

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

APRIL 18, 2019

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

April 12, 2019

Board of Supervisors
Meadow View at Twin Creeks
Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Meadow View at Twin Creeks Community Development District is scheduled for **Thursday, April 18, 2019 at 10:00 a.m.** at the offices of **Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092**. Following are the advance agendas for the meetings:

- I. Call to Order
- II. Public Comment
- III. Minutes
 - A. Approval of the March 21, 2019 Meeting Minutes
 - B. Acceptance of the March 21, 2019 Audit Committee Minutes
- IV. Consideration of Proposals for Landscape Maintenance Services
- V. Public Hearing to Adopt Amenity Rules, Policies and Rates
 - A. Consideration of Resolution 2019-09
- VI. Consideration of Proposal for Design Services from Basham & Lucas Design Group Inc.
- VII. Consideration of ETM Work Authorization Nos. 14 and 15
- VIII. Ratification of Agreement with Environmental Resource Solutions for Environmental Resource Permitting Services Related to Phase 2B
- IX. Update Regarding Amenity Center Operations and Events
- X. Board Guidance Regarding Preparation of Proposed FY20 Budget
- XI. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. Amenity Manager – Report
- XII. Financial Reports
 - A. Balance Sheet and Income Statement
 - B. Assessment Receipts Schedule
 - C. Check Register
- XIII. Supervisors' Requests and Audience Comments
- XIV. Next Scheduled Meeting – May 16, 2019 at 10:00 a.m. at the offices of GMS
- XV. Adjournment

Enclosed under the third order of business are a copies of the minutes of the March 21, 2019 Board of Supervisors meeting and March 21, 2019 audit committee meeting for your review and approval.

The fourth order of business is consideration of proposals for landscape maintenance services. Copies of the proposals will be provided under separate cover once they're received.

The fifth order of business is the public hearing to adopt amenity rules, policies and rates. A copy of resolution 2019-09 is enclosed for your review and approval.

The sixth order of business is consideration of proposal for design services from Basahm & Lucas Design Group Inc. A copy of the proposal is enclosed for your review and approval.

The seventh order of business is consideration of ETM work authorization numbers 14 and 15. Copies of the work authorizations are enclosed for your review and approval.

The eighth order of business is ratification of agreement with Environmental Resource Solutions for environmental resource permitting services related to phase 2B. A copy of the agreement is enclosed for your review and approval.

Enclosed under financial reports is the balance sheet and income statement and assessment receipts schedule.

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
April 18, 2019
10:00 a.m.

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

- I. Call to Order
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- III. Minutes
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- IX. Update Regarding Amenity Center Operations and Events
- X. Board Guidance Regarding Preparation of Proposed FY20 Budget
- XI. Staff Reports
 - A. District Counsel
 - B. District Engineer – Requisition Summary

- C. District Manager
- D. Amenity Manager – Report

XII. Financial Reports

- A. Balance Sheet and Income Statement
- B. Assessment Receipts Schedule
- C. Check Register

XIII. Supervisors' Requests and Audience Comments

XIV. Next Scheduled Meeting – May 16, 2019 at 10:00 a.m. at the offices of GMS

XV. Adjournment

MINUTES

A.

MINUTES OF MEETING
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Meadow View at Twin Creeks Community Development District was held on Thursday, March 21, 2019 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
Aaron Lyman	Supervisor
Ben Bishop	Supervisor

Also present were:

Jim Oliver	District Manager
Jere Earlywine	District Counsel (by phone)
Grant Bledsoe	District Engineer
Ernesto Torres	Governmental Management Services
Brian Stephens	Operations Manager
Leah Tincher	Amenity Manager
Lisa Cathell	BBX Capital

The following is a summary of the discussions and actions taken at the March 21, 2019 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 February 21, 2019 Meeting

There were no comments on the minutes.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor the minutes of the February 21, 2019 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Ratification of Actions Related to the Series 2019 Bond Issuance, Resolution 2019-08

Mr. Earlywine stated connected to each of our bond issuances we will typically come back after the issuance of the bonds and have a resolution that ratifies all of the different actions that were taken in connection with the closing. Before we pre-close there is a resolution that authorizes us to close on the bonds and this resolution cleans up any loose ends.

On MOTION by Mr. Bishop seconded by Mr. Kovacic with all in favor Resolution 2019-08 was approved.

FIFTH ORDER OF BUSINESS Ratification of Clary & Associates Agreements

- A. Phase 2 Surveying and Mapping Services**
- B. Phase 2B Surveying and Mapping Services**

Mr. Kovacic stated these agreements relate to the platting of the two phases.

On MOTION by Mr. Bishop seconded by Mr. Lyman with all in favor the agreements with Clary & Associates for surveying and mapping services of phases 2 and 2B were approved.

SIXTH ORDER OF BUSINESS

Consideration of Proposals

- A. Gemini Engineering & Sciences, Inc. for Preparation of Letter of Map Revision Applications for the Townhomes, Phase 2 and Phase 3A**

Mr. Kovacic stated I have had numerous conversations with Gemini Engineering regarding this process. They have done an outstanding job getting a conditional letter of map revision done for the entire development and they have already done a similar process for phase one and were very instrumental with trying to coordinate again with FEMA after FEMA dropped the ball and those maps were not accurate. I would recommend we accept the proposal and continue with them as a consultant for LOMR services moving forward.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor the proposal from Gemini Engineering & Sciences, Inc. was approved.

B. Website ADA Conversion Services

Mr. Oliver stated we've spoken at previous meetings about the fact that there were some ADA compliance issues regarding the visually impaired. We found this vendor that can make the website compliant and GMS can then keep it compliant moving forward. If the Board approves this agreement for \$2,250 Hopping Green can provide the form of agreement, which protects the District, outlines what the requirements are and all of the required indemnifications and insurances.

Mr. Earlywine stated the industry has seen a lot of lawsuits regarding website compliance with the Americans with Disabilities Act. Those lawsuits resulted in insurance companies looking at whether they are willing to insure clients for ADA issues. EGIS, which is the insurance company that faced most lawsuits on the front end came up with a policy in the last month or so that says you have to do four different things in order to be covered under your insurance for these ADA issues. One of the things you have to do is have a third party provider make your website compliant with a website accessibility policy consistent with the federal standards, you have to put a disability accessibility statement on your website, any video or audio that is published or streamed has to be in an accessible format, and then you need quarterly audits done by a third party to ensure the website is in continual compliance with the standards.

On MOTION by Mr. Bishop seconded by Mr. Kovacic with all in favor the proposal from VGlobalTech was approved.

C. Phase 1 Street Signs

Mr. Oliver stated the proposal from Harbinger for street signage has been executed to keep moving on that so we're looking for a motion to ratify the proposal for a total amount of \$110,336. Later in the meeting as we look through the requisition summary you will see a requisition for the deposit on this.

On MOTION by Mr. Bishop seconded by Mr. Lyman with all in favor the proposal from Harbinger was approved.

SEVENTH ORDER OF BUSINESS**Consideration of RFP for Landscape Maintenance Services**

Mr. Oliver stated in your agenda packet is a scope of services that was put together by your operations manager Brian Stephens of Riverside Management Services. In addition to that, under separate cover you will see a project manual that Jere and his staff have put together that we can fine tune, as well as evaluation criteria for the Board to consider today. We will publish a notice of RFP and will contact all of the landscape firms that can handle a property of this size. We will schedule an onsite meeting so the landscapers can walk the ground and see what the expectations are. We will set a deadline several days before our April 18th meeting to give them maximum time to put together a proposal and the Board can consider those proposals at the April 18th meeting. You will see there is five categories of evaluation criteria, which are personnel and equipment, experience, understanding the scope of RFP, financial capacity and price. The first four are very subjective in how you look at the proposals and read what their capabilities are.

On MOTION by Mr. Kovacic seconded by Mr. Bishop with all in favor authorizing an RFP for landscape maintenance services was approved.

On MOTION by Mr. Bishop seconded by Mr. Lyman with all in favor the evaluation criteria was approved.

EIGHTH ORDER OF BUSINESS**Acceptance of Audit Committee's Recommendation on Auditor Selection Evaluation Criteria and Authorization for Staff to Issue an RFP**

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor the audit committee's recommendation was approved with staff authorized to issue an RFP for audit services.

NINTH ORDER OF BUSINESS**Update Regarding Amenity Center Operations and Events**

Mr. Oliver stated I had a discussion earlier today with the Chairman who has had discussions with Leah, our Amenity Manager, and Danielle Simpson of Riverside Management Services and we've agreed it's a good idea to go forward with Black Creek Outfitters for the

purchase of kayaks and the recommendation is for six single kayaks and six double kayaks and of course any necessary accessories.

On MOTION by Mr. Lyman seconded by Mr. Bishop with all in favor selecting Black Creek Outfitters as the kayak and related equipment vendor was approved.

Mr. Oliver stated at our last meeting we approved interim policies and rates. We're going to have a rate hearing at our next meeting but in case there needed to be rentals or certain actions between now and then staff will work with the Chairman on that to make any decisions in the event rentals need to be coordinated so we don't hold up any residents that want to use the facility.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Earlywine stated if you recall we made a claim on Jon Hall's bid bond essentially arguing that they had failed to sign the phase two contract that we bid this past December. The bonding companies response is that Jon Hall is telling them they filed a bid protest regarding the bid instructions and that there were discrepancies in the instructions. The reality is they did not file a bid protest on the phase two contract, they filed a bid protest on the townhomes contract but not within the required timeframe so that's an issue we need to clarify with the bonding company. At this point I think the bonding company is still gathering information so I would recommend we send one more letter.

B. District Engineer

1. Requisition Summary

Mr. Bledsoe gave an overview of requisition numbers 65-79 totaling \$986,651.87.

On MOTION by Mr. Kovacic seconded by Mr. Lyman requisitions 65-79 were approved.

2. Beacon Lake Amenity Letter of Substantial Completion & Warranty

On MOTION by Mr. Lyman seconded by Mr. Kovacic with all in favor the amenity letter of substantial completion and warranty was approved.

3. Ratification of ETM Work Authorization No. 13

Mr. Bledsoe stated work authorization number 13 is for civil engineering consulting services for phase 2B.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor ETM Work Authorization No. 13 was ratified.

C. District Manager

Mr. Oliver stated beginning in May we will start the budget process for FY20 with the idea that we would approve a proposed budget in May and come back in August to adopt a budget. Once we approve the proposed budget to meet the statutory deadline of June 15th we will refine the budget and adopt in August with the idea that some of the assessments will be collected on the assessment roll through the tax collector for the first time this year.

D. Amenity Manager – Report

Mr. Stephens reviewed the operations report, a copy of which was included in the agenda package.

Ms. Tinchler listed multiple items she will purchase for use at the amenity facilities.

ELEVENTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet & Income Statement

Mr. Oliver stated there are no unusual variances.

B. Assessment Receipts Schedule

TWELFTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

There being none, the next item followed.

**THIRTEENTH ORDER OF BUSINESS Next Scheduled Meeting – April 18, 2019 at
10:00 a.m. at the Offices of GMS**

Mr. Oliver stated the next scheduled meeting is April 18, 2019 at 10:00 a.m.

FOURTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Bishop seconded by Mr. Lyman with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

MINUTES OF MEETING
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

The audit committee of the Board of Supervisors of the Meadow View at Twin Creeks Community Development District was held on Thursday, March 21, 2019 at 10:00 a.m. at the offices of Governmental Management Services, 475 West Town Place, St. Augustine, Florida 32092.

Present and constituting a quorum were:

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

Also present were:

Jim Oliver	District Manager
Jere Earlywine	District Counsel (by phone)

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 10:00 a.m.

SECOND ORDER OF BUSINESS

Approval of Auditor Selection Evaluation Criteria

Mr. Oliver stated there are five equally weighted criteria and those are ability of personnel, proposer's experience, understanding of scope of work, ability to furnish required services and price. We use these criteria in all of our districts. It was developed by Hopping Green & Sams and meets the standards of Chapter 218 of the Florida statutes.

On MOTION by Mr. Bishop seconded by Mr. Kovacic with all in favor the Auditor Selection Evaluation Criteria was approved as presented.
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Mr. Oliver stated the next step is we will publish a notice of RFP, we will contact audit firms who do governmental audits and we will bring those proposals back to the next meeting.

THIRD ORDER OF BUSINESS

Other Business

There being none, the next item followed.

FOURTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Bishop seconded by Mr. Lyman with all in favor the meeting was adjourned.
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FOURTH ORDER OF BUSINESS

Meadow View at Twin Creeks Community Development District
Request for Proposal
Landscape & Irrigation Maintenance Services Evaluation Criteria

		Personnel & Equipment (E.g., skill set and experience of key management and assigned personnel, present ability to manage this project; proposed staffing levels; capability of performing the work; geographic location; subcontractor listing; inventory of equipment; etc)	Proposer's Experience (E.g., past and current record and experience of the Proposer in similar projects; volume of work previously awarded to the firm; past performance in any other contracts, etc.)	Understanding of Scope of RFP Does the proposal demonstrate an understanding of the District's needs for the services requested? Does it provide all information requested? Did the contractor use the forms provided from the Project Manual?	Financial Capability Has the proposer demonstrated that it has the financial resources and stability to implement and execute the work?	Price Full 25 points awarded to the Proposer submitting the lowest bid. All other proposers will receive a percentage of this amount based on a formula.	Reasonableness of All Numbers Reasonableness of all numbers, quantities and costs (including but not limited to fertilizer quantities, mulch quantities, unit costs, etc)	Point Total
	Proposer	20	20	15	5	25	15	100
1	BrightView							
2	Duval							
3	VerdeGo							
4	R&D Landscape							
5	Yellowstone							

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

**REQUEST FOR PROPOSALS
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES**

EVALUATION CRITERIA

1. Personnel & Equipment (20 Points Possible) (____ Points Awarded)

This category addresses the following criteria: skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the property; present ability to manage this project; proposed staffing levels; capability of performing the work; geographic location; subcontractor listing; inventory of all equipment; etc. Skill set includes certification, technical training, and experience with similar projects. Please include resumes, certifications, etc., with proposal. Please also provide evidence of the proposer's ability to meet deadlines and be responsive to client needs.

2. Experience (20 Points Possible) (____ Points Awarded)

This category addresses past & current record and experience of the Proposer in similar projects; volume of work previously awarded to the firm; past performance in any other contracts; etc.

3. Understanding Scope of RFP (15 Points Possible) (____ Points Awarded)

This category addresses the following issues: Does the proposal demonstrate an understanding of the District's needs for the services requested? Does it provide all information as requested by the District including pricing, scheduling, staffing, etc.? Does it demonstrate clearly the ability to perform these services? Were any suggestions for "best practices" included? Does the proposal as a whole appear to be feasible, in light of the scope of work? Did the contractor use the forms provided from the Project Manual in responding to the proposal?

4. Financial Capacity (5 Points Possible) (____ Points Awarded)

This category addresses whether the Proposer has demonstrated that it has the financial resources and stability as a business entity necessary to implement and execute the work. Proposer should include proof of ability to provide insurance coverage as required by the District as well as audited financial statements, or similar information.

5. Price (25 Points Possible) (____ Points Awarded)

A full twenty-five (25) points will be awarded to the Proposer submitting the lowest bid for Parts 1 - 4 (the Contract Amount). AN AVERAGE OF ALL THREE YEARS PRICING IS TO BE CONSIDERED WHEN AWARDING POINTS FOR PRICING - THE INITIAL TERM AND THE FIRST AND SECOND ANNUAL RENEWALS. All other proposers will receive a percentage of this amount based upon a formula which divides the low bid by the proposer's bid and is then multiplied by the number of points possible in this part of the Price evaluation. *

* Contractor "A" turns in a bid of \$210,000 and is deemed to be low bid and will receive the full 25 points. Contractor "B" turns in a bid of \$265,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible (25). $(210,000/265,000) \times 25 = 19.81$, therefore, Contractor "B" will receive 19.81 of 25 possible points. Contractor "C" turns in a bid of \$425,000. Bid "A" is divided by Bid "C" then multiplied by the number of points possible (25). $(210,000/425,000) \times 25 = 12.35$, therefore, Contractor "C" will receive 12.35 of 25 points.

6. Reasonableness of ALL Numbers (15 Points Possible) (_____ Points Awarded)

Up to fifteen (15) points will be awarded as to the reasonableness of ALL numbers, quantities & costs (including, but not limited to fertilizer quantities, mulch quantities based on Contractor's field measurements) provided, including Parts 1, 2, 3, 4, 5 and 6 as well as unit costs from the additional schedules.

Proposer's Total Score

(100 Points Possible) (_____ Points Awarded)

END

FIFTH ORDER OF BUSINESS

RESOLUTION 2019-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENITY RULES AND POLICIES, AMENITY RATES AND A DISCIPLINARY AND ENFORCEMENT RULE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Chapters 120 and 190, *Florida Statutes*, authorize the District to adopt rules, rates, charges and fees to govern the administration of the District and defray costs of operation and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the Amenity Rules and Policies, Amenity Rates and a Disciplinary and Enforcement Rule (together, “Amenity Rules”), attached hereto as **Exhibit A** for immediate use and application; and

WHEREAS, the Board has complied with applicable Florida law concerning rule development and adoption.

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

SECTION 1. The attached Amenity Rules are hereby adopted pursuant to this resolution as necessary for the conduct of District business. These Amenity Rules shall stay in full force and effect until such time as they are otherwise amended by the Board.

SECTION 2. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

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

PASSED AND ADOPTED this ____ day of _____, 2019.

ATTEST:

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

Print Name: _____
Secretary/Assistant Secretary

Chairperson

Exhibit A: Amenity Rules

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

AMENITIES RULES & POLICIES

Leah Tinchler, Amenity Center Manager
Beacon Lake Amenity Center
850 Beacon Lake Parkway
St. Augustine, Florida 32095
P: (904) 217-3052
E-mail: beaconmanager@rmsnf.com

February 21, 2019

(Interim policies and rates in effect until April 18 public hearing)

PART 1: Meadow View at Twin Creeks Community Development District

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

DEFINITIONS

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

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

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

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

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

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

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

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

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

"Family" – shall mean a group of individuals living under one roof or head of household. This can consist of individuals who have not yet attained the legal age of

majority (i.e., 18 or as otherwise provided by law), together with their parents or legal guardians. This does not include visiting relatives, or extended family not residing in the home.

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

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

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

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

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

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

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

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

“Weekly Guest” – shall mean a Guest who is visiting a Patron for a limited amount of time and who purchases a weekly Guest Access Card.

AUTHORIZED USERS

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

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

Non-Residents. A Non-Resident Patron must pay the Annual User Fee applicable to Non-Residents in order to have the right to use the Amenities for one full year, which

year begins from the date of receipt of payment by the District. This fee must be paid in full before the Non-Resident may use the Amenities. Each subsequent Annual User Fee shall be paid in full on the anniversary date of application.

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

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

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

Weekly Guests who have purchased a Guest Access Card are not required to be accompanied by a Patron; however, they are not entitled to bring additional Guests. The Patron by which the Guest Access Card was purchased is responsible for any harm caused by the Patron's Weekly Guest while using the Amenities.

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

negligence of other persons using the Amenities. Patrons are responsible for their actions and those of their Guests.

ACCESS CARDS

Use of Access Cards. Patrons and Guests can use their Access Cards to gain access to the Amenities. Upon arrival at the clubhouse or other amenity facility, Patrons and Guests will scan their Access Cards in the card reader located outside of the main entrance doors in order to unlock the doors. Under no circumstance should a Patron or Guest provide an Access Card to another person to allow him or her to use the Amenities.

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

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

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

COMMUNITY PROGRAMMING

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

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

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

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

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

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

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

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

GENERAL PROVISIONS

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

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

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

or other purposes. Any programs or activities of the District may have priority over other users of the Amenities.

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

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

1. **Registration and Access Cards.** All Patrons must have their assigned Access Card upon entering the clubhouse. Cards are only to be used by the Patron to whom they are issued. Patrons must present their Access Cards upon request by the Amenity Manager.
2. **Guests.** Guests must be accompanied by a Patron while using the Amenities, unless the Guest has purchased a Guest Access Card.
3. **Minors.** Adult Patrons are responsible for all minor Patrons from their household or visiting the Amenities as Guests of the Patron, and, to better protect the health, welfare and safety of such minors, a parent/guardian (guardian 18 years of age or older) must accompany all such minors who are under the age of 14 or who are otherwise unable to govern and look after themselves in an appropriate manner.
4. **Attire.** With the exception of the pool and wet areas where bathing suits are permitted, Patrons and Guests must be properly attired with shirts and shoes to use the Amenities. Bathing suits and wet feet are not allowed indoors with the exception of the locker room areas.
5. **Food and Drink.** Food and drink will be limited to designated areas only.
6. **Alcohol.** Alcoholic beverages shall not be served or sold, nor permitted to be consumed on the premises of the Amenities, except at pre-approved special events. Patrons will be required to hire a licensed and insured vendor of alcoholic beverages, and they must provide proof of this to the Amenity Manager prior to the event. Anyone that appears to be under the influence of drugs or alcohol will be asked to leave the Amenities.
7. **No Smoking** Smoking (including e-cigarettes) is not permitted in any building, or enclosed or fenced area to the maximum extent of the prohibitions set forth in the Florida Clean Indoor Air Act or other subsequent legislation. All waste must be disposed of in the appropriate receptacles. No employee or contractor of the District shall smoke in any building, or enclosed or fenced area of the Amenities. Any violation of this policy shall be reported to the Amenity Manager.

8. ***Pets.*** With the exception of service animals, pets are only permitted in designated areas, and they are not permitted indoors. Where service animals are permitted on the grounds, they must be leashed. Patrons are responsible for picking up after all pets as a courtesy to others and in accordance with the law.
9. ***Vehicles.*** Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, or in any way which blocks the normal flow of traffic. Golf carts, off-road bikes/vehicles (including ATV's), and motorized scooters are prohibited on all property owned, maintained, and operated by the District or at any of the Amenities within District unless they are owned by the District.
10. ***Skateboards, Etc.*** Bicycles, skateboards, rollerblades, scooters, hover boards and other similar uses are limited to designated outdoor areas only.
11. ***Fireworks.*** Fireworks of any kind are not permitted anywhere on the Amenities or adjacent areas.
12. ***Service Areas.*** Only District employees and staff are allowed in the service areas of the Amenities.
13. ***Courtesy.*** Patrons and their Guests shall treat all staff members and other Patrons and Guests with courtesy and respect.
14. ***Profanity.*** Loud, profane or abusive language is prohibited.
15. ***Horseplay.*** Disorderly conduct and horseplay are prohibited.
16. ***Equipment.*** All equipment and supplies provided for use of the Amenities must be returned in good condition after use. Patrons are encouraged to let the staff know if an area of the Amenities or a piece of equipment is in need of cleaning or maintenance.
17. ***Littering.*** Patrons are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.
18. ***Solicitation and Advertising.*** Commercial advertisements shall not be posted or circulated in the Amenities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenities property unless approved in writing by the District.
19. ***Firearms.*** Firearms are not permitted in any of the Amenities or on any District property in each case to the extent such prohibitions are permitted under Florida law. Among other prohibitions, no firearms may be carried to any meeting of the District's Board of Supervisors.
20. ***Trespassing / Loitering.*** There is no trespassing or loitering allowed at the Amenities. Any individual violating this policy may be reported to the local authorities.
21. ***Compliance with Laws.*** All Patrons and Guests shall abide by and comply with any and all federal, state and local laws and ordinances, as well as any District rules and policies, while present at or utilizing the Amenities, and shall ensure that any minor for whom they are responsible also complies with the same.
22. ***Surveillance.*** Various areas of all Amenities are under twenty-four (24) hour video surveillance.
23. ***Grills.*** Grills are permitted only outdoors and at the discretion of, and in areas designated by, the District.

24. **Bounce Houses.** Bounce houses and similar apparatus are permitted only outdoors and at the discretion of, and in areas designated by, the District. Proof of liability insurance acceptable to the District shall also be required.
25. **Cellular Phones.** To prevent disturbance to others, use of cellular telephones is limited while in the clubhouse. Patrons and guests are asked to keep their ringers turned off or on vibrate while in the clubhouse.
26. **Lost Property.** The District is not responsible for lost or stolen items. Staff members are not permitted to hold valuables or bags for Patrons or Guests. All found items should be turned in to the Amenity Manager for storage in the lost and found. Items will be stored in the lost and found for up to one month.

FITNESS CENTER

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

1. **Exercise at Your Own Risk.** The fitness center is not supervised during operating hours. All Patrons are encouraged to consult their physician before beginning an exercise program.
2. **Operating Hours.** The fitness room hours will be from 6:00 a.m. to 10:00 p.m. daily.
3. **Usage Restrictions.** For safety purposes, only patrons and Guests ages 15 and older may use the fitness center. Due to space limitations, Patrons may only bring a maximum of two Guests to the fitness room.
4. **Attire.** Appropriate attire including shorts, shirts, and closed toed athletic footwear must be worn at all times in the fitness center. To maintain clean and sweat-free equipment, clothing must cover any part of the body exposed to direct contact with the equipment.
5. **Courtesy.** If a Patron/guest is waiting, cardiovascular equipment utilization is limited to 30 minutes. If a Patron or Guest is waiting for the weight equipment, individuals should allow others to "work in" between sets. All equipment must be wiped down after use with the wipes and/or spray provided.
6. **Food and Drink.** No food or chewing gum is permitted in the fitness center. Water or other sport drinks must be contained in non-breakable spill-proof containers.
7. **Noise.** Personal music devices are permitted if used with headphones and played at a volume that does not disturb others.
8. **Equipment.** Weights or other fitness equipment may not be removed from the fitness center. Please replace weights to their proper location after use. Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.
9. **Hand Chalk.** Hand chalk is not permitted.
10. **Personal Training.** Except as expressly authorized by the District, personal training for fees, or solicitation of personal training services for fees, is prohibited.

SWIMMING POOLS

The following policies apply to the District's pools:

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

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

BATHING LOAD/MAXIMUM CAPACITY: Pursuant to the Florida Department of Health's operating permit for the District's swimming pool, the maximum bathing load for the pools is **210 individuals (54 individuals** for the water activity pool, and **156 individuals** for the lap pool), and the maximum capacity for the swimming pool is **525 individuals** in the enclosed deck area and pools (together, "**Capacity Limits**"). The Amenity Manager will post the Capacity Limits at the pools, and will ensure that the Capacity Limits are not exceeded by periodically monitoring the area. On peak days where there is a potential that the Capacity Limits may be exceeded, the Amenity Manager shall close and lock three of the four gated entrances and require Patrons to access the swimming pools only via the main entrance, where Patrons shall be counted manually by the Amenity Manager. Additionally, the Amenity Manager may issue colored wrist bands to Patrons to ensure that only authorized Patrons are accessing the

pools. Further, in the event that the Capacity Limits are exceeded, the Amenity Manager shall request that Patrons leave the pool area until the Capacity Limits are met.

TENNIS COURTS

The following policies apply to the tennis courts:

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

MULTI-PURPOSE FIELD

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

1. **First Come Basis.** The field is available for use by Patrons and Guests only on a first come first serve basis, unless reserved.
2. **Vehicles.** No bicycles, scooters, skate boards, hover boards or other equipment or vehicles with wheels are permitted.
3. **Chalking.** Chalking or marking the field must be approved in advance and proper marking materials must be used.
4. **Glass Containers.** No glass containers or breakable objects of any kind are permitted on the field.
5. **Pets.** Pets must be kept on leash, and Patrons and Guests must pick up and dispose of pet waste in appropriate receptacles.
6. **Equipment.** Patrons are responsible for bringing their own equipment.

7. **Golfing.** Golfing is not permitted on the field.
8. **Sports Instruction.** Except as expressly authorized by the District, sports instruction for fees, or solicitation of sports instruction for fees, is prohibited.

EVENT LAWN, PATIO, PICNIC AREAS, AND OUTDOOR AREAS

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

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

OFF LEASH DOG PARK FACILITY

- (1) All Patrons and guests using the Off-Leash Dog Park (the “Bark Park”) are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all District policies governing amenity facilities. Any disregard or violation of these policies or misuse or destruction of Bark Park facilities or equipment may result in the suspension or termination of Bark Park or Amenity Center privileges. Guests may use the Bark Park if accompanied by an adult Patron.
- (2) Please note that the Bark Park is an unattended facility and persons using the Bark Park do so at their own risk. Voluntary use of the Bark Park evidences waiver of any claims against the District resulting from activities occurring at the Bark Park. The District is not responsible for any injury or harm caused from the use of the Bark Park.

- (3) General Policies applicable to those owners and handlers bringing dogs to the Dog Park:
- a. The only pets permitted to use the Bark Park are dogs; no other pets permitted.
 - b. Dogs shall be leashed at all times except when in designated “off-leash” areas within the fenced Bark Park.
 - c. Dogs shall be supervised and in view at all times and never left unattended.
 - d. Children must be supervised at all times. Children under 12 must be accompanied by an adult.
 - e. Dogs must be leashed quickly and removed from the dog from the Bark Park in the event of any problems. Any dogs displaying aggressive behavior shall immediately be leashed by the owner and removed from the Bark Park.
 - f. Be polite and “Scoop the Poop!” Pet waste stations and trash cans are located at the Bark Park.
 - g. No prong, pinch or spiked collars are permitted within the fenced area of the Bark Park.
 - h. Dogs shall be kept from digging or damaging any equipment or Bark Park lands or facilities. Any holes made by a person’s dog shall be filled by that person.
 - i. Dogs under four months old, in heat, with fleas, skin conditions, or are otherwise ill are not permitted in the Bark Park.
 - j. Dogs shall be up-to-date on vaccinations prior to entering the Bark Park, and shall have current rabies and applicable license tags clipped to their collars at all times.
 - k. No food is permitted at the Bark Park, except food/treats for dogs.

KAYAK LAUNCH

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

Use of Equipment:

- 1) Non-motorized watercraft vessels including kayaks and canoes will be made available to Patrons and their Guests for a maximum two - hour period per vessel. This will allow availability for other Patrons and Guests.
- 2) Patrons and Guests using watercraft must wear lifeguard approved life jackets for the duration of the rental.
- 3) Children under the age of 18 years old operating a non-motorized watercraft vessel must be accompanied by an adult.

- 4) Patrons and Guests must be able to enter and exit the non-motorized watercraft from the launch.
- 5) Patrons and Guests are responsible for lost or damaged equipment.
- 6) Amenity staff has the right to refuse service based on safety concerns.
- 7) Amenity staff will close all rentals for inclement weather or conditions deemed unsafe.
- 8) All rentals are due in 30 minutes prior to close.
- 9) Hours of operation are subject to change without notice.
- 10) Operating any non-motorized equipment under the influence of alcohol or drugs is strictly prohibited.

LAKE OR POND AREAS

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

The following additional guidelines apply:

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

PLAYGROUND AND TOT LOTS

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

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

FACILITY RENTAL POLICIES

The following policies apply to the rental of the Amenities:

1. ***Patrons Only.*** Unless otherwise directed by the District, only Patrons may reserve designated Amenities for parties and events. Please contact the Amenity Manager in order to determine availability of the Amenities for any particular reservation. Rental reservations should be made no later than 14 days in advance in order to schedule staffing.
2. ***Amenities Available for Rental:*** The following Amenities are available for rental: clubhouse (excluding kitchen), veranda, and multi-purpose field.
3. ***Payment & Registration.*** *At the* time the reservation is made, a check or money order (no cash) for the rental fee and a separate check for the security & cleaning deposit (both payable to the District) must be delivered to the ***Facility Manager*** along with completed paperwork and insurances, if necessary. Each Patron renting the Amenities must sign and execute a Rental Agreement acceptable to the District, must schedule a time to complete a rental check list with Facility Manager one week in advance. Regardless of whether the Rental Agreement is executed, the Patron is bound by the Rental Agreement, which is incorporated herein by this reference.
4. ***Rates and Deposits.*** The rental rates and deposits for use of the Amenities are as set forth in the District's rules. The deposit will secure the rental time, location and date. To receive the full refund of the deposit within 10 days after the party, the renter must:
 - i. Remove all garbage, place in dumpster and replace garbage liners;
 - ii. Take down all decorations or event displays; and
 - iii. Otherwise clean the rented Amenities and restore them to their pre-rented condition, and to the satisfaction of the District.

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

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

PROPERTY DAMAGE

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

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

USE AT OWN RISK; INDEMNIFICATION

Any Patron, Guest, or other person who participates in the Activities (as defined below), shall do so at his or her own risk, and shall indemnify, defend,

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

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

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

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

SOVEREIGN IMMUNITY

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

SEVERABILITY

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

AMENDMENTS / WAIVERS

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

ATTACHMENT A: Consent and Waiver Agreement

ATTACHMENT A
Consent and Waiver Agreement

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

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

Participant Name: _____

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

Date: _____

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

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

Date: _____

Address: _____

Phone Number (home): _____

Phone Number (alternate): _____

Emergency Contact: _____

Phone Number: _____

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

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

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

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

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

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

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

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

Room / Area	Rental Fee	Deposit
To be determined	\$0 - \$500	\$250

5. **Miscellaneous Fees.**

Item	Fee
Weekly guest access card (intended for out of town visitors)	\$25.00/guest
Replacement of Damaged, Lost, or Stolen Access Card	\$25.00
Insufficient Funds Fee (for submitting an insufficient funds check)	\$35.00

6. **Special Provisions.**

- a. ***Homeowner's Association Meetings.*** Unless otherwise provided in the District's official policies, as may be amended from time to time, each homeowner's association located within the boundaries of the District is permitted one free meeting per month, subject to availability.
 - b. ***Additional Costs.*** The District may in its sole discretion require additional staffing, insurance, cleaning, or other service for any given event, and, if so, may charge an additional fee for the event equal to the cost of such staffing, insurance, cleaning, or service.
7. **Adjustment of Rates.** Not more than once per year, the Board may adjust by resolution adopted at a duly noticed public meeting any of the fees set forth in paragraphs 4, 5, and 6 by not more than five percent per year to reflect actual costs of operation of the Amenities, to promote use of the Amenities, or for any other purpose as determined by the Board to be in the best interests of the District. The Board may also in its discretion authorize discounts for certain services.
8. **Prior Rules; Policies.** The District's prior rules setting amenities rates are hereby rescinded. The District's Amenities Policies, as may be amended from time to time, govern all use of the Amenities.
9. **Severability.** The invalidity or unenforceability of any one or more provisions of this rule shall not affect the validity or enforceability of the remaining portions of this rule, or any part of this rule not held to be invalid or unenforceable.

Law Implemented: ss. 190.011, 190.035, Fla. Stat. (2018)

Effective Date:

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

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

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

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

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

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

4. **Authority of Amenities Manager.** The Amenities Manager or his or her designee has the ability to remove any person from one or all Amenities if any of the above-referenced behaviors are exhibited or actions committed. The Amenities Manager

or their designee may at any time restrict or suspend for cause or causes, including but not limited to those described above, any person's (and his/her family's) privileges to use any or all of the Amenities for a period not to exceed thirty days.

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

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

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

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

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2018)

Effective Date: February 21, 2019

SIXTH ORDER OF BUSINESS

PROPOSAL FOR:

Beacon Lake
Landscape, Hardscape & Sign Design
Saint Johns, FL
Project # 19-12

DATE: March 26, 2019

TO: Meadow View at Twin Creeks
Community Development District
Blaz Kovacic, Vice-Chair
c/o Governmental Management Services, LLC
475 W. Town Place, Suite 114
St. Augustine, FL 32092

Dear Blaz,

Thank you for the opportunity to submit our professional design service proposal. The following design services are for Phase 2, Phase 3A, the parkway, Luau Beach and the gated entry for the Toll Brothers parcel as discussed previously. We intend to provide the schematic and final landscape planting plans, park improvements and signage construction documents. Design parameters shall be based on the previous theme created for Beacon Lake.

Our scope of services are as follows:

Phase 2 Neighborhood Design & Construction Documents

Part 1: \$11,300

Conceptual Design of the Landscape, Signage & Hardscape for Parks & Common Areas

- A. We shall visit the site to review existing conditions. The intent will be to understand what vegetation may be left after clearing, focal areas of interest and other aspects that may affect our design.
- B. We shall coordinate with your environmental consultant and ETM to understand requirements for tree mitigation if applicable.
- C. We shall provide a site plan concept depicting our suggested design features which will include landscape trees and plant massing, hardscape such as columns, fencing, planter walls, etc. loosely based on the existing Beacon Lake theme.
- D. We intend to provide the conceptual site plan and other unique features for the community parks. The intent is to show the potential active uses, gathering areas and other aspects that make the parks unique.
- E. Deliverables shall include site plan concepts and examples of similar features within the project. We shall also include one round of edits based on your critique and comments.

Part 2: \$15,900

Landscape Planting Plans of the Phase 2 Neighborhood Area

Planting Plans shall include:

- A. Plant material selection and specifications
- B. Master tree plan and their specifications.
- C. Plan view layout w/ quantities and species name
- D. Total quantities and cost estimate.



Note: Soil testing and/or amendments may be required to determine the quality of soil that the landscape will be installed in. If testing is necessary, we have not included any testing within our proposal. It has also been assumed that the civil engineer shall handle all tree mitigation submittals to St. Johns County.

Part 3: 4,200

Phase 2 Neighborhood Parks Construction Documents

We intend to the construction documents for the park features that are presented in the concept above.

This shall include:

- A. Hardscape Details:
 - 1. Swing arbors
 - 2. Playground Selection and layout (if applicable)
 - 3. Site furnishings selection
 - 4. Potential shade pavilion design (based on manufactured pavilion)

Phase 3A Neighborhood Design & Construction Documents

Part 4: \$9,300

Conceptual Design of the Landscape, Signage & Hardscape for Parks & Common Areas

- A. We shall visit the site to review existing conditions. The intent will be to understand what vegetation may be left after clearing, focal areas of interest and other aspects that may affect our design.
- B. We shall coordinate with your environmental consultant and ETM to understand requirements for tree mitigation if applicable.
- C. We shall provide a site plan concept depicting our suggested design features which will include landscape trees and plant massing, hardscape such as columns, fencing, planter walls, etc. loosely based on the existing Beacon Lake theme.
- D. We intend to provide the conceptual site plan and other unique features for the community parks. The intent is to show the potential active uses, gathering areas and other aspects that make the parks unique.
- E. We shall provide the conceptual design of the Toll Brothers entry gate area. This will include limited graphic presentation.
- F. Deliverables shall include site plan concepts and examples of similar features within the project. We shall also include one round of edits based on your critique and comments.

Part 5: \$13,800

Landscape Planting Plans of the Phase 3A Neighborhood Area & Parkway

Planting Plans shall include:

- A. Plant material selection and specifications
- B. Master tree plan and their specifications.
- C. Plan view layout w/ quantities and species name
- D. Total quantities and cost estimate.

Note: Soil testing and/or amendments may be required to determine the quality of soil that the landscape will be installed in. If testing is necessary, we have not included any testing within our proposal. It has also been assumed that the civil engineer shall handle all tree mitigation submittals to St. Johns County.

Part 6: 7,900 _____**Phase 3A Neighborhood Parks & Entry Gate Construction Documents**

We intend to the construction documents for the park features that are presented in the concept above.

This shall include:

- A. Hardscape Details:
 - 1. Swing arbors
 - 2. Playground Selection and layout (if applicable)
 - 3. Site furnishings selection
 - 4. Potential shade pavilion design (based on manufactured pavilion)
- B. Toll Brothers entry gate hardscape and gate construction documents
 - 1. Foundation & site plan details
 - 2. Elevations
 - 3. Construction sections & details
 - 4. Structural engineering

Luau Beach Park Design Concept

Part 7: \$5,300 _____**Conceptual Design of the Luau Beach Park (on the lake)**

- A. We shall visit the site to review existing conditions. The intent will be to understand what focal areas of interest and other aspects that may affect our design.
- B. We shall refine the previous concept to reflect an approximate construction budget of \$500,000. This will include the revised site plan and the conceptual design of the proposed hardscape improvements. We shall also include one round of edits based on your critique and comments. This does not include any color graphic presentation.

Note: final construction documents shall be provided under separate scope once the conceptual design has been completed and approved.

Overall Community Phase 2, 3A & Luau Beach

Part 8: \$12,600 _____**Master Irrigation Design Plans and Specifications for Areas Above**

- A. Overall site sleeving plan and details for General Contractor or Irrigation Contractor.
- B. Overall site layout irrigation design.
 - 1. Valve locations
 - 2. Zone delineation with located head layout.
 - 3. Main waterline feeds located by civil engineering
 - 4. Head types
 - 5. Controller system locations

Note: Owner to verify water source

The irrigation plans, specifications and construction details will programmatically fulfill the necessary bid documents; however unforeseen on-site re-locations of heads, controllers, etc. due to on-site changes are the responsibility of the Landscape Contractor/Irrigation Contractor. The Landscape Contractor or Irrigation Contractor is responsible for any as-built documents required by the owner.



Part 9: \$4,500 _____

Community Sign Program (Phase 2, 3A and Luau Beach only)

We shall put together a sign package based on the previous design concepts for Phase 1,

- A. We will provide the design concepts for each of the following signs:
 - 1. Roadway Signs (Required by County and located by Civil Engineer)
 - 2. Stop sign
 - 3. Speed limit sign
 - 4. Do not enter
 - 5. No outlet sign
 - 6. Yield sign
 - 7. Street identity sign
- B. Roadway Signs (Supplementary)
 - 1. No soliciting
 - 2. Keep right
 - 3. Bike path crossing
 - 4. Amenity area directional
- C. Luau Beach Signs
 - 1. Lake swimming rules
 - 2. Men/Women's restroom sign
 - 3. Parking lot signs
 - 4. Park identity sign face

Schematic Drawings shall denote design intent and descriptive specifications for sign contractor to bid. Sign contractor shall provide detailed shop drawings detailing methods of construction.

***Final fabrication drawings shall be provided by your chosen fabricator**

Part 10: Hourly @ \$100.00 _____ (Not to exceed \$7,500)

Neighborhood & 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. We shall review proposed placement of specimen trees
- C. We shall review and critique quality of plant material after installation.
- D. We shall review typical irrigation systems components to verify compliance with our drawings.
- E. Trips to the site shall be invoiced at **\$500 per trip** plus expenses

Assumptions and Exclusions:

- 1. Geotechnical services are not included in this proposal although geotechnical data will be required and provided by developer
- 2. The proposal does not include civil engineering including utility design, site grading, site geometry, or storm water design or planning.
- 3. Building permitting and submittal shall be done by the general contractor.
- 4. All structural elements assume shallow foundation systems.
- 5. All components of this project will be designed at one time and presented to the client for approvals at each phase.
- 6. Construction documents will be completed and bid as 2 scopes of work (Phase 2 and Phase 3A)
- 7. Construction Management or supervision is not included in this contract.



Not included in our Scope of Services:

1. Civil, Environmental or Geo-technical Engineering (under separate contract)
2. Shop Drawing Preparation
3. Construction Administration including project representation and construction observation on a full time basis or on a basis other than described above
4. Activities beyond those described above including as-built surveying, geotechnical reports or investigation
5. Any construction Cost
6. Electrical site engineering for any lighting or Photo-metrics.
7. Any color graphic presentations or collateral

Reimbursable expenses:

- A. All expenses such as travel, printing cost, courier, postage, reproduction cost, etc., shall be billed at direct cost plus 15%, unless the Owner pays direct to the supplier.
- B. We will include the following items within our contract and shall not be classified as a reimbursable expense:
 1. (1) Set of prints of 30% submittal, 70% submittal and final completion prior to permit.
- C. Additional printing for permit and bidding are at your expense. We will also provide a computer file of the plans and specifications after completion of the job. Each 24" x 36" sheet costs \$1.00.

The above services will be performed for the fees indicated after each item. 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.

All terms & conditions to this proposal are in accordance with previously approved contract #15-63, dated January 15, 2016.

We are extremely excited about your project and look forward to working with you. If you accept this proposal please return the signed proposal and we will begin immediately.

Sincerely,

Paul M. Basham
President
Basham & Lucas Design Group Inc.

Accepted by:

Authorized Agent

Date

SEVENTH ORDER OF BUSINESS

**WORK AUTHORIZATION NO. 14
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
BEACON LAKES PHASE 4 (299 LOTS ONLY)
DESIGN PHASE**

SCOPE OF WORK

England-Thims & Miller, Inc., shall provide general engineering consultation services for the Meadow View at Twin Creeks Community Development District (CDD) for Design Services for Phase 4 which includes 299 single family lots. Services shall include, but not be limited to:

I. TASK ONE – SITE PLAN REVISIONS

Includes a site geometric layout and Owner requested site plan revisions. This task will be invoiced on an hourly basis, with the estimated budget amount provided below.

FEE.....HOURLY
(Budget Estimate: \$5,000.00)

II. TASK TWO – MASTER DEVELOPMENT PLAN

A Master Development Plan (MDP) will be prepared from the approved site layout, submitted and processed for the fifth phase of development. This task includes MDP map and text preparation, processing of the MDP application package, and attendance at any public hearings or meetings with staff.

LUMP SUM FEE \$4,000.00

III. TASK THREE – MASTER STORMWATER PLAN

ETM will update the Master Stormwater Plan and calculations for the reconfigured layout in this phase. All future ponds will remain as originally designed and may not match the current Conceptual Master Plan.

LUMP SUM FEE \$7,000.00

IV. TASK FOUR – SJRWMD ENVIRONMENTAL RESOURCE PERMIT (Phase 4 only)

ETM will develop and submit stormwater calculations for this phase with the significant revisions to the layout and pond configuration.

LUMP SUM FEE \$12,000.00

V. TASK FIVE – MASTER UTILITY PLAN

ETM will update the Master Utility Plan and calculations to account for the additional flow required by the additional units in Phase 3B. Updates will only be to the Phase 4 area. Future areas will remain as originally designed and may not match most current Conceptual Master Plan.

LUMP SUM FEE \$5,000.00

VII. TASK SEVEN – SUBDIVISION CIVIL ENGINEERING CONSTRUCTION PLANS (299 LOTS ONLY)

This task shall include:

1. Design
 - a. Roadway Design and Details
 - b. Stormwater Collection System Design and Details
 - c. Potable Water Distribution System and Details
 - d. Sanitary Sewer Collection System and Details
 - e. Neighborhood Grading Plan
 - f. Erosion and Sediment Control Design
 - g. Stormwater Pollution Prevention Plan

LUMP SUM FEE \$128,200.00

VIII. TASK EIGHT – PHASE 4 LIFT STATION DESIGN

ETM proposes to design and prepare construction documents for one sanitary sewer pump station to serve Phase 3B. Design will include:

1. System Analysis
2. Pump Design and Selection
3. Wet Well Design
4. Mechanical Systems
5. Note: This excludes Electrical and Electrical Controls as required by (signed and sealed by Electrical Engineer)
6. Force Main Design

LUMP SUM FEE \$9,350.00

IX. TASK NINE – PHASE 4 REGULATORY PERMITTING/APPROVALS

We shall prepare permit applications and coordinate the review process for to following:

1. St. Johns County Utility Department Water, Sewer and Reuse Plan review and coordination.
LUMP SUM FEE \$4,000.00
2. St. Johns County DRC Submittal and Construction Plan Application
LUMP SUM FEE \$3,250.00
3. Department of Environmental Protection Water Distribution System General Permit
LUMP SUM FEE \$1,800.00
4. Department of Environmental Protection Sanitary Sewer Collection System General Permit
LUMP SUM FEE \$1,800.00
5. Environmental Protection Agency National Pollutant Discharge Elimination System (NPDES) General Notice of Intent – Construction Permit
LUMP SUM FEE \$1,500.00

X. TASK TEN – LANDSCAPE AND TREE MITIGATION PLAN

Provide landscape plan in accordance with the Twin Creeks PUD and the St. Johns County Land Development Code. This will include street tree design and negotiation with St. Johns County to satisfy minimum Code requirements.

LUMP SUM FEE \$7,500.00

REIMBURSABLE EXPENSES

Costs such as final printing, telephone, delivery service, mileage and travel shall be invoiced at direct costs plus 15%.

FEE SUMMARY

TASK DESCRIPTION	FEE
Task I – Site Plan Revisions (Hourly)	\$5,000.00
Task II – Master Development Plan	\$4,000.00
Task III – Master Stormwater Plan	\$7,000.00
Task IV – SJRWMD Environmental Resource Permit (Phase 3B)	\$12,000.00
Task V – Master Utility Plan (Phase 3B)	\$5,000.00
Task VI – Subdivision Civil Engineering Construction Plans	\$85,800.00
Task VII – Phase 4 - Lift Station Design	\$9,350.00
Task VIII – Phase 4 - Regulatory Permitting/Approvals	
1. SJCD Water, Sewer, Reuse Plan review and coordination	\$4,000.00
2. SJCDRC Permit	\$3,250.00
3. DEP Water Distribution System General Permit	\$1,800.00
4. DEP Sanitary Sewer Collection System General Permit	\$1,800.00
5. EPA NPDES General Notice of Intent-Construction Permit	\$1,500.00
Task IX – Landscape and Tree Mitigation Plan	\$7,500.00
TOTAL FEE SUMMARY	\$190,400.00

ITEMS NOT INCLUDED

1. Geotechnical Investigations
2. Soil Boring / Analysis
3. Material Testing
4. DRI, PUD or Re-Zoning (modifications)
5. Land use planning
6. Comprehensive plan
7. Concurrency
8. Groundwater Modeling / testing
9. Groundwater / Dewatering Permitting
10. As-built Surveying
11. Surveying (Topo, Bound., Route, Tree, R/W)
12. Environmental Investigation
13. Wetland Flagging / Survey or Permitting
14. Wetland delineation
15. Wetland drawdown analysis
16. Wetland mitigation / Design / Permitting
17. Irrigation or Irrigation supply design
18. Electrical, Phone, Gas, Design / Permitting
19. Overhead Power line adjustments
20. Offsite drainage study
21. Signage Design / Permitting
22. Unified Sign Plan Design / Compliance
23. Street lighting design
24. FEMA Floodplain / Model / Analysis / Permitting
25. Hardscape/ Design / Permitting
26. Fire Hydrant Testing
27. ADA Compliance
28. Homeowners Association issues
29. Community Development District Issues (CDD)
30. CDD Improvement Plan / CDD Acquisitions
31. Covenant & Restrictions Review
32. Architectural Review Committee Process
33. ACOE Permitting
34. Fire Hydrant testing
35. Pressure testing
36. Permit Compliance
37. NDPES permit compliance.
38. Administrative Hearings
39. Payment & Performance or other bonding
40. Notice to Owners issues
41. Const. Stakeout / Locates / Verification
42. Utility Locations / Analysis / Design / Soft digs
43. Construction Supervision / Administration
44. Life Safety /Code compliance
45. Project Wide code compliance
46. Consumptive Use Permitting (CUP)
47. Historical / Archeological Issues
48. Endangered species
49. Traffic study
50. Application / Permit Fees
51. Septic Tank / Well Permitting
52. Research / consultation, Title research
(easements, dedications, conveyances, etc.)
53. Retaining wall or Structural design
54. Separate clearing / grading permit
55. Construction Observation / Admin. (CEI)
56. Cost Estimates / Opinion of Probable Cost
57. OSHA or other safety issues
58. Bid Specifications / Bid Documents / bidding
59. Streetscape Design (specialty paving)
60. Plat / Easement processing / permitting
61. Individual Lot Surveys
62. Easement Staking
63. Park Design
64. Lift Station Electrical Design (required by SJCD)

ENGLAND-THIMS & MILLER, INC.
HOURLY FEE SCHEDULE - 2019

Principal – CEO/CSO/President	\$265.00/Hr.
Principal – Vice President	\$245.00/Hr.
Senior Engineer	\$195.00/Hr.
Engineer	\$154.00/Hr.
Project Manager	\$180.00/Hr.
Assistant Project Manager	\$146.00/Hr.
Senior Planner	\$180.00/Hr.
Planner	\$148.00/Hr.
CEI Senior Engineer	\$215.00/Hr.
Senior Inspector	\$148.00/Hr.
Inspector	\$120.00/Hr.
Senior Landscape Architect	\$166.00/Hr.
Landscape Architect	\$148.00/Hr.
Senior Graphics Technician	\$148.00/Hr.
GIS Programmer	\$158.00/Hr.
GIS Analyst	\$132.00/Hr.
Senior Engineering Designer / Senior LA Designer	\$148.00/Hr.
Engineering/Landscape Designer	\$128.00/Hr.
CADD/GIS Technician	\$120.00/Hr.
Administrative Support	\$82.00/Hr.
Accountant	\$100.00/Hr.

The outlined services shall be performed on a time and material basis at the currently approved rate and expense schedule.

APPROVAL

Submitted by: _____

England-Thims & Miller, Inc.

Date: _____

4-1-2019

Approved by: _____

Meadow View at Twin Creeks Community Development District

Date: _____

**WORK AUTHORIZATION NO. 15
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
BEACON LAKES PHASE 3B (200 LOTS ONLY)
DESIGN PHASE**

SCOPE OF WORK

England-Thims & Miller, Inc., shall provide general engineering consultation services for the Meadow View at Twin Creeks Community Development District (CDD) for Design Services for Phase 3B which includes 200 single family lots. Services shall include, but not be limited to:

I. TASK ONE – SITE PLAN REVISIONS

Includes a site geometric layout and Owner requested site plan revisions. This task will be invoiced on an hourly basis, with the estimated budget amount provided below.

FEE.....HOURLY
(Budget Estimate: \$5,000.00)

II. TASK TWO – MASTER DEVELOPMENT PLAN

A Master Development Plan (MDP) will be prepared from the approved site layout, submitted and processed for the fifth phase of development. This task includes MDP map and text preparation, processing of the MDP application package, and attendance at any public hearings or meetings with staff.

LUMP SUM FEE \$4,000.00

III. TASK THREE – MASTER STORMWATER PLAN

ETM will update the Master Stormwater Plan and calculations for the reconfigured layout in this phase. All future ponds will remain as originally designed and may not match the current Conceptual Master Plan.

LUMP SUM FEE \$7,000.00

IV. TASK FOUR – SJRWMD ENVIRONMENTAL RESOURCE PERMIT (Phase 3B only)

ETM will develop and submit stormwater calculations for this phase with the significant revisions to the layout and pond configuration.

LUMP SUM FEE \$12,000.00

V. TASK FIVE – MASTER UTILITY PLAN

ETM will update the Master Utility Plan and calculations to account for the additional flow required by the additional units in Phase 3B. Updates will only be to the Phase 3B area. Future areas will remain as originally designed and may not match most current Conceptual Master Plan.

LUMP SUM FEE \$5,000.00

VI. TASK SIX – COLLECTOR ROAD FINAL ENGINEERING AND CONSTRUCTION PLANS (PHASE 3B ONLY)

ETM proposes to prepare final engineering and construction plans of the Phase 3B collector roadway. Phase 3B includes the easterly two-lane urban section to be constructed from the end of Phase 3B to the entrance road to the Townhome Parcel. Construction documents will be in accordance with St. Johns County criteria. Plans will also conform to the master stormwater and utility plan, and will include the following:

1. Roadway Design (Plans and Profile)
2. Stormwater Collection System Design and Details
3. Erosion and Sediment Control Plan
4. Stormwater Pollution Prevention Plan
5. Coordination with Geotechnical Engineer and Land Surveyor
6. Utilities (water, sewer and reuse) to serve this development and future extension)

LUMP SUM FEE **\$24,000.00**
 (2,000 l.f. @ \$400/l.f. @ 3%)

VII. TASK SEVEN – SUBDIVISION CIVIL ENGINEERING CONSTRUCTION PLANS (200 LOTS ONLY)

This task shall include:

1. Design
 - a. Roadway Design and Details
 - b. Stormwater Collection System Design and Details
 - c. Potable Water Distribution System and Details
 - d. Sanitary Sewer Collection System and Details
 - e. Neighborhood Grading Plan
 - f. Erosion and Sediment Control Design
 - g. Stormwater Pollution Prevention Plan

LUMP SUM FEE **\$85,800.00**

VIII. TASK EIGHT – PHASE 3B LIFT STATION DESIGN

ETM proposes to design and prepare construction documents for one sanitary sewer pump station to serve Phase 3B. Design will include:

1. System Analysis
2. Pump Design and Selection
3. Wet Well Design
4. Mechanical Systems
5. Note: This **excludes** Electrical and Electrical Controls as required by (signed and sealed by Electrical Engineer)
6. Force Main Design

LUMP SUM FEE **\$9,350.00**

IX. TASK NINE – PHASE 3B REGULATORY PERMITTING/APPROVALS

We shall prepare permit applications and coordinate the review process for to following:

1. St. Johns County Utility Department Water, Sewer and Reuse Plan review and coordination.
LUMP SUM FEE\$4,000.00
2. St. Johns County DRC Submittal and Construction Plan Application
LUMP SUM FEE\$3,250.00
3. Department of Environmental Protection Water Distribution System General Permit
LUMP SUM FEE\$1,800.00
4. Department of Environmental Protection Sanitary Sewer Collection System General Permit
LUMP SUM FEE..... \$1,800.00
5. Environmental Protection Agency National Pollutant Discharge Elimination System (NPDES) General Notice of Intent – Construction Permit
LUMP SUM FEE.....\$1,500.00

X. TASK TEN – LANDSCAPE AND TREE MITIGATION PLAN

Provide landscape plan in accordance with the Twin Creeks PUD and the St. Johns County Land Development Code. This will include street tree design and negotiation with St. Johns County to satisfy minimum Code requirements.

LUMP SUM FEE \$7,500.00

REIMBURSABLE EXPENSES

Costs such as final printing, telephone, delivery service, mileage and travel shall be invoiced at direct costs plus 15%.

FEE SUMMARY

TASK DESCRIPTION	FEE
Task I – Site Plan Revisions (Hourly)	\$5,000.00
Task II – Master Development Plan	\$4,000.00
Task III – Master Stormwater Plan	\$7,000.00
Task IV – SJRWMD Environmental Resource Permit (Phase 3B)	\$12,000.00
Task V – Master Utility Plan (Phase 3B)	\$5,000.00
Task VI – Phase 3B - Collector Road Final Engineering and Construction Plans	\$24,000.00
Task VII – Subdivision Civil Engineering Construction Plans	\$85,800.00
Task VIII – Phase 3B - Lift Station Design	\$9,350.00
Task IX – Phase 3B - Regulatory Permitting/Approvals	
1. SJCUD Water, Sewer, Reuse Plan review and coordination	\$4,000.00
2. SJC DRC Permit	\$3,250.00
3. DEP Water Distribution System General Permit	\$3,000.00
4. DEP Sanitary Sewer Collection System General Permit	\$1,800.00
5. EPA NPDES General Notice of Intent-Construction Permit	\$1,500.00
Task X – Landscape and Tree Mitigation Plan	\$7,500.00
TOTAL FEE SUMMARY	\$172,000.00

ITEMS NOT INCLUDED

1. Geotechnical Investigations
2. Soil Boring / Analysis
3. Material Testing
4. DRI, PUD or Re-Zoning (modifications)
5. Land use planning
6. Comprehensive plan
7. Concurrency
8. Groundwater Modeling / testing
9. Groundwater / Dewatering Permitting
10. As-built Surveying
11. Surveying (Topo, Bound., Route, Tree, R/W)
12. Environmental Investigation
13. Wetland Flagging / Survey or Permitting
14. Wetland delineation
15. Wetland drawdown analysis
16. Wetland mitigation / Design / Permitting
17. Irrigation or Irrigation supply design
18. Electrical, Phone, Gas, Design / Permitting
19. Overhead Power line adjustments
20. Offsite drainage study
21. Signage Design / Permitting
22. Unified Sign Plan Design / Compliance
23. Street lighting design
24. FEMA Floodplain / Model / Analysis / Permitting
25. Hardscape/ Design / Permitting
26. Fire Hydrant Testing
27. ADA Compliance
28. Homeowners Association issues
29. Community Development District Issues (CDD)
30. CDD Improvement Plan / CDD Acquisitions
31. Covenant & Restrictions Review
32. Architectural Review Committee Process
33. ACOE Permitting
34. Fire Hydrant testing
35. Pressure testing
36. Permit Compliance
37. NDPES permit compliance.
38. Administrative Hearings
39. Payment & Performance or other bonding
40. Notice to Owners issues
41. Const. Stakeout / Locates / Verification
42. Utility Locations / Analysis / Design / Soft digs
43. Construction Supervision / Administration
44. Life Safety / Code compliance
45. Project Wide code compliance
46. Consumptive Use Permitting (CUP)
47. Historical / Archeological Issues
48. Endangered species
49. Traffic study
50. Application / Permit Fees
51. Septic Tank / Well Permitting
52. Research / consultation, Title research (easements, dedications, conveyances, etc.)
53. Retaining wall or Structural design
54. Separate clearing / grading permit
55. Construction Observation / Admin. (CEI)
56. Cost Estimates / Opinion of Probable Cost
57. OSHA or other safety issues
58. Bid Specifications / Bid Documents / bidding
59. Streetscape Design (specialty paving)
60. Plat / Easement processing / permitting
61. Individual Lot Surveys
62. Easement Staking
63. Park Design
64. Lift Station Electrical Design (required by SICUD)

**ENGLAND-THIMS & MILLER, INC.
HOURLY FEE SCHEDULE - 2019**

Principal – CEO/CSO/President	\$265.00/Hr.
Principal – Vice President	\$245.00/Hr.
Senior Engineer	\$195.00/Hr.
Engineer.....	\$154.00/Hr.
Project Manager	\$180.00/Hr.
Assistant Project Manager	\$146.00/Hr.
Senior Planner	\$180.00/Hr.
Planner.....	\$148.00/Hr.
CEI Senior Engineer.....	\$215.00/Hr.
Senior Inspector	\$148.00/Hr.
Inspector	\$120.00/Hr.
Senior Landscape Architect	\$166.00/Hr.
Landscape Architect	\$148.00/Hr.
Senior Graphics Technician.....	\$148.00/Hr.
GIS Programmer	\$158.00/Hr.
GIS Analyst	\$132.00/Hr.
Senior Engineering Designer / Senior LA Designer	\$148.00/Hr.
Engineering/Landscape Designer	\$128.00/Hr.
CADD/GIS Technician	\$120.00/Hr.
Administrative Support	\$82.00/Hr.
Accountant.....	\$100.00/Hr.

The outlined services shall be performed on a time and material basis at the currently approved rate and expense schedule.

APPROVAL

Submitted by: _____

England-Thims & Miller, Inc.

Date: _____

4-1-2019

Approved by: _____

Meadow View at Twin Creeks Community Development District

Date: _____

EIGHTH ORDER OF BUSINESS

11 April 2019

Meadow View at Twin Creeks CDD
c/o Governmental Management Services, Inc.
475 West Town Place, Suite 114
St. Augustine, Florida 32092



**RE: Beacon Lake Phase 2B
Proposal/Contract for Services
ERS Proposal No. P19100**

Dear Sir/Madam:

Environmental Resource Solutions is pleased to provide you with this proposal/contract for Environmental Resource Permitting services for the above referenced project located in St. Johns County, Florida.

We look forward to working with you on this project. Please feel free to contact me with any questions.

Sincerely,

ENVIRONMENTAL RESOURCE SOLUTIONS
A Division of SES Energy Services LLC

A handwritten signature in blue ink that reads "Jaime Northrup".

Jaime Northrup
Senior Environmental Scientist/Project Manager

Attachment: Proposal/Contract for Services

JKN/P18196_BeaconLakePhase2B_4-11-19

PROPOSAL/CONTRACT

**Meadow View at Twin Creeks CDD
c/o Governmental Management Services, Inc.
475 West Town Place, Suite 114
St. Augustine, Florida 32092**

11 April 2019

**RE: Beacon Lake Phase 2B
Proposal/Contract for Services
ERS Proposal No. P19100**

Scope of Services

Upon receipt of authorization to proceed, Environmental Resource Solutions (ERS) will perform the following tasks:

Task 1 – Permitting Assistance. ERS will assist project engineers with SJRWMD permitting efforts. ERS will prepare the text, tables and graphics needed to address the environmental portions of the environmental resource permit (ERP) application. Once wetland impacts are finalized, ERS will prepare a functional assessment to determine the amount of mitigation needed to offset permanent (unavoidable) impacts. ERS assumes that mitigation within the Twin Creeks development will be utilized to offset unavoidable wetland impacts. Any remaining balance of wetland impacts that cannot be offset with mitigation within Twin Creeks will be compensated via mitigation bank credit purchase. ERS will require final plans in AutoCAD format prior to initiating permit application preparation.

Task 1 – Not to Exceed.....\$8,500.00

Meetings/Consultation. Any requested meetings or consultation that are beyond the scope of services as described above will be invoiced on a time and materials basis at standard hourly rates.

Please sign this proposal and return a copy to our office. We look forward to working with you.

TERMS ACCEPTED:

**MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT**
For: _____
Date: 4/11/2019
By: [Signature]
(Signature)
BLAZE KOVACIC, VICE CHAIR
(Printed/Typed)

For: **SES Energy Services LLC (ERS Division)**
Date: 11 April 2019
By: [Signature]
(Signature)
Kim Allerton
(Printed/Typed)

JKN/P18196_BeaconLakePhase2B_4-11-19

General Terms and Conditions

GC-1 DEFINITIONS

- A "Consultant" shall be defined as SES Energy Services LLC.
- B "Client" means the company entering into this Agreement with Consultant.
- C Consultant and Client will be collectively referred to as the "Parties" or sometimes individually as a "Party".
- D "Work" is defined as the services being provided by Consultant to Client, and all duties and responsibilities associated therewith, and
- E "Agreement" is defined as the Agreement reached by the Parties for the Work and all documents referenced in and made a part of the Agreement, including, but not limited to Consultant's Cost Estimate and associated proposal.

GC-2 ORDER OF PRECEDENCE

All contract documents and subsequently issued modifications are essential parts of this Agreement, and a requirement occurring in one is binding as though occurring in all. In resolving conflicts, errors, or omissions, the following order of precedence shall be used:

- A Cost Estimate including Scope of Work and Agreement signature page.
- B General Terms and Conditions, and
- C Attachments, if any.

GC-3 ENTIRE AGREEMENT

This Agreement embodies the entire agreement between the Parties. The Parties shall not be bound by or liable for any statement, representation, promise, or understanding not set forth herein and nothing contained in proposals, correspondence, discussions, or negotiations prior to the date of this agreement has any effect on this agreement unless specifically incorporated herein. No changes, amendments, or modifications of any of the terms and conditions hereof shall be valid unless reduced to writing and signed by the Parties.

GC-4 RESPONSIBILITIES

Consultant has the responsibility for providing the services described in the cost estimate. The Work is to be performed according to accepted industry standards of care and is to be completed in a timely manner. The Client or a duly authorized representative is responsible for providing the Consultant with a clear understanding of the project nature and scope (the Work). The Client shall supply the Consultant with sufficient and adequate information, including, but not limited to, maps, site plans, reports, surveys and designs, to allow the Consultant to properly complete the Work. The Client shall also communicate changes in the nature and scope of the Work as soon as possible during performance of the Work so that the changes can be incorporated into the work product.

GC-5 HEADINGS

The captions in this Agreement are for convenience only and shall not define or limit any of the terms herein.

GC-6 SEVERABILITY AND INTERPRETATION

In the event that any provision of this Agreement shall be held to be invalid or unenforceable, the remainder of the Agreement shall not be affected and the Agreement shall be construed in all respects as if such invalid or unenforceable provisions were omitted. Each Party acknowledges that it has had a fair and reasonable opportunity to review this Agreement, which shall be construed as though drafted by both parties.

GC-7 WAIVER

The waiver by either Party of any default or breach of this Agreement shall not constitute a waiver of any other or subsequent default or breach.

GC-8 OWNERSHIP OF DOCUMENTS AND DATA

All finished and unfinished documents, data, studies, surveys, drawings, specifications, field notes, maps, models, photographs, videos, project-customized software, project-customized intellectual property, and reports which are first produced by the Consultant in the performance of the Work are, and will remain, the property of Consultant.

GC-9 INDEPENDENT CONTRACTOR

Consultant represents that it is fully experienced, properly qualified, registered, licensed, equipped, organized and financed to perform the Work under this Agreement. Consultant shall perform the Work hereunder in accordance with its own methods subject to compliance with the Agreement. Consultant agrees to be solely responsible for all matters pertaining to its status as a business in the state as well as all federal laws, IRS requirements, and labor laws as they pertain to the Work being performed and paid under this Agreement. Consultant shall act as an independent contractor and not as the agent of Client in performing this Agreement, maintaining complete control over its employees and all of its lower-tier suppliers and subcontractors. Nothing contained in this Agreement or any lower-tier purchase order or Agreement awarded by Consultant shall create any contractual relationship or rights between any lower-tier supplier or subcontractor and Client. Nothing contained in the Agreement shall be construed to imply a joint venture, partnership or principal-agent relationship between the Parties. Neither Party by virtue of this Agreement shall have any right, power, or authority to act or create any obligation, express or implied, on behalf of the other Party.

GC-10 SITE ACCESS AND CONDITIONS AFFECTING THE WORK

The Client will grant or obtain free access to the Work site, if any, for all equipment and personnel necessary for the Consultant to perform the Work set forth in this Agreement. The Client will notify any and all possessors of the project site that Client has granted Consultant free access to the site. The Consultant will take reasonable precautions to minimize damage to the site, but it is understood by the Client that, in the normal course of work, some damage may occur, and the correction of such damage is not part of this Agreement unless so specified in the Cost Estimate and associated Scope of Work. The Client is responsible for the accuracy of locations for all subterranean structures and utilities. The Consultant will take reasonable precautions to avoid known subterranean structures, and the Client waives any claim against Consultant and agrees to defend, indemnify, and hold Consultant harmless from any claim or liability for injury or loss, including costs of defense, arising from damage done to subterranean structures and utilities not identified or accurately located. In addition, Client agrees to compensate Consultant for any time spent or expenses incurred by Consultant in defense of any such claim with compensation to be based upon Consultant's prevailing fee structure and expense reimbursement policy. Before starting the Work, the Consultant shall review all existing site conditions, drawings if any, specifications if any, and other documents relative to the Work, as well as the information furnished by Client pursuant to the Work. Any errors, inconsistencies or omissions then discovered by the Consultant shall be reported promptly to the Client for clarification. Consultant shall not proceed in conflict areas without specific written direction from the Client.

GC-11 DISCOVERY OF UNANTICIPATED HAZARDOUS MATERIALS

Client warrants that a reasonable effort has been made to inform Consultant of known or suspected hazardous materials on or near the project site. Under the terms of this Agreement, the term "hazardous materials" includes, but is not limited to, hazardous materials (40 CFR 172.01), hazardous wastes (40 CFR 261.2), hazardous substances (40 CFR 300.6), petroleum products, polychlorinated biphenyls, mold and asbestos. Hazardous materials may exist at a site where there is no reason to believe they could or should be present. Consultant and Client agree that the discovery of unanticipated hazardous materials constitutes a changed condition that may mandate a renegotiation of the scope of Work. Consultant and Client agree that the discovery of unanticipated hazardous materials may make it necessary for Consultant to take immediate measures to protect health and safety. Client agrees to compensate Consultant for any equipment decontamination or other costs incident to the discovery of unanticipated hazardous materials. Consultant agrees to notify Client when unanticipated hazardous materials or suspected hazardous materials are

General Terms and Conditions

encountered. Client agrees to make all disclosures required by law to the appropriate governing agencies. Client also agrees to hold Consultant harmless for any and all consequences of disclosures made by Consultant which are required by governing law. In the event the project site is not owned by Client, Client recognizes that it is the Client's responsibility to inform the property owner of the discovery of unanticipated hazardous materials. Notwithstanding any other provision of this Agreement, Client waives any claim against Consultant, its agents, servants, employees, representatives, officers, directors, sureties, attorneys, owners, affiliates, heirs, assigns, suppliers and subcontractors, and to the maximum extent permitted by law, agrees to defend, indemnify, and save Consultant harmless from any claim, liability, and/or defense costs for injury or loss arising from Consultant's discovery of unanticipated hazardous materials including any costs created by delay of the project and any cost associated with possible reduction of the property's value. Client will be responsible for ultimate disposal of any samples secured by the Consultant which are found to be contaminated.

GC-12 CONSIDERATION AND COMPENSATION

Consultant shall be paid in accordance with the rates and/or prices established in the Agreement. Unless amended in writing and signed by the Parties, Consultant is not obligated to incur expenses and cost in excess of that amount.

GC-13 BILLING AND PAYMENT

Consultant will submit invoices to Client monthly or upon the completion of the Work. Invoices will reflect charges for different personnel and expense classifications or will indicate a lump sum charge for services rendered in accordance with the Cost Estimate. Payment is due thirty (30) days after presentation of invoice and is past due 31 days from invoice date. Client agrees to pay a finance charge of one and one-half percent (1.5%) per month, or the maximum rate allowed by law, on past due accounts. If the Consultant incurs any expenses to collect overdue billings on invoices, the sums paid by the Consultant for reasonable attorney's fees, court costs, Consultant's time, Consultant's expenses, and interest will be due and owing by the Client.

GC-14 WRITTEN NOTICE

The addresses provided for the Parties in the Agreement shall be the addresses for all notices and correspondence in all matters dealing with this Agreement. Except as otherwise expressly provided herein, all written notices required to be delivered by the Parties pursuant hereto shall be deemed so delivered at the time delivered by hand one business day after confirmed transmission by facsimile or other electronic system (with confirmation copy sent by regular U.S. Mail or overnight delivery service) or 3 business days after placement in the U.S. Mail by registered or certified mail, return receipt requested, postage prepaid, or to such other address as such party may designate by 10 days' advance written notice to the other Party.

GC-15 FORCE MAJEURE

Neither Party shall be liable nor be able to terminate this Agreement for any failure to perform hereunder where such failure is proximately caused by a Force Majeure Occurrence, which is defined as an occurrence beyond the control and without the fault or negligence of the Party affected and which by exercise of reasonable diligence the Party is unable to prevent or protect against. Without limiting the generality of the foregoing, Force Majeure Occurrences shall include acts of nature (including fire, flood, earthquake, storm, hurricane or other natural disaster), war, invasion, terrorist acts, government sanction or embargo, labor disputes of third parties to this Agreement, or the prolonged failure of electricity or other vital utility service. Any Party asserting Force Majeure as an excuse to performance shall have the burden of proving proximate cause, that reasonable steps were taken to minimize the delay and damages caused by events when known, and that the other Party was timely notified of the likelihood or actual occurrence which is claimed as grounds for a defense under this clause.

GC-16 INSURANCE

Consultant agrees it shall carry and maintain in force and effect during the entire term of this Agreement the following required insurance policies: Commercial General Liability, Worker's Compensation and Employer's Liability, Business Auto Liability, and Professional Liability. A certificate of insurance detailing these policies will be provided upon request.

GC-17 LIMITATION OF LIABILITY

Client agrees that the Consultant's liability for on account of any error, omission, or other professional negligence will be limited to a sum not to exceed Fifty Thousand (\$50,000.00) Dollars, or Consultant's fee, whichever is greater. If Client prefers to have higher limits on professional liability, Consultant agrees to increase the limits up to a maximum of One Million (\$1,000,000.00) Dollars upon Client's written request, provided that Client agrees to pay an additional consideration of four percent (4%) of the total fee for the project or Five Hundred (\$500.00) Dollars, whichever is greater. The additional charge for the higher liability limits is because of the greater risk assumed and is not strictly a charge for additional professional liability insurance.

GC-18 INDEMNITY

Subject to the limits established in the Limitation of Liability clause herein, each Party shall defend, save the other together with their agents, servants, employees, representatives, officers, directors, sureties, attorneys, owners, affiliates, heirs, assigns, suppliers and subcontractors harmless from and against and shall indemnify the other for any liability, loss, costs, expenses, or damages to the extent of its negligent acts or omissions in performing under this Agreement. To the extent of its negligence, the indemnifying Party shall defend said action at its own expense and shall pay and discharge any judgment that may be rendered in any such action. If such indemnifying Party fails or neglects to so defend, the Party sued may defend the same and any expenses, including reasonable attorneys' fees, which it may pay or incur in defending said action and the amount of any judgment which it may be required to pay shall be promptly reimbursed upon demand. Such undertaking of defense shall not be deemed an admission of liability, an agreement to assume liability, or a waiver of any right or remedy which the undertaking Party may have. In the event of any indemnified claim against Consultant by Client or any third person associated with Client, Consultant reserves the right to choose legal counsel and direct the defense of such claim at Client's sole cost and expense if the Client is notified of the claim, the claim is the result of Client's efforts, and the Client either fails or neglects to defend the claim. Each Party shall protect, defend, indemnify and hold harmless the other Party hereto from and against any and all damages and expenses arising out of a claim of actual or alleged infringement of patent, copyright, trademark or trade name asserted in connection with the use of equipment, tools, or methods of operation furnished pursuant to this Agreement. In no event, whether on warranty, contract, or negligence, shall either Party be liable to the other for incidental, indirect, or consequential damages, including but not limited to, loss of profits, loss of revenue, loss of use of equipment or facilities, costs of capital, cost of substitute or underutilization of equipment, facilities or labor, downtime costs, or claims of customers resulting from the performance or nonperformance of obligations of this Agreement.

GC-19 STANDARD OF CARE

Services performed by the Consultant under this Agreement will be conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the Consultant's profession practicing contemporaneously under similar conditions in the locality of the Work. No other warranty, expressed or implied, is made. The Client recognizes that site conditions may change from those observed at the site at the time Work is performed. Data, interpretations, and recommendations by the Consultant will be based solely on information available to the Consultant at the time of the performance of the Work. The Consultant is responsible for those data, interpretations, and recommendations, but will not be responsible for other parties' interpretations or use of the information provided.

GC-20 PROPRIETARY AND CONFIDENTIAL INFORMATION

Information which is exchanged under or in connection with this Agreement may include proprietary and confidential information of the disclosing Party. The receiving Party shall not disclose such confidential information to others or use it for any purposes other than this Agreement without prior written consent from disclosing Party. All such proprietary information shall be clearly marked as "Proprietary." In the event proprietary information is orally disclosed, it should then be

General Terms and Conditions

reduced to writing and marked "Proprietary" within ten (10) days thereafter. The receiving Party shall use at least the same degree of care to prevent disclosure to any third party of misuse of the proprietary information as it employs with respect to its own proprietary information of like importance and use. Proprietary information shall not include, and this paragraph shall not apply to information which: (a) was in the receiving Party's possession or was known to the receiving Party prior to its receipt from the disclosing Party; (b) is or becomes public knowledge without fault of the receiving Party; (c) is acquired by the receiving Party from a third party with good legal title thereto and without binder of secrecy; (d) is independently developed by the receiving Party; (e) is used or disclosed with the prior written approval of the disclosing Party; or (f) is disclosed pursuant to the requirement or request of U.S. or other governmental agency. If such a requirement or request is presented by the U.S. or other governmental agency, Consultant will immediately notify Client and will give Client a reasonable opportunity to contest or dispute such disclosure if they deem necessary. The obligations stated under this clause shall survive the expiration or termination of this Agreement and any extension thereof for a period of two (2) years. All tangible forms and copies of the proprietary information, such as written documentation, delivered by either Party to the other pursuant to this Agreement shall be and remain the property of the issuing Party, and all such tangible information shall be properly returned to said Party or destroyed upon its written request. Any work papers, memoranda or other writings prepared by the receiving Party incorporating any or all of the information shall also be subject to the provisions of this Agreement.

GC-21 RESOLUTION OF DISPUTES

The Parties agree to attempt to resolve any dispute by direct negotiations and in good faith. If these negotiations prove unsuccessful, the following rules shall apply. The Parties agree that this Agreement, and the performance or breach thereof, shall be governed and construed in accordance with the substantive and procedural laws of the State of Florida, United States of America. Any dispute, controversy, claim or difference arising out of or relating to, or resulting from this Agreement, its application or interpretation, or a breach thereof, which cannot be settled amicably by the Parties, shall be resolved definitively and exclusively by arbitration under the Rules of Procedure of the American Arbitration Association (the "Rules") then prevailing, which arbitration shall be held in Jacksonville, Florida. Arbitration shall be by a single arbitrator within thirty (30) calendar days after demand for arbitration, the arbitrator being chosen in accordance with the Rules. It is agreed that all documentary submissions, presentations and proceedings shall be in the English language. The decision of the arbitrator shall be final and binding on the parties, and judgment upon any award rendered may be entered in any court having jurisdiction thereof. Any time which elapses in attempting to resolve the dispute through either or both negotiation or arbitration shall extend day-for-day any applicable statute(s) of repose or limitation of actions. The Parties agree that this arbitration obligation shall survive the termination of this Agreement, whether by default or convenience. Notwithstanding anything to the contrary, (a) Consultant reserves the right to pursue and obtain injunctive or equitable relief from a court of law; (b) if a lawsuit or arbitration is brought against Consultant in a court of law and such claims involve, directly or indirectly, Client's work, Consultant reserves the right to join Client in such arbitration or lawsuit; and (c) if any claims by Client involve, directly or indirectly, the work or obligations of other persons, Consultant reserves the right to join such other persons to its arbitration or litigation with Client.

GC-22 ASSIGNMENT

Neither the Client nor the Consultant may delegate, assign, sublet or transfer their duties or interest in this Agreement without the written consent of the other Party. However, Consultant may assign rights to be paid amounts due to a financing institution if Client is promptly furnished a written notice and a signed copy of such assignment. If assigned, all covenants, stipulations and promises of this Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective successors, assigns and legal representatives.

GC-23 TAXES

Unless otherwise stated in this Agreement, Client shall pay all taxes, levies, duties, and assessments of every nature due in connection with the Work under this Agreement required by law and hereby indemnifies and holds harmless Consultant from any liability on account of any and all such taxes, levies, duties, assessments, and deductions. Unless otherwise provided herein, the price of the Work includes all applicable federal, state and local taxes.

GC-24 COMPLIANCE WITH LAWS

The Parties will comply with applicable laws, statutes, ordinances, orders, rules and regulations of all governmental authorities having jurisdiction over the Work to be performed, and will have all licenses, permits, and other necessary documents for the performance of the Work.

GC-25 CHANGES

This Agreement may not be and shall not be deemed or construed to have been modified, amended, rescinded, canceled or waived in whole or part, except by written instruments signed by the Parties hereto. When, in the Consultant's opinion, any direction from Client or any other discovery or occurrence, constitutes a change to the Agreement terms, Consultant shall notify the Client immediately in writing to obtain a written instrument implementing the change. Upon request from Client, Consultant may be required at a later date to submit a formal written request including all necessary supporting documentation to justify the change. Notice of request for change must be given as soon as practical, and at all times must be given prior to any action being taken by Consultant on the changed Work or activity. A modification constitutes complete agreement between the Parties regarding any changes made to the Agreement.

GC-26 SUSPENSION

The Client may for any reason direct the Consultant to suspend performance of any part or all of the Agreement for an indefinite period of time. If any such suspension significantly delays progress or causes the Consultant additional direct expenses in the performance of the Agreement, not due to the fault or negligence of the Consultant, the compensation to the Consultant shall be adjusted by a formal modification to the Agreement and the time of performance shall be extended by the actual duration of the suspension.

GC-27 TERMINATION

This Agreement may be terminated by either Party upon seven (7) days' written notice in the event of substantial failure by the other Party to perform in accordance with the terms hereof. Such termination shall not be effective if that substantial failure has been remedied before expiration of the period specified in the written notice. In the event of termination, Consultant shall be paid for services performed to the termination notice plus reasonable termination expenses. In the event of termination, or suspension of more than three months prior to completion of all reports contemplated by this Agreement, Consultant may complete such analyses and records as necessary to complete the project files and may also complete a report on the service performed to the date of notice of termination or suspension. The expense of termination or suspension shall include all direct costs incurred by Consultant in completing, compiling and transmitting such analyses, records and reports.

GC-28 RETENTION OF RECORDS

Consultant will retain all pertinent records relating to the services performed for a period of five (5) years following completion of the Work, during which period the records will be made available to the Client at all reasonable times.

GC-29 SUCCESSORS

All covenants, stipulations and promises in this Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective successors, assigns and legal representatives. Neither Party shall have the right to assign or otherwise transfer its rights or obligations under this Agreement except with the written consent of the other Party, provided, however, that a successor in interest by merger, by operation of law, assignment, purchase, or otherwise of the entire business of either Party, shall acquire all interest of such Party hereunder. Prohibited assignments shall be void at the option of the non-assigning Party.

ELEVENTH ORDER OF BUSINESS

B.

Meadow View at Twin Creeks Community Development District

April 18, 2019

1. Ratification of agreement for environmental services in connection with Phase 2B at Beacon Lake
2. Ratification of Requisition 80
2018 Bond Series
3. Consideration of Requisitions 81-103
2018 Bond Series
4. Consideration of Change Order No. 1 – Beacon Lake Phase 2
5. Consideration of Change Order No. 2 – Beacon Lake Phase 2
6. Consideration of Change Order No. 1 – Beacon Lake Townhomes
7. Consideration of Change Order No. 2 – Beacon Lake Townhomes

**Scott Jordan Lockwood
District Engineer
England-Thims & Miller, Inc.**

MEADOW VIEW AT TWIN CREEKS CDD				
2018 Bond Series				
REQUISITION SUMMARY				
April 18, 2019				
<u>Date of Requisition</u>	<u>Req #</u>	<u>Payee</u>	<u>Reference</u>	<u>Requisition Amount</u>
TO BE RATIFIED				
4/5/2019	80	Environmental Resource Solutions, Inc.	Professional Services related to Beacon Lake Ph 3A - Invoice 35894	\$ 4,408.84
Requisitions to be RATIFIED-2018 Special Assessment Bonds (2018 Project)				\$4,408.84
2018 SPECIAL ASSESSMENT BONDS (2018 PROJECT) REQUISITIONS				
<u>Date of Requisition</u>	<u>Req #</u>	<u>Payee</u>	<u>Reference</u>	<u>Requisition Amount</u>
TO BE APPROVED				
4/18/2019	81	ETM	Beacon Lakes Phase 2 Bidding and CEI Services (WA#11) Invoice 190216	\$ 4,086.03
4/18/2019	82	ETM	Beacon Lakes Phase 3A - Design Phase (WA#9) Invoice 190218	\$ 19,589.15
4/18/2019	83	ETM	Beacon Lake Phase 2B Civil Design (WA#13) Invoice 190221	\$ 16,900.00
4/18/2019	84	ETM	Twin Creeks Heartwood DRI Biennial Monitoring Report - Invoice 190147	\$ 1,388.50
4/18/2019	85	ETM	Beacon Lakes Phase 3A - Design Phase (WA#9) Invoice 190214	\$ 3,734.03
4/18/2019	86	Universal Engineering Sciences	Beacon Lake Townhomes Retaining Wall Designs - Invoice 349741	\$ 12,826.00
4/18/2019	87	Environmental Resource Solutions, Inc.	Professional Services related to Beacon Lakes Phase 3A - Invoice 36027	\$ 2,910.00
4/18/2019	88	Hopping Green & Sams	Professional Services related to project construction-Bill number 106548	\$ 2,791.50
4/18/2019	89	ECS Florida, LLC	Beacon Lake Townhomes field and engineering services - Invoice 710191	\$ 2,079.00
4/18/2019	90	Clary & Associates, Inc.	Beacon Lake Phase Unit 3A - Map & Description of easement for Toll Brothers Lot Purchase - Invoice 2018-854-2	\$ 850.00
4/18/2019	91	Basham Lucas	Additional Services-Community signage & neighborhood parks - Invoice 7772	\$ 1,400.00
4/18/2019	92	ECS Florida, LLC	Geotechnical Engineering Services related to Beacon Lakes Phase 2 - Invoice 714288	\$ 363.00
4/18/2019	93	ECS Florida, LLC	Geotechnical Engineering Services related to Beacon Lakes Phase 3A - Invoice 718442	\$ 5,400.00
4/18/2019	94	Basham Lucas	Beacon Lake Entry and Parkway Landscape Construction - Invoice 7760	\$ 1,900.00
4/18/2019	95	Basham Lucas	Additional Services-ARB Landscape Submittal - Invoice 7786	\$ 680.00
4/18/2019	96	Hughes Brothers Construction, Inc.	Contractor Application for Payment #3 - Beacon Lake Phase 2	\$ 1,109,596.69
4/18/2019	97	Hughes Brothers Construction, Inc.	Contractor Application for Payment #3 - Beacon Lake Townhomes	\$ 47,473.91
4/18/2019	98	ECS Florida, LLC	Geotechnical Engineering Services related to Beacon Lakes Phase 2 - Invoice 724347	\$ 3,745.50
4/18/2019	99	ECS Florida, LLC	Geotechnical Engineering Services related to Beacon Lake Townhomes - Invoice 720598	\$ 907.50
4/18/2019	100	Ferguson Waterworks	Direct Purchase of Construction Materials to be incorporated into Beacon Lake Townhomes	\$ 24,490.00
4/18/2019	101	County Materials Corporation	Direct Purchase of Construction Materials to be incorporated into Beacon Lake Townhomes	\$ 28,208.00
4/18/2019	102	County Materials Corporation	Direct Purchase of Construction Materials to be incorporated into Beacon Lake Townhomes	\$ 43,116.71
4/18/2019	103	Del Zotto Products of Florida, Inc.	Direct Purchase of Construction Materials to be incorporated into Beacon Lake Townhomes	\$ 99,165.00
4/18/2019	104	Del Zotto Products of Florida, Inc.	Direct Purchase of Construction Materials to be incorporated into Beacon Lake Townhomes	\$ 43,205.00
Requisitions to be APPROVED-2018 Special Assessment Bonds (2018 Project)				\$1,476,805.52
TOTAL REQUISITIONS TO BE APPROVED April 18, 2019				\$1,481,214.36

Ratify

11 April 2019

Meadow View at Twin Creeks CDD
c/o Governmental Management Services, Inc.
475 West Town Place, Suite 114
St. Augustine, Florida 32092



**RE: Beacon Lake Phase 2B
Proposal/Contract for Services
ERS Proposal No. P19100**

Dear Sir/Madam:

Environmental Resource Solutions is pleased to provide you with this proposal/contract for Environmental Resource Permitting services for the above referenced project located in St. Johns County, Florida.

We look forward to working with you on this project. Please feel free to contact me with any questions.

Sincerely,

**ENVIRONMENTAL RESOURCE SOLUTIONS
A Division of SES Energy Services LLC**

Jaime Northrup
Senior Environmental Scientist/Project Manager

Attachment: Proposal/Contract for Services

JKNP18196_BeaconLakePhase2B_4-11-19

PROPOSAL/CONTRACT

**Meadow View at Twin Creeks CDD
c/o Governmental Management Services, Inc.
475 West Town Place, Suite 114
St. Augustine, Florida 32092**

11 April 2019

**RE: Beacon Lake Phase 2B
Proposal/Contract for Services
ERS Proposal No. P19100**

Scope of Services

Upon receipt of authorization to proceed, Environmental Resource Solutions (ERS) will perform the following tasks:

Task 1 – Permitting Assistance. ERS will assist project engineers with SJRWMD permitting efforts. ERS will prepare the text, tables and graphics needed to address the environmental portions of the environmental resource permit (ERP) application. Once wetland impacts are finalized, ERS will prepare a functional assessment to determine the amount of mitigation needed to offset permanent (unavoidable) impacts. ERS assumes that mitigation within the Twin Creeks development will be utilized to offset unavoidable wetland impacts. Any remaining balance of wetland impacts that cannot be offset with mitigation within Twin Creeks will be compensated via mitigation bank credit purchase. ERS will require final plans in AutoCAD format prior to initiating permit application preparation.

Task 1 – Not to Exceed.....\$8,500.00

Meetings/Consultation. Any requested meetings or consultation that are beyond the scope of services as described above will be invoiced on a time and materials basis at standard hourly rates.

Please sign this proposal and return a copy to our office. We look forward to working with you.

TERMS ACCEPTED:

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

For: _____

Date: 4/11/2019

By: [Signature]

BLAZE KOVACIC, VICE CHAIR
(Signature)
(Printed/Typed)

For: SES Energy Services LLC (ERS Division)

Date: 11 April 2019

By: [Signature]

Kim Allerton
(Signature)
(Printed/Typed)

JKN/P18196_BeaconLakePhase2B_4-11-19

General Terms and Conditions

GC-1 DEFINITIONS

- A "Consultant" shall be defined as SES Energy Services LLC.
- B "Client" means the company entering into this Agreement with Consultant.
- C Consultant and Client will be collectively referred to as the "Parties" or sometimes individually as a "Party".
- D "Work" is defined as the services being provided by Consultant to Client, and all duties and responsibilities associated therewith, and
- E "Agreement" is defined as the Agreement reached by the Parties for the Work and all documents referenced in and made a part of the Agreement, including, but not limited to Consultant's Cost Estimate and associated proposal.

GC-2 ORDER OF PRECEDENCE

- All contract documents and subsequently issued modifications are essential parts of this Agreement, and a requirement occurring in one is binding as though occurring in all. In resolving conflicts, errors, or omissions, the following order of precedence shall be used:
- A Cost Estimate including Scope of Work and Agreement signature page.
 - B General Terms and Conditions; and
 - C Attachments, if any

GC-3 ENTIRE AGREEMENT

This Agreement embodies the entire agreement between the Parties. The Parties shall not be bound by or liable for any statement, representation, promise, or understanding not set forth herein and nothing contained in proposals, correspondence, discussions, or negotiations prior to the date of this agreement has any effect on this agreement unless specifically incorporated herein. No changes, amendments, or modifications of any of the terms and conditions hereof shall be valid unless reduced to writing and signed by the Parties.

GC-4 RESPONSIBILITIES

Consultant has the responsibility for providing the services described in the cost estimate. The Work is to be performed according to accepted industry standards of care and is to be completed in a timely manner. The Client or a duly authorized representative is responsible for providing the Consultant with a clear understanding of the project nature and scope (the Work). The Client shall supply the Consultant with sufficient and adequate information, including, but not limited to, maps, site plans, reports, surveys and designs, to allow the Consultant to properly complete the Work. The Client shall also communicate changes in the nature and scope of the Work as soon as possible during performance of the Work so that the changes can be incorporated into the work product.

GC-5 HEADINGS

The captions in this Agreement are for convenience only and shall not define or limit any of the terms herein.

GC-6 SEVERABILITY AND INTERPRETATION

In the event that any provision of this Agreement shall be held to be invalid or unenforceable, the remainder of the Agreement shall not be affected and the Agreement shall be construed in all respects as if such invalid or unenforceable provisions were omitted. Each Party acknowledges that it has had a fair and reasonable opportunity to review this Agreement, which shall be construed as though drafted by both parties.

GC-7 WAIVER

The waiver by either Party of any default or breach of this Agreement shall not constitute a waiver of any other or subsequent default or breach.

GC-8 OWNERSHIP OF DOCUMENTS AND DATA

All finished and unfinished documents, data, studies, surveys, drawings, specifications, field notes, maps, models, photographs, videos, project-customized software, project-customized intellectual property, and reports which are first produced by the Consultant in the performance of the Work are, and will remain, the property of Consultant.

GC-9 INDEPENDENT CONTRACTOR

Consultant represents that it is fully experienced, properly qualified, registered, licensed, equipped, organized and financed to perform the Work under this Agreement. Consultant shall perform the Work hereunder in accordance with its own methods subject to compliance with the Agreement. Consultant agrees to be solely responsible for all matters pertaining to its status as a business in the state as well as all federal laws, IRS requirements, and labor laws as they pertain to the Work being performed and paid under this Agreement. Consultant shall act as an independent contractor and not as the agent of Client in performing this Agreement, maintaining complete control over its employees and all of its lower-tier suppliers and subcontractors. Nothing contained in this Agreement or any lower-tier purchase order or Agreement awarded by Consultant shall create any contractual relationship or rights between any lower-tier supplier or subcontractor and Client. Nothing contained in the Agreement shall be construed to imply a joint venture, partnership or principal-agent relationship between the Parties. Neither Party by virtue of this Agreement shall have any right, power, or authority to act or create any obligation, express or implied, on behalf of the other Party.

GC-10 SITE ACCESS AND CONDITIONS AFFECTING THE WORK

The Client will grant or obtain free access to the Work site, if any, for all equipment and personnel necessary for the Consultant to perform the Work set forth in this Agreement. The Client will notify any and all possessors of the project site that Client has granted Consultant free access to the site. The Consultant will take reasonable precautions to minimize damage to the site, but it is understood by the Client that, in the normal course of work, some damage may occur, and the correction of such damage is not part of this Agreement unless so specified in the Cost Estimate and associated Scope of Work. The Client is responsible for the accuracy of locations for all subterranean structures and utilities. The Consultant will take reasonable precautions to avoid known subterranean structures, and the Client waives any claim against Consultant, and agrees to defend, indemnify, and hold Consultant harmless from any claim or liability for injury or loss, including costs of defense, arising from damage done to subterranean structures and utilities not identified or accurately located. In addition, Client agrees to compensate Consultant for any time spent or expenses incurred by Consultant in defense of any such claim with compensation to be based upon Consultant's prevailing fee structure and expense reimbursement policy. Before starting the Work, the Consultant shall review all existing site conditions, drawings if any, specifications if any, and other documents relative to the Work, as well as the information furnished by Client pursuant to the Work. Any errors, inconsistencies or omissions then discovered by the Consultant shall be reported promptly to the Client for clarification. Consultant shall not proceed in conflict areas without specific written direction from the Client.

GC-11 DISCOVERY OF UNANTICIPATED HAZARDOUS MATERIALS

Client warrants that a reasonable effort has been made to inform Consultant of known or suspected hazardous materials on or near the project site. Under the terms of this Agreement, the term "hazardous materials" includes, but is not limited to, hazardous materials (40 CFR 172.01), hazardous wastes (40 CFR 261.2), hazardous substances (40 CFR 300.6), petroleum products, polychlorinated biphenyls, mold and asbestos. Hazardous materials may exist at a site where there is no reason to believe they could or should be present. Consultant and Client agree that the discovery of unanticipated hazardous materials constitutes a changed condition that may mandate a renegotiation of the scope of Work. Consultant and Client agree that the discovery of unanticipated hazardous materials may make it necessary for Consultant to take immediate measures to protect health and safety. Client agrees to compensate Consultant for any equipment decontamination or other costs incident to the discovery of unanticipated hazardous materials. Consultant agrees to notify Client when unanticipated hazardous materials or suspected hazardous materials are

General Terms and Conditions

encountered. Client agrees to make all disclosures required by law to the appropriate governing agencies. Client also agrees to hold Consultant harmless for any and all consequences of disclosures made by Consultant which are required by governing law. In the event the project site is not owned by Client, Client recognizes that it is the Client's responsibility to inform the property owner of the discovery of unanticipated hazardous materials. Notwithstanding any other provision of this Agreement, Client waives any claim against Consultant, its agents, servants, employees, representatives, officers, directors, sureties, attorneys, owners, affiliates, heirs, assigns, suppliers and subcontractors, and to the maximum extent permitted by law, agrees to defend, indemnify, and save Consultant harmless from any claim, liability, and/or defense costs for injury or loss arising from Consultant's discovery of unanticipated hazardous materials including any costs created by delay of the project and any cost associated with possible reduction of the property's value. Client will be responsible for ultimate disposal of any samples secured by the Consultant which are found to be contaminated.

GC-12 CONSIDERATION AND COMPENSATION

Consultant shall be paid in accordance with the rates and/or prices established in the Agreement. Unless amended in writing and signed by the Parties, Consultant is not obligated to incur expenses and cost in excess of that amount.

GC-13 BILLING AND PAYMENT

Consultant will submit invoices to Client monthly or upon the completion of the Work. Invoices will reflect charges for different personnel and expense classifications or will indicate a lump sum charge for services rendered in accordance with the Cost Estimate. Payment is due thirty (30) days after presentation of invoice and is past due 31 days from invoice date. Client agrees to pay a finance charge of one and one-half percent (1.5%) per month, or the maximum rate allowed by law, on past due accounts. If the Consultant incurs any expenses to collect overdue billings on invoices, the sums paid by the Consultant for reasonable attorney's fees, court costs, Consultant's time, Consultant's expenses, and interest will be due and owing by the Client.

GC-14 WRITTEN NOTICE

The addresses provided for the Parties in the Agreement shall be the addresses for all notices and correspondence in all matters dealing with this Agreement. Except as otherwise expressly provided herein, all written notices required to be delivered by the Parties pursuant hereto shall be deemed so delivered at the time delivered by hand one business day after confirmed transmission by facsimile or other electronic system (with confirmation copy sent by regular U.S. Mail or overnight delivery service) or 3 business days after placement in the U.S. Mail by registered or certified mail, return receipt requested, postage prepaid, or to such other address as such party may designate by 10 days' advance written notice to the other Party.

GC-15 FORCE MAJEURE

Neither Party shall be liable nor be able to terminate this Agreement for any failure to perform hereunder where such failure is proximately caused by a Force Majeure Occurrence, which is defined as an occurrence beyond the control and without the fault or negligence of the Party affected and which by exercise of reasonable diligence the Party is unable to prevent or protect against. Without limiting the generality of the foregoing, Force Majeure Occurrences shall include acts of nature (including fire, flood, earthquake, storm, hurricane or other natural disaster), war, invasion, terrorist acts, government sanction or embargo, labor disputes of third parties to this Agreement, or the prolonged failure of electricity or other vital utility service. Any Party asserting Force Majeure as an excuse to performance shall have the burden of proving proximate cause, that reasonable steps were taken to minimize the delay and damages caused by events when known, and that the other Party was timely notified of the likelihood or actual occurrence which is claimed as grounds for a defense under this clause.

GC-16 INSURANCE

Consultant agrees it shall carry and maintain in force and effect during the entire term of this Agreement the following required insurance policies: Commercial General Liability, Worker's Compensation and Employer's Liability, Business Auto Liability, and Professional Liability. A certificate of insurance detailing these policies will be provided upon request.

GC-17 LIMITATION OF LIABILITY

Client agrees that the Consultant's liability for on account of any error, omission, or other professional negligence will be limited to a sum not to exceed Fifty Thousand (\$50,000.00) Dollars, or Consultant's fee, whichever is greater. If Client prefers to have higher limits on professional liability, Consultant agrees to increase the limits up to a maximum of One Million (\$1,000,000.00) Dollars upon Client's written request, provided that Client agrees to pay an additional consideration of four percent (4%) of the total fee for the project or Five Hundred (\$500.00) Dollars, whichever is greater. The additional charge for the higher liability limits is because of the greater risk assumed and is not strictly a charge for additional professional liability insurance.

GC-18 INDEMNITY

Subject to the limits established in the Limitation of Liability clause herein, each Party shall defend, save the other together with their agents, servants, employees, representatives, officers, directors, sureties, attorneys, owners, affiliates, heirs, assigns, suppliers and subcontractors harmless from and against and shall indemnify the other for any liability, loss, costs, expenses, or damages to the extent of its negligent acts or omissions in performing under this Agreement. To the extent of its negligence, the indemnifying Party shall defend said action at its own expense and shall pay and discharge any judgment that may be rendered in any such action. If such indemnifying Party fails or neglects to so defend, the Party sued may defend the same and any expenses, including reasonable attorneys' fees, which it may pay or incur in defending said action and the amount of any judgment which it may be required to pay shall be promptly reimbursed upon demand. Such undertaking of defense shall not be deemed an admission of liability, an agreement to assume liability, or a waiver of any right or remedy which the undertaking Party may have. In the event of any indemnified claim against Consultant by Client or any third person associated with Client, Consultant reserves the right to choose legal counsel and direct the defense of such claim at Client's sole cost and expense if the Client is notified of the claim, the claim is the result of Client's efforts, and the Client either fails or neglects to defend the claim. Each Party shall protect, defend, indemnify and hold harmless the other Party hereto from and against any and all damages and expenses arising out of a claim of actual or alleged infringement of patent, copyright, trademark or trade name asserted in connection with the use of equipment, tools, or methods of operation furnished pursuant to this Agreement. In no event, whether on warranty, contract, or negligence, shall either Party be liable to the other for incidental, indirect, or consequential damages, including but not limited to, loss of profits, loss of revenue, loss of use of equipment or facilities, costs of capital, cost of substitute or underutilization of equipment, facilities or labor, downtime costs, or claims of customers resulting from the performance or nonperformance of obligations of this Agreement.

GC-19 STANDARD OF CARE

Services performed by the Consultant under this Agreement will be conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the Consultant's profession practicing contemporaneously under similar conditions in the locality of the Work. No other warranty, expressed or implied, is made. The Client recognizes that site conditions may change from those observed at the site at the time Work is performed. Data, interpretations, and recommendations by the Consultant will be based solely on information available to the Consultant at the time of the performance of the Work. The Consultant is responsible for those data, interpretations, and recommendations, but will not be responsible for other parties' interpretations or use of the information provided.

GC-20 PROPRIETARY AND CONFIDENTIAL INFORMATION

Information which is exchanged under or in connection with this Agreement may include proprietary and confidential information of the disclosing Party. The receiving Party shall not disclose such confidential information to others or use it for any purposes other than this Agreement without prior written consent from disclosing Party. All such proprietary information shall be clearly marked as "Proprietary." In the event proprietary information is orally disclosed, it should then be

General Terms and Conditions

reduced to writing and marked "Proprietary" within ten (10) days thereafter. The receiving Party shall use at least the same degree of care to prevent disclosure to any third party of misuse of the proprietary information as it employs with respect to its own proprietary information of like importance and use. Proprietary information shall not include, and this paragraph shall not apply to information which (a) was in the receiving Party's possession or was known to the receiving Party prior to its receipt from the disclosing Party; (b) is or becomes public knowledge without fault of the receiving Party; (c) is acquired by the receiving Party from a third party with good legal title thereto and without binder of secrecy; (d) is independently developed by the receiving Party; (e) is used or disclosed with the prior written approval of the disclosing Party; or (f) is disclosed pursuant to the requirement or request of U.S. or other governmental agency. If such a requirement or request is presented by the U.S. or other governmental agency, Consultant will immediately notify Client and will give Client a reasonable opportunity to contest or dispute such disclosure if they deem necessary. The obligations stated under this clause shall survive the expiration or termination of this Agreement and any extension thereof for a period of two (2) years. All tangible forms and copies of the proprietary information, such as written documentation, delivered by either Party to the other pursuant to this Agreement shall be and remain the property of the issuing Party, and all such tangible information shall be properly returned to said Party or destroyed upon its written request. Any work papers, memoranda or other writings prepared by the receiving Party incorporating any or all of the information shall also be subject to the provisions of this Agreement.

GC-21 RESOLUTION OF DISPUTES

The Parties agree to attempt to resolve any dispute by direct negotiations and in good faith. If these negotiations prove unsuccessful, the following rules shall apply. The Parties agree that this Agreement, and the performance or breach thereof, shall be governed and construed in accordance with the substantive and procedural laws of the State of Florida, United States of America. Any dispute, controversy, claim or difference arising out of or relating to, or resulting from this Agreement, its application or interpretation, or a breach thereof, which cannot be settled amicably by the Parties, shall be resolved definitively and exclusively by arbitration under the Rules of Procedure of the American Arbitration Association (the "Rules") then prevailing, which arbitration shall be held in Jacksonville, Florida. Arbitration shall be by a single arbitrator within thirty (30) calendar days after demand for arbitration, the arbitrator being chosen in accordance with the Rules. It is agreed that all documentary submissions, presentations and proceedings shall be in the English language. The decision of the arbitrator shall be final and binding on the parties, and judgment upon any award rendered may be entered in any court having jurisdiction thereof. Any time which elapses in attempting to resolve the dispute through either or both negotiation or arbitration shall extend day-for-day any applicable statute(s) of repose or limitation of actions. The Parties agree that this arbitration obligation shall survive the termination of this Agreement, whether by default or convenience. Notwithstanding anything to the contrary, (a) Consultant reserves the right to pursue and obtain injunctive or equitable relief from a court of law; (b) if a lawsuit or arbitration is brought against Consultant in a court of law and such claims involve, directly or indirectly, Client's work, Consultant reserves the right to join Client in such arbitration or lawsuit; and (c) if any claims by Client involve, directly or indirectly, the work or obligations of other persons, Consultant reserves the right to join such other persons to its arbitration or litigation with Client.

GC-22 ASSIGNMENT

Neither the Client nor the Consultant may delegate, assign, sublet or transfer their duties or interest in this Agreement without the written consent of the other Party. However, Consultant may assign rights to be paid amounts due to a financing institution if Client is promptly furnished a written notice and a signed copy of such assignment. If assigned, all covenants, stipulations and promises of this Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective successors, assigns and legal representatives.

GC-23 TAXES

Unless otherwise stated in this Agreement, Client shall pay all taxes, levies, duties, and assessments of every nature due in connection with the Work under this Agreement required by law and hereby indemnifies and holds harmless Consultant from any liability on account of any and all such taxes, levies, duties, assessments, and deductions. Unless otherwise provided herein, the price of the Work includes all applicable federal, state and local taxes.

GC-24 COMPLIANCE WITH LAWS

The Parties will comply with applicable laws, statutes, ordinances, orders, rules and regulations of all governmental authorities having jurisdiction over the Work to be performed, and will have all licenses, permits, and other necessary documents for the performance of the Work.

GC-25 CHANGES

This Agreement may not be and shall not be deemed or construed to have been modified, amended, rescinded, canceled or waived in whole or part, except by written instruments signed by the Parties hereto. When, in the Consultant's opinion, any direction from Client or any other discovery or occurrence, constitutes a change to the Agreement terms, Consultant shall notify the Client immediately in writing to obtain a written instrument implementing the change. Upon request from Client, Consultant may be required at a later date to submit a formal written request including all necessary supporting documentation to justify the change. Notice of request for change must be given as soon as practical, and at all times must be given prior to any action being taken by Consultant on the changed Work or activity. A modification constitutes complete agreement between the Parties regarding any changes made to the Agreement.

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The Client may for any reason direct the Consultant to suspend performance of any part or all of the Agreement for an indefinite period of time. If any such suspension significantly delays progress or causes the Consultant additional direct expenses in the performance of the Agreement, not due to the fault or negligence of the Consultant, the compensation to the Consultant shall be adjusted by a formal modification to the Agreement and the time of performance shall be extended by the actual duration of the suspension.

GC-27 TERMINATION

This Agreement may be terminated by either Party upon seven (7) days' written notice in the event of substantial failure by the other Party to perform in accordance with the terms hereof. Such termination shall not be effective if that substantial failure has been remedied before expiration of the period specified in the written notice. In the event of termination, Consultant shall be paid for services performed to the termination notice plus reasonable termination expenses.

In the event of termination, or suspension of more than three months prior to completion of all reports contemplated by this Agreement, Consultant may complete such analyses and records as necessary to complete the project files and may also complete a report on the service performed to the date of notice of termination or suspension. The expense of termination or suspension shall include all direct costs incurred by Consultant in completing, compiling and transmitting such analyses, records and reports.

GC-28 RETENTION OF RECORDS

Consultant will retain all pertinent records relating to the services performed for a period of five (5) years following completion of the Work, during which period the records will be made available to the Client at all reasonable times.

GC-29 SUCCESSORS

All covenants, stipulations and promises in this Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective successors, assigns and legal representatives. Neither Party shall have the right to assign or otherwise transfer its rights or obligations under this Agreement except with the written consent of the other Party, provided, however, that a successor in interest by merger, by operation of law, assignment, purchase, or otherwise of the entire business of either Party, shall acquire all interest of such Party hereunder. Prohibited assignments shall be void at the option of the non-assigning Party.

CHANGE ORDER

No. 1DATE OF ISSUANCE: April 15, 2019EFFECTIVE DATE: April 18, 2019OWNER: Meadow View at Twin Creeks Community Development DistrictCONTRACTOR: Hughes Brothers Construction, Inc.Contract: Beacon Lake Phase 2Project: Beacon Lake Phase 2OWNER's Contract No. N.A.

ENGINEER's Contract No. _____

ENGINEER: England – Thims and Miller, Inc.

You are directed to make the following changes in the Contract Documents:

Description: Deductions related to Material Direct Purchases**Reason for Change:** Deductions for Material Direct Purchases related to Ferguson, Del Zotto, County Materials and Xylem**Attachments: (List documents supporting change)** See Hughes Brothers Construction, Inc. correspondence dated 3/22/19

By execution of this change order document, the Contractor acknowledges that all issues related to Contract Time and Compensation for the work associated with these changes are resolved.

CHANGE IN CONTRACT PRICE:
Original Contract Price <u>\$ 10,005,624.42</u>
Net Increase/Decrease from previous Change Orders No. <u>0</u> to No. <u>0</u> <u>\$ 0.00</u>
Contract Price prior to this Change Order: <u>\$ 10,005,624.42</u>
Net Increase/Decrease of this Change Order: <u>\$ (1,575,834.58)</u>
Contract Price with all approved Change Orders: <u>\$ 8,429,789.84</u>

CHANGE IN CONTRACT TIMES:
Original Contract Times: Substantial Completion: <u>days</u> Ready for final payment: <u>days</u> (days)
Net change from previous Change Orders No. <u>-0-</u> to No. <u>-0-</u> Substantial Completion: <u>0</u> Ready for final payment: <u>0</u> (days)
Contract Times prior to this Change Order: Substantial Completion: <u>days</u> Ready for final payment: <u>days</u> (days)
Net Increase this Change Order: Substantial Completion: <u>0</u> Ready for final payment: <u>0</u> (days)
Contract Times with all approved Change Orders: Substantial Completion: <u>days</u> Ready for final payment: <u>days</u> (days)

RECOMMENDED:

By: _____
ENGINEER (Authorized Signature)

APPROVED:

By: _____
OWNER (Authorized Signature)

ACCEPTED:

By: _____
CONTRACTOR (Authorized Signature)

Date: _____

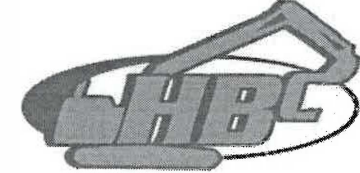
Date: _____

Date: _____

EJCDC 1910-8-B (1996 Edition)

Prepared by the Engineers Joint Contract Documents Committee and endorsed by The Associated General Contractors of America and the Construction Specifications Institute.

CHANGE ORDER NO. 1
Beacon Lake Phase 2



PROJECT: Beacon Lake Phase 2
DATE: 3/22/2019
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
New	Ferguson Direct Purchase Deduct	1.00	LS	\$ (833,262.03)	\$ (833,262.03)
New	Del Zotto Direct Purchase Deduct	1.00	LS	\$ (341,376.80)	\$ (341,376.80)
New	County Materials Direct Purchase Deduct	1.00	LS	\$ (318,899.91)	\$ (318,899.91)
New	Xylem Direct Purchase Deduct	1.00	LS	\$ (82,295.84)	\$ (82,295.84)
TOTAL CHANGE ORDER #1					\$ (1,575,834.58)

Note: This CO is for the deduction of materials being direct purchased by the CDD.

APPROVED BY:

Owner's Representative

Printed Name

Date

CHANGE ORDER

No. 2DATE OF ISSUANCE: April 15, 2019EFFECTIVE DATE: April 18, 2019OWNER: Meadow View at Twin Creeks Community Development DistrictCONTRACTOR: Hughes Brothers Construction, Inc.Contract: Beacon Lake Phase 2Project: Beacon Lake Phase 2OWNER's Contract No. N.A.

ENGINEER's Contract No. _____

ENGINEER: England – Thims and Miller, Inc.

You are directed to make the following changes in the Contract Documents:

Description: Clearing & Grubbing (Phase 2B, Pond 6 & Phase 3A) and Gravity Sanitary Sewer Collection System (SJCUD)**Reason for Change:** Clearing & Grubbing (Phase 2B, Pond 6 & Phase 3A) and Gravity Sanitary Sewer Collection System (SJCUD)**Attachments: (List documents supporting change)** See Hughes Brothers Construction, Inc. correspondence dated 3/21/19

By execution of this change order document, the Contractor acknowledges that all issues related to Contract Time and Compensation for the work associated with these changes are resolved.

CHANGE IN CONTRACT PRICE:
Original Contract Price <u>\$ 10,005,624.42</u>
Net Increase/Decrease from previous Change Orders No. <u>0</u> to No. <u>1</u> <u>\$ (1,575,834.58)</u>
Contract Price prior to this Change Order: <u>\$ 8,429,789.84</u>
Net Increase/Decrease of this Change Order: <u>\$ 600,990.00</u>
Contract Price with all approved Change Orders: <u>\$ 9,090,779.84</u>

CHANGE IN CONTRACT TIMES:
Original Contract Times: Substantial Completion: _____ days Ready for final payment: _____ days (days)
Net change from previous Change Orders No. <u>-0-</u> to No. <u>-1-</u> Substantial Completion: _____ 0 Ready for final payment: _____ 0 (days)
Contract Times prior to this Change Order: Substantial Completion: _____ days Ready for final payment: _____ days (days)
Net Increase this Change Order: Substantial Completion: _____ 0 Ready for final payment: _____ 0 (days)
Contract Times with all approved Change Orders: Substantial Completion: _____ days Ready for final payment: _____ days (days)

RECOMMENDED:

By: _____
ENGINEER (Authorized Signature)

APPROVED:

By: _____
OWNER (Authorized Signature)

ACCEPTED:

By: _____
CONTRACTOR (Authorized Signature)

Date: _____

Date: _____

Date: _____

EJCDC 1910-8-B (1996 Edition)

Prepared by the Engineers Joint Contract Documents Committee and endorsed by The Associated General Contractors of America and the Construction Specifications Institute.

CHANGE ORDER NO. 2
Beacon Lake Phase 2

PROJECT: Beacon Lake Phase 2
DATE: 3/21/2019
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
CLEARING & GRUBBING					
New	Clearing & Grubbing (Phase 2B)	20.00	AC	\$ 6,440.00	\$ 128,800.00
New	Clearing & Grubbing (Pond 6)	21.00	AC	\$ 6,440.00	\$ 135,240.00
New	Clearing & Grubbing (Phase 3A)	61.00	AC	\$ 6,440.00	\$ 392,840.00
SUBTOTAL CLEARING & GRUBBING					\$ 656,880.00
GRAVITY SANITARY SEWER COLLECTION SYSTEM (SJCUD)					
1900	14/16 San MH Type "A"	-1.00	EA	\$ 7,690.00	\$ (7,690.00)
New	14/16 San MH Type "A" w/ Liner	1.00	EA	\$ 11,800.00	\$ 11,800.00
SUBTOTAL GRAVITY SANITARY SEWER COLLECTION SYSTEM (SJCUD)					\$ 4,110.00
TOTAL CHANGE ORDER #2					\$ 660,990.00

Note: This CO includes the additional clearing for Phase 2B (horseshoe area surrounding Pond 18), remainder of Pond 6 and Phase 3A. It also includes changing sanitary manhole 1 to a lined manhole per SJCUD shop drawing review.

APPROVED BY:

Owner's Representative

Printed Name

Date

CHANGE ORDER

No. 1DATE OF ISSUANCE: April 15, 2019EFFECTIVE DATE: April 18, 2019OWNER: Meadow View at Twin Creeks Community Development DistrictCONTRACTOR: Hughes Brothers Construction, Inc.Contract: Beacon Lake TownhomesProject: Beacon Lake TownhomesOWNER's Contract No. N.A.

ENGINEER's Contract No. _____

ENGINEER: England – Thims and Miller, Inc.

You are directed to make the following changes in the Contract Documents:

Description: Deductions related to Material Direct Purchases**Reason for Change:** Deductions for Material Direct Purchases related to Ferguson, Del Zotto, County Materials and Xylem**Attachments: (List documents supporting change)** See Hughes Brothers Construction, Inc. correspondence dated 3/22/2019

By execution of this change order document, the Contractor acknowledges that all issues related to Contract Time and Compensation for the work associated with these changes are resolved.

CHANGE IN CONTRACT PRICE:
Original Contract Price <u>\$ 5,728,717.11</u>
Net Increase/Decrease from previous Change Orders No. <u>0</u> to No. <u>0</u> <u>\$ 0.00</u>
Contract Price prior to this Change Order: <u>\$ 5,728,717.11</u>
Net Increase/Decrease of this Change Order: <u>\$ (1,214,406.52)</u>
Contract Price with all approved Change Orders: <u>\$ 4,514,310.59</u>

CHANGE IN CONTRACT TIMES:
Original Contract Times: Substantial Completion: <u>days</u> Ready for final payment: <u>days</u> (days)
Net change from previous Change Orders No. <u>-0-</u> to No. <u>-0-</u> Substantial Completion: <u>0</u> Ready for final payment: <u>0</u> (days)
Contract Times prior to this Change Order: Substantial Completion: <u>days</u> Ready for final payment: <u>days</u> (days)
Net Increase this Change Order: Substantial Completion: <u>0</u> Ready for final payment: <u>0</u> (days)
Contract Times with all approved Change Orders: Substantial Completion: <u>days</u> Ready for final payment: <u>days</u> (days)

RECOMMENDED:

APPROVED:

ACCEPTED:

By: _____
ENGINEER (Authorized Signature)By: _____
OWNER (Authorized Signature)By: _____
CONTRACTOR (Authorized Signature)Date: _____
EJCDC 1910-8-B (1996 Edition)

Date: _____

Date: _____

Prepared by the Engineers Joint Contract Documents Committee and endorsed by The Associated General Contractors of America and the Construction Specifications Institute.

CHANGE ORDER NO. 1
Beacon Lake Townhomes



PROJECT: Beacon Lake Townhomes
DATE: 3/22/2019
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
New	Ferguson Direct Purchase Deduct	1.00	LS	\$ (656,810.66)	\$ (656,810.66)
New	Del Zotto Direct Purchase Deduct	1.00	LS	\$ (266,387.10)	\$ (266,387.10)
New	County Materials Direct Purchase Deduct	1.00	LS	\$ (231,393.40)	\$ (231,393.40)
New	Xylem Direct Purchase Deduct	1.00	LS	\$ (59,815.36)	\$ (59,815.36)
TOTAL CHANGE ORDER #1					\$ (1,214,406.52)

Note: This CO is for the deduction of materials being direct purchased by the CDD.

APPROVED BY:

Owner's Representative

Printed Name

Date

CHANGE ORDER

No. 2DATE OF ISSUANCE: April 15, 2019EFFECTIVE DATE: April 18, 2019OWNER: Meadow View at Twin Creeks Community Development DistrictCONTRACTOR: Hughes Brothers Construction, Inc.Contract: Beacon Lake TownhomesProject: Beacon Lake TownhomesOWNER's Contract No. N.A.

ENGINEER's Contract No. _____

ENGINEER: England – Thims and Miller, Inc.

You are directed to make the following changes in the Contract Documents:

Description: Storm drainage collection, Water transmission & distribution system (SJCUD) and Force main (SJCUD)**Reason for Change:** Storm drainage collection, Water transmission & distribution system (SJCUD) and Force main (SJCUD)**Attachments: (List documents supporting change)** See Hughes Brothers Construction, Inc. correspondence dated 3/22/2019

By execution of this change order document, the Contractor acknowledges that all issues related to Contract Time and Compensation for the work associated with these changes are resolved.

CHANGE IN CONTRACT PRICE:
Original Contract Price <u>\$ 5,728,717.11</u>
Net Increase/Decrease from previous Change Orders No. <u>0</u> to No. <u>1</u> <u>\$ (1,214,406.52)</u>
Contract Price prior to this Change Order: <u>\$ 4,514,310.59</u>
Net Increase/Decrease of this Change Order: <u>\$ 27,521.00</u>
Contract Price with all approved Change Orders: <u>\$ 4,541,831.59</u>

CHANGE IN CONTRACT TIMES:
Original Contract Times: Substantial Completion: <u>days</u> Ready for final payment: <u>days</u> (days)
Net change from previous Change Orders No. <u>-0-</u> to No. <u>-1</u> . Substantial Completion: <u>0</u> Ready for final payment: <u>0</u> (days)
Contract Times prior to this Change Order: Substantial Completion: <u>days</u> Ready for final payment: <u>days</u> (days)
Net Increase this Change Order: Substantial Completion: <u>0</u> Ready for final payment: <u>0</u> (days)
Contract Times with all approved Change Orders: Substantial Completion: <u>days</u> Ready for final payment: <u>days</u> (days)

RECOMMENDED:

By: _____
ENGINEER (Authorized Signature)

APPROVED:

By: _____
OWNER (Authorized Signature)

ACCEPTED:

By: _____
CONTRACTOR (Authorized Signature)

Date: _____

Date: _____

Date: _____

EJCDC 1910-8-B (1996 Edition)

Prepared by the Engineers Joint Contract Documents Committee and endorsed by The Associated General Contractors of America and the Construction Specifications Institute.

CHANGE ORDER NO. 2
Beacon Lake Townhomes



PROJECT: Beacon Lake Townhomes
DATE: 3/22/2019
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
STORM DRAINAGE COLLECTION					
780	15" RCP	-44.00	LF	\$ 44.00	\$ (1,936.00)
790	18" RCP	44.00	LF	\$ 49.00	\$ 2,156.00
845	15" MES	-1.00	EA	\$ 735.00	\$ (735.00)
New	18" MES	1.00	EA	\$ 1,450.00	\$ 1,450.00
SUBTOTAL STORM DRAINAGE COLLECTION					\$ 935.00
WATER TRANSMISSION & DISTRIBUTION SYSTEM (SJCUD)					
1590	Fire Hydrant Assembly	3.00	EA	\$ 4,430.00	\$ 13,290.00
SUBTOTAL WATER TRANSMISSION & DISTRIBUTION SYSTEM (SJCUD)					\$ 13,290.00
FORCE MAIN (SJCUD)					
2460	4" PVC (DR 18)	-1460.00	LF	\$ 10.55	\$ (15,403.00)
2470	4" HDPE (DR 11)	-515.00	LF	\$ 33.80	\$ (17,407.00)
2510	4" Gate Valve	-1.00	EA	\$ 880.00	\$ (880.00)
2540	4" 11.25 Bend	-4.00	EA	\$ 390.00	\$ (1,560.00)
2550	4" 22.5 Bend	-22.00	EA	\$ 395.00	\$ (8,690.00)
2570	4" 90 Bend	-1.00	EA	\$ 395.00	\$ (395.00)
2610	Misc. Fittings Force Main	1.00	LS	\$ 1,785.00	\$ 1,785.00
New	6" PVC (DR 18)	1460.00	LF	\$ 15.00	\$ 21,900.00
New	8" HDPE (DR 11)	520.00	LF	\$ 53.30	\$ 27,716.00
New	6" Gate Valve	2.00	EA	\$ 1,020.00	\$ 2,040.00
New	6" 11.25 Bend	2.00	EA	\$ 520.00	\$ 1,040.00
New	6" 45 Bend	6.00	EA	\$ 525.00	\$ 3,150.00
SUBTOTAL FORCE MAIN (SJCUD)					\$ 13,296.00

CHANGE ORDER NO. 2
Beacon Lake Townhomes

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
TOTAL CHANGE ORDER #2				\$	27,521.00

Note: This CO includes items that were changed between the bid set and final approved set of construction plans.

APPROVED BY:

Owner's Representative

Printed Name

Date

D.

Meadow View at Twin Creeks Community Development District
9655 Florida Mining Blvd., Bldg. 300, Suite 305, Jacksonville, Florida 32257

Memorandum

Date: April 2019
To: Meadow View at Twin Creek Board of Supervisors
Jim Oliver, Richard Whetsel
From: Danielle Simpson, Leah Tincher & Brian Stephens
Facility Operations Manager, Facility Manager & Operations Manager
Re: Meadow View at Twin Creek CDD
Monthly Operations Report

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

Landscape/Irrigation:

- Completed landscape maintenance map
- Conducted Landscape RFP meeting

Amenities:

- Continued to work with District Counsel and Management on policies, facility forms, safety plan and rates
- Continually worked with Mike Smith regarding issues when needed
- Set and scheduled lifeguards for April
- Assembled fitness center with hand sanitizers wipe stations
- RMS continues Pool Service three (3) days a week
- Janitorial has started at three (3) days per week
- Pool and fountain timers have been reset due to power outage
- Staff successfully passed Manager Food Handler's course/Serve Safe Course
- Continue working with Atlantic Security with any issues when needed
- Sent District Management Food Service Application
- Ordered kayaks and accessories per Board approval
- Installed soap dispensers in Social Room restrooms
- Ordered, received and assembled picnic tables and benches per Board's approval
- Reset resident access cards to enter Lake House and Social Room from 9 am – 11 pm
- Received estimates on kitchen door locks
- Purchases pressure washer for facility
- Washed all patio and pool furniture

- Researched and provided estimates on anti-slam/slow closing gate hinges; met with Aaron
- Cleaned out Boat House for lifeguard equipment, kayak equipment and kayak accessories
- District Lakes were cleaned on Tuesday, April 9th
- Lane lines/reels were relocated to pool deck/pool pack areas; lane lines are too short and Mike Smith will be delivering the connectors; lane lines will be installed immediately upon receiving

Other Projects:

- Black Creek Outfitters to provide staffing proposals, classes, etc.;
- Staffing levels for beach towel and fitness center towel dispersing
- Pick up, cleaning, folding and returning towel service for embroidered towels

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

TWELFTH ORDER OF BUSINESS

A.

Meadow View at Twin Creeks
Community Development District

Unaudited Financial Statements

as of

March 31, 2019

Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

March 31, 2019

	<u>General</u>	<u>Debt Service</u>	<u>Capital Project</u>	<u>Totals</u>
<u>Assets:</u>				
Cash	\$152,574	---	---	\$152,574
Investments:				
<u>Series 2016 A1</u>				
Reserve	---	\$133,450	---	\$133,450
Interest	---	\$0	---	\$0
Revenue	---	\$308,297	---	\$308,297
<u>Series 2016 A2</u>				
Reserve	---	\$68,870	---	\$68,870
Interest	---	---	---	\$0
Revenue	---	\$75,658	---	\$75,658
Prepayment	---	\$825,691	---	\$825,691
Construction	---	---	\$321	\$321
<u>Series 2016 B</u>				
Reserve	---	\$282,150	---	\$282,150
Interest	---	\$76	---	\$76
Revenue	---	\$3	---	\$3
Prepayment	---	\$1,012	---	\$1,012
Construction	---	---	\$726	\$726
<u>Series 2018 A1</u>				
Reserve	---	\$183,919	---	\$183,919
Interest	---	\$458,708	---	\$458,708
Revenue	---	\$385	---	\$385
Construction	---	---	\$7,346,762	\$7,346,762
COI	---	---	\$15,514	\$15,514
<u>Series 2018 A2</u>				
Reserve	---	\$156,288	---	\$156,288
Interest	---	\$400,862	---	\$400,862
Revenue	---	\$336	---	\$336
<u>Series 2019 A1</u>				
Reserve	---	\$77,211	---	\$77,211
Interest	---	\$141,436	---	\$141,436
Sinking Fund	---	\$0	---	\$0
Revenue	---	\$5	---	\$5
Prepayment	---	\$0	---	\$0
Construction	---	---	\$7,309,742	\$7,309,742
Cost of Issuance	---	---	\$17,001	\$17,001
<u>Series 2019 A2</u>				
Reserve	---	\$94,689	---	\$94,689
Interest	---	\$176,368	---	\$176,368
Sinking Fund	---	\$0	---	\$0
Revenue	---	\$6	---	\$6
Prepayment	---	\$0	---	\$0
Due From Other	\$3,330	---	---	\$3,330
Electric Deposits	\$1,530	---	---	\$1,530
Total Assets	\$157,434	\$3,385,420	\$14,690,065	\$18,232,919
<u>Liabilities:</u>				
Accounts Payable	\$2,286	---	---	\$2,286
<u>Fund Balances:</u>				
Restricted for Capital Projects	---	---	\$14,690,065	\$14,690,065
Restricted for Debt Service	---	\$3,385,420	---	\$3,385,420
Unassigned	\$155,147	\$0	---	\$155,147
Total Liabilities & Fund Equity	\$157,434	\$3,385,420	\$14,690,065	\$18,232,919

Meadow View at Twin Creeks

Community Development District

GENERAL FUND

Statement of Revenues & Expenditures
For The Period Ending March 31, 2019

	<i>Adopted Budget</i>	<i>Prorated Thru 3/31/19</i>	<i>Actual Thru 3/31/19</i>	<i>Variance</i>
<u>REVENUES:</u>				
Developer Contributions	\$639,014	\$237,832	\$237,832	\$0
Assessments - Direct	\$301,988	\$228,068	\$228,068	\$0
TOTAL REVENUES	\$941,002	\$465,900	\$465,900	\$0
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Engineering	\$12,000	\$6,000	\$9,038	(\$3,038)
Attorney Fees	\$30,000	\$15,000	\$18,629	(\$3,629)
Annual Audit	\$4,000	\$0	\$0	\$0
Arbitrage	\$1,200	\$0	\$0	\$0
Dissemination	\$5,000	\$2,500	\$3,500	(\$1,000)
Trustee Fees	\$10,000	\$10,000	\$11,062	(\$1,062)
Management Fees	\$45,000	\$22,500	\$22,500	\$0
Information Technology	\$2,000	\$1,000	\$1,000	(\$0)
Telephone	\$250	\$125	\$145	(\$20)
Postage	\$1,000	\$500	\$146	\$354
Insurance	\$6,171	\$6,171	\$5,610	\$561
Printing and Binding	\$4,000	\$2,000	\$3,418	(\$1,418)
Legal Advertising	\$3,000	\$1,500	\$444	\$1,056
Other Current Charges	\$500	\$250	\$475	(\$225)
Office Supplies	\$500	\$250	\$128	\$122
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
ADMINISTRATIVE EXPENDITURES	\$124,796	\$67,971	\$76,271	(\$8,300)
<u>AMENITY CENTER:</u>				
Utilities				
Telephone/Cable/Internet	\$9,200	\$4,600	\$1,562	\$3,038
Electric	\$55,000	\$27,500	\$10,511	\$16,989
Water/Irrigation	\$20,000	\$10,000	\$4,229	\$5,771
Gas	\$400	\$200	\$513	(\$313)
Trash Removal	\$6,000	\$3,000	\$410	\$2,590
Security				
Security Monitoring	\$1,200	\$600	\$0	\$600
Access Cards	\$1,000	\$500	\$0	\$500
Contracted Security	\$20,000	\$10,000	\$0	\$10,000
Management Contracts				
Facility Management	\$125,000	\$62,500	\$5,000	\$57,500
Pool Attendants	\$48,000	\$24,000	\$0	\$24,000
Canoe Launch Attendant	\$28,800	\$14,400	\$0	\$14,400
Snack Bar Attendant	\$16,640	\$8,320	\$0	\$8,320
Field Mgmt / Admin	\$25,000	\$12,500	\$8,333	\$4,167
Pool Maintenance	\$30,000	\$15,000	\$4,280	\$10,720
Pool Chemicals	\$15,000	\$7,500	\$1,650	\$5,850
Janitorial	\$12,000	\$6,000	\$1,295	\$4,705
Facility Maintenance	\$15,000	\$7,500	\$8,323	(\$823)

Meadow View at Twin Creeks

Community Development District

GENERAL FUND

Statement of Revenues & Expenditures
For The Period Ending March 31, 2019

	<i>Adopted</i> <i>Budget</i>	<i>Prorated</i> <i>Thru 3/31/19</i>	<i>Actual</i> <i>Thru 3/31/19</i>	<i>Variance</i>
<i>AMENITY CENTER CONTINUED</i>				
Repairs & Maintenance	\$10,000	\$5,000	\$2,004	\$2,996
Maintenance Reserves	\$0	\$0	\$0	\$0
Capital Projects	\$0	\$0	\$6,491	(\$6,491)
Snack Bar Inventory- CGS	\$0	\$0	\$226	(\$226)
Food Service License	\$250	\$250	\$405	(\$155)
Rental and Leases	\$0	\$0	\$6,923	(\$6,923)
Subscriptions	\$0	\$0	\$2,988	(\$2,988)
Special Events	\$30,000	\$15,000	\$620	\$14,380
Holiday Decorations	\$9,000	\$4,500	\$0	\$4,500
Fitness Center Repairs/Supplies	\$0	\$0	\$987	(\$987)
Office Supplies	\$500	\$250	\$631	(\$381)
ASCAP/BMI Licenses	\$1,000	\$500	\$0	\$500
Property Insurance	\$40,000	\$24,223	\$24,223	\$0
<i>AMENITY CENTER EXPENDITURES</i>	\$518,990	\$263,843	\$91,602	\$172,241
<i>GROUND MAINTENANCE EXPENDITURES</i>				
Hydrology Quality/Mitigation	\$6,400	\$3,200	\$0	\$3,200
Electric	\$2,200	\$1,100	\$3,090	(\$1,990)
Landscape Maintenance	\$125,000	\$62,500	\$147,179	(\$84,679)
Landscape Contingency	\$5,000	\$2,500	\$0	\$2,500
Lake Maintenance	\$12,000	\$6,000	\$0	\$6,000
Grounds Maintenance	\$12,000	\$6,000	\$0	\$6,000
Pump Repairs	\$2,500	\$1,250	\$0	\$1,250
Streetlighting	\$20,000	\$10,000	\$9,869	\$131
Streetlight Repairs	\$5,000	\$2,500	\$0	\$2,500
Irrigation Repairs	\$7,500	\$3,750	\$0	\$3,750
Miscellaneous	\$5,000	\$2,500	\$775	\$1,725
Contingency	\$94,616	\$47,308	\$5,838	\$41,470
<i>GROUNDS MAINTENANCE EXPENDITURES</i>	\$297,216	\$148,608	\$166,751	(\$18,143)
<i>TOTAL EXPENDITURES</i>	\$941,002	\$480,422	\$334,624	\$145,798
<i>EXCESS REVENUES (EXPENDITURES)</i>	\$0		\$131,276	
<i>FUND BALANCE - Beginning</i>	\$0		\$23,871	
<i>FUND BALANCE - Ending</i>	\$0		\$155,147	

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

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>Revenues:</u>													
Developer Contributions	\$15,543	\$28,841	\$31,743	\$65,879	\$95,826	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$237,832
Assessments - Tax Roll	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Assessments - Direct	\$56,676	\$23,585	\$40,828	\$91,132	\$0	\$15,847	\$0	\$0	\$0	\$0	\$0	\$0	\$228,068
Miscellaneous Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$72,219	\$52,426	\$72,571	\$157,011	\$95,826	\$15,847	\$0	\$0	\$0	\$0	\$0	\$0	\$465,900
<u>Expenditures:</u>													
<u>Administrative</u>													
Engineering	\$2,276	\$1,207	\$1,803	\$1,245	\$2,507	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,038
Attorney Fees	\$4,217	\$8,255	\$6,157	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,629
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination	\$917	\$417	\$417	\$417	\$917	\$417	\$0	\$0	\$0	\$0	\$0	\$0	\$3,500
Trustee Fees	\$1,580	\$0	\$9,482	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,062
Management Fees	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$0	\$0	\$0	\$0	\$0	\$0	\$22,500
Information Technology	\$167	\$167	\$167	\$167	\$167	\$167	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000
Telephone	\$20	\$53	\$16	\$15	\$20	\$22	\$0	\$0	\$0	\$0	\$0	\$0	\$145
Postage	\$24	\$54	\$5	\$0	\$3	\$60	\$0	\$0	\$0	\$0	\$0	\$0	\$146
Insurance	\$5,610	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,610
Printing and Binding	\$1,654	\$191	\$351	\$262	\$130	\$830	\$0	\$0	\$0	\$0	\$0	\$0	\$3,418
Legal Advertising	\$444	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$444
Other Current Charges	\$426	\$9	\$17	\$11	\$12	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$475
Office Supplies	\$24	\$24	\$24	\$21	\$18	\$18	\$0	\$0	\$0	\$0	\$0	\$0	\$128
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 Expenditures	\$21,284	\$14,126	\$22,188	\$5,887	\$7,523	\$5,263	\$0	\$0	\$0	\$0	\$0	\$0	\$76,271
<u>Amenity Center</u>													
Telephone	\$0	\$0	\$0	\$0	\$0	\$1,562	\$0	\$0	\$0	\$0	\$0	\$0	\$1,562
Electric	\$1,340	\$406	\$0	\$3,835	\$2,427	\$2,503	\$0	\$0	\$0	\$0	\$0	\$0	\$10,511
Water/Irrigation	\$0	\$0	\$141	\$2,563	\$955	\$569	\$0	\$0	\$0	\$0	\$0	\$0	\$4,229
Gas	\$102	\$82	\$83	\$43	\$19	\$183	\$0	\$0	\$0	\$0	\$0	\$0	\$513
Trash Removal	\$0	\$0	\$0	\$0	\$225	\$185	\$0	\$0	\$0	\$0	\$0	\$0	\$410
Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Security Monitoring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Access Cards	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contracted Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Contracts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Facility Management	\$0	\$0	\$0	\$0	\$0	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Pool Attendants	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Canoe Launch Attendant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Snack Bar Attendant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Field Mgmt / Admin	\$0	\$1,667	\$1,667	\$1,667	\$1,667	\$1,667	\$0	\$0	\$0	\$0	\$0	\$0	\$8,333
Pool Maintenance	\$0	\$0	\$0	\$1,749	\$1,166	\$1,365	\$0	\$0	\$0	\$0	\$0	\$0	\$4,280
Pool Chemicals	\$0	\$0	\$0	\$1,650	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,650
Janitorial	\$0	\$0	\$0	\$0	\$0	\$1,295	\$0	\$0	\$0	\$0	\$0	\$0	\$1,295
Facility Maintenance	\$0	\$0	\$0	\$2,520	\$5,803	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,323

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

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Amenity Center Continued													
Repairs & Maintenance	\$0	\$0	\$0	\$932	\$501	\$571	\$0	\$0	\$0	\$0	\$0	\$0	\$2,004
New Capital Projects	\$0	\$0	\$0	\$0	\$4,728	\$1,763	\$0	\$0	\$0	\$0	\$0	\$0	\$6,491
Snack Bar Inventory- CGS	\$0	\$0	\$0	\$0	\$0	\$226	\$0	\$0	\$0	\$0	\$0	\$0	\$226
Food Service License	\$0	\$0	\$0	\$0	\$175	\$230	\$0	\$0	\$0	\$0	\$0	\$0	\$405
Rental and Leases	\$0	\$0	\$0	\$0	\$2,308	\$4,615	\$0	\$0	\$0	\$0	\$0	\$0	\$6,923
Subscriptions	\$0	\$0	\$0	\$0	\$2,988	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,988
Special Events	\$0	\$0	\$0	\$0	\$150	\$470	\$0	\$0	\$0	\$0	\$0	\$0	\$620
Holiday Decorations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fitness Center Repairs/Supplies	\$0	\$0	\$0	\$0	\$987	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$987
Office Supplies	\$0	\$0	\$0	\$618	\$13	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$631
ASCAP/BMI Licenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Insurance	\$3,378	\$0	\$0	\$20,845	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,223
Total Amenity Center Expenditures	\$4,820	\$2,154	\$1,891	\$36,422	\$24,110	\$22,205	\$0	\$0	\$0	\$0	\$0	\$0	\$91,602
Ground Maintenance Expenditures													
Hydrology Quality/Mitigation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electric	\$370	\$667	\$186	\$267	\$760	\$840	\$0	\$0	\$0	\$0	\$0	\$0	\$3,090
Landscape Maintenance	\$17,000	\$20,461	\$27,430	\$27,430	\$27,430	\$27,430	\$0	\$0	\$0	\$0	\$0	\$0	\$147,179
Landscape Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lake Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grounds Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pump Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Streetlights	\$1,545	\$1,545	\$1,545	\$1,739	\$1,747	\$1,747	\$0	\$0	\$0	\$0	\$0	\$0	\$9,869
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	\$775	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$775
Contingency	\$0	\$0	\$0	\$5,395	\$443	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,838
Total Administrative	\$18,915	\$22,674	\$29,160	\$34,831	\$31,154	\$30,017	\$0	\$0	\$0	\$0	\$0	\$0	\$166,751
Total Expenses	\$45,019	\$38,954	\$53,239	\$77,140	\$62,787	\$57,485	\$0	\$0	\$0	\$0	\$0	\$0	\$334,624
Excess Revenues (Expenditures)	\$27,199	\$13,472	\$19,332	\$79,871	\$33,039	(\$41,637)	\$0	\$0	\$0	\$0	\$0	\$0	\$131,276

*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 2018</i>	<i>Requested Funding Amount FY 2019</i>	<i>Balance Due From Developer</i>
30	9/11/18	1/23/19	\$34,148.68	\$25,160.68	\$8,988.00	\$0.00
31	10/10/18	1/23/19	\$14,973.18	\$8,417.99	\$6,555.19	\$0.00
32	11/7/18	12/21/18	\$31,919.36	\$3,078.35	\$28,841.01	\$0.00
33	12/12/18	1/2/19	\$35,012.39	\$3,269.35	\$31,743.04	\$0.00
34	1/10/19	2/4/19	\$69,696.10	\$3,817.06	\$65,879.04	\$0.00
35	2/12/19	3/19/19	\$95,825.53	\$0.00	\$95,825.53	\$0.00
TOTAL			\$281,575.24	\$43,743.43	\$237,831.81	\$0.00

*County Materials Corp Dep

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2016 A1 & A2

Statement of Revenues & Expenditures

For The Period Ending March 31, 2019

<i>Adopted Budget</i>	<i>Prorated Thru 3/31/19</i>	<i>Actual Thru 3/31/19</i>	<i>Variance</i>
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REVENUES:

<i>Special Assessments - 2016 A1</i>	\$443,376	\$366,116	\$366,116	\$0
<i>Special Assessments - 2016 A2</i>	\$229,350	\$59,194	\$59,194	\$0
<i>Prepayments A2</i>	\$0	\$0	\$1,572,565	\$1,572,565
<i>Interest Income</i>	\$600	\$300	\$1,904	\$1,604

TOTAL REVENUES

\$673,326	\$425,610	\$1,999,779	\$1,574,169
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EXPENDITURES:

Series 2016 A1

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

Series 2016 A2

<i>Interest Expense - 11/01</i>	\$92,510	\$92,510	\$92,510	\$0
<i>Principal - Prepayment 11/1</i>	\$0	\$0	\$1,475,000	(\$1,475,000)
<i>Interest Expense - 2/1</i>	\$0	\$0	\$11,600	(\$11,600)
<i>Principal - Prepayment 2/1</i>	\$0	\$0	\$800,000	(\$800,000)
<i>Interest Expense - 05/01</i>	\$92,510	\$0	\$0	\$0
<i>Principal Expense - 05/01</i>	\$45,000	\$0	\$0	\$0

TOTAL EXPENDITURES

\$673,270	\$261,635	\$2,548,235	(\$2,286,600)
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OTHER SOURCES/(USES)

<i>Interfund Transfer In/(Out)</i>	\$0	\$0	(\$125)	(\$125)
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TOTAL OTHER SOURCES AND USES

\$0	\$0	(\$125)	(\$125)
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EXCESS REVENUES (EXPENDITURES)

\$56	(\$548,582)
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FUND BALANCE - Beginning

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

\$322,361	\$1,411,967
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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 March 31, 2019

<i>Adopted Budget</i>	<i>Prorated Thru 3/31/19</i>	<i>Actual Thru 3/31/19</i>	<i>Variance</i>
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REVENUES:

<i>Special Assessments - 2016 B</i>	\$564,300	\$58,578	\$58,578	\$0
<i>Special Assessments - Prepayments</i>	\$0	\$0	\$4,825,000	\$4,825,000
<i>Interest Income</i>	\$600	\$300	\$1,511	\$1,211

TOTAL REVENUES

\$564,900	\$58,878	\$4,885,089	\$4,826,211
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EXPENDITURES:

<i>Interest Expense - 11/01</i>	\$282,150	\$282,150	\$282,150	\$0
<i>Principal Expense - 11/01 (Prepayment)</i>	\$0	\$0	\$3,400,000	(\$3,400,000)
<i>Principal Expense - 3/21 (Prepayment)</i>	\$0	\$0	\$1,425,000	(\$1,425,000)
<i>Interest Expense - 12/15</i>	\$0	\$0	\$26,067	(\$26,067)
<i>Interest Expense - 3/21</i>	\$0	\$0	\$33,250	(\$33,250)
<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	\$5,166,467	(\$4,884,317)
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OTHER SOURCES/(USES)

<i>Interfund Transfer In/(Out)</i>	\$0	\$0	(\$420)	(\$420)
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TOTAL OTHER SOURCES AND USES

\$0	\$0	(\$420)	(\$420)
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EXCESS REVENUES (EXPENDITURES)

\$600	(\$281,798)
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FUND BALANCE - Beginning

\$0	\$565,039
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FUND BALANCE - Ending

\$600	\$283,241
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Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2018 A1/A2

Statement of Revenues & Expenditures

For The Period Ending March 31, 2019

<i>Proposed Budget</i>	<i>Prorated Thru 3/31/19</i>	<i>Actual Thru 3/31/19</i>	<i>Variance</i>
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REVENUES:

Special Assessments - 2016 B	\$0	\$0	\$0	\$0
Special Assessments - Prepayments	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$1,006	\$1,006

TOTAL REVENUES

\$0	\$0	\$1,006	\$1,006
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EXPENDITURES:

2018 A1

Interest Expense - 11/01	\$0	\$0	\$0	\$0
Interest Expense - 05/01	\$0	\$0	\$0	\$0
Principal Expense - 05/01	\$0	\$0	\$0	\$0

2018 A2

Interest Expense - 11/01	\$0	\$0	\$0	\$0
Interest Expense - 05/01	\$0	\$0	\$0	\$0
Principal Expense - 05/01	\$0	\$0	\$0	\$0

TOTAL EXPENDITURES

\$0	\$0	\$0	\$0
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OTHER SOURCES/(USES)

Interfund Transfer In/(Out)	\$0	\$0	(\$131)	(\$131)
Bonds Proceeds	\$0	\$0	\$1,199,623	\$1,199,623

TOTAL OTHER SOURCES AND USES

\$0	\$0	\$1,199,491	\$1,199,491
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EXCESS REVENUES (EXPENDITURES)

\$0	\$1,200,497
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FUND BALANCE - Beginning

\$0	\$0
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FUND BALANCE - Ending

\$0	\$1,200,497
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Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2019 A1/A2

Statement of Revenues & Expenditures

For The Period Ending March 31, 2019

<i>Proposed Budget</i>	<i>Prorated Thru 3/31/19</i>	<i>Actual Thru 3/31/19</i>	<i>Variance</i>
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REVENUES:

<i>Special Assessments</i>	\$0	\$0	\$0	\$0
<i>Special Assessments - Prepayments</i>	\$0	\$0	\$0	\$0
<i>Interest Income</i>	\$0	\$0	\$16	\$16

TOTAL REVENUES

\$0	\$0	\$16	\$16
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EXPENDITURES:

2018 A1

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

2018 A2

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

TOTAL EXPENDITURES

\$0	\$0	\$0	\$0
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OTHER SOURCES/(USES)

<i>Interfund Transfer In/(Out)</i>	\$0	\$0	(\$3)	(\$3)
<i>Bonds Proceeds</i>	\$0	\$0	\$489,702	\$489,702

TOTAL OTHER SOURCES AND USES

\$0	\$0	\$489,699	\$489,699
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EXCESS REVENUES (EXPENDITURES)

\$0	\$489,715
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FUND BALANCE - Beginning

\$0	\$0
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FUND BALANCE - Ending

\$0	\$489,715
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Meadow View at Twin Creeks
Community Development District
Capital Projects Fund Series 2016
Statement of Revenues & Expenditures
For The Period Ending March 31, 2019

	Series 2016 A1/A2	Series 2016 B	Series 2018	Series 2019
<u>REVENUES:</u>				
Interest Income	\$0	\$69	\$8,388	241.17
TOTAL REVENUES	\$0	\$69	\$8,388	\$241
<u>EXPENDITURES:</u>				
Capital Outlay	\$0	\$218,576	\$7,458,046	\$0
Cost of Issuance	\$0	\$0	\$478,575	\$293,800
TOTAL EXPENDITURES	\$0	\$218,576	\$7,936,621	\$293,800
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer In (Out)	\$125	\$420	\$131	\$3
Bond Proceeds	\$0	\$0	\$15,290,378	\$7,620,298
TOTAL OTHER SOURCES/(USES)	\$125	\$420	\$15,290,509	\$7,620,301
EXCESS REVENUES (EXPENDITURES)	\$126	(\$218,087)	\$7,362,276	\$7,326,743
FUND BALANCE - Beginning	\$195	\$218,813	\$0	\$0
FUND BALANCE - Ending	\$321	\$726	\$7,362,276	\$7,326,743

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:	\$133,449.58
Bonds outstanding - 10/26/2016	\$6,640,000
Less: May 1, 2017	\$0
Less: May 1, 2018	(\$100,000)
Current Bonds Outstanding	\$6,540,000

Series 2016 A2 Special Assessment Bonds	
Interest Rate:	5.80%
Maturity Date:	11/1/47
Reserve Fund Definition:	30% of Max Annual Debt Service
Reserve Fund Requirement:	\$114,483.00
Reserve Balance:	\$68,870.00
Bonds outstanding - 10/26/2016	\$5,390,000
Less: May 1, 2017	\$0
Less: May 1, 2018	(\$70,000)
Less: May 1, 2018 (Prepayment)	(\$1,075,000)
Less: August 1, 2018 (Prepayment)	(\$1,055,000)
Less: November 1, 2018 (Prepayment)	(\$1,475,000)
Less: February 1, 2019 (Prepayment)	(\$800,000)
Current Bonds Outstanding	\$915,000

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
Less: November 1, 2018 (Prepayment)	(\$3,400,000)
Current Bonds Outstanding	\$6,005,000

Series 2018 A1 Special Assessment Bonds	
Interest Rate:	4.25%-5.8%
Maturity Date:	5/1/49
Reserve Fund Definition:	30% of MADS
Reserve Fund Requirement:	\$183,765.00
Reserve Balance:	\$183,919.11
Bonds outstanding - 11/19/2018	\$8,955,000
Current Bonds Outstanding	\$8,955,000

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

Series 2019 A1 Special Assessment Bonds	
Interest Rate:	5.20%-5.70%
Maturity Date:	5/1/49
Reserve Fund Definition:	30% of MADS
Reserve Fund Requirement:	\$77,208.00
Reserve Balance:	\$77,210.54
Bonds outstanding - 2/25/2019	\$3,660,000
Current Bonds Outstanding	\$3,660,000

Series 2019 A2 Special Assessment Bonds	
Interest Rate:	5.80%
Maturity Date:	5/1/49
Reserve Fund Definition:	30% of MADS
Reserve Fund Requirement:	\$94,689.00
Reserve Balance:	\$94,689.00
Bonds outstanding - 2/25/2019	\$4,450,000
Current Bonds Outstanding	\$4,450,000

B.

MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2019 ASSESSMENT RECEIPTS

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

DUE / RECEIVED	BALANCE DUE	SERIES 2016A-1 DEBT SERVICE RECEIVED	SERIES 2016A-2 DEBT SERVICE RECEIVED	SERIES 2016B DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL RECEIVED
HEARTWOOD 23 LLC	606,069.33	140,085.67	120,570.83	-	121,544.31	382,200.81
MATTAMY JACKSONVILLE, LLC	170,330.94	-	-	-	31,694.62	31,694.62
DREAM FINDERS HOMES, LLC	-	164,653.53	-	-	75,285.00	239,938.53
DIRECT RECEIPTS	776,400.27	304,739.20	120,570.83	-	228,523.93	653,833.96
TAX ROLL RECEIPTS	-	-	-	-	-	-
TOTAL RECEIPTS	776,400.27	304,739.20	120,570.83	-	228,523.93	653,833.96

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

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

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

PERCENT COLLECTED DIRECT	69%	100%	0%	75.7%	45.7%
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C.

*Meadow View at Twin Creeks
Community Development District*

Check Run Summary

2/1/19 - 3/31/19

<i>Date</i>	<i>Check Numbers</i>	<i>Amount</i>	<i>Amount</i>
<i>General Fund</i>			
2/1/19 - 2/28/19	182-211	\$267,590.77	
3/1/19 - 3/31/19	212-228	\$59,085.99	
	<i>Total Checks</i>		<u>\$326,676.76</u>
2/8/19	St Johns County Utility Dept	\$955.08	
2/20/19	FPL	\$2,507.00	
3/6/19	St Johns County Utility Dept	\$569.18	
3/14/19	Comcast	\$1,561.60	
3/31/19	FPL	\$7,516.95	
3/31/19	TECO	\$183.24	
	<i>Total Paid Electronically</i>		<u>\$13,293.05</u>
<i>Total General Fund</i>			<u>\$339,969.81</u>

* Fedex Invoices will be available upon request

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	4/11/19	PAGE	1		
*** CHECK DATES		02/01/2019 - 03/31/2019		***		MEADOW VIEW @ TWIN CREEKS GF											
						BANK A MEADOW VIEW-GENERAL											

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
2/11/19	00005	12/05/18 189019	201811 310-51300-31100	NOV PROFESSIONAL SERVICES	*	1,206.65	
				ENGLAND THIMS & MILLER, INC			1,206.65 000182
2/11/19	00005	1/10/19 189369	201812 310-51300-31100	DEC PROFESSIONAL SERVICES	*	1,347.08	
				ENGLAND THIMS & MILLER, INC			1,347.08 000183
2/11/19	00021	1/10/19 268717ES	201901 320-57200-45913	INSIDE FERC FGT Z3/FUEL	*	12.37	
				FLORIDA NATURAL GAS			12.37 000184
2/11/19	00001	2/01/19 38	201902 310-51300-34000	FEB MANAGEMENT FEES	*	3,750.00	
		2/01/19 38	201902 310-51300-35100	FEB INFORMATION TECH	*	166.67	
		2/01/19 38	201902 310-51300-31600	FEB DISSEMINATION SERVICE	*	416.67	
		2/01/19 38	201902 310-51300-51000	FEB OFFICE SUPPLIES	*	17.71	
		2/01/19 38	201902 310-51300-42000	FEB POSTAGE	*	3.29	
		2/01/19 38	201902 310-51300-42500	FEB COPIES	*	129.75	
		2/01/19 38	201902 310-51300-41000	FEB TELEPHONE	*	19.56	
				GOVERNMENTAL MANAGEMENT SERVICES			4,503.65 000185
2/11/19	00023	1/30/19 11107089	201901 320-57200-45508	AED & BASIC SERVICE	*	2,450.00	
				LIFESAFE SERVICES LLC			2,450.00 000186
2/11/19	00024	1/24/19 01242019	201901 300-20700-10000	FY19 DF ASSESS DS 2016A-1	*	164,653.53	
				MEADOW VIEW AT TWIN CDD C/O US BANK			164,653.53 000187
2/11/19	00014	1/14/19 10252018	201902 320-57200-45915	FEB LEASE AGREEMENT	*	2,307.62	
				MUNICIPAL ASSET MANAGEMENT, INC			2,307.62 000188
2/11/19	00022	1/09/19 13129558	201901 320-57200-45506	BULK POOL CHEMICALS	*	975.00	
				POOLSURE			975.00 000189
2/11/19	00022	1/14/19 13129558	201901 320-57200-45506	BULK POOL CHEMICALS	*	675.00	
				POOLSURE			675.00 000190
MVTP MEADOW VIEW TP BPEREGRINO							

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/11/19	00020	2/01/19 4	201902 320-53800-46000		*	1,666.67	
			FEB OPERATIONS MANAGEMENT				
				RIVERSIDE MANAGEMENT SERVICES			1,666.67 000191
2/11/19	00025	1/29/19 51908	201901 320-53800-45011		*	3,310.00	
			TWO SLIDE COVERS				
		1/29/19 51908	201901 320-53800-45011		*	2,085.00	
			CUSTOM NET SLIDE COVER				
				SPLASHTACULAR			5,395.00 000192
2/11/19	00015	1/09/19 01092019	201812 320-57200-45913		*	83.41	
			DEC GAS				
				TECO PEOPLES GAS			83.41 000193
2/11/19	00013	1/01/19 11504	201901 320-53800-45003		*	20,461.29	
			JAN LANDSCAPE MAINTENANCE				
				WEST ORANGE NURSERIES, INC			20,461.29 000194
2/11/19	00013	1/01/19 11524	201901 320-53800-45003		*	6,968.21	
			JAN PEST & FERTILIZATION				
				WEST ORANGE NURSERIES, INC			6,968.21 000195
2/11/19	00013	12/21/18 11523	201812 320-53800-45003		*	6,968.21	
			DEC PEST & FERTILIZATION				
				WEST ORANGE NURSERIES, INC			6,968.21 000196
2/11/19	00013	2/01/19 11526	201902 320-53800-45003		*	6,968.21	
			FEB PEST & FERTILIZATION				
				WEST ORANGE NURSERIES, INC			6,968.21 000197
2/11/19	00013	2/01/19 11529	201902 320-53800-45003		*	20,461.29	
			FEB LANDSCAPE MAINTENANCE				
				WEST ORANGE NURSERIES, INC			20,461.29 000198
2/11/19	00026	2/08/19 17-007.0	201902 320-57200-44202		*	3,877.55	
			OFFICE FURNITURE				
		2/08/19 17-007.0	201902 320-57200-44202		*	400.00	
			FREIGHT				
		2/08/19 17-007.0	201902 320-57200-44202		*	450.00	
			DELIVERY & INSTALL				
				MICAMY DESIGN STUDIO			4,727.55 000199
2/28/19	00011	2/14/19 4	201902 310-51300-31600		*	500.00	
			2016A-2 PREPAY 2/1/19				
				DISCLOSURE SERVICES, LLC			500.00 000200

MVTP MEADOW VIEW TP BPEREGRINO

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	4/11/19	PAGE	3
*** CHECK DATES 02/01/2019 - 03/31/2019 ***														
MEADOW VIEW @ TWIN CREEKS GF														
BANK A MEADOW VIEW-GENERAL														

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
2/28/19	00005	2/06/19 189595	201901 310-51300-31100	JAN PROFESSIONAL SERVICES	*	1,244.95	
				ENGLAND THIMS & MILLER, INC			1,244.95 000201
2/28/19	00021	2/08/19 273604ES	201901 320-57200-45913	JAN GAS	*	31.01	
				FLORIDA NATURAL GAS			31.01 000202
2/28/19	00014	2/21/19 10252018	201902 320-57200-45915	MAR LEASE PAYMENT	*	2,307.62	
				MUNICIPAL ASSET MANAGEMENT, INC			2,307.62 000203
2/28/19	00028	2/16/19 687-9615	201902 320-57200-45914	FEB REFUSE	*	225.05	
		2/16/19 687-9615	201902 320-57200-45914	MAR REFUSE	*	185.43	
				REPUBLIC SERVICES #687			410.48 000204
2/28/19	00027	2/18/19 3925	201902 320-57200-44204	PRE-LICENSE WALK THROUGH	*	175.00	
				RESTAURANT COMPLIANCE SOLUTIONS			175.00 000205
2/28/19	00020	2/08/19 7	201901 320-57200-45505	JAN POOL MAINTENANCE	*	1,166.00	
				RIVERSIDE MANAGEMENT SERVICES			1,166.00 000206
2/28/19	00020	2/21/19 10	201901 320-57200-45508	JAN FACILITY MAINT	*	70.00	
		2/21/19 10	201901 320-57200-44208	JAN OFFICE SUPPLIES	*	617.88	
				RIVERSIDE MANAGEMENT SERVICES			687.88 000207
2/28/19	00020	2/08/19 6	201812 320-57200-45505	DEC POOL MAINT PRORATED	*	583.00	
				RIVERSIDE MANAGEMENT SERVICES			583.00 000208
2/28/19	00020	2/08/19 8	201902 320-57200-45505	FEB POOL MAINTENANCE	*	1,166.00	
				RIVERSIDE MANAGEMENT SERVICES			1,166.00 000209
2/28/19	00020	2/08/19 9	201902 320-57200-45508	FEB FACILITY MAIN PRORATE	*	4,500.09	
				RIVERSIDE MANAGEMENT SERVICES			4,500.09 000210
2/28/19	00030	2/18/19 276837	201902 320-57200-45916	ANNUAL WORKOUT SUBSCRIPT	*	2,988.00	
				WELLBEATS, INC			2,988.00 000211

MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/25/19	00005	3/04/19 189757	201902 310-51300-31100	FEB PROFESSIONAL SERVICES	*	2,506.75	
				ENGLAND THIMS & MILLER, INC			2,506.75 000212
3/25/19	00021	3/12/19 277980ES	201902 320-57200-45913	FEB GAS	*	19.17	
				FLORIDA NATURAL GAS			19.17 000213
3/25/19	00001	3/01/19 40	201903 310-51300-34000	MAR MANAGEMENT FEES	*	3,750.00	
		3/01/19 40	201903 310-51300-35100	MAR INFORMATION TECH	*	166.67	
		3/01/19 40	201903 310-51300-31600	MAR DISSEMINATION SERVICE	*	416.67	
		3/01/19 40	201903 310-51300-51000	OFFICE SUPPLIES	*	17.83	
		3/01/19 40	201903 310-51300-42000	POSTAGE	*	59.84	
		3/01/19 40	201903 310-51300-42500	COPIES	*	830.25	
		3/01/19 40	201903 310-51300-41000	TELEPHONE	*	21.57	
				GOVERNMENTAL MANAGEMENT SERVICES			5,262.83 000214
3/25/19	00003	1/18/19 104965	201812 310-51300-31500	DEC GENERAL COUNSEL	*	6,157.03	
				HOPPING GREEN & SAMS			6,157.03 000215
3/25/19	00031	3/05/19 03052019	201903 320-57200-49400	GRAND OPEN ITEM REIMBURSE	*	170.06	
				LEAH TINCHER			170.06 000216
3/25/19	00014	3/01/19 617177	201903 320-57200-45915	MAR LEASE PAYMENT	*	2,307.62	
				MUNICIPAL ASSET MANAGEMENT, INC			2,307.62 000217
3/25/19	00028	3/16/19 687-9683	201904 320-57200-45914	APR REFUSE	*	577.78	
				REPUBLIC SERVICES #687			577.78 000218
3/25/19	00020	2/28/19 12	201902 320-57200-49400	SOFT OPENING ITEMS	*	149.64	
				RIVERSIDE MANAGEMENT SERVICES			149.64 000219
3/25/19	00020	3/12/19 13	201902 320-57200-45508	FEB FACILITY MAINTENANCE	*	1,302.44	

MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		3/12/19 13	201902 320-57200-44208		*	12.86	
			FEB OFFICE SUPPLIES				
		3/12/19 13	201902 320-57200-44207		*	123.91	
			FEB FITNESS REPAIR/SUPPLY				
		3/12/19 13	201902 320-53800-45011		*	442.71	
			FEB CONTINGENCY				
		3/12/19 13	201902 320-53800-45010		*	774.83	
			FEB MISC KITCHEN SUPPLIES				
				RIVERSIDE MANAGEMENT SERVICES			2,656.75 000220
3/25/19 00020		3/01/19 11	201903 320-57200-45507		*	1,295.00	
			MAR JANITORIAL SERVICES				
		3/01/19 11	201903 320-57200-45505		*	1,365.00	
			MAR POOL MAINTENANCE				
		3/01/19 11	201903 320-57200-45504		*	1,666.67	
			MAR OPERATION MANAGEMENT				
		3/01/19 11	201903 320-57200-45500		*	5,000.00	
			MAR FACILITY MANAGEMENT				
				RIVERSIDE MANAGEMENT SERVICES			9,326.67 000221
3/25/19 00034		3/12/19 1209393	201903 320-57200-44203		*	226.19	
			RESTAURANT SUPPLIES				
				SEA BREEZE FOOD SERVICE			226.19 000222
3/25/19 00033		2/01/19 4405776	201902 320-57200-44200		*	172.72	
			MAINTENANCE SUPPLIES				
				SOUTHEASTERN PAPER GROUP, INC			172.72 000223
3/25/19 00033		2/19/19 4420215	201902 320-57200-44200		*	328.71	
			MAINTENANCE SUPPLIES				
				SOUTHEASTERN PAPER GROUP, INC			328.71 000224
3/25/19 00032		1/29/18 INV78917	201901 320-57200-44200		*	931.80	
			FIRST AID/SAFETY SUPPLIES				
				THE LIFEGUARD STORE, INC			931.80 000225
3/25/19 00013		3/01/19 11546	201903 320-53800-45003		*	6,968.21	
			MAR LANDSCAPE MAINT-AMEN				
				WEST ORANGE NURSERIES, INC			6,968.21 000226
3/25/19 00013		3/01/19 11549	201903 320-53800-45003		*	20,461.29	
			MAR LANDSCAPE MAINTENANCE				
				WEST ORANGE NURSERIES, INC			20,461.29 000227
3/25/19 00029		2/19/19 86162	201902 320-57200-44207		*	862.77	
			FITNESS CENTER SUPPLIES				
				ZOGICS LLC			862.77 000228
				TOTAL FOR BANK A		326,676.76	
				MVTP MEADOW VIEW TP BPEREGRINO			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
TOTAL FOR REGISTER						326,676.76	

MVTP MEADOW VIEW TP BPEREGRINO



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

December 5, 2018

Project No: 17348.00000

Invoice No: 0189019

1-31-513-311
5

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

Professional Services rendered through November 30, 2018

Professional Personnel

		Hours	Rate	Amount
Project Manager				
Lockwood, Scott	11/10/2018	1.00	178.00	178.00
Lockwood, Scott	11/17/2018	4.25	178.00	756.50
Administrative Support				
Blair, Shelley	11/17/2018	1.50	81.00	121.50
Totals		6.75		1,056.00
Total Labor				1,056.00

Expenses

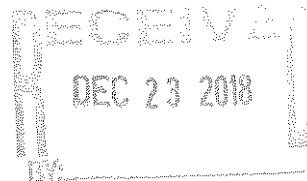
Reproductions				131.00
Total Expenses		1.15 times	131.00	150.65

Invoice Total this Period **\$1,206.65**

Outstanding Invoices

Number	Date	Balance
0188210	8/31/2018	3,317.06
0188494	9/30/2018	3,078.35
0188566	10/31/2018	2,276.28
Total		8,671.69

Total Now Due **\$9,878.34**

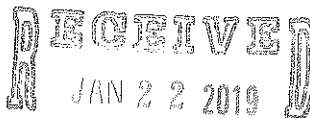


England-Thim & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
14775 Old St. Augustine Road • Jacksonville, Florida 32218 • Tel 904-512-8920 • Fax 904-646-9485
CA-0002384 LC-0000316



Meadow View at Twin Creeks Community
Development District
9145 Narcoossee Road
Suite A206
Orlando, FL 32827



January 10, 2019
Project No: 17348.00000
Invoice No: 0189369

BY:

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

Professional Services rendered through December 31, 2018

Professional Personnel

		Hours	Rate	Amount	
Project Manager					1,315.31
Lockwood, Scott	12/1/2018	.75	178.00	133.50	5
Lockwood, Scott	12/8/2018	1.00	178.00	178.00	
Lockwood, Scott	12/15/2018	2.75	178.00	489.50	
Inspector					
Hicks, Sommer	12/8/2018	3.00	118.00	354.00	
Administrative Support					
Blair, Shelley	12/15/2018	.50	81.00	40.50	
Blair, Shelley	12/22/2018	.50	81.00	40.50	
Totals		8.50		1,236.00	
Total Labor					1,236.00

Expenses

Mileage		50.69	
Reproductions		45.90	
Total Expenses	1.15 times	96.59	111.08

Invoice Total this Period \$1,347.08

Outstanding Invoices

Number	Date	Balance
0189019	11/30/2018	1,206.65
Total		1,206.65

Total Now Due \$2,553.73

England-Thims & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
14775 Old St. Augustine Road • Jacksonville, Florida 32226 • Tel 904-642-6690 • Fax 904-646-4445
CA-00002584 LC-0000016



Florida Natural Gas
P.O. Box 934726
Atlanta, GA 31193-4726

Phone: 877-436-4427 Fax: 844-393-9006
Email: customerservice@onlyfng.com

Invoice

MDG2019 00000400 01



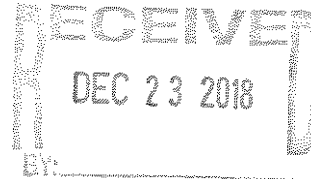
Meadow View at Twin Creeks CDD dba Beacon Lakes Amenity Center
Accounts Payable
475 W. Town Place #114
St Augustine, FL 32092-0000

Billing Group #:	39005
Invoice Date:	January 10, 2019
Invoice #:	268717ES
Due Date:	February 04, 2019
Current Charges:	\$13.17
Last Payment:	
Payment Date:	
Prior Balance Due:	\$0.00
Total Amount Due:	\$13.17

1.32.572.45913
21

Description	Term	Therm	Cost
INSIDE FERC FGT Z3	12/03/18 - 01/03/19	11.60	\$5.34
Fuel	12/03/18 - 01/03/19	0.33	\$0.15
Commodity Charges Sub Total:			\$5.49
Transportation			\$0.93
Transportation Charges Sub Total:			\$0.93
Customer Charge			\$5.95
Miscellaneous Charges Sub Total:			\$5.95
Pre-Tax Sub Total:			\$12.37
Sales Taxes			\$0.80
Taxes Sub Total:			\$0.80
Total Current Charges:			\$13.17

Thank you for your business.



Please detach and remit this portion with your payment

Billing Group #:	39005	Meadow View at Twin Creeks C
Invoice Date:	January 10, 2019	Accounts Payable
Invoice #:	268717ES	475 W. Town Place #114
Due Date:	February 04, 2019	St Augustine, FL 32092-0000
Current Charges:	\$13.17	
Last Payment:		
Payment Date:		
Prior Balance Due:	\$0.00	
Total Amount Due:	\$13.17	
Amount Paid:		

Make Checks Payable To: Florida Natural Gas

Please include your Billing Group # on your check.

Wire/ACH Payment To:

Bank: Wells Fargo Bank Atlanta GA

ABA #: 121000248

Acct Name: Florida Natural Gas

Account #: 2000036933330

Mail Payment To:

Florida Natural Gas
P.O. Box 934726
Atlanta, GA 31193-4726



Florida Natural Gas

Phone: 877-436-4427 Fax: 844-393-9006
Email: customerservice@onlyfng.com

Page 2 of 2

Invoice #: 268717ES

Account Detail

Service Address:	850 Beacon Lakes Pkwy	City, State:	St Johns, FL
Utility:	TECO - Peoples Gas	Utility Account #:	221004398311

Current Charges

Natural Gas - Commodity

Description	Term	Therm	Price	Cost
INSIDE FERC FGT Z3	12/03/18 - 01/03/19	11.60	\$0.4600	\$5.34
Fuel	12/03/18 - 01/03/19	0.33	\$0.4600	\$0.15
Totals:		11.93		\$5.49

Transportation Charges

Description	Units	Price	Cost
Transportation	11.60	\$0.0801	\$0.93
Totals:			\$0.93

Miscellaneous Charges

Description	Cost
Customer Charge	\$5.95
Totals:	\$5.95

Taxes

Description	Cost
Florida State Tax	\$0.74
St. Johns County Tax	\$0.06
Totals:	\$0.80

Total Account Charges: \$13.17

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 38

Invoice Date: 2/1/19

Due Date: 2/1/19

Case:

P.O. Number:

Bill To:

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

RECEIVED
FEB 07 2019

BY:

Description	Hours/Qty	Rate	Amount
Management Fees - February 2019 1-31-513-34		3,750.00	3,750.00
Information Technology - February 2019 1-31-513-351		166.67	166.67
Dissemination Agent Services - February 2019 1-31-513-316		416.67	416.67
Office Supplies 1-31-513-51		17.71	17.71
Postage 1-31-513-42 1		3.29	3.29
Copies 1-31-513-425		129.75	129.75
Telephone 1-31-513-41		19.56	19.56

Total \$4,503.65

Payments/Credits \$0.00

Balance Due \$4,503.65

LifeSafe Services LLC
5971 Powers Avenue, #108
Jacksonville, FL 32217
(888) 767-0050

INVOICE

**CLIENT – BILL TO:**

025-27133
Beacon Lake - Riverside Management
850 Beacon Lake Parkway
St Augustine, FL 32095

LOCATION

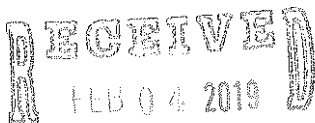
025-27133
Beacon Lake - Riverside Management
850 Beacon Lake Parkway
St Augustine, FL 32095

INVOICE #	PURCHASE ORDER #	DATE	TOTAL	TERMS
111070893		01/30/2019	\$2,583.25	Net 60

EQUIPMENT & SERVICES	QTY	RATE	AMOUNT
Basic Service for Client-Owned Automated External Defibrillator (AED) Annual Billing	2	200.00	400.00
M5066A Phillips Onsite	2	1,025.00	2,050.00T
<i>To pay by credit card, please call Sheryl @ (888) 767-0050, ext 13. Thank you!</i>			

REMIT TO:
LIFESAFE SERVICES LLC
5971 Powers Ave, Suite 108
Jacksonville, FL 32217

SUBTOTAL: 2,450.00
SHIPPING:
TAX: 133.25
TOTAL: 2,583.25
BALANCE DUE: \$2,583.25



BY:

1-32-572-45508
23

Meadow View at Twin Creeks
COMMUNITY DEVELOPMENT DISTRICT

General Fund



Check Request

BY:

Date	Amount	Authorized By
January 24, 2019	\$164,653.53	Sheryl Fulks

Payable to:

Meadow View at Twin Creeks CDD C/O US Bank
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Date Check Needed:

Budget Category:

ASAP	001-300-20700-10000
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Intended Use of Funds Requested:

FY19 Dream Finder Homes Assessments DS 2016A-1
(Attach supporting documentation for request.)

MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

475 West Town Place, Suite 114

St. Augustine, FL 32092

DATE 9/8/2018

PERIOD COVERED

10/1/18 - 9/30/19

FY 2019 NON AD VALOREM ASSESSMENTS BILL

PAST DUE

DREAM FINDERS HOMES, LLC

ATTN: PATRICK METCALF

360 CORPORATE WAY

ORANGE PARK, FL 32073

patrick.metcalf@dreamfindershomes.com

PARCEL ID	ASMT TYPE	# UNITS	SERIES 2016A- 1 DEBT ASMT NET	SERIES 2016A- 2 DEBT ASMT NET	FY19 O&M	TOTAL
ATTACHED	SF	114	164,653.53	-	75,285.00	239,938.53
TOTAL		114	164,653.53	-	75,285.00	239,938.53

Assessments need to be paid in full at closing to a homeowner.

Due in full by December 1, 2018 or in installments as outlined below:

PAYMENT SCHEDULE:

INVOICE #	DUE DATE	% DUE	SERIES 2016A- 1 DEBT ASMT NET	SERIES 2016A- 2 DEBT ASMT NET	O&M	TOTAL DUE
HW100118	10/1/18	25.00%	-	-	18,821.25	18,821.25
HW010119	1/1/19	25.00%	-	-	18,821.25	18,821.25
HW040119	4/1/19	25.00%	-	-	18,821.25	18,821.25
HW041519	4/15/19	65.00%	107,024.79	-	-	107,024.79
HW070119	7/1/19	25.00%	-	-	18,821.25	18,821.25
HW101519	10/15/19	35.00%	57,628.74	-	-	57,628.74
TOTAL			164,653.53	-	75,285.00	239,938.53

In the event that an assessment payment is not made in accordance with the schedule stated above, such assessment shall accrue penalties and interest in the amount of one percent (1%) per month plus all costs of collection and enforcement, an shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.

Please Remit to:

MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

Attn: Sheryl Fulks, Assessment Roll Administrator

475 West Town Place, Suite 114

St. Augustine, FL 32092

904-940-5850 X 407

sfulks@gmsnf.com

PROPERTY ID	OWNER	MARKET VALUE	NEIGHBORHOD	SITE ST #	SITE STREET	SITE ST SUFFIX	PHASE	LOT	PRODUCT TYPE	BOND ISSUE	ASMT UNITS	SERIES 2016A-1 DEBT ASMT NET	SERIES 2016A-2 DEBT ASMT NET	TOTAL SERIES 2016A1-2 DEBT ASMT NET	SERIES 2016B DEBT ASMT NET (2)	FY19 O&M ASMT NET (1)	TOTALASMT
023721-0440	DREAM FINDERS HOMES, LLC		BEACON LAKES	36	HUTCHINSON	LANE	1	44	63'	2016A1-2	1	1,594.36	-	1,594.36	-	728.99	2,323.35
023721-0490	DREAM FINDERS HOMES, LLC		BEACON LAKES	98	HUTCHINSON	LANE	1	49	63'	2016A1-2	1	1,594.36	-	1,594.36	-	728.99	2,323.35
023721-0510	DREAM FINDERS HOMES, LLC		BEACON LAKES	158	HUTCHINSON	LANE	1	51	63'	2016A1-2	1	1,594.36	-	1,594.36	-	728.99	2,323.35
023721-0520	DREAM FINDERS HOMES, LLC		BEACON LAKES	198	HUTCHINSON	LANE	1	52	63'	2016A1-2	1	1,594.36	-	1,594.36	-	728.99	2,323.35
023721-0530	DREAM FINDERS HOMES, LLC		BEACON LAKES	218	HUTCHINSON	LANE	1	53	63'	2016A1-2	1	1,594.36	-	1,594.36	-	728.99	2,323.35
023721-0540	DREAM FINDERS HOMES, LLC		BEACON LAKES	234	HUTCHINSON	LANE	1	54	63'	2016A1-2	1	1,594.36	-	1,594.36	-	728.99	2,323.35
023721-0550	DREAM FINDERS HOMES, LLC		BEACON LAKES	246	HUTCHINSON	LANE	1	55	63'	2016A1-2	1	1,594.36	-	1,594.36	-	728.99	2,323.35
023721-0560	DREAM FINDERS HOMES, LLC		BEACON LAKES	268	HUTCHINSON	LANE	1	56	63'	2016A1-2	1	1,594.36	-	1,594.36	-	728.99	2,323.35
023721-0570	DREAM FINDERS HOMES, LLC		BEACON LAKES	286	HUTCHINSON	LANE	1	57	63'	2016A1-2	1	1,594.36	-	1,594.36	-	728.99	2,323.35
023721-0580	DREAM FINDERS HOMES, LLC		BEACON LAKES	304	HUTCHINSON	LANE	1	58	63'	2016A1-2	1	1,594.36	-	1,594.36	-	728.99	2,323.35
023721-0590	DREAM FINDERS HOMES, LLC		BEACON LAKES	320	HUTCHINSON	LANE	1	59	63'	2016A1-2	1	1,594.36	-	1,594.36	-	728.99	2,323.35
023721-0600	DREAM FINDERS HOMES, LLC		BEACON LAKES	338	HUTCHINSON	LANE	1	60	63'	2016A1-2	1	1,594.36	-	1,594.36	-	728.99	2,323.35
023721-0610	DREAM FINDERS HOMES, LLC		BEACON LAKES	354	HUTCHINSON	LANE	1	61	63'	2016A1-2	1	1,594.36	-	1,594.36	-	728.99	2,323.35
023721-0620	DREAM FINDERS HOMES, LLC		BEACON LAKES	372	HUTCHINSON	LANE	1	62	63'	2016A1-2	1	1,594.36	-	1,594.36	-	728.99	2,323.35
023721-0630	DREAM FINDERS HOMES, LLC		BEACON LAKES	390	HUTCHINSON	LANE	1	63	63'	2016A1-2	1	1,594.36	-	1,594.36	-	728.99	2,323.35
023721-0640	DREAM FINDERS HOMES, LLC		BEACON LAKES	406	HUTCHINSON	LANE	1	64	63'	2016A1-2	1	1,594.36	-	1,594.36	-	728.99	2,323.35
023721-0650	DREAM FINDERS HOMES, LLC		BEACON LAKES	418	HUTCHINSON	LANE	1	65	63'	2016A1-2	1	1,594.36	-	1,594.36	-	728.99	2,323.35
023721-0660	DREAM FINDERS HOMES, LLC		BEACON LAKES	428	HUTCHINSON	LANE	1	66	63'	2016A1-2	1	1,594.36	-	1,594.36	-	728.99	2,323.35
023721-0670	DREAM FINDERS HOMES, LLC		BEACON LAKES	440	HUTCHINSON	LANE	1	67	63'	2016A1-2	1	1,594.36	-	1,594.36	-	728.99	2,323.35
023721-0680	DREAM FINDERS HOMES, LLC		BEACON LAKES	452	HUTCHINSON	LANE	1	68	63'	2016A1-2	1	1,594.36	-	1,594.36	-	728.99	2,323.35
023721-0690	DREAM FINDERS HOMES, LLC		BEACON LAKES	472	HUTCHINSON	LANE	1	69	63'	2016A1-2	1	1,594.36	-	1,594.36	-	728.99	2,323.35
023721-0700	DREAM FINDERS HOMES, LLC		BEACON LAKES	476	HUTCHINSON	LANE	1	70	63'	2016A1-2	1	1,594.36	-	1,594.36	-	728.99	2,323.35
023721-0710	DREAM FINDERS HOMES, LLC		BEACON LAKES	477	HUTCHINSON	LANE	1	71	63'	2016A1-2	1	1,594.36	-	1,594.36	-	728.99	2,323.35
023721-0720	DREAM FINDERS HOMES, LLC		BEACON LAKES	471	HUTCHINSON	LANE	1	72	63'	2016A1-2	1	1,594.36	-	1,594.36	-	728.99	2,323.35
023721-0730	DREAM FINDERS HOMES, LLC		BEACON LAKES	465	HUTCHINSON	LANE	1	73	63'	2016A1-2	1	1,594.36	-	1,594.36	-	728.99	2,323.35
023721-0740	DREAM FINDERS HOMES, LLC		BEACON LAKES	457	HUTCHINSON	LANE	1	74	63'	2016A1-2	1	1,594.36	-	1,594.36	-	728.99	2,323.35
023721-0750	DREAM FINDERS HOMES, LLC		BEACON LAKES	445	HUTCHINSON	LANE	1	75	63'	2016A1-2	1	1,594.36	-	1,594.36	-	728.99	2,323.35
023721-0760	DREAM FINDERS HOMES, LLC		BEACON LAKES	433	HUTCHINSON	LANE	1	76	63'	2016A1-2	1	1,594.36	-	1,594.36	-	728.99	2,323.35
023721-0770	DREAM FINDERS HOMES, LLC		BEACON LAKES	419	HUTCHINSON	LANE	1	77	63'	2016A1-2	1	1,594.36	-	1,594.36	-	728.99	2,323.35
023721-0780	DREAM FINDERS HOMES, LLC		BEACON LAKES	401	HUTCHINSON	LANE	1	78	63'	2016A1-2	1	1,594.36	-	1,594.36	-	728.99	2,323.35
023721-0790	DREAM FINDERS HOMES, LLC		BEACON LAKES	339	HUTCHINSON	LANE	1	79	63'	2016A1-2	1	1,594.36	-	1,594.36	-	728.99	2,323.35
023721-0800	DREAM FINDERS HOMES, LLC		BEACON LAKES	329	HUTCHINSON	LANE	1	80	63'	2016A1-2	1	1,594.36	-	1,594.36	-	728.99	2,323.35
023721-0810	DREAM FINDERS HOMES, LLC		BEACON LAKES	317	HUTCHINSON	LANE	1	81	63'	2016A1-2	1	1,594.36	-	1,594.36	-	728.99	2,323.35
023721-0820	DREAM FINDERS HOMES, LLC		BEACON LAKES	307	HUTCHINSON	LANE	1	82	63'	2016A1-2	1	1,594.36	-	1,594.36	-	728.99	2,323.35
023721-0830	DREAM FINDERS HOMES, LLC		BEACON LAKES	297	HUTCHINSON	LANE	1	83	63'	2016A1-2	1	1,594.36	-	1,594.36	-	728.99	2,323.35
023721-0840	DREAM FINDERS HOMES, LLC		BEACON LAKES	285	HUTCHINSON	LANE	1	84	63'	2016A1-2	1	1,594.36	-	1,594.36	-	728.99	2,323.35
023721-0850	DREAM FINDERS HOMES, LLC		BEACON LAKES	275	HUTCHINSON	LANE	1	85	63'	2016A1-2	1	1,594.36	-	1,594.36	-	728.99	2,323.35
023721-0860	DREAM FINDERS HOMES, LLC		BEACON LAKES	26	LUMEN	COURT	1	86	63'	2016A1-2	1	1,594.36	-	1,594.36	-	728.99	2,323.35
023721-0870	DREAM FINDERS HOMES, LLC		BEACON LAKES	44	LUMEN	COURT	1	87	63'	2016A1-2	1	1,594.36	-	1,594.36	-	728.99	2,323.35
023721-0880	DREAM FINDERS HOMES, LLC		BEACON LAKES	54	LUMEN	COURT	1	88	63'	2016A1-2	1	1,594.36	-	1,594.36	-	728.99	2,323.35
023721-0890	DREAM FINDERS HOMES, LLC		BEACON LAKES	64	LUMEN	COURT	1	89	63'	2016A1-2	1	1,594.36	-	1,594.36	-	728.99	2,323.35
023721-0900	DREAM FINDERS HOMES, LLC		BEACON LAKES	74	LUMEN	COURT	1	90	63'	2016A1-2	1	1,594.36	-	1,594.36	-	728.99	2,323.35
023721-0910	DREAM FINDERS HOMES, LLC		BEACON LAKES	84	LUMEN	COURT	1	91	63'	2016A1-2	1	1,594.36	-	1,594.36	-	728.99	2,323.35
023721-0920	DREAM FINDERS HOMES, LLC		BEACON LAKES	90	LUMEN	COURT	1	92	63'	2016A1-2	1	1,594.36	-	1,594.36	-	728.99	2,323.35
023721-0930	DREAM FINDERS HOMES, LLC		BEACON LAKES	98	LUMEN	COURT	1	93	63'	2016A1-2	1	1,594.36	-	1,594.36	-	728.99	2,323.35
023721-0940	DREAM FINDERS HOMES, LLC		BEACON LAKES	97	LUMEN	COURT	1	94	63'	2016A1-2	1	1,594.36	-	1,594.36	-	728.99	2,323.35
023721-0950	DREAM FINDERS HOMES, LLC		BEACON LAKES	91	LUMEN	COURT	1	95	63'	2016A1-2	1	1,594.36	-	1,594.36	-	728.99	2,323.35
023721-0960	DREAM FINDERS HOMES, LLC		BEACON LAKES	81	LUMEN	COURT	1	96	63'	2016A1-2	1	1,594.36	-	1,594.36	-	728.99	2,323.35
023721-0970	DREAM FINDERS HOMES, LLC		BEACON LAKES	53	LUMEN	COURT	1	97	63'	2016A1-2	1	1,594.36	-	1,594.36	-	728.99	2,323.35
023721-0980	DREAM FINDERS HOMES, LLC		BEACON LAKES	229	HUTCHINSON	LANE	1	98	63'	2016A1-2	1	1,594.36	-	1,594.36	-	728.99	2,323.35
023721-0990	DREAM FINDERS HOMES, LLC		BEACON LAKES	159	HUTCHINSON	LANE	1	99	63'	2016A1-2	1	1,594.36	-	1,594.36	-	728.99	2,323.35
023721-1040	DREAM FINDERS HOMES, LLC		BEACON LAKES	99	HUTCHINSON	LANE	1	104	63'	2016A1-2	1	1,594.36	-	1,594.36	-	728.99	2,323.35
023721-1050	DREAM FINDERS HOMES, LLC		BEACON LAKES	89	HUTCHINSON	LANE	1	105	63'	2016A1-2	1	1,594.36	-	1,594.36	-	728.99	2,323.35
023721-1060	DREAM FINDERS HOMES, LLC		BEACON LAKES	77	HUTCHINSON	LANE	1	106	63'	2016A1-2	1	1,594.36	-	1,594.36	-	728.99	2,323.35
023721-1070	DREAM FINDERS HOMES, LLC		BEACON LAKES	47	HUTCHINSON	LANE	1	107	63'	2016A1-2	1	1,594.36	-	1,594.36	-	728.99	2,323.35
023721-2290	DREAM FINDERS HOMES, LLC		BEACON LAKES	114	STROBE	COURT	1	229	43'	2016A1-2	1	1,304.47	-	1,304.47	-	596.45	1,900.92
023721-2310	DREAM FINDERS HOMES, LLC		BEACON LAKES	105	STROBE	COURT	1	231	43'	2016A1-2	1	1,304.47	-	1,304.47	-	596.45	1,900.92
023721-2390	DREAM FINDERS HOMES, LLC		BEACON LAKES	140	CONCAVE	LANE	1	239	43'	2016A1-2	1	1,304.47	-	1,304.47	-	596.45	1,900.92
023721-2430	DREAM FINDERS HOMES, LLC		BEACON LAKES	172	CONCAVE	LANE	1	243	43'	2016A1-2	1	1,304.47	-	1,304.47	-	596.45	1,900.92
023721-2440	DREAM FINDERS HOMES, LLC		BEACON LAKES	180	CONCAVE	LANE	1	244	43'	2016A1-2	1	1,304.47	-	1,304.47	-	596.45	1,900.92
023721-2450	DREAM FINDERS HOMES, LLC		BEACON LAKES	186	CONCAVE	LANE	1	245	43'	2016A1-2	1	1,304.47	-	1,304.47	-	596.45	1,900.92
023721-2460	DREAM FINDERS HOMES, LLC		BEACON LAKES	192	CONCAVE	LANE	1	246	43'	2016A1-2	1	1,304.47	-	1,304.47	-	596.45	1,900.92
023721-2470	DREAM FINDERS HOMES, LLC		BEACON LAKES	198	CONCAVE	LANE	1	247	43'	2016A1-2	1	1,304.47	-	1,304.47	-	596.45	1,900.92
023721-2480	DREAM FINDERS HOMES, LLC		BEACON LAKES	204	CONCAVE	LANE	1	248	43'	2016A1-2	1	1,304.47	-	1,304.47	-	596.45	1,900.92
023721-2490	DREAM FINDERS HOMES, LLC		BEACON LAKES	212	CONCAVE	LANE	1	249	43'	2016A1-2	1	1,304.47	-	1,304.47	-	596.45	1,900.92

PROPERTY ID	OWNER	MARKET VALUE	NEIGHBORHOD	SITE ST #	SITE STREET	SITE ST SUFFIX	PHASE	LOT	PRODUCT TYPE	BOND ISSUE	ASMT UNITS	SERIES 2016A-1 DEBT ASMT NET	SERIES 2016A-2 DEBT ASMT NET	TOTAL SERIES 2016A-1-2 DEBT ASMT NET	SERIES 2016B DEBT ASMT NET (2)	FY19 O&M ASMT NET (1)	TOTAL ASMT
023721-2500	DREAM FINDERS HOMES, LLC		BEACON LAKES	216	CONCAVE	LANE	1	250	43'	2016A1-2	1	1,304.47	-	1,304.47	-	596.45	1,900.92
023721-2510	DREAM FINDERS HOMES, LLC		BEACON LAKES	222	CONCAVE	LANE	1	251	43'	2016A1-2	1	1,304.47	-	1,304.47	-	596.45	1,900.92
023721-2520	DREAM FINDERS HOMES, LLC		BEACON LAKES	230	CONCAVE	LANE	1	252	43'	2016A1-2	1	1,304.47	-	1,304.47	-	596.45	1,900.92
023721-2530	DREAM FINDERS HOMES, LLC		BEACON LAKES	229	CONCAVE	LANE	1	253	43'	2016A1-2	1	1,304.47	-	1,304.47	-	596.45	1,900.92
023721-2540	DREAM FINDERS HOMES, LLC		BEACON LAKES	223	CONCAVE	LANE	1	254	43'	2016A1-2	1	1,304.47	-	1,304.47	-	596.45	1,900.92
023721-2550	DREAM FINDERS HOMES, LLC		BEACON LAKES	217	CONCAVE	LANE	1	255	43'	2016A1-2	1	1,304.47	-	1,304.47	-	596.45	1,900.92
023721-2560	DREAM FINDERS HOMES, LLC		BEACON LAKES	199	CONCAVE	LANE	1	256	43'	2016A1-2	1	1,304.47	-	1,304.47	-	596.45	1,900.92
023721-2570	DREAM FINDERS HOMES, LLC		BEACON LAKES	181	CONCAVE	LANE	1	257	43'	2016A1-2	1	1,304.47	-	1,304.47	-	596.45	1,900.92
023721-2580	DREAM FINDERS HOMES, LLC		BEACON LAKES	159	CONCAVE	LANE	1	258	43'	2016A1-2	1	1,304.47	-	1,304.47	-	596.45	1,900.92
023721-2590	DREAM FINDERS HOMES, LLC		BEACON LAKES	145	CONCAVE	LANE	1	259	43'	2016A1-2	1	1,304.47	-	1,304.47	-	596.45	1,900.92
023721-2600	DREAM FINDERS HOMES, LLC		BEACON LAKES	129	CONCAVE	LANE	1	260	43'	2016A1-2	1	1,304.47	-	1,304.47	-	596.45	1,900.92
023721-2610	DREAM FINDERS HOMES, LLC		BEACON LAKES	113	CONCAVE	LANE	1	261	43'	2016A1-2	1	1,304.47	-	1,304.47	-	596.45	1,900.92
023721-2620	DREAM FINDERS HOMES, LLC		BEACON LAKES	101	CONCAVE	LANE	1	262	43'	2016A1-2	1	1,304.47	-	1,304.47	-	596.45	1,900.92
023721-2630	DREAM FINDERS HOMES, LLC		BEACON LAKES	89	CONCAVE	LANE	1	263	43'	2016A1-2	1	1,304.47	-	1,304.47	-	596.45	1,900.92
023721-2640	DREAM FINDERS HOMES, LLC		BEACON LAKES	77	CONCAVE	LANE	1	264	43'	2016A1-2	1	1,304.47	-	1,304.47	-	596.45	1,900.92
023721-2650	DREAM FINDERS HOMES, LLC		BEACON LAKES	67	CONCAVE	LANE	1	265	43'	2016A1-2	1	1,304.47	-	1,304.47	-	596.45	1,900.92
023721-2660	DREAM FINDERS HOMES, LLC		BEACON LAKES	55	CONCAVE	LANE	1	266	43'	2016A1-2	1	1,304.47	-	1,304.47	-	596.45	1,900.92
023721-2670	DREAM FINDERS HOMES, LLC		BEACON LAKES	47	CONCAVE	LANE	1	267	43'	2016A1-2	1	1,304.47	-	1,304.47	-	596.45	1,900.92
023721-2680	DREAM FINDERS HOMES, LLC		BEACON LAKES	39	CONCAVE	LANE	1	268	43'	2016A1-2	1	1,304.47	-	1,304.47	-	596.45	1,900.92
023721-2690	DREAM FINDERS HOMES, LLC		BEACON LAKES	31	CONCAVE	LANE	1	269	43'	2016A1-2	1	1,304.47	-	1,304.47	-	596.45	1,900.92
023721-2700	DREAM FINDERS HOMES, LLC		BEACON LAKES	30	CONCAVE	LANE	1	270	43'	2016A1-2	1	1,304.47	-	1,304.47	-	596.45	1,900.92
023721-2710	DREAM FINDERS HOMES, LLC		BEACON LAKES	38	CONCAVE	LANE	1	271	43'	2016A1-2	1	1,304.47	-	1,304.47	-	596.45	1,900.92
023721-2720	DREAM FINDERS HOMES, LLC		BEACON LAKES	46	CONCAVE	LANE	1	272	43'	2016A1-2	1	1,304.47	-	1,304.47	-	596.45	1,900.92
023721-2730	DREAM FINDERS HOMES, LLC		BEACON LAKES	44	CARBIDE	COURT	1	273	43'	2016A1-2	1	1,304.47	-	1,304.47	-	596.45	1,900.92
023721-2740	DREAM FINDERS HOMES, LLC		BEACON LAKES	50	CARBIDE	COURT	1	274	43'	2016A1-2	1	1,304.47	-	1,304.47	-	596.45	1,900.92
023721-2750	DREAM FINDERS HOMES, LLC		BEACON LAKES	56	CARBIDE	COURT	1	275	43'	2016A1-2	1	1,304.47	-	1,304.47	-	596.45	1,900.92
023721-2760	DREAM FINDERS HOMES, LLC		BEACON LAKES	62	CARBIDE	COURT	1	276	43'	2016A1-2	1	1,304.47	-	1,304.47	-	596.45	1,900.92
023721-2770	DREAM FINDERS HOMES, LLC		BEACON LAKES	70	CARBIDE	COURT	1	277	43'	2016A1-2	1	1,304.47	-	1,304.47	-	596.45	1,900.92
023721-2780	DREAM FINDERS HOMES, LLC		BEACON LAKES	78	CARBIDE	COURT	1	278	43'	2016A1-2	1	1,304.47	-	1,304.47	-	596.45	1,900.92
023721-2790	DREAM FINDERS HOMES, LLC		BEACON LAKES	78D	CARBIDE	COURT	1	279	43'	2016A1-2	1	1,304.47	-	1,304.47	-	596.45	1,900.92
023721-2800	DREAM FINDERS HOMES, LLC		BEACON LAKES	88	CARBIDE	COURT	1	280	43'	2016A1-2	1	1,304.47	-	1,304.47	-	596.45	1,900.92
023721-2810	DREAM FINDERS HOMES, LLC		BEACON LAKES	96	CARBIDE	COURT	1	281	43'	2016A1-2	1	1,304.47	-	1,304.47	-	596.45	1,900.92
023721-2820	DREAM FINDERS HOMES, LLC		BEACON LAKES	97	CARBIDE	COURT	1	282	43'	2016A1-2	1	1,304.47	-	1,304.47	-	596.45	1,900.92
023721-2830	DREAM FINDERS HOMES, LLC		BEACON LAKES	89	CARBIDE	COURT	1	283	43'	2016A1-2	1	1,304.47	-	1,304.47	-	596.45	1,900.92
023721-2840	DREAM FINDERS HOMES, LLC		BEACON LAKES	83	CARBIDE	COURT	1	284	43'	2016A1-2	1	1,304.47	-	1,304.47	-	596.45	1,900.92
023721-2850	DREAM FINDERS HOMES, LLC		BEACON LAKES	79	CARBIDE	COURT	1	285	43'	2016A1-2	1	1,304.47	-	1,304.47	-	596.45	1,900.92
023721-2860	DREAM FINDERS HOMES, LLC		BEACON LAKES	65	CARBIDE	COURT	1	286	43'	2016A1-2	1	1,304.47	-	1,304.47	-	596.45	1,900.92
023721-2870	DREAM FINDERS HOMES, LLC		BEACON LAKES	70	CONCAVE	LANE	1	287	43'	2016A1-2	1	1,304.47	-	1,304.47	-	596.45	1,900.92
023721-2880	DREAM FINDERS HOMES, LLC		BEACON LAKES	78	CONCAVE	LANE	1	288	43'	2016A1-2	1	1,304.47	-	1,304.47	-	596.45	1,900.92
023721-2890	DREAM FINDERS HOMES, LLC		BEACON LAKES	84	CONCAVE	LANE	1	289	43'	2016A1-2	1	1,304.47	-	1,304.47	-	596.45	1,900.92
023721-2900	DREAM FINDERS HOMES, LLC		BEACON LAKES	92	CONCAVE	LANE	1	290	43'	2016A1-2	1	1,304.47	-	1,304.47	-	596.45	1,900.92
023721-2910	DREAM FINDERS HOMES, LLC		BEACON LAKES	100	CONCAVE	LANE	1	291	43'	2016A1-2	1	1,304.47	-	1,304.47	-	596.45	1,900.92
023721-2930	DREAM FINDERS HOMES, LLC		BEACON LAKES	129	BEAM	LANE	1	293	43'	2016A1-2	1	1,304.47	-	1,304.47	-	596.45	1,900.92
023721-2950	DREAM FINDERS HOMES, LLC		BEACON LAKES	99	BEAM	LANE	1	295	43'	2016A1-2	1	1,304.47	-	1,304.47	-	596.45	1,900.92
023721-2960	DREAM FINDERS HOMES, LLC		BEACON LAKES	89	BEAM	LANE	1	296	43'	2016A1-2	1	1,304.47	-	1,304.47	-	596.45	1,900.92
023721-2980	DREAM FINDERS HOMES, LLC		BEACON LAKES	69	BEAM	LANE	1	298	43'	2016A1-2	1	1,304.47	-	1,304.47	-	596.45	1,900.92
023721-2990	DREAM FINDERS HOMES, LLC		BEACON LAKES	57	BEAM	LANE	1	299	43'	2016A1-2	1	1,304.47	-	1,304.47	-	596.45	1,900.92
023721-3010	DREAM FINDERS HOMES, LLC		BEACON LAKES	39	BEAM	LANE	1	301	43'	2016A1-2	1	1,304.47	-	1,304.47	-	596.45	1,900.92
023721-3020	DREAM FINDERS HOMES, LLC		BEACON LAKES	31	BEAM	LANE	1	302	43'	2016A1-2	1	1,304.47	-	1,304.47	-	596.45	1,900.92
TOTAL DREAM FINDERS											114	164,653.53	-	164,653.53	-	75,285.00	239,938.53

MUNICIPAL ASSET MANAGEMENT, INC.

25288 FOOTHILLS DRIVE NORTH
GOLDEN, CO 80401
PHONE: 303-273-9494
FAX: 303-273-9505
EMAIL: PECOLLINGS@MAMGT.COM

INVOICE

INVOICE NO: 10252018M3
DATE: January 14, 2019

To: Meadow View at Twin Creeks CCD
475 West Town Place
St. Augustine, FL 32902

1-32-572-45915
14

RECEIVED
JAN 21 2019

TERMS
February 7, 2019

BY:

DESCRIPTION	AMOUNT
First (1) Lease Payment for Tax-Exempt Lease Purchase agreement dated October 25, 2018 between Meadow View at Twin Creek "Lessee" and Municipal Asset Management, Inc. "Lessor"	\$2,307.62

SUBTOTAL	\$2,307.62
TOTAL DUE	\$2,307.62

Please make check payable to **Municipal Asset Management** and mail it to the following address:

25288 Foothills Drive North
Golden, CO 80401

If you have any questions concerning this invoice, call: Municipal Asset Management, Paul Collings, 303-273-9494

THANK YOU FOR YOUR BUSINESS!

**Invoice**

Date 1/9/2019
Invoice # 131295583713

1707 Townhurst Dr
Houston TX 77043
ar@poolsure.com
800-858-POOL (7665)
www.poolsure.com

Terms	Net 20
Due Date	1/29/2019
PO #	
Delivery Ticket #	Sales Order #1325110
Delivery Date	1/9/2019
Delivery Location	Meadow View at Twin Creeks CDD Pool
Customer #	13BEA030

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

Ship To
Meadow View at Twin Creeks CDD
755 Cr-210 W
St Johns FL 32259

LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per month late charge and attorney fees.

Item ID	Item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	500	gal	1.50	750.00
160-050	Pool Acid bulk by Gallon	75	gal	3.00	225.00
<p>1-32-572-45506 22</p> <p>RECEIVED JAN 16 2019 BY: _____</p>					

Total 975.00
Amount Due \$975.00

Remittance Slip

Customer
13BEA030
Invoice #
131295583713

Amount Due \$975.00

Amount Paid _____

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295583713



Invoice

Date
Invoice #1/14/2019
131295583935

1707 Townhurst Dr
Houston TX 77043
ar@poolsure.com
800-858-POOL (7665)
www.poolsure.com

Terms	Net 20
Due Date	2/3/2019
PO #	
Delivery Ticket #	Sales Order #1325125
Delivery Date	1/11/2019
Delivery Location	Meadow View at Twin Creeks CDD Activity Po...
Customer #	13BEA030

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

Ship To	Meadow View at Twin Creeks CDD 755 Cr-210 W St Johns FL 32259
---------	---

LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per month late charge and attorney fees.

Item ID	Item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	300	gal	1.50	450.00
160-050	Pool Acid bulk by Gallon	75	gal	3.00	225.00
<p>1-33-572-45506 ZZ</p> <p>RECEIVED DEC 23 2018</p>					

Total 675.00
Amount Due \$675.00

Remittance Slip

Customer
13BEA030
Invoice #
131295583935

Amount Due \$675.00

Amount Paid

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295583935

Riverside Management Services, Inc

9655 Florida Mining Blvd West
Suite 305
Jacksonville, FL 32257

Invoice

Date	Invoice #
2/1/2019	4

Bill To

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

RECEIVED
FEB 01 2019

BY:

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Operations Management Services - February 2019	1,666.67	1,666.67
	320,538,4600 20		
		Total	\$1,666.67

RAW
2,1,19



Invoice

401 N East St.
Paola, KS 66071

RECEIVED
FEB 06 2019

BY 2000 年 12 月 31 日 止 的 年 度 結 算 報 告 書

Date	Invoice #
1/29/19	51908

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

Ship To
1.32.538.45011 25

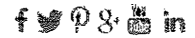
P.O. No.	Project
	51908.St. Augustine, FL Beacon Lake

Description	Amount
(2) Two Fiberglass Slide Covers	3,310.00
(1) One Custom Netting Slide Cover	2,085.00
Total	\$5,395.00



ACCOUNT INVOICE

peoplesgas.com



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

1-32-572-45913
15

Statement Date: 01/09/2019

Account: 221004398311

Past Due - Pay Immediately

\$183.67

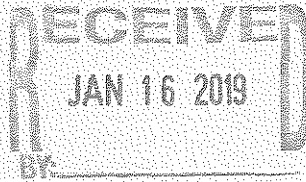
Current month's charges: \$83.41

Total amount due: \$267.08

Payment Due By: 01/30/2019

Your Account Summary

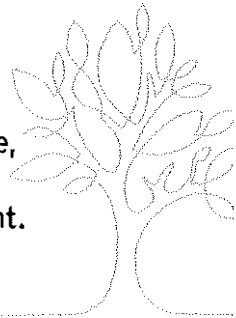
Previous Amount Due	\$183.67
Payment(s) Received Since Last Statement	\$0.00
Past Due - Pay Immediately	\$183.67
Current Month's Charges	\$83.41
Total Amount Due	\$267.08



Go paperless for perks!

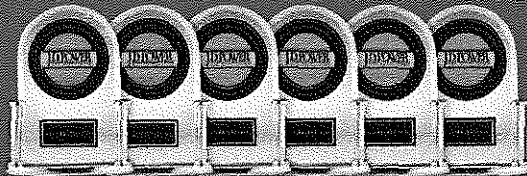
Goodbye clutter. Hello convenience.

Paperless Billing is free, secure and a good way to help the environment.



Learn more and sign up > tec-support.com/paperlessbilling

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



Thank you for rating us "Highest in Customer Satisfaction among Midsize Residential Natural Gas Service in the South, 6 years in a row."

For J.D. Power 2018 award information, visit jdpower.com/awards.

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221004398311

Past Due - Pay Immediately

\$183.67

Current month's charges: \$83.41

Total amount due: \$267.08

Payment Due By: 01/30/2019

Amount Enclosed \$

614346066108

00000517 01 AV 0.37 32092 FTECO101091923205110 00000 05 01000000 007 06 28450 002

MEADOW VIEW AT TWIN CREEKS CDD BEACON LAKES AMENITY



CENTER

BEACON LAKES AMENITY CENTER
475 W TOWN PLACE, SUITE 114
ST AUGUSTINE, FL 32092-3649

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6143460661082210043983110000000267081

Account: 221004398311
Statement Date: 01/09/2019
Current month's charges due 01/30/2019

Details of Current Month's Charges – Service from - 12/05/2018 to 01/04/2019

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

Rate Schedule: General Service 2 - Transportation

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
ALQ12613	01/04/2019	10	0	10 CCF	1.043	1.1168	11.6 Therms	31 Days
Customer Charge					\$47.52	Peoples Gas Usage History		
Distribution Charge					11.6 THMS @ \$0.26035	\$3.02	Therms Per Day (Average)	
Swing Service Charge					11.6 THMS @ \$0.02170	\$0.25	JAN 2019 0.4	
Florida Gross Receipts Tax					\$0.31	DEC 0.0		
Natural Gas Service Cost						\$51.10	NOV 0.0	
Other Fees and Charges							OCT 0.0	
Gas Late Payment Fee					\$2.31		SEP 0.0	
Total Other Fees and Charges						\$2.31		
Miscellaneous Charges								
Gas Management					1 X \$30.0000	\$30.00		
Total Miscellaneous Charges						\$30.00		
Total Current Month's Charges						\$83.41		

Important Messages
Important information about your deposit interest

Per the Florida Public Service Commission (FPSC) tariff requirements, TECO Peoples Gas pays interest annually on any customer cash deposit. As such, customers with a cash deposit on record is more than six months old (per the FPSC) receives a deposit interest credit on this bill.



Invoice



WEST ORANGE
NURSERIES, INC.

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

DATE

1/1/2019

INVOICE #

11504

BILL TO:

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

SHIP TO:

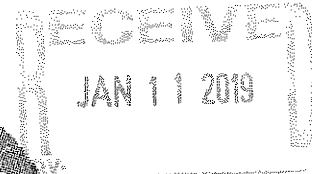
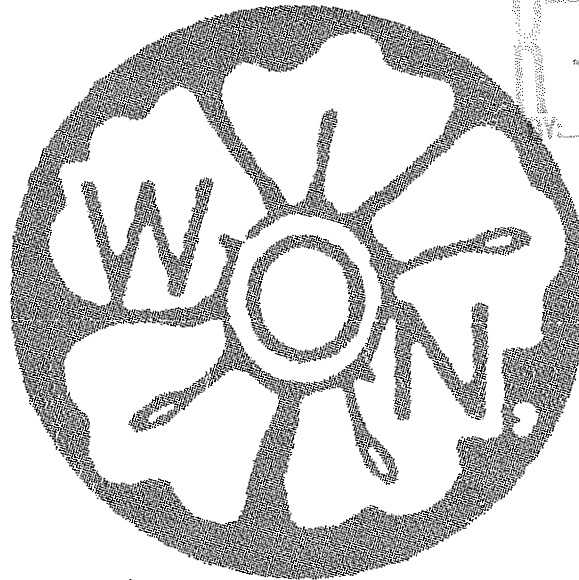
January 2019

1-32-538.45003
13

P.O. NUMBER	TERMS	REP	SHIP	VIA	F.O.B.	PROJECT
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1/1/2019

QUANTITY	ITEM CODE	DESCRIPTION	PRICE EACH	AMOUNT
1	Maintenance	Monthly Lawn Maintenance : January 2019	20,461.29	20,461.29



TOTAL

\$20,461.29



296791



WEST ORANGE
NURSERIES, INC.

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

Invoice

DATE

1/1/2019

INVOICE #

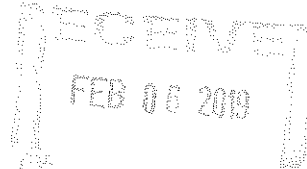
11524

BILL TO:

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

SHIP TO:

Beacon Amenity Maintenance
January 2019



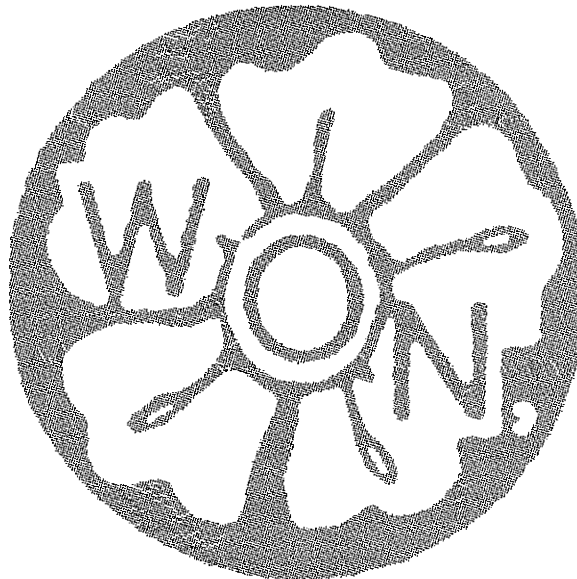
1-32-538-45003
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P.O. NUMBER	TERMS	REP	SHIP	VIA	F.O.B.	PROJECT
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1/1/2019

QUANTITY	ITEM CODE	DESCRIPTION	PRICE EACH	AMOUNT
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1	Maintenance	Monthly Lawn Maintenance : includes Pest Control & Fertilization to Property January 2019	6,968.21	6,968.21
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TOTAL

\$6,968.21



296791

Invoice



WEST ORANGE
NURSERIES, INC.

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

DATE

12/21/2018

INVOICE #

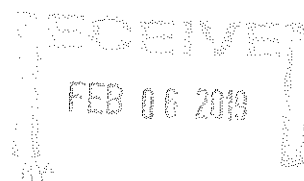
11523

BILL TO:

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

SHIP TO:

Beacon Amenity Maintenance
December 2018

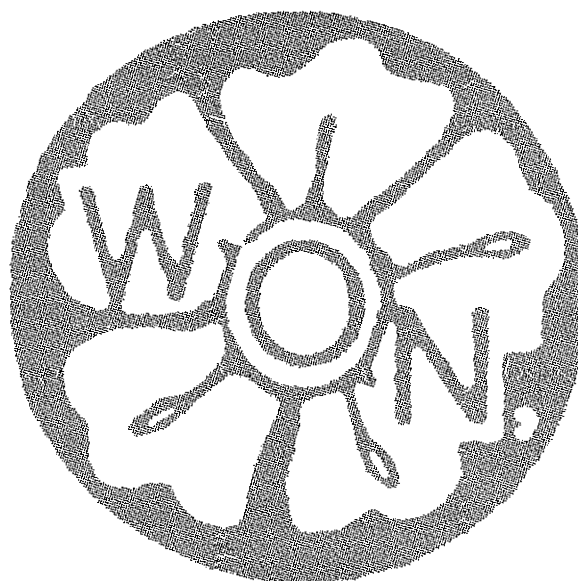


1-32-538-45003
13

P.O. NUMBER	TERMS	REP	SHIP	VIA	F.O.B.	PROJECT
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12/21/2018

QUANTITY	ITEM CODE	DESCRIPTION	PRICE EACH	AMOUNT
1	Maintenance	Monthly Lawn Maintenance : includes Pest Control & Fertilization to Property December 2018	6,968.21	6,968.21



TOTAL

\$6,968.21



296791

Invoice



WEST ORANGE
NURSERIES, INC.

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

DATE

2/1/2019

INVOICE #

11526

BILL TO:

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

SHIP TO:

Beacon Amenity Maintenance
February 2019

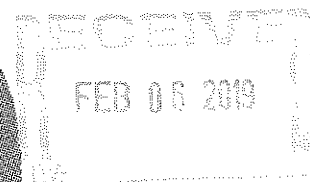
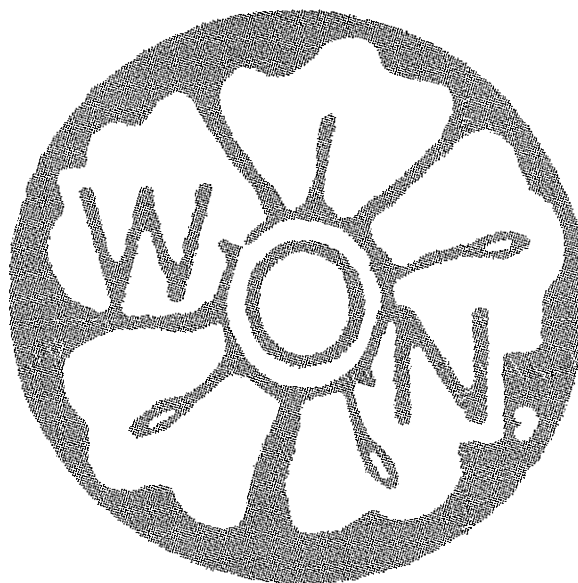
1.32.538.45003
13

P.O. NUMBER	TERMS	REP	SHIP	VIA	F.O.B.	PROJECT
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2/1/2019

QUANTITY	ITEM CODE	DESCRIPTION	PRICE EACH	AMOUNT
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1	Maintenance	Monthly Lawn Maintenance : includes Pest Control & Fertilization to Property February 2019	6,968.21	6,968.21
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TOTAL

\$6,968.21



296791

Invoice



WEST ORANGE
NURSERIES, INC.

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

DATE	INVOICE #
2/1/2019	11529

BILL TO:

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

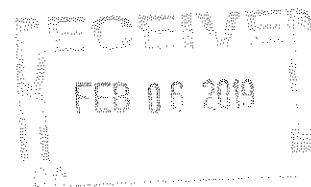
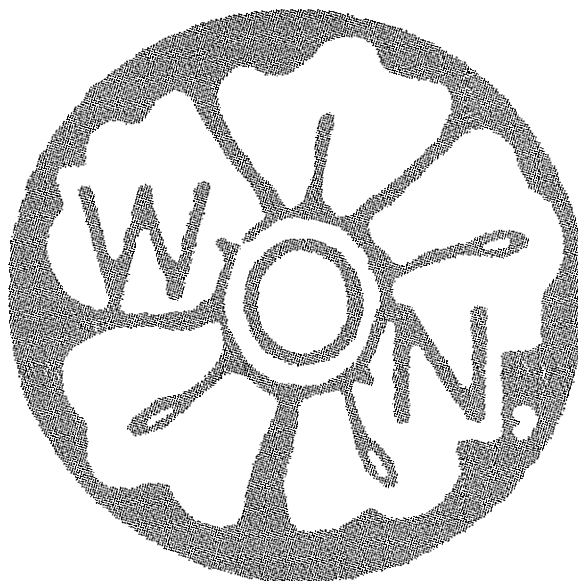
SHIP TO:

Beacon Lake
February 2019

1.32.538.45003
13

P.O. NUMBER	TERMS	REP	SHIP	VIA	F.O.B.	PROJECT
			3/1/2019			

QUANTITY	ITEM CODE	DESCRIPTION	PRICE EACH	AMOUNT
1	Maintenance	Monthly Lawn Maintenance : includes Pest Control & Fertilization to Property February 2019	20,461.29	20,461.29



TOTAL \$20,461.29



296791



MICAMY
DESIGN STUDIO

Micamy Design Studio
2619 Rolac Road
Jacksonville, FL 32207
Acct@MicamyDesign.com

BILL TO

Meadow View at Twin Creek CDD
Attn: James Oliver
475 W Town Place, Suite 114
St. Augustine, FL 32092

SHIP TO

Beacon Lake Amenity
Office Furniture

INVOICE 17-007.0-06**DATE 02/08/2019 TERMS Net 10****DUE DATE 02/18/2019****TRACKING NO.**

17-007.0

P.O. NUMBER

17-007.0

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Furniture Fee	Furniture Fee - Office Furniture	1	3,877.55	3,877.55
Freight	Freight	1	400.00	400.00
Delivery and Set-Up	Delivery & Install	1	450.00	450.00

TOTAL DUE**\$4,727.55**

RECEIVED
FEB 11 2019

BY:

1-32-572-44202
26

1005 Bradford Way
Kingston, TN 37763

Date	Invoice #
2/14/2019	4

Bill To
Meadowview at Twin Creek CDD C/O GMS

RECEIVED
FEB 19 2004

BY: _____

1.31.513.316
11

Terms	Due Date
Net 30	3/16/2019

[illegible]



RECEIVED
FEB 21 2019

Meadow View at Twin Creeks Community
Development District
9145 Narcoossee Road
Suite A206
Orlando, FL 32827

BY:
February 6, 2019
Project No: 17348.00000
Invoice No: 0189595

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

Professional Services rendered through January 31, 2019

Professional Personnel

		Hours	Rate	Amount	1,31,513-311 5
Project Manager					
Lockwood, Scott	1/12/2019	3.00	178.00	534.00	
Lockwood, Scott	1/19/2019	3.00	178.00	534.00	
Administrative Support					
Blair, Shelley	1/12/2019	1.00	81.00	81.00	
Blair, Shelley	1/19/2019	1.00	81.00	81.00	
Totals		8.00		1,230.00	
Total Labor					1,230.00

Expenses

Reproductions			13.00	
Total Expenses		1.15 times	13.00	14.95

Invoice Total this Period \$1,244.95

Outstanding Invoices

Number	Date	Balance
0189019	11/30/2018	1,206.65
0189369	12/31/2018	1,347.08
Total		2,553.73

Total Now Due \$3,798.68

England-Thims & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
14776 Old SL Hwy at the Pines • Jacksonville, Florida 32258 • Tel: 904-812-8900 • Fax: 904-812-4485
CA-00012584 LC-000015

Florida Natural Gas
P.O. Box 934726
Atlanta, GA 31193-4726

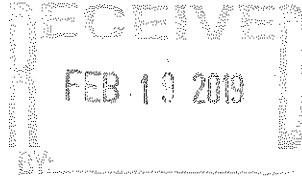
Phone: 877-436-4427 Fax: 844-393-9006
Email: customerservice@onlyfng.com

Invoice

MDG2019 00000107 01



Meadow View at Twin Creeks CDD dba Beacon Lakes Amenity Center
Accounts Payable
475 W. Town Place #114
St Augustine, FL 32092-0000



Billing Group #	39005
Invoice Date:	February 08, 2019
Invoice #:	273604ES
Due Date:	March 04, 2019
Current Charges:	\$32.38
Last Payment:	
Payment Date:	
Prior Balance Due:	\$13.17
Total Amount Due:	\$45.55

Description	Term	Therm	Cost
INSIDE FERC FGT Z3	01/03/19 - 02/01/19	31.40	\$12.18
Fuel	01/03/19 - 02/01/19	0.89	\$0.35
Commodity Charges Sub Total:		32.29	\$12.53
Transportation			\$2.53
Transportation Charges Sub Total:			\$2.53
Customer Charge			\$5.95
Finance Charge			\$10.00
Miscellaneous Charges Sub Total:			\$15.95
Pre-Tax Sub Total:			\$31.01
Sales Taxes			\$1.37
Taxes Sub Total:			\$1.37
Total Current Charges:			\$32.38
Prior Balance Due:			\$13.17
Total Amount Due:			\$45.55

Thank you for your business.

1-32-572-45913 #31.01
21

Please detach and remit this portion with your payment

Billing Group #:	39005	Meadow View at Twin Creeks C
Invoice Date:	February 08, 2019	Accounts Payable
Invoice #:	273604ES	475 W. Town Place #114
Due Date:	March 04, 2019	St Augustine, FL 32092-0000
Current Charges:	\$32.38	
Last Payment:		
Payment Date:		
Prior Balance Due:	\$13.17	
Total Amount Due:	\$45.55	
Amount Paid:		

Make Checks Payable To: Florida Natural Gas
Please include your Billing Group # on your check.

Wire/ACH Payment To:

Bank: Wells Fargo Bank Atlanta GA

ABA #: 121000248

Acct Name: Florida Natural Gas

Account #: 2000036933330

Mail Payment To:
Florida Natural Gas
P.O. Box 934726
Atlanta, GA 31193-4726



Florida Natural Gas

Phone: 877-436-4427 Fax: 844-393-9006
Email: customerservice@onlyfng.com

Page 2 of 2

Invoice #: 273604ES

Account Detail

Service Address:	850 Beacon Lakes Pkwy	City, State:	St Johns, FL
Utility:	TECO - Peoples Gas	Utility Account #:	221004398311

Current Charges

Natural Gas - Commodity				
Description	Term	Therm	Price	Cost
INSIDE FERC FGT Z3	01/03/19 - 02/01/19	31.40	\$0.3880	\$12.18
Fuel	01/03/19 - 02/01/19	0.89	\$0.3880	\$0.35
Totals:		32.29		\$12.53

Transportation Charges			
Description	Units	Price	Cost
Transportation	31.40	\$0.0807	\$2.53
Totals:			\$2.53

Miscellaneous Charges	
Description	Cost
Customer Charge	\$5.95
Totals:	\$5.95

Taxes	
Description	Cost
Florida State Tax	\$1.26
St. Johns County Tax	\$0.11
Totals:	\$1.37

Total Account Charges: \$22.38

MUNICIPAL ASSET MANAGEMENT, INC.

25288 FOOTHILLS DRIVE NORTH
GOLDEN, CO 80401
PHONE: 303-273-9494
FAX: 303-273-9505
EMAIL: PECOLLINGS@MAMGT.COM

INVOICE

INVOICE NO: 10252018M4
DATE: February 21, 2019

APPROVED
FEB 22 2019

NY:

To: Meadow View at Twin Creeks CCD
475 West Town Place
St. Augustine, FL 32902

TERMS
March 7, 2019

1.32.572.45915
14

DESCRIPTION	AMOUNT
Second (2) Lease Payment for Tax-Exempt Lease Purchase agreement dated October 25, 2018 between Meadow View at Twin Creek "Lessee" and Municipal Asset Management, Inc. "Lessor"	\$2,307.62

SUBTOTAL	\$2,307.62
TOTAL DUE	\$2,307.62

Please make check payable to **Municipal Asset Management** and mail it to the following address:

25288 Foothills Drive North
Golden, CO 80401

If you have any questions concerning this invoice, call: Municipal Asset Management, Paul Collings, 303-273-9494

THANK YOU FOR YOUR BUSINESS!



8619 Western Way
Jacksonville FL 32256-036060


Customer Service (904) 731-2456
 RepublicServices.com/Support

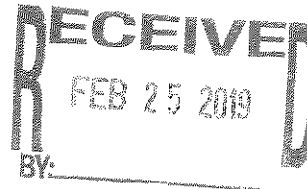
Account Number	3-0687-0013996
Invoice Number	0687-000961580
Invoice Date	February 16, 2019
Previous Balance	\$0.00
Payments/Adjustments	\$0.00
Current Invoice Charges	\$410.48

Total Amount Due \$410.48	Payment Due Date March 08, 2019
--	--

CURRENT INVOICE CHARGES

<u>Description</u>	<u>Reference</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Amount</u>
Meadowview At Twin Creeks Cdd 550 Beacon Lake Pkwy PO Y				
St. Augustine, FL Contract: 9687022 (C51)				
1 Waste Container 6 Cu Yd, 1 Lift Per 2 Weeks				
Container Delivery 02/06	6yd Fl Del	1.0000	\$209.06	\$209.06
Receipt Number 91974				
Delivery Discount 02/06	6yd Fl Del	1.0000	\$52.26	-\$52.26
Receipt Number 91974				
Pickup Service 02/01-02/28		1.0000	\$68.25	\$68.25
Pickup Service 03/01-03/31			\$68.25	\$68.25
Container Refresh 02/01-02/28		1.0000	\$9.00	\$9.00
Container Refresh 03/01-03/31		1.0000	\$9.00	\$9.00
Container Refresh Credit 02/01-02/28		1.0000	\$9.00	-\$9.00
Container Refresh Credit 03/01-03/31		1.0000	\$9.00	-\$9.00
Administrative Fee				\$5.95
Total Fuel/Environmental Recovery Fee				\$91.19
Total Franchise - Local				\$20.04
CURRENT INVOICE CHARGES				\$410.48

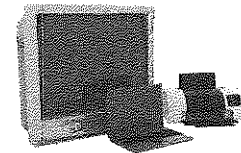




1.2BCACDTN9 014786 1NNNNNNNNN NNN NNN 001 001 029575 21076813.1

Electronics Recycling with BlueGuard™

Convenient recycling solutions that are safe for your business and good for our planet. To learn more, visit RepublicServices.com/Electronics



1.32.572.45914
28



**8619 Western Way
Jacksonville FL 32256-036060**

**Please Return This
Portion With Payment**

Total Enclosed

Return Service Requested



L2RCACDTN9 014786

[illegible]

MEADOWVIEW AT TWIN CREEKS CDD
475 W TOWN PL
STE 114
ST AUGUSTINE FL 32092-3648

Total Amount Due	\$410.48
Payment Due Date	March 08, 2019
Account Number	3-0687-0013996
Invoice Number	0687-000961580

For Mailing Address Changes,
Contact Rex and Conchita Martinez

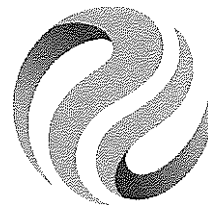
Make Checks Payable To:

REPUBLIC SERVICES #687
PO BOX 9001099
LOUISVILLE KY 40290-1099

306870013996000000096158000004104800000410480

Restaurant Compliance Solutions
13966 Sound Overlook Dr N
Jacksonville, FL 32224
904-567-7415
jessica@rcswebsite.com
www.rcswebsite.com

RECEIVED
FEB 19 2019



RY:

INVOICE

BILL TO
Beacon Lake
Beacon Lake Pkwy
St Augustine, FL 32095

INVOICE # 3925
DATE 02/18/2019
DUE DATE 03/04/2019
TERMS Net 14

DATE	ACTIVITY	QTY	RATE	AMOUNT
02/13/2019	Pre-licensing walk through, consultation, inspection for food service license	1	175.00	175.00

We appreciate your business.

BALANCE DUE

\$175.00

Please make checks payable to: Restaurant Compliance Solutions (RCS)

1.32.572.44204

27

Please make checks payable to:
Restaurant Compliance Solutions

Riverside Management Services, Inc

9655 Florida Mining Blvd West
Suite 305
Jacksonville, FL 32257

Invoice

Date	Invoice #
2/8/2019	7

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

RECEIVED
FEB 19 2019

BY:

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Pool Maintenance Services - January 2019 B. Stephens 2-8-19 Pool MAINT. 001.320.57200 145505 20	1,166.00	1,166.00
		Total	\$1,166.00

Riverside Management Services, Inc

9655 Florida Mining Blvd West
Suite 305
Jacksonville, FL 32257

Invoice

Date	Invoice #
2/21/2019	10

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

RECEIVED
FEB 22 2019

BY:

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Facility Maintenance January 1 - January 31, 2019	70.00	70.00
	Maintenance Supplies	617.88	617.88
	Facility Maint. 320,572,45508 \$70.00		
	office Supplies 320,572,44208 20 \$617.88		
Total			\$687.88

RMW
2,21,19

Riverside Management Services, Inc

9655 Florida Mining Blvd West
Suite 305
Jacksonville, FL 32257

Invoice

Date	Invoice #
2/8/2019	6

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

RECEIVED
FEB 19 2019

BY:

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Pool Maintenance Services - December 2018 - Prorated 1/2 Month <i>B. Stephens 2-8-19</i> <i>Pool MAINT</i> <i>001.320.57200.45505</i> <i>20</i>	583.00	583.00
		Total	\$583.00

RMS

MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF JANUARY 2019

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
12/7/18	2	S.A.	Picked up and delivered 2 barrels of acid to pool areas
TOTAL	<u>2</u>		
MILES	<u>0</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 02/5/19

DISTRICT
MEADOWVIEW
AT TWIN CREEKS CDD

<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>
1/10/19	Supplies for life guard kits	5.96
1/29/19	Lock Box	37.92
1/31/19	Paper clips reg size	6.08
1/31/19	Correction tape (4pk)	12.64
1/31/19	Hanging folders (letter)	27.58
1/31/19	Manila file folders 1/3 cut	26.20
1/31/19	Deskpad (2)	13.78
1/31/19	Sticky notes	20.70
1/31/19	Labeler Dymo Plus	37.94
1/31/19	Labeler Dymo Plus tape	16.09
1/31/19	Plc pins (boxes)	16.08
1/31/19	Paper clips Jumbo size (2)	3.20
1/31/19	Clip binder small	2.29
1/31/19	Staples (1 box)	5.51
1/31/19	Stapler (2)	25.28
1/31/19	3 Tier Mesh clip holder swivel	11.26
1/31/19	Pencil, clip holder (2)	11.48
1/31/19	Cup pencil, pen holder divided	6.54
1/31/19	Tape dispenser (2)	10.33
1/31/19	Tape 10 pk	11.50
1/31/19	Dry erase marker set	11.49
1/31/19	Push pins	3.90
1/31/19	Laminator Thermal	40.24
1/31/19	Laminator Thermal Pouches	23.91
1/31/19	3 Tier Mesh desk shelf (2)	45.98
1/31/19	Scissors 2pk (2)	22.98
1/31/19	Scissors (1)	6.89
1/31/19	Lead pencils 12pk (2)	9.20
1/31/19	#2 pencils (1pk)	3.44
1/31/19	File folders legal	34.72
1/31/19	Calculator desk top	9.19
1/31/19	Tissues (Kleenex)	9.19
1/31/19	Assorted dividers (3)	4.45
1/31/19	Dividers A-Z (1)	6.31
1/31/19	Dividers Jan-Dec (2)	11.02
1/31/19	Multi use copy paper (1case)	34.49
1/31/19	Clip boards 2 sets (3pk)	32.18

TOTAL \$617.88

Riverside Management Services, Inc

9655 Florida Mining Blvd West
Suite 305
Jacksonville, FL 32257

Invoice

Date	Invoice #
2/8/2019	8

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

RECEIVED
FEB 19 2019

BY: _____

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Pool Maintenance Services - February 2019 <i>B. Stepha 2-8-19</i> <i>Pool Maint.</i> <i>001.320.57200.45505</i> <i>20</i>	1,166.00	1,166.00
		Total	\$1,166.00

Riverside Management Services, Inc

9655 Florida Mining Blvd West
Suite 305
Jacksonville, FL 32257

Invoice

Date	Invoice #
2/8/2019	9

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

RECEIVED
FEB 19 2019

BY:

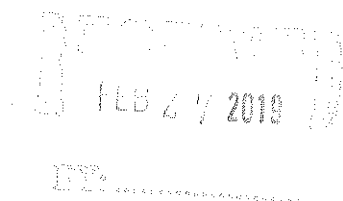
P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Facility Management Services - February 2019 - Prorated 20	4,500.09	4,500.09
Total			\$4,500.09

Invoice



Page 1/1
Invoice 276837
Date 2/18/2019



1660 South Hwy 100
Suite 590
St. Louis Park MN 55416

Bill To: Meadow View at Twin Creeks CDD
Governmental Manangement Services
475 West Town Place Suite 114
St Augustine FL 32092

Ship To: Beacon Lake
Ernesto Torres
Governmental Manangement Services
475 West Town Place Suite 114
St Augustine FL 32092

1-32-572-45916
30

Purchase Order No.		Customer ID		Salesperson ID	Shipping Method	Payment Terms	Req Ship Date	Master No.
		13316				Net 30	11/13/2018	211,167
Ordered	Shipped	B/O	Item Number	Description		Discount	Unit Price	Ext. Price
12	12	0	WBC-PLUS	Plus (16 Channels, 7+ Workout Plans, 3 Fi		\$0.00	\$249.00	\$2,988.00

Content Period: 2/2019 - 1/2020

Subtotal	\$2,988.00
Misc	\$0.00
Tax	\$0.00
Freight	\$0.00
Trade Discount	\$0.00
Total	\$2,988.00
Amount Received	\$0.00
Amount Due	\$2,988.00



Meadow View at Twin Creeks Community
Development District
9145 Narcoossee Road
Suite A206
Orlando, FL 32827

March 4, 2019
Project No: 17348.00000
Invoice No: 0189757

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

Professional Services rendered through February 28, 2019

1-31-315-31/
5

Professional Personnel

		Hours	Rate	Amount
Project Manager				
Lockwood, Scott	2/2/2019	.50	178.00	89.00
Lockwood, Scott	2/9/2019	1.75	178.00	311.50
Lockwood, Scott	2/16/2019	2.50	178.00	445.00
Lockwood, Scott	2/23/2019	7.75	178.00	1,379.50
CADD/GIS Technician				
Savage, John	2/23/2019	.50	118.00	59.00
Administrative Support				
Blair, Shelley	2/16/2019	1.25	81.00	101.25
Blair, Shelley	2/23/2019	1.50	81.00	121.50
Totals		15.75		2,506.75
Total Labor				2,506.75

Invoice Total this Period

2,506.75
\$2,506.75

Outstanding Invoices

Number	Date	Balance
0189595	1/31/2019	1,244.95
Total		1,244.95

Total Now Due \$3,751.70

England-Thimig & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
14775 Old St. Augustine Road • Jacksonville, Florida 32258 • Tel 904-612-8800 • Fax 904-638-6485
CA-00012594 LC-0000016

**Florida Natural Gas**P.O. Box 934726
Atlanta, GA 31193-4726

Phone: 877-436-4427 Fax: 844-393-9006

Email: customerservice@onlyfng.com

Invoice

MDG2019 00000110 01

Meadow View at Twin Creeks CDD dba Beacon Lakes Amenity Center
Accounts Payable
475 W. Town Place #114
St Augustine, FL 32092-0000

Billing Group #:	39005
Invoice Date:	March 12, 2019
Invoice #:	277980ES
Due Date:	April 04, 2019
Current Charges:	\$19.17
Last Payment:	\$43.38
Payment Date:	March 07, 2019
Prior Balance Due:	\$2.17
Total Amount Due:	\$21.34



Description	Term	Therm	Cost
INSIDE FERC FGT Z3	02/01/19 - 03/04/19	25.60	\$9.73
Fuel	02/01/19 - 03/04/19	0.73	\$0.28
Commodity Charges Sub Total:		26.33	\$10.01
Transportation			\$2.04
Transportation Charges Sub Total:			\$2.04
Customer Charge			\$5.95
Miscellaneous Charges Sub Total:			\$5.95
Pre-Tax Sub Total:			\$18.00
Sales Taxes			\$1.17
Taxes Sub Total:			\$1.17
Total Current Charges:			\$19.17
Prior Balance Due:			\$2.17
Total Amount Due:			\$21.34

Thank you for your business.

1-32-572-4213
45913
21

Please detach and remit this portion with your payment

Billing Group #:	39005	Meadow View at Twin Creeks C
Invoice Date:	March 12, 2019	Accounts Payable
Invoice #:	277980ES	475 W. Town Place #114
Due Date:	April 04, 2019	St Augustine, FL 32092-0000
Current Charges:	\$19.17	
Last Payment:	\$43.38	
Payment Date:	March 07, 2019	
Prior Balance Due:	\$2.17	
Total Amount Due:	\$21.34	
Amount Paid:		

Make Checks Payable To: Florida Natural Gas
Please include your Billing Group # on your check.**Wire/ACH Payment To:**

Bank: Wells Fargo Bank Atlanta GA

ABA #: 121000248

Acct Name: Florida Natural Gas

Account #: 2000036933330

Mail Payment To:Florida Natural Gas
P.O. Box 934726
Atlanta, GA 31193-4726

100000 01 01 000110 000110 P



Florida Natural Gas

Phone: 877-436-4427 Fax: 844-393-9006
Email: customerservice@onlyfng.com

Page 2 of 2

Invoice #: 277980ES

Account Detail

Service Address:	850 Beacon Lakes Pkwy	City, State:	St Johns, FL
Utility:	TECO - Peoples Gas	Utility Account #:	221004396311

Current Charges

Natural Gas - Commodity				
Description	Term	Therm	Price	Cost
INSIDE FERC FGT Z3	02/01/19 - 03/04/19	25.60	\$0.3800	\$9.73
Fuel	02/01/19 - 03/04/19	0.73	\$0.3800	\$0.28
Totals:		26.33		\$10.01

Transportation Charges				
Description		Units	Price	Cost
Transportation		25.60	\$0.0797	\$2.04
Totals:				\$2.04

Miscellaneous Charges				
Description				Cost
Customer Charge				\$5.95
Totals:				\$5.95

Taxes				
Description				Cost
Florida State Tax				\$1.08
St. Johns County Tax				\$0.09
Totals:				\$1.17

Total Account Charges: \$19.17

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 40

Invoice Date: 3/1/19

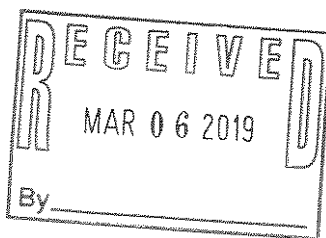
Due Date: 3/1/19

Case:

P.O. Number:

Bill To:

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



Description	Hours/Qty	Rate	Amount
Management Fees - March 2019 1.31.513.34		3,750.00	3,750.00
Information Technology - March 2019 1.31.513.351		166.67	166.67
Dissemination Agent Services - March 2019 1.31.513.314		416.67	416.67
Office Supplies 1.31.513.51		17.83	17.83
Postage 1.31.513.42		59.84	59.84
Copies 1.31.513.425		830.25	830.25
Telephone 1.31.513.41		21.57	21.57

Total	\$5,262.83
-------	------------

Payments/Credits	\$0.00
------------------	--------

Balance Due	\$5,262.83
-------------	------------

Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

January 18, 2019

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

Bill Number 104965
Billed through 12/31/2018

1-31-513-315
3

General Counsel

MVTCDD 00001 JLE

FOR PROFESSIONAL SERVICES RENDERED

12/03/18	JLE	Review bid protest; email regarding the same; confer with Board Supervisor regarding the same.	0.20 hrs
12/04/18	JLE	Analyze issues regarding bid protest; follow-up regarding the same; confer with Board Supervisor regarding the same.	0.70 hrs
12/04/18	KCD	Research regarding bid protest remedies; document review; draft and revise bid protest dismissal order; call with client.	2.80 hrs
12/05/18	JLE	Prepare letter regarding Phase 2 bid award; conform forms of documents to bid; prepare order and letter regarding Townhomes bid project; confer with Board Supervisor regarding the same; confer with District Manager regarding special meeting; follow-up regarding the same; follow-up with counsel regarding bid protest correspondence.	5.80 hrs
12/05/18	LMG	Conference call regarding restaurant tax bill.	0.10 hrs
12/05/18	KCD	Review drafted documents and HOA procedures.	0.40 hrs
12/11/18	DKS	Conference call with Earlywine regarding John Hall's request for discharge of Bid Bond.	0.30 hrs
12/11/18	KCD	Research regarding repudiation of contract; draft demand letter.	2.00 hrs
12/13/18	JLE	Follow-up with agency staff on pool permit; review demand letter to bond company; follow-up regarding the same; prepare for Board meeting.	0.40 hrs
12/14/18	JLE	Prepare for, travel to and from, and attend Board meeting.	4.20 hrs
12/14/18	KCD	Prepare demand letter; research proper method for service; correspondence with district regarding payment.	0.50 hrs
12/18/18	LMG	Review and revise Phase 2 contract documents; prepare Townhomes contract documents.	1.40 hrs
12/19/18	DKS	Call with Earlywine and Bruce regarding strategy; draft and send response to Glenn Ray on bid bond.	0.80 hrs

12/19/18 JLE Confer with Simpson regarding pool policies; review and revise pool policies and safety plan; prepare email correspondence to agency staff; email to working group regarding the same; review correspondence regarding bid bond; follow-up call with Board Supervisor regarding the same. 2.60 hrs

12/27/18 JLE Follow-up with agency staff regarding pool permit. 0.20 hrs

Total fees for this matter \$5,827.00

DISBURSEMENTS

Travel 126.04

Conference Calls 50.83

Recording Fees 145.00

United Parcel Service 8.16

Total disbursements for this matter \$330.03

MATTER SUMMARY

Safriet, D. Kent 1.10 hrs 365 /hr \$401.50

Earlywine, Jere L. 14.10 hrs 275 /hr \$3,877.50

Diot, Kristen C. 5.70 hrs 215 /hr \$1,225.50

Gentry, Lauren M. 1.50 hrs 215 /hr \$322.50

TOTAL FEES \$5,827.00

TOTAL DISBURSEMENTS \$330.03

TOTAL CHARGES FOR THIS MATTER \$6,157.03

BILLING SUMMARY

Safriet, D. Kent 1.10 hrs 365 /hr \$401.50

Earlywine, Jere L. 14.10 hrs 275 /hr \$3,877.50

Diot, Kristen C. 5.70 hrs 215 /hr \$1,225.50

Gentry, Lauren M. 1.50 hrs 215 /hr \$322.50

TOTAL FEES \$5,827.00

TOTAL DISBURSEMENTS \$330.03

TOTAL CHARGES FOR THIS BILL \$6,157.03

Please include the bill number on your check.

Meadowview at Twin Creeks
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
March 5, 2019	\$170.06	Jim Oliver

Payable to:

Leah Tincher (#31)

Date Check Needed:

Budget Category:

ASAP	I-32-572-49400
------	----------------

Intended Use of Funds Requested:

Grand Opening Reimbursement
<i>(Attach supporting documentation for request.)</i>

See back of receipt for your chance
to win \$1000 ID #: 7M4YTBB1R8Q

Walmart 
Save money. Live better.

904-417-9688 Mgr: BOBBI JO SMITH
845 DUBBIN PAVILION DR
ST JOHNS, FL 32259
ST# 00928 OPH 000268 TE# 95 TR# 07374
BHG HYACINT 088952619410 10.84 X
BHG HYACINT 088952619410 10.84 X
7.9GAL 081681602003 44.97 X
HEFTY 13.88 002594717754 17.97 X
7.9GAL 081681602003 44.97 X

SUBTOTAL 129.59
TAX 1 6.500 % 8.48
PIF 0.500 % 0.65
TOTAL 138.72
AMEX TEND 138.72

AMERICAN EXPRESS *** **2 004
APPROVAL # 805851
REF # 000100164344
TRANS ID - 006695478393979
ATD A000000025010801
TC 223770CB7BCB7781
TERMINAL # 261070139
AND SIGNATURE REQUIRED

02/22/19 15:41:24
CHANGE DUE 0.00
PIF Notice

YOUR RECEIPT CONTAINS A 0.50% PUBLIC
INFRASTRUCTURE FEE, PAYABLE TO THE
OP1 COMMUNITY DEVELOPMENT DISTRICT.
THE FEE IS COLLECTED AND USED TO
FINANCE PUBLIC IMPROVEMENTS IN THE
DISTRICT. THIS FEE IS NOT A TAX AND
IS CHARGED IN ADDITION TO SALES TAX.
THIS FEE BECOMES PART OF THE SALES
PRICE AND IS SUBJECT TO SALES TAX.
ITEMS SOLD 5

TC# 0533 3089 3284 6411 8926 4



THANK YOU FOR SHOPPING WITH US
02/22/19 15:41:24
CUSTOMER COPY

Scan with Walmart app to save receipts



Items purchased for the
Beacon Lake Grand Opening

- Trash cans for Crew house bathrooms
- Baskets to hold tri fold towels
for bathrooms & kitchen area
- Hand Soap
- Kleenex Boxes - for bathrooms
- Batteries

Publix

John's Creek Center
2845 County Rd. 210 W
St Johns, FL 32259
Store Manager: Pete Muller
904-230-3939

PUBLIX ED TOWEL
1 @ 2 FOR 3.00 1.50 T
CHARMIN 9RL MEGA 14.59 T
KLNK F/TIS EXPRESN 1.93 T
KLNK F/TIS EXPRESN 1.93 T
PURELL HAND SANITI
1 @ 2 FOR 5.00 2.50 T
You Saved 0.49
DIAL WT & VIT E 1.49 T
PURELL HAND SANITI
1 @ 2 FOR 5.00 2.50 T
You Saved 0.49
DIAL WT & VIT E 1.49 T
DIAL WT & VIT E 1.49 T

Order Total 29.42
Sales Tax 1.92
Grand Total 31.34
Credit Payment 31.34
Change 0.00

Savings Summary

Special Price Savings 0.98

* Your Savings at Publix *
* 0.98 *

PRESTO!

Trace #: 086490
Reference #: 1285186897
Acct #: XXXXXXXXXXXX2004
Purchase American Express
Amount: \$31.34
Auth #: 807202

CREDIT CARD PURCHASE
A000000025010801 AMERICAN EXPRESS
Entry Method: Chip Read
Mode: Issuer

Your cashier was Natasha

02/01/2019 11:41 S1099 R108 6730 60240

view the many ways to save at Publix.
publix.com/savingstyle

• Paper Towel to clean
windows

• Items were purchased
before Paper Products arrived

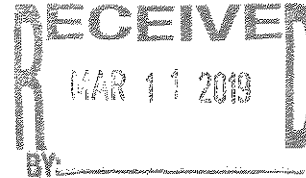
Municipal Asset Management, Inc.

25288 Foothills Drive North
Suite 225
Golden, CO 80401
(303) 273-9494

INVOICE

INVOICE NO: 0617177
DATE: 3/1/2019

To: Meadow View at Twin Creeks CDD
Ernesto J Torres
475 West Town Place, Suite 114
St. Augustine, FL 32902



1-32-572-45915
14

DUE DATE	RENTAL PERIOD
4/7/2019	

PMT NUMBER	DESCRIPTION	AMOUNT
3	Lease payment due pursuant to Tax-Exempt Lease Purchase Agreement dated October 25, 2018 for the acquisition of fitness equipment	2,307.62

TOTAL DUE

\$2,307.62

Please detach coupon and return with check payable to MUNICIPAL ASSET MANAGEMENT, INC. and remit to address above.

If you have any questions concerning this invoice,
call: Municipal Asset Management, Paul Collings, (303) 273-9494.

THANK YOU FOR YOUR BUSINESS!

Invoice #	Due Date	Total Due	Amount Enclosed
0617177	4/7/2019	\$2,307.62	

Meadow View at Twin Creeks CDD
Ernesto J Torres
475 West Town Place, Suite 114
St. Augustine, FL 32902

Municipal Asset Management, Inc.
25288 Foothills Drive North
Suite 225
Golden, CO 80401



**REPUBLIC
SERVICES**

8619 Western Way
Jacksonville FL 32256-036060

Customer Service (904) 731-2456
RepublicServices.com/Support

Account Number 3-0687-0013996
Invoice Number 0687-000968386
Invoice Date March 16, 2019
Previous Balance \$410.48
Payments/Adjustments -\$410.48
Current Invoice Charges \$577.78

Total Amount Due \$577.78	Payment Due Date April 05, 2019
--	--

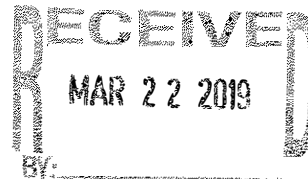
PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 03/11	204	-410.48

1-32-572-45914
28

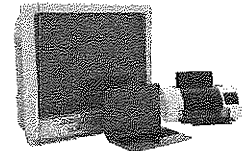
CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Meadowview At Twin Creeks Cdd 550 Beacon Lake Pkwy PO Y				
St. Augustine, FL Contract: 9687022 (C51)				
1 Waste Container 6 Cu Yd, 1 Lift Per 2 Weeks				
Non-Scheduled Service 02/21	Brian6299271	1.0000	\$199.65	\$199.65
Receipt Number 96329				
Waste/Recycling Overage 02/21		1.0000	\$72.60	\$72.60
Waste/Recycling Overage 02/26		1.0000	\$72.60	\$72.60
Pickup Service 04/01-04/30			\$68.25	\$68.25
Container Refresh 04/01-04/30		1.0000	\$9.00	\$9.00
Container Refresh Credit 04/01-04/30		1.0000	\$9.00	-\$9.00
Administrative Fee				\$5.95
Total Fuel/Environmental Recovery Fee				\$131.18
Total Franchise - Local				\$27.55
CURRENT INVOICE CHARGES				\$577.78



Electronics Recycling with BlueGuard™

Convenient recycling solutions that are safe for your business and good for our planet. To learn more, visit RepublicServices.com/Electronics



**REPUBLIC
SERVICES**

8619 Western Way
Jacksonville FL 32256-036060

Please Return This
Portion With Payment

Total Enclosed

Return Service Requested

L2RCACDTQC 007622



MEADOWVIEW AT TWIN CREEKS CDD
BRIAN STEPHENS
475 W TOWN PL
STE 114
ST AUGUSTINE FL 32092-3648



Total Amount Due \$577.78
Payment Due Date April 05, 2019
Account Number 3-0687-0013996
Invoice Number 0687-000968386



For Billing Address Changes,
Check Box and Complete Payment

Make Checks Payable To:



REPUBLIC SERVICES #687
PO BOX 9001099
LOUISVILLE KY 40290-1099

30687001399600000009683860000577780000577786

L2RCACDTQC 007622 1NNNNNNNNNNNNNN 001 001 016247 21109569.1

Riverside Management Services, Inc

9655 Florida Mining Blvd West

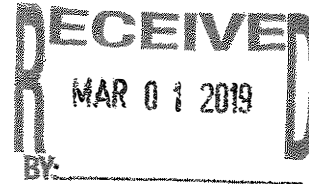
Suite 305

Jacksonville, FL 32257

Invoice

Date	Invoice #
2/28/2019	12

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



1.32.572.494
20

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Meadow View @ Twin Creeks CDD - Soft Opening	149.64	149.64
		Total	\$149.64

The UPS Store - #6113
52 Tuscan Way
Ste 202
St Augustine, FL 32092
(904) 940-0055

01/31/19 08:29 AM

We are the one stop for all your
shipping, postal and business needs.

We offer all the services you need
to keep your business going.



001 500091 (030)	T1 \$ 2.50
PRINTING	
002 037000 (010)	T1 \$ 78.00
8.5x11 Color Copies QTY 200	
Reg Unit Price	\$ 0.39
003 500047 (003)	T1 \$ 60.00
COPY SPECIALS QTY 300	
Reg Unit Price	\$ 0.20

SubTotal \$ 140.50
Sales Tax (T1) \$ 9.14
Total \$ 149.64

MASTERCARD \$ 149.64

ACCOUNT NUMBER * *****8867
Appr Code: 02619G (I) Sale

ENTRY METHOD: ChipRead
MODE: Issuer
AID: A0000000041010
TVR: 8000008000
TSI: 6800
AC: 70A0AA8C8887CA32
ARC: 00

Receipt ID 82133958932799883788 501 Items
CSH: BETHANY Tran: 2533 Reg: 002

POST A GOOGLE REVIEW FOR THE UPSSTORE 6113
WE APPRECIATE YOUR BUSINESS

Whatever your business and personal
needs, we are here to serve you.

We're here to help.
Join our FREE email program to receive
great offers and resources.

Create invoice
to meadow View @
Twin Creeks

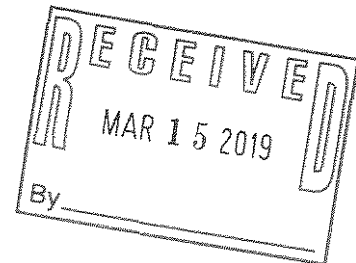
Riverside Management Services, Inc

9655 Florida Mining Blvd West
Suite 305
Jacksonville, FL 32257

Invoice

Date	Invoice #
3/12/2019	13

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



P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Facility Maintenance February 1 - February 28, 2019	1,302.44	1,302.44
	Maintenance Supplies	1,354.31	1,354.31
	Facility Maint. \$ 1,302.44 320, 572, 45508		
	Office Supplies \$ 12.86 320, 572, 44208		
	Fitness Center Repair/Supply \$ 123.91 320, 572, 44207		
	Contingency \$ 442.71 320, 538, 45011		
	Miscellaneous (Kitchen Supplies) \$ 774.83 320, 538, 45010		
	20		
Total			\$2,656.75

RMW
3,13,19

MEADOWVIEW AT TWIN CREEKS
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF FEBRUARY 2019

Date	Hours	Employee	Description
2/1/19	3.5	B.S.	Prepared for soft opening of Amenity Center, assembled life guard chairs (2), removed 5 TV's from walls for Comcast to install cable, reinstalled 5 TV's after Comcast installed cable, relocated 2 TV mounts to allow cable box to plug in
2/1/19	2.5	B.L.	Prepared for soft opening of Amenity Center, assembled 2 life guard chairs, removed 5 TV's from walls for Comcast to install cable, reinstalled 5 TV's after cable installation, relocated 2 TV brackets to allow cable box to plug in
2/1/19	3	K.H.	Assembled life guard chairs, straightened patio and pool deck furniture, dismantled and remounted TV's to secure power source and cables
2/2/19	1.5	B.S.	Picked up and deliver janitorial supplies
2/7/18	1	S.A.	Unpacked, transported and set up new weights in fitness center
2/7/19	1	J.L.	Assisted with set up of weights in fitness center, disposed of packaging from weights
2/21/19	5	J.L.	Removed trash and debris around all lakes and outfalls
2/21/19	5	C.P.	Removed trash and debris around all lakes and outfalls
2/21/19	2	B.S.	Assist with set up of amenity center for Grand Opening event
2/21/19	2	B.L.	Assisted with set up of Amenity Center for MVTC Grand Opening
2/22/19	3	B.L.	Installed 2 soap dispensers and 2 C-fold hand towel dispensers in kitchen
2/22/19	2	K.H.	Straightened pool furniture, cleaned toilets, sinks and water fountains, replaced toilet paper as needed, removed debris from common areas, replaced trash can liners as needed
2/22/19	2	C.P.	Straightened pool furniture, cleaned toilets, sinks and water fountains, replaced toilet paper as needed, removed debris from common areas, replaced trash can liners as needed

TOTAL 33.5

MILES 292

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 03/5/19

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
MEADOWVIEW AT TWIN CREEKS CDD (MVTG)				
	2/1/19	10gal Waste Baskets (4)	45.86	B.S.
	2/1/19	Mop & Bucket	34.47	B.S.
	2/1/19	13gal Trash bags	9.17	B.S.
	2/1/19	33gal Trash bags - C	14.92	B.S.
	2/1/19	Micro fiber towels	11.48	B.S.
	2/1/19	Terry towels - C	10.32	B.S.
	2/1/19	Toilet plunger (2)	22.93	B.S.
	2/1/19	Liquid cleaner - C	8.02	B.S.
	2/1/19	Spray bottles (2) - C	8.69	B.S.
	2/1/19	Swifter wet set - C	26.43	B.S.
	2/1/19	Swifter wet set refill - C	8.74	B.S.
	2/1/19	Broom - C	12.62	B.S.
	2/1/19	Bleach - C	4.23	B.S.
	2/1/19	Windex glass cleaner (2) - C	7.29	B.S.
	2/1/19	Stainless steel cleaner (2) - C	10.89	B.S.
	2/6/19	Batteries for Label Maker - Office	12.86	D.S.
	2/14/19	Nitrile Disp. Gloves (5 boxes)	34.39	B.S.
	2/15/19	Sanitizing tablets	40.77	D.S.
	2/15/19	Sanitizing test strips	11.09	D.S.
	2/15/19	Tri-fold towels	26.73	D.S.
	2/15/19	Paper towel dispensers (2)	42.94	D.S.
	2/15/19	Wall mount soap dispensers (2)	69.22	D.S.
	2/15/19	Ice Scoop Holder/scoop/drip tray	81.79	D.S.
	2/15/19	San Jamar Saf-T Ice tote	53.13	D.S.
	2/15/19	Pot hook	9.94	D.S.
	2/15/19	Digital pocket thermometer (3)	33.88	D.S.
	2/15/19	Acrylic box glove holder (2)	33.95	D.S.
	2/15/19	Caution wet floor sign (2) - C	24.75	D.S.
	2/15/19	Caution wet floor sign holder - C	21.36	D.S.
	2/15/19	23gal Trash bin (2)	59.32	D.S.
	2/15/19	Soaps(8)	12.67	D.S.
	2/15/19	Wall Slickeys (2)	8.23	D.S.
	2/15/19	Trash Can	7.34	D.S.
	2/21/19	Toggle anchors (12)	16.64	B.S.
	2/21/19	Toggle anchors (6)	9.51	B.S.
	2/24/19	Coffee Maker and Frothing Pitcher	223.28	D.S.
	2/26/19	4.5' Ladder - C	62.08	B.S.
	2/26/19	Stihl Blower - C	221.43	B.S.

TOTAL \$1,354.31

Fitness
\$123.91

Conting'
442.71

Kitchen
774.83

Office
12.86

Riverside Management Services, Inc

9655 Florida Mining Blvd West
Suite 305
Jacksonville, FL 32257

Invoice

Date	Invoice #
3/1/2019	11

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

RECEIVED
MAR 01 2019
BY: _____

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Janitorial Services - March 2019 320, 572, 45507	1,295.00	1,295.00
	Pool Maintenance Services - March 2019 320, 572, 45505	1,365.00	1,365.00
	Operations Management Services - March 2019 320, 572, 45504	1,666.67	1,666.67
	Facility Management Services - March 2019 320, 572, 45500 20	5,000.00	5,000.00
Total			\$9,326.67

200
3.1.19



3807 Edgewood Drive
Jacksonville, Florida 32254
Phone 904-356-9905/Fax 904-356-9902
1-800-745-0945

ORDER DATE	CUSTOMER #	SLM. #	PAGE	CUSTOMER COPY
03122019	808500	34	1	INVOICE NO. 1209393

TERMS	TELEPHONE	TRIP	STOP
DUE AFTER 30 DAYS	602-373-7227		

SPECIAL INSTRUCTIONS

DELIVER TO:

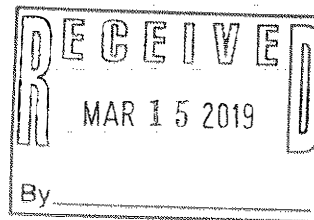
MEADOW VIEW AT TWIN CREEK	MEADOW VIEW AT TWIN CREEK
850 BEACON LAKE PKWY	475 WEST TOWN PLACE
	STE 114
ST AUGUSTINE FL	ST AUGUSTINE FL
32095	32092

RACHEL DEL


1-32-572-44203

MEMO- PD #-
JOIN US FOR OUR ANNU
AL FOOD SHOW
APRIL 24 ASK YOUR RE
P FOR DETAILS

ITEM	QTY	UNIT	DESCRIPTION	PRICE	AMOUNT	TAX	TOTAL
5207	1	EA	CHEMICAL SANI-SOL LOW TEMP SANITIZER	9.89	9.89		
5208	1		DETERGENT HOT SHOT	39.81	39.81		
5209	1		CHEMICAL RINSE AWAY	41.49	41.49		
30415	1		CHEMICAL SQUEEKY CLEAN POT & PAN SOAP	54.53	54.53		
33114	1		CHEMICAL SD-25 SANITIZER & DEODORIZER	58.19	58.19		
33115	1		TEST STRIPS QUAT. AMMONIA	10.36	10.36		
33119	1		TEST STRIPS CHLORINE 100 STRIPS	3.90	3.90		
33121	1		BOTTLE SPRAY SD-25	8.02	8.02		
CATEGORY RECAP				COST	RETAIL	% PROF	CASES
				226.19			8



DRIVER	CASH	CHECK	AMOUNT

CUSTOMER SIGNATURE 

CHECK MERCHANDISE CAREFULLY - NO ADJUSTMENTS MADE AFTER DRIVER LEAVES.

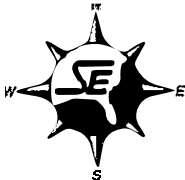
IN CASE SUIT IS INSTITUTED TO COLLECT THIS INVOICE OR ANY PORTION THEREOF BUYER AGREES TO PAY SUCH ADDITIONAL SUM AS THE COURT MAY ADJUDGE REASONABLE AS ATTORNEY'S FEES IN SAID SUIT.

THE VENUE FOR ANY MATTER RELATING TO THIS INVOICE SHALL BE JACKSONVILLE, DUVAL COUNTY, FLORIDA.

ST = STATUS CODE
O = OUT
S = SUB
P = PARTIAL FILL
TX = TAX

SUB-TOTAL	226.19
TAX	13.57
INVOICE TOTAL	239.76

INTEREST AT THE RATE OF 1 1/2% WILL BE CHARGED ON UNPAID ITEMS AFTER 30 DAYS.

**SOUTHEASTERN PAPER GROUP**

OF JACKSONVILLE FL

REMIT TO:

PO BOX 890671 CHARLOTTE NC 28289-0671

TELEPHONE 800-632-1296

Network
MemberSold toMEADOW VIEW O TWIN CREEKS CDD
5385 NORTH NOB HILL RD

SUNRISE

FL 33351

Shipped toBEACON LAKE SUBDIVISION
850 BEACON PARKWAY

ST. AUGUSTINE

FL 32095

Terms		Your order number		Customer #	Sold by	Shipped Via	Page	Invoice Date	Invoice number
C.O.D.		LEAH T		91037 01	Bob Jones	OUR TRUCK	1 of 1	2/01/2019	4405776
Product No.	Qty Ord	Unit	Description	Packaging	Qty ship	Qty BO	Unit price	Amount	
600033	1	CASE	600033 SMART JR JUMBO T/TOISSUE(B140	12-ROLL	1		24.27	24.27	*
087023	1	CASE	1812-04 GOJO COCONUT HAND SOAP	4/1GAL	1		34.39	34.39	*
058143	2	CASE	X7658QK BLACK 38X58 LINER (2.0)	100	2		49.26	98.52	*
998100	1		FUEL ADJUSTMENT		1		5.00	5.00	*
ASK ABOUT EMAILED INVOICES AND STATEMENTS									
<div>RECEIVED MAR 19 2019 By _____</div>									
Merchandise total		FL SALES TAX		Sales tax	Freight	Please pay This amount		172.72	
162.18				10.54					

1.32.572.442
33



Supply Systems ♦ Service ♦ Solutions

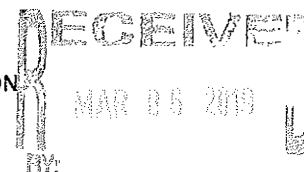
PO Box 6220
Spartanburg SC 29304-6220

Customer No.	Invoice No.	Invoice Date
91037	4420215	02/19/2019
Sales Person	P.O. Number	Terms
Bob Jones	LEAH T	NET 30 DAYS
Ship VIA		Due Date
OUR TRUCK		03/21/2019

92

MEADOW VIEW O TWIN CREEKS CDD
9145 NARCOOSSEE RD
ORLANDO FL 32827-5768

Ship To:

BEACON LAKE SUBDIVISION
850 BEACON PARKWAY
32095

1-32-572-442

33

Page 1 of 1

Product Number	Quantity Ordered	Unit	Description	Quantity Shipped	Back Ordered	Unit Price	Amount	Taxable
058143	2	CASE	X7658QK BLACK 38X58 LINER (2.0)	2		\$49.26	\$98.52	9
600033	1	CASE	600033 SMART JR JUMBO T/ISSUE(B140	1		\$24.27	\$24.27	9
600555	1	CASE	600-555 SMART ULTRA 2PLY T/ISSUE	1		\$44.40	\$44.40	9
051251	1	CASE	23000 SIGNATURE WHITE C/FOLD TOWEL	1		\$36.17	\$36.17	9
058737	1	CASE	H4832AH CHARCOAL 24X32 LINER (1.5)	1		\$24.07	\$24.07	9
991964	2	EACH	3688314 48" DUO-SWEEP FLAGGED BROOM	2		\$16.21	\$32.42	9
034805	2	EACH	724/LDP1 BLACK LOBBY DUST PAN	2		\$9.29	\$18.58	9
034799	2	EACH	00654 FIBERGLASS MOP HANDLE QUICK	2		\$11.86	\$23.72	9
061438	2	EACH	D25306 BLUE LARGE SUPER STITCH MOP	2		\$10.78	\$21.56	9
998100	1		FUEL ADJUSTMENT	1		\$5.00	\$5.00	9
						SUBTOTAL	\$328.71	
						SALES TAX	\$0.00	
						SHIPPING&HANDLING	\$0.00	
						TOTAL DUE	\$328.71	

ASK ABOUT EMAILED INVOICES AND STATEMENTS

PLEASE DETACH AND RETURN LOWER PORTION WITH PAYMENT. KEEP THE UPPER PORTION FOR YOUR RECORDS

Thank you for your business!

Customer Name	Customer No.	Invoice No.	Invoice Date	Amount Due
MEADOW VIEW O TWIN CREEKS CDD	91037	4420215	02/19/2019	\$328.71
				Check No.
				Amount Paid

Please write your customer number on your check.

Make checks payable to:

Southeastern Paper Group, Inc.

SOUTHEASTERN PAPER GROUP, INC.
PO BOX 890671
CHARLOTTE NC 28289-0671



The Lifeguard Store, Inc.
All American Swim Supply
Swim Shops of the Southwest

2012 WEST COLLEGE
 NORMAL, IL 61761
 PH (309) 451-5858
 FAX (309) 451-5959
 www.thelifeguardstore.com

1-32-572-442
 32

Invoice

DATE	INVOICE #
------	-----------

01/29/2019

INV789179



BILL TO

Riverside Management Services
 Danielle Simpson
 1001 Bradford
 Kingston, TN 37763

SHIP TO

Riverside Management Services
 Danielle
 9655 Florida Mining Blvd West
 Suite 305
 Jacksonville, FL 32257

Account Number: W92322

327

P.O. NUMBER		TERMS	REP	SHIP	VIA	Order Number
		NET 30	002	01/29/2019	UPS GROUND	
QUANTITY	ITEM CODE	DESCRIPTION			PRICE EACH	AMOUNT
1	486TR	Lifeguard First Response Bag Color: Lifeguard Red			\$75.00	\$75.00
5	100TB	50" Rescue Tube Color: Tropical Blue			\$33.95	\$169.75
5	128	RISE Standard Pocket Mask			\$5.60	\$28.00
5	710RO	Standard Guard Hip Pack Color: Royal			\$5.36	\$26.80
2	FAK-3	OSHA/ANSI First Aid Center			\$41.00	\$82.00
1	130	Adult Disposable Resuscitator (BVM)			\$13.95	\$13.95
1	132	Pediatric Disposable Resuscitator (BVM)			\$13.95	\$13.95
1	134	Infant Disposable Resuscitator (BVM)			\$13.95	\$13.95
1	CJ6	Plastic CJ Board (Complete with Head Immobilizer)			\$340.00	\$340.00

Page 1 of 1

UPS Tracking Number:

1ZW9389X0378296792
 1ZW9389X0378417375
 1ZW9389X0378634587

	Subtotal	\$763.40
	Discount Amount	\$6.60
	Shipping, Packaging & Handling	\$175.00
	Tax	\$0.00
	TOTAL	\$931.80

All Balances must be paid within thirty (30) days of invoice date. A 1.5% monthly finance charge will be applied to all over due balances.

Balance Due

\$931.80



**WEST ORANGE
NURSERIES, INC.**

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

Invoice

DATE

3/1/2019

INVOICE #

11546

BILL TO:

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

SHIP TO:

Beacon Amenity Maintenance
March 2019

1-32-538-45003

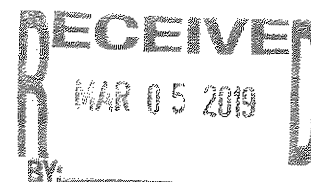
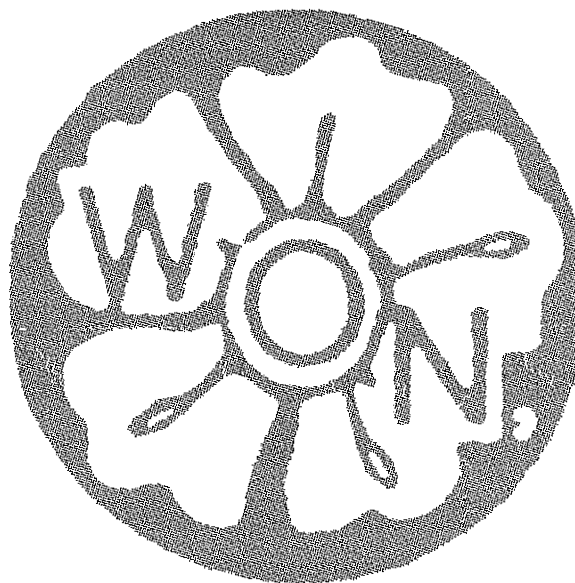
13

P.O. NUMBER	TERMS	REP	SHIP	VIA	F.O.B.	PROJECT
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3/1/2019

QUANTITY	ITEM CODE	DESCRIPTION	PRICE EACH	AMOUNT
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1	Maintenance	Monthly Lawn Maintenance : includes Pest Control & Fertilization to Property March 2019	6,968.21	6,968.21
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TOTAL

\$6,968.21



296791



WEST ORANGE
NURSERIES, INC.

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

Invoice

DATE	INVOICE #
3/1/2019	11549

BILL TO:

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

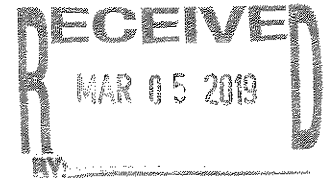
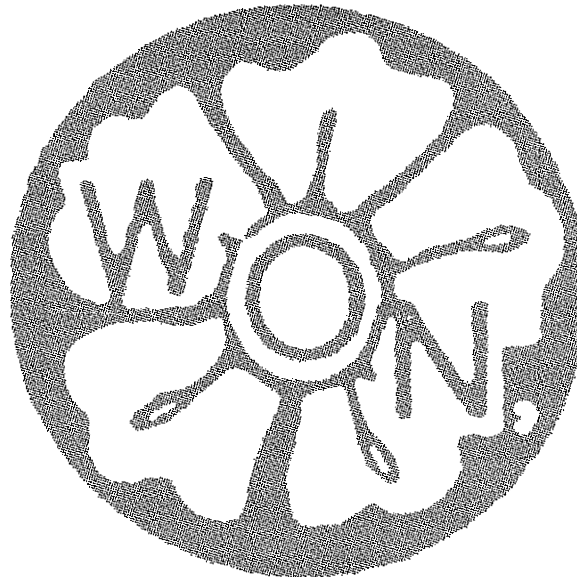
SHIP TO:

Beacon Lake
March 2019

1.32.538.45003
13

P.O. NUMBER	TERMS	REP	SHIP	VIA	F.O.B.	PROJECT
			3/1/2019			

QUANTITY	ITEM CODE	DESCRIPTION	PRICE EACH	AMOUNT
1	Maintenance	Monthly Lawn Maintenance : includes Pest Control & Fertilization to Property March 2019	20,461.29	20,461.29



TOTAL \$20,461.29



296791

Invoice Details

Print/PDF

Pay \$862.77

This invoice was edited on Feb 26, 2019 at 10:39 AM PST

zogics

INVOICE

Zogics, LLC

Jeff Stripp

Zogics, LLC

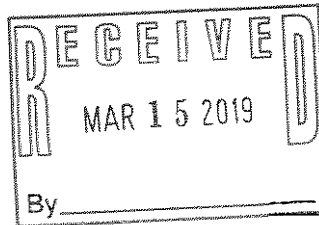
10 Valley St

Lee, MA 01238

United States

Phone: 888-623-0088

www.zogics.com



Invoice #: 86162

Invoice date: Feb 19, 2019

Due date: Feb 19, 2019

Amount due:

\$862.77

Bill To:

Meadow View at Twin Creeks
 Bernadette Peregrino
 9145 Narcoossee Rd
 Suite A206
 Orlando, FL 32827
 United States

bperegrino@gmsnf.com

+1 904-288-7667

Ship To:

Meadow View at Twin Creeks
 Danielle Simpson
 850 Beacon Lake Parkway
 St. Augustine, FL 32095
 United States

1.32.572.44207
 29

Description	Quantity	Price	Amount
TCS-S-Z1000-9235 Wellness Center Wipes (4 rolls/case) + The Cleaning Station (Silver) Gym Wipe + (Manual) Hand Sanitizer Dispenser	2	\$350.00	\$700.00
Deb TF2CHR Deb TouchFREE Automatic Foam Soap Dispenser, with Batteries, Black/Chrome, TF2CHR	2	\$12.25	\$24.50
Deb AZU120TF Deb Azure Foam Hand Wash, Touch Free, 1.2 L (3 cartridges/case)	1	\$65.87	\$65.87
ASI-0210 American Specialties C-Fold Paper Towel Dispensers, Surface Mounted	2	\$36.20	\$72.40
		Subtotal	\$862.77
		Total	\$862.77 USD