.00	LS	\$ 600.00	\$ 600.00
	<b>SUBTOTAL WATERMAIN</b>				<b>\$ 11,112.00</b>
	6" DR18 PVC Firemain	25.00	LF	\$ 16.70	\$ 417.50
	6" Gate Valve	1.00	EA	\$ 955.00	\$ 955.00
	6" DDC w/ FDC Connect	1.00	LS	\$ 7,605.00	\$ 7,605.00
	Fittings	1.00	LS	\$ 2,535.00	\$ 2,535.00
	Testing - Fire	1.00	LS	\$ 1,440.00	\$ 1,440.00

## CHANGE ORDER NO. 3

Beacon Lake Phase 1

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
	<b>SUBTOTAL FIREMAIN</b>				<b>\$ 12,952.50</b>
	6x2 Wet Tap - Reuse	1.00	EA	\$ 2,120.00	\$ 2,120.00
	2" HDPE Reuse	20.00	LF	\$ 42.20	\$ 844.00
	1" Meter Assy.	1.00	EA	\$ 1,205.00	\$ 1,205.00
	Testing - Reuse	1.00	LS	\$ 600.00	\$ 600.00
	<b>SUBTOTAL REUSE</b>				<b>\$ 4,769.00</b>
	<b>TOTAL CHANGE ORDER #3</b>				<b>\$ 685,806.85</b>

Thanks,  
Rhett Niewinski, P.E.  
Hughes Brothers Construction, Inc.  
948 Walker Road  
Wildwood, FL 34785  
P: 352-399-6829  
F: 352-399-6830





## CHANGE ORDER NO. 4

Beacon Lake Phase 1

**PROJECT:** Beacon Lake Phase 1  
**DATE:** 10/12/2017  
**CONTRACTOR:** Hughes Brothers Construction, Inc.  
 948 Walker Road  
 Wildwood, FL 34785  
 P: 352-399-6829  
 F: 352-399-6830



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

**ATTN:** James Perry, CPA

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
20	Survey & As-Builts	1.00	LS	\$ 3,850.00	\$ 3,850.00
520	36" RCP	136.00	LF	\$ 72.65	\$ 9,880.40
580	36" MES	1.00	EA	\$ 1,670.00	\$ 1,670.00
650	Single Curb Inlet 5' ID	2.00	EA	\$ 4,865.00	\$ 9,730.00
700	6" Underdrain	2260.00	LF	\$ 28.40	\$ 64,184.00
710	Cleanout	14.00	EA	\$ 205.00	\$ 2,870.00
715	Storm Sewer Testing	136.00	LF	\$ 3.75	\$ 510.00
1430	Single Water Service (Sales Trailer)	1.00	EA	\$ 720.00	\$ 720.00
1670	Single Reuse Service (Sales Trailer)	1.00	EA	\$ 735.00	\$ 735.00
New	2" Irrigation Sleeving	400.00	LF	\$ 5.50	\$ 2,200.00
New	3" Irrigation Sleeving	280.00	LF	\$ 6.00	\$ 1,680.00
New	4" Irrigation Sleeving	600.00	LF	\$ 6.25	\$ 3,750.00
New	6" Irrigation Sleeving	500.00	LF	\$ 7.75	\$ 3,875.00
New	2" Conduit Crossings	980.00	LF	\$ 5.50	\$ 5,390.00
New	4" Conduit Crossings	7775.00	LF	\$ 6.25	\$ 48,593.75
New	Offsite Clearing for Power to LS 2	1.00	LS	\$ 10,925.00	\$ 10,925.00

TOTAL CHANGE ORDER #4

\$ 170,563.15

CHANGE ORDER NO. 4  
Beacon Lake Phase 1

**APPROVED BY:**

---

Owner's Representative

---

Printed Name

---

Date

Thanks,  
Rhett Niewinski, P.E.  
Hughes Brothers Construction, Inc.  
948 Walker Road  
Wildwood, FL 34785  
P: 352-399-6829  
F: 352-399-6830



## CHANGE ORDER NO. 5

## Beacon Lake Phase 1

**PROJECT:** Beacon Lake Phase 1  
**DATE:** 12/7/2017  
**CONTRACTOR:** Hughes Brothers Construction, Inc.  
 948 Walker Road  
 Wildwood, FL 34785  
 P: 352-399-6829  
 F: 352-399-6830



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

**ATTN:** James Perry, CPA

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
	Mobilization Deduct	1.00	LS	\$ (4,200.00)	\$ (4,200.00)
	<b>SUBTOTAL GENERAL CONDITIONS</b>				<b>\$ (4,200.00)</b>
	Finish Grade Dist. Areas	595.00	SY	\$ 0.36	\$ 214.20
	<b>SUBTOTAL EARTHWORK</b>				<b>\$ 214.20</b>
	Sod 2' Back of Curb	-96.00	SY	\$ 2.40	\$ (230.40)
	Seed & Mulch Dist. Areas	595.00	SY	\$ 0.25	\$ 148.75
	<b>SUBTOTAL GRASSING</b>				<b>\$ (81.65)</b>
	12" Stabilized Subgrade	-595.00	SY	\$ 7.70	\$ (4,581.50)
	6" Limerock Base	-498.00	SY	\$ 12.75	\$ (6,349.50)
	2" Type SP-9.5 (Two Lifts)	-498.00	SY	\$ 14.95	\$ (7,445.10)
	18" Type F Curb	-430.00	LF	\$ 15.00	\$ (6,450.00)
	<b>SUBTOTAL PARKING</b>				<b>\$ (24,826.10)</b>
	Redi-Rock Retaining Wall Deduct	1.00	LS	\$ (13,250.00)	\$ (13,250.00)
	<b>SUBTOTAL RETAINING WALL</b>				<b>\$ (13,250.00)</b>
	12" HDPE	-162.00	LF	\$ 28.90	\$ (4,681.80)
	15" RCP	8.00	LF	\$ 39.40	\$ 315.20
	18" RCP	8.00	LF	\$ 41.85	\$ 334.80
	Yard Drain Basin	-2.00	EA	\$ 2,220.00	\$ (4,440.00)
	Risers/Structure Adjustments for Grade Change	1.00	LS	\$ 1,765.00	\$ 1,765.00
	<b>SUBTOTAL STORM</b>				<b>\$ (6,706.80)</b>
	Risers/Structure Adjustments for Grade Change	1.00	LS	\$ 185.00	\$ 185.00

## CHANGE ORDER NO. 5

Beacon Lake Phase 1

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
	SUBTOTAL SEWER				\$ 185.00
	TOTAL CHANGE ORDER #5				\$ (48,665.35)

Thanks,  
Rhett Niewinski, P.E.  
Hughes Brothers Construction, Inc.  
948 Walker Road  
Wildwood, FL 34785  
P: 352-399-6829  
F: 352-399-6830

## *SEVENTH ORDER OF BUSINESS*

*B.*

**MEADOW VIEW AT TWIN CREEKS CDD****2016 SPECIAL ASSESSMENT BONDS  
(2016 PROJECT)  
REQUISITION SUMMARY  
February 15, 2018****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>
<b><u>TO BE APPROVED</u></b>				
2/15/2018	86	Ferguson Waterworks	Direct Purchase of Construction Materials to be incorporated into Beacon Lakes Ph 1 Project	\$1,482.00
2/15/2018	87	Universal Engineering Sciences	Beacon Lake Phase 1, Retaining wall designs	\$4,500.00
<b>Requisitions to Approved-2016A Special Assessment Bonds (2016 Project)</b>				<b>\$5,982.00</b>

**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>
<b><u>TO BE APPROVED</u></b>				
<b>Requisitions to be Approved-2016B Special Assessment Bonds (2016 Project)</b>				<b>\$0.00</b>

<b>TOTAL REQUISITIONS TO BE APPROVED February 25, 2018</b>	<b>\$5,982.00</b>
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*EIGHTH ORDER OF BUSINESS*

*A.*

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

*Unaudited Financial Statements*

*as of*

*January 31, 2018*

# *Meadow View at Twin Creeks*

## *Community Development District*

### *Combined Balance Sheet*

*January 31, 2018*

	<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>	\$16,821	---	---	\$16,821
<i>Investments:</i>				
<i>Series 2016 A1 &amp; A2</i>				
<i>Reserve A1</i>	---	\$133,035	---	\$133,035
<i>Reserve A2</i>	---	\$114,483	---	\$114,483
<i>Capitalized Interest A1</i>	---	\$409	---	\$409
<i>Capitalized Interest A2</i>	---	\$373	---	\$373
<i>Construction</i>	---	---	\$252,949	\$252,949
<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>	---	---	\$7,053,130	\$7,053,130
<i>COI</i>	---	---	---	\$0
<i>Due From Developer</i>	\$20,253	---	---	\$20,253
 <i>Total Assets</i>	 <u><u>\$37,075</u></u>	 <u><u>\$531,122</u></u>	 <u><u>\$7,306,079</u></u>	 <u><u>\$7,874,276</u></u>
 <u><i>Liabilities:</i></u>				
<i>Accounts Payable</i>	\$8,905	---	---	\$8,905
 <i>Fund Balances:</i>				
<i>Nonspendable</i>	\$0	\$0	\$0	\$0
<i>Restricted for Capital Projects</i>	\$0	\$0	\$7,306,079	\$7,306,079
<i>Restricted for Debt Service</i>	\$0	\$531,122	\$0	\$531,122
<i>Unassigned</i>	\$28,170	\$0	\$0	\$28,170
<i>Total Liabilities &amp; Fund Equity</i>	<u><u>\$37,075</u></u>	<u><u>\$531,122</u></u>	<u><u>\$7,306,079</u></u>	<u><u>\$7,874,276</u></u>

# Meadow View at Twin Creeks

## Community Development District

### GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending January 31, 2018

<i>Adopted</i>	<i>Prorated</i>	<i>Actual</i>	
<i>Budget</i>	<i>Thru 1/31/18</i>	<i>Thru 1/31/18</i>	<i>Variance</i>

#### REVENUES:

<i>Developer Contributions/Assessments</i>	\$402,012	\$40,183	\$40,183	\$0
<b>TOTAL REVENUES</b>	<b>\$402,012</b>	<b>\$40,183</b>	<b>\$40,183</b>	<b>\$0</b>

#### EXPENDITURES:

##### ADMINISTRATIVE:

<i>Engineering</i>	\$12,000	\$0	\$0	\$0
<i>Attorney Fees</i>	\$30,000	\$0	\$0	\$0
<i>Dissemination</i>	\$5,000	\$1,667	\$1,667	(\$0)
<i>Annual Audit</i>	\$4,000	\$0	\$0	\$0
<i>Arbitrage</i>	\$1,200	\$0	\$0	\$0
<i>Trustee Fees</i>	\$10,000	\$0	\$0	\$0
<i>Management Fees</i>	\$45,000	\$15,000	\$15,000	\$0
<i>Information Technology</i>	\$2,000	\$667	\$667	(\$0)
<i>Telephone</i>	\$250	\$83	\$45	\$38
<i>Postage</i>	\$1,000	\$333	\$49	\$284
<i>Insurance</i>	\$5,250	\$5,250	\$5,610	(\$360)
<i>Printing and Binding</i>	\$4,000	\$1,333	\$560	\$774
<i>Legal Advertising</i>	\$3,000	\$1,000	\$533	\$467
<i>Other Current Charges</i>	\$500	\$167	\$93	\$73
<i>Office Supplies</i>	\$500	\$167	\$61	\$105
<i>Dues, Licenses &amp; Subscriptions</i>	\$175	\$175	\$175	\$0

<b>TOTAL ADMINISTRATIVE</b>	<b>\$123,875</b>	<b>\$25,842</b>	<b>\$24,460</b>	<b>\$1,382</b>
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<i>Hydrology Quality/Mitigation</i>	\$6,400	\$2,133	\$0	\$2,133
<i>Landscape Maintenance</i>	\$100,000	\$33,333	\$0	\$33,333
<i>Landscape Contingency</i>	\$30,000	\$10,000	\$0	\$10,000
<i>Lake Maintenance</i>	\$12,000	\$4,000	\$0	\$4,000
<i>Grounds Maintenance</i>	\$12,000	\$4,000	\$0	\$4,000
<i>Pump Repairs</i>	\$2,500	\$833	\$0	\$833
<i>Streetlight Repairs</i>	\$5,000	\$1,667	\$0	\$1,667
<i>Irrigation Repairs</i>	\$7,500	\$2,500	\$0	\$2,500
<i>Miscellaneous</i>	\$5,000	\$1,667	\$0	\$1,667
<i>Contingency</i>	\$97,737	\$32,579	\$0	\$32,579

<b>TOTAL ADMINISTRATIVE</b>	<b>\$278,137</b>	<b>\$92,712</b>	<b>\$0</b>	<b>\$92,712</b>
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<b>TOTAL EXPENDITURES</b>	<b>\$402,012</b>	<b>\$118,554</b>	<b>\$24,460</b>	<b>\$94,094</b>
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<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>	<b>\$15,723</b>		
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<b>FUND BALANCE - Beginning</b>	<b>\$0</b>	<b>\$12,447</b>		
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<b>FUND BALANCE - Ending</b>	<b>\$0</b>	<b>\$28,170</b>		
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***Meadow View at Twin Creeks***  
***Community Development District***  
***General Fund***  
*Month By Month Income Statement*  
*Fiscal Year 2018*

	<i>October</i>	<i>November</i>	<i>December</i>	<i>January</i>	<i>February</i>	<i>March</i>	<i>April</i>	<i>May</i>	<i>June</i>	<i>July</i>	<i>August</i>	<i>September</i>	<i>Total</i>
<b><u>Revenues:</u></b>													
<i>Developer Contributions/Assessments</i>	\$8,202	\$4,980	\$6,747	\$20,253	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,183
<b><i>Total Revenues</i></b>	<b>\$8,202</b>	<b>\$4,980</b>	<b>\$6,747</b>	<b>\$20,253</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>\$40,183</b>
<b><u>Expenditures:</u></b>													
<b><u>Administrative</u></b>													
<i>Engineering</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Attorney Fees</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Dissemination</i>	\$417	\$417	\$417	\$417	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,667
<i>Annual Audit</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Management Fees</i>	\$3,750	\$3,750	\$3,750	\$3,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,000
<i>Information Technology</i>	\$167	\$167	\$167	\$167	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$667
<i>Telephone</i>	\$27	\$9	\$0	\$9	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45
<i>Postage</i>	\$21	\$3	\$23	\$3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$49
<i>Insurance</i>	\$5,610	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,610
<i>Printing and Binding</i>	\$221	\$156	\$92	\$91	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$560
<i>Legal Advertising</i>	\$80	\$80	\$373	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$533
<i>Other Current Charges</i>	\$19	\$25	\$25	\$25	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$93
<i>Office Supplies</i>	\$15	\$15	\$15	\$16	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61
<i>Dues, Licenses &amp; Subscriptions</i>	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<i>Capital Outlay</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b><i>Total Administrative</i></b>	<b>\$10,501</b>	<b>\$4,621</b>	<b>\$4,861</b>	<b>\$4,477</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>\$24,460</b>
<i>Hydrology Quality/Mitigation</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Landscape Maintenance</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Landscape Contingency</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Lake Maintenance</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Grounds Maintenance</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Pump Repairs</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Streetlight Repairs</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Irrigation Repairs</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Miscellaneous</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Contingency</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b><i>Total Administrative</i></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>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><i>Total Expenses</i></b>	<b>\$10,501</b>	<b>\$4,621</b>	<b>\$4,861</b>	<b>\$4,477</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>\$24,460</b>
<b><i>Excess Revenues (Expenditures)</i></b>	<b>(\$2,299)</b>	<b>\$360</b>	<b>\$1,886</b>	<b>\$15,776</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>\$15,723</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>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	1/19/17	\$8,640.92	\$1,440.45	\$7,200.47	\$0.00
21	1/10/18				\$20,253.47	\$20,253.47
TOTAL			\$92,448.98	\$95,222.67	\$42,462.94	\$20,253.47

# Meadow View at Twin Creeks

## Community Development District

### *Debt Service Fund Series 2016 A1 & A2*

#### *Statement of Revenues & Expenditures*

*For The Period Ending January 31, 2018*

<i>Adopted Budget</i>	<i>Prorated Thru 1/31/18</i>	<i>Actual Thru 1/31/18</i>	<i>Variance</i>
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#### **REVENUES:**

<i>Interest Income</i>	\$600	\$100	\$276	\$176
<i>Special Assessments - Tax Collector</i>	\$443,376	\$0	\$0	\$0
<i>Special Assessments - Prepayments</i>	\$381,610	\$0	\$0	\$0

#### ***TOTAL REVENUES***

\$825,586	\$100	\$276	\$176
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#### **EXPENDITURES:**

##### **Series 2016 A1**

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

##### **Series 2016 A2**

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

#### ***TOTAL EXPENDITURES***

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

<i>Interfund Transfer In/(Out)</i>	\$0	\$0	(\$324)	(\$324)
<i>Bond Proceeds</i>	\$0	\$0	\$0	\$0

#### ***TOTAL OTHER SOURCES AND USES***

\$0	\$0	(\$324)	(\$324)
-----	-----	---------	---------

#### ***EXCESS REVENUES (EXPENDITURES)***

\$216	(\$327,734)
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#### ***FUND BALANCE - Beginning***

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

\$328,463	\$248,300
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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 January 31, 2018*

<i>Adopted Budget</i>	<i>Prorated Thru 1/31/18</i>	<i>Actual Thru 1/31/18</i>	<i>Variance</i>
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#### **REVENUES:**

<i>Interest Income</i>	\$600	\$100	\$283	\$183
<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	\$283	\$183
-----------	-------	-------	-------

#### **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
-----------	-----------	-----------	-----

#### **OTHER SOURCES/(USES)**

<i>Interfund Transfer In/(Out)</i>	\$0	\$0	(\$189)	(\$189)
<i>Bond Proceeds</i>	\$0	\$0	\$0	\$0

#### ***TOTAL OTHER SOURCES AND USES***

\$0	\$0	(\$189)	(\$189)
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#### ***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 January 31, 2018*

	Series 2016 A1/A2
<b><u>REVENUES:</u></b>	
Interest Income	\$1,152
<b>TOTAL REVENUES</b>	<b>\$1,152</b>
<b><u>EXPENDITURES:</u></b>	
Capital Outlay	\$2,865,408
Cost of Issuance	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$2,865,408</b>
<b><u>OTHER SOURCES/(USES)</u></b>	
Bond Proceeds	\$0
Interfund Transfer In (Out)	\$324
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$324</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$2,863,931)</b>
<b>FUND BALANCE - Beginning</b>	<b>\$3,116,881</b>
<b>FUND BALANCE - Ending</b>	<b>\$252,949</b>

*Meadow View at Twin Creeks*  
*Community Development District*  
*Capital Projects Fund Series 2016 B*  
*Statement of Revenues & Expenditures*  
*For The Period Ending January 31, 2018*

<i>Series</i> <i>2016 B</i>
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**REVENUES:**

<i>Interest Income</i>	\$5,551
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<b><i>TOTAL REVENUES</i></b>	<b>\$5,551</b>
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**EXPENDITURES:**

<i>Capital Outlay</i>	\$1,255,151
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<i>Cost of Issuance</i>	\$0
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<b><i>TOTAL EXPENDITURES</i></b>	<b>\$1,255,151</b>
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**OTHER SOURCES/(USES)**

<i>Bond Proceeds</i>	\$0
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<i>Interfund Transfer In (Out)</i>	\$189
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<b><i>TOTAL OTHER SOURCES/(USES)</i></b>	<b>\$189</b>
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<b><i>EXCESS REVENUES (EXPENDITURES)</i></b>	<b>(\$1,249,411)</b>
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<i>FUND BALANCE - Beginning</i>	<b>\$8,302,541</b>
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<i>FUND BALANCE - Ending</i>	<b>\$7,053,130</b>
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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:	\$133,035.12
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 Creeks

Community Development District

Funding Request #22

February 5, 2018

PAYEE		GENERAL FUND
1	<b>England Thims &amp; Miller</b> December Professional Services Inv #0185979 1/10/18	\$ 2,219.92
2	<b>Governmental Management Services, LLC</b> February Management Fees Inv #25 2/1/18	\$ 4,575.79
3	<b>St. Augustine Record</b> Notice of Meetings 12/21 #17528704 12/14/2017	\$ 81.13
<b>Total Funding Request</b>		<b>\$ 6,876.84</b>

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

January 10, 2018  
Project No: 17348.00000  
Invoice No: 0185979

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

**Professional Services rendered through December 31, 2017**

**Professional Personnel**

		Hours	Rate	Amount
Senior Engineer				
Katsaras, George	12/9/2017	.50	194.00	97.00
Katsaras, George	12/23/2017	4.00	194.00	776.00
Katsaras, George	12/30/2017	.50	194.00	97.00
Land, William	12/2/2017	1.00	194.00	194.00
Project Manager				
Lockwood, Scott	12/2/2017	.75	178.00	133.50
Lockwood, Scott	12/16/2017	3.00	178.00	534.00
Lockwood, Scott	12/30/2017	.75	178.00	133.50
Sr. Inspector				
Western, Christopher	12/16/2017	.25	146.00	36.50
Administrative Support				
Blair, Shelley	12/16/2017	1.50	81.00	121.50
Blair, Shelley	12/23/2017	.50	81.00	40.50
Totals		12.75		2,163.50

**Total Labor**

**2,163.50**

**Expenses**

Mileage	14.98
Delivery / Messenger Svc	34.08
<b>Total Expenses</b>	<b>49.06</b>

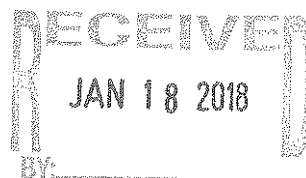
**1.15 times**

**56.42**

	Current	Prior	To-Date
Total Billings	2,219.92	0.00	2,219.92
Contract Limit			15,000.00
Remaining			12,780.08

**Invoice Total this Period**

**\$2,219.92**



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

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS  
14775 Old St. Augustine Road • Jacksonville, Florida 32258 • Tel 904-842-8890 • Fax 904-846-8485  
CA-00002584 LC-0000316

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

Invoice #: 25

Invoice Date: 2/1/18

Due Date: 2/1/18

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 - February 2018		3,750.00	3,750.00
Information Technology - February 2018		166.67	166.67
Dissemination Agent Services - February 2018		416.67	416.67
Office Supplies		20.98	20.98
Postage		54.17	54.17
Copies		132.00	132.00
Telephone		35.30	35.30
		<b>Total</b>	<b>\$4,575.79</b>
		<b>Payments/Credits</b>	<b>\$0.00</b>
		<b>Balance Due</b>	<b>\$4,575.79</b>





MORRIS PUBLISHING GROUP  
PO BOX 1486  
AUGUSTA, GA 30903-1486

# INVOICE

Page 1 of 1

INVOICE NUMBER 1000714044171231  
ADVERTISER/CLIENT NAME MEADOW VIEW AT TWIN CREEKS CDD  
BILLED ACCOUNT NUMBER 1000714044  
ADVERTISER/CLIENT NUMBER 1000714044  
BILLING PERIOD 12/01/2017 - 12/31/2017  
TERMS OF PAYMENT NET DUE IN 30 DAYS

Please review your invoice and notify the credit department promptly if you have any disputes or reasons that would delay payment. All invoice charges are considered valid and due in full unless notified within 30 days of the invoice date. A fee of \$20.00 will be charged on all NSF checks.  
Billing Inquiries: (866) 875-7917

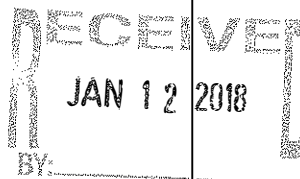
4021 1 AB 0.403 E0230X I0266 D3194485645 S2 P4979071 0001:0001



MEADOW VIEW AT TWIN CREEKS CDD  
475 W TOWN PL STE 114  
SAINT AUGUSTINE FL 32092-3649

RECORD

CURRENT NET DUE		30 DAYS	60 DAYS	90 DAYS	UNAPPLIED AMOUNT	TOTAL AMOUNT DUE	
81.13		0.00	0.00	0.00	0.00	81.13	
DATE	ORDER #	DESCRIPTION / COMMENTS / CHARGES			SAU Size BILLED UNITS	Time Run Rate	NET AMOUNT
11/30/2017		Previous Balance					532.76
12/26/2017		Payment 000000092					-373.36
12/26/2017		Payment 000000091					-79.70
12/26/2017		Payment 000000090					-79.70
12/14/2017	C17528704	12/21REGULAR MEETING Classified Line Ads 12/14/2017			1.000COx4.520IN 4.520CIN		81.13
CURRENT NET DUE		30 DAYS	60 DAYS	90 DAYS	UNAPPLIED AMOUNT	TOTAL AMOUNT DUE	
81.13		0.00	0.00	0.00	0.00	81.13	



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PO BOX 1486  
AUGUSTA, GA 30903-1486

▲ PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR PAYMENT ▲

IF PAYING BY CREDIT CARD, PLEASE COMPLETE THIS SECTION

SELECT ONE: ☐ Visa® ☐ MasterCard® ☐ Discover® ☐ Amex®

CARD NUMBER

CARD HOLDER NAME (Please Print) EXP. DATE

SIGNATURE

BILLING PERIOD	BILLING DATE	INVOICE NUMBER
12/01/2017 - 12/31/2017	12/31/2017	1000714044171231
BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	
1000714044	1000714044	
TOTAL AMOUNT DUE	REMITTANCE AMOUNT	
81.13		

## BILL TO:

MEADOW VIEW AT TWIN CREEKS CDD  
475 W TOWN PL STE 114  
SAINT AUGUSTINE FL 32092-3649

## REMITTANCE ADDRESS



MORRIS PUBLISHING GROUP  
PO BOX 1486  
AUGUSTA, GA 30903-1486

0310007140441712315 00008113 00008113 00000000 00000000 000000008

Thu, Dec 14, 2017  
13:40:49

Receipt No:

# Classified Ad Invoice

## The St. Augustine Record

**Acct:** 1000714044  
**Phone:** 9049405850  
**E-Mail:**  
**Client:**

**Name:** MEADOW VIEW AT TWIN CRE  
**Address:** 475 WEST TOWN PLACE, SUITE  
**City:** SAINT AUGUSTINE  
**State:** FL  
**Zip:** 32092  
**Caller:** 12/21REGULAR MEETING

**Ad Name:** 17528704A  
**Ad Id:** 17528704

**Reply Request**  
**Standby Type:**

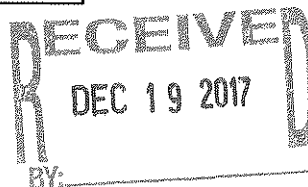
**Start:** 12/14/2017  
**Class:** 7524  
**Copy Line:** 12/21REGULAR MEET  
**Editions:** INS/RE/

**Issues:** 1  
**Rate:** L01  
**Rep:** MELISSA RHINEHART-LE  
**G. D. #**

**Stop:** 12/14/2017  
**Paytype:** BL  
**Colors:**  
**Tearsheets:**

**Earliest Production Deadline:** 00/00/00

Lines.....	63.00
Depth.....	4.52
Columns...	1
Price:	81.13
Other Charges:	0.00
Discounts:	0.00
Total	81.13



**NOTICE 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 will be 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. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office. Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Perry  
District Manager  
17528704A December 14, 2017

Ad shown is not actual print size

Thank you and have a nice day!

# THE ST. AUGUSTINE RECORD

MEADOW VIEW AT TWIN CREEKS CDD  
475 WEST TOWN PLACE SUITE 114  
SAINT AUGUSTINE FL 32092

Ref.#: 17528704A  
P.O.#:

PUBLISHED EVERY MORNING SUNDAY THRU SATURDAY  
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **JAMIE WILLIAMS**

who on oath says that he/she is an Employee of the St. Augustine Record,

a daily newspaper published at St. Augustine in St. Johns County, Florida:

that the attached copy of advertisement being a **NOTICE OF MEETING**

In the matter of **12/21REGULAR MEETING - 12/21REGULAR MEETING**

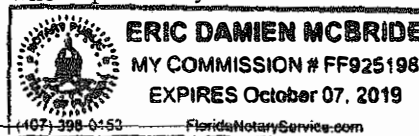
was published in said newspaper on **12/14/2017**

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, for a period of one year preceding the first publication of the copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing the advertisement for publication in the said newspaper.

sworn to and subscribed before me this DEC 14 2017 day of

by [Signature]  
or who was produced as identification

who is personally known to me



(Signature of Notary Public)

(Seal)

COF

## NOTICE OF MEETING MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

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