

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

June 21, 2018

AGENDA

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

Thursday
June 21, 2018
10:00 a.m.

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

- I. Call to Order
- II. Public Comment
- III. Update on Phase II Financing
- IV. Approval of Minutes of the May 17, 2018 Meeting
- V. Discussion of the Fiscal Year 2019 Budget
- VI. Other Business
- VII. Staff Reports
 - A. District Counsel
 - B. District Engineer – Requisition Summary
 - C. District Manager
- VIII. Financial Reports
 - A. Balance Sheet & Income Statement
 - B. Consideration of Funding Request No. 27
- IX. Supervisors' Requests and Audience Comments
- X. Next Scheduled Meeting – July 19, 2018 at 10:00 a.m. at the offices of GMS
- XI. Adjournment

MINUTES

MINUTES OF MEETING
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Meadow View at Twin Creeks Community Development District was held on Thursday, May 17, 2018 at 10:00 a.m. at the offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

Present and constituting a quorum were:

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

Also present were:

Jim Oliver	District Manager
Jere Earlywine	District Counsel (by phone)
Scott Lockwood	District Engineer
Ernesto Torres	GMS
Alex_____	

The following is a summary of the discussions and actions taken at the May 17, 2018 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Oliver called the meeting to order.

SECOND ORDER OF BUSINESS

Public Comment

There were no audience members in attendance.

THIRD ORDER OF BUSINESS

Approval of Minutes of the April 19, 2018 Meeting

There were no comments on the minutes.

On MOTION by Mr. Bishop seconded by Mr. Kovacic with all in favor the minutes of the April 19, 2018 meeting were approved.
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FOURTH ORDER OF BUSINESS**Consideration of Resolution 2018-01,
Approving the Proposed Budget for Fiscal
Year 2019 and Setting a Public Hearing
Date for Adoption**

Mr. Oliver stated this merely starts the budget process. We won't have a public hearing for the budget until August 15th so the numbers we have in the proposed budget are subject to change over the next 90 or so days. We will work closely with staff and the Board on the budget. We're going to need to adjust the numbers to accommodate for the amenity center opening. The majority of this budget will be developer contributions. We also need to determine what level of assessments this board wants for those landowners out there.

On MOTION by Mr. Bishop seconded by Mr. Lyman with all in favor Resolution 2018-01 approving the proposed budget for fiscal year 2019 and setting a public hearing date for August 15, 2018 at 10:00 a.m. at the offices of GMS.

FIFTH ORDER OF BUSINESS**Consideration of Assignment of Quantam
Electrical Contract to the CDD**

Mr. Earlywine stated this is a contract that probably should have originally been entered into with the CDD for the electrical associated with the irrigation.

On MOTION by Mr. Kovacic seconded by Mr. Bishop with all in favor the assignment agreement with Quantam Electrical was approved.

SIXTH ORDER OF BUSINESS**Consideration of Work Authorization with
ETM for Amenity Center Work**

Mr. Earlywine stated this contract is with ETM to provide some oversight in connection with the amenity center.

On MOTION by Mr. Kovacic seconded by Mr. Bishop with all in favor the work authorization with ETM for amenity center work was approved.

SEVENTH ORDER OF BUSINESS**Consideration of Resolution 2018-02,
Designating a Date, Time and Location for
the Landowners' Meeting and Election**

Mr. Oliver stated that election would be on November 6, 2018. Right now this is a developer-controlled board so the elections are based on the landowners having voters per every acre of land they own. There will be three seats up for election and those are the seats held by Daniel Blanchard, Aaron Lyman and Ben Bishop.

On MOTION by Mr. Kovacic seconded by Mr. Bishop with all in favor Resolution 2018-02 designating a landowners' election for November 6, 2018 at 10:00 a.m. at the offices of GMS was approved.

EIGHTH ORDER OF BUSINESS**Other Business**

There being none, the next item followed.

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

Mr. Earlywine stated we're continuing to follow up with the agency in regards to the operating permit for the pool. We're hopeful to get that resolved shortly.

B. District Engineer**1. Ratification of Requisition Nos. 136 & 137**

Mr. Lockwood gave an overview of each requisition.

On MOTION by Mr. Kovacic seconded by Mr. Blanchard with all in favor requisition numbers 136 and 137 were ratified.

2. Consideration of Requisition Nos. 138-159

Mr. Lockwood gave an overview of each requisition.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor requisition numbers 138 through 159 were approved.

3. Consideration of Hughes Brothers Change Order Nos. 8 and 9

Mr. Lockwood gave an overview of each change order.

On MOTION by Mr. Kovacic seconded by Mr. Bishop with all in favor change order numbers 8 and 9 were approved.

4. Consideration of Dicky Smith Change Order Nos. 3, 4 and 5

Mr. Lockwood gave an overview of each change order.

On MOTION by Mr. Kovacic seconded by Mr. Bishop with all in favor change order numbers 3, 4 and 5 were approved.

C. District Manager – Report on the Number of Registered Voters (0)

Mr. Oliver stated we have zero registered voters within the District.

TENTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet & Income Statement

Mr. Oliver stated there are no unusual variances.

B. Consideration of Construction Funding Request Nos. 25 and 26

I'd like to table funding requests 25 and 26 so I can work with staff to decide if anything is eligible to be funded through the construction fund. Those administrative costs that are typical for any CDD is what would be funded through the general fund. We can ratify a revised funding request at the next meeting.

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS

Next Scheduled Meeting – June 21, 2018 at 10:00 a.m. at the Offices of GMS

Mr. Oliver stated the next scheduled meeting is June 21, 2018 at 10:00 a.m.

THIRTEENTH ORDER OF BUSINESS

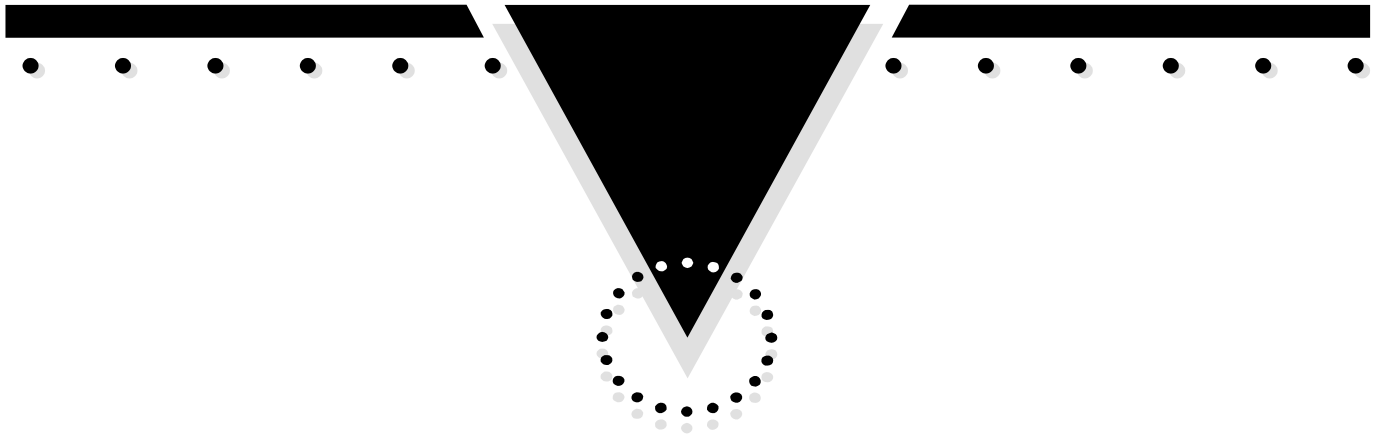
Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS



*Meadow View at Twin Creek
Community Development District*

Approved Budget

FY 2019

June 21, 2018



Meadow View at Twin Creek
Community Development District
GENERAL FUND BUDGET

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GENERAL FUND BUDGET

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Meadow View at Twin Creek

General Fund

Community Development District

Description	Adopted Budget FY 2018	Actual YTD Thru 4/30/18	Total Projected 5 Months	Total Projected FY 18	Approved Budget FY 2019
Revenues					
Developer Contributions	\$402,012	\$59,755	\$49,096	\$108,315	\$402,012
Maintenance Assessments - Phase 1	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$402,012	\$59,755	\$49,096	\$108,315	\$402,012
Expenditures					
Administrative					
Engineering	\$12,000	\$11,082	\$918	\$12,000	\$12,000
Attorney	\$30,000	\$973	\$14,027	\$15,000	\$30,000
Annual Audit	\$4,000	\$3,417	\$583	\$4,000	\$4,000
Arbitrage	\$1,200	\$0	\$1,200	\$1,200	\$1,200
Dissemination Agent	\$5,000	\$0	\$3,500	\$3,500	\$5,000
Trustee Fee	\$10,000	\$7,902	\$2,098	\$10,000	\$10,000
Management Fees	\$45,000	\$26,250	\$18,750	\$45,000	\$45,000
Information Technology	\$2,000	\$1,167	\$833	\$2,000	\$2,000
Telephone	\$250	\$79	\$171	\$250	\$250
Postage	\$1,000	\$149	\$1	\$150	\$1,000
Insurance	\$5,250	\$5,610	\$0	\$5,100	\$6,171
Printing & Binding	\$4,000	\$771	\$3,229	\$4,000	\$4,000
Legal Advertising	\$3,000	\$779	\$2,221	\$3,000	\$3,000
Other Current Charges	\$500	\$162	\$338	\$500	\$500
Office Supplies	\$500	\$145	\$155	\$300	\$500
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Administrative Expenditures	\$123,875	\$58,659	\$48,026	\$106,175	\$124,796
Grounds Maintenance					
Hydrology Quality/Mitigation	\$6,400	\$0	\$0	\$0	\$6,400
Electric	\$0	\$1,070	\$1,070	\$2,140	\$2,200
Landscape Maintenance	\$100,000	\$0	\$0	\$0	\$100,000
Landscape Contingency	\$30,000	\$0	\$0	\$0	\$30,000
Lake Maintenance	\$12,000	\$0	\$0	\$0	\$12,000
Grounds Maintenance	\$12,000	\$0	\$0	\$0	\$12,000
Pump Repairs	\$2,500	\$0	\$0	\$0	\$2,500
Streetlight Repairs	\$5,000	\$0	\$0	\$0	\$5,000
Irrigation Repairs	\$7,500	\$0	\$0	\$0	\$7,500
Miscellaneous	\$5,000	\$0	\$0	\$0	\$5,000
Contingency	\$97,737	\$0	\$0	\$0	\$94,616
Grounds Maintenance Expenditures	\$278,137	\$1,070	\$1,070	\$2,140	\$277,216
TOTAL EXPENDITURES	\$402,012	\$59,729	\$49,096	\$108,315	\$402,012
Excess Revenues/ Expenditures	\$0	\$26	\$0	\$0	\$0

Meadow View at Twin Creek
Community Development District
GENERAL FUND BUDGET

REVENUES:

Developer Contributions/ Assessments

The District will enter into a Funding Agreement with the Developer to Fund the General Fund expenditures the Fiscal Year.

EXPENDITURES:

Administrative:

Engineering

The District will contract with an engineering firm to provide general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, etc.

Attorney

The District will contract for legal counsel to provide general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District will contract with a licensed CPA firm to prepare the annual audit.

Management Fees

The District will contract for Management, Accounting and Administrative services as part of a Management Agreement with management company.

Information Technology

The cost related to District's accounting and information systems, District website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

Meadow View at Twin Creek
Community Development District
GENERAL FUND BUDGET

Dissemination Fees

The Annual Disclosure Report prepared by Prager & Co, LLC required by the Security and Exchange Commission in order to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Arbitrage

The District is required to annually have an arbitrage rebate calculation on the District's Series 2016 A-1/A-2 Special Assessment Bonds. The District will contract with an independent certified public accounting firm to calculate the rebate liability and submit a report to the District.

Trustee Fees

The District's Series 2016 A-1/A-2 Special Assessment Bonds are held by a Trustee with US Bank. The amount represents the fee for the administration of the District's bond issue.

Telephone

The cost of telephone and fax machine service.

Postage

The cost of mailing agenda packages, overnight deliveries, correspondence, and payments for the District.

Insurance

Represents the estimated cost for public officials and general liability insurance for the District.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, and etc. in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Meadow View at Twin Creek
Community Development District
GENERAL FUND BUDGET

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Grounds Maintenance

Initial Estimates for Landscaping.

Meadow View at Twin Creek

Community Development District

Debt Service Fund

Series 2016 A1 - A2

<i>Description</i>	<i>Adopted Budget FY 2018</i>	<i>Actual Thru 4/30/18</i>	<i>Projected Next 5 Months</i>	<i>Total Projected 9/30/18</i>	<i>Approved Budget FY 2019</i>
Revenues					
Carry Forward Surplus	\$328,247	\$328,450	\$0	\$328,450	\$238,450
Special Assessments 2016-A1	\$443,376	\$304,606	\$138,770	\$443,376	\$471,567
Special Assessments 2016-A2	\$381,610	\$262,172	\$119,438	\$381,610	\$405,931
Special Assessments - Prepayments	\$0	\$1,394,614	\$0	\$0	\$0
Interest Income	\$600	\$561	\$500	\$1,061	\$600
Bond Proceeds	\$0	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$1,153,833	\$2,290,403	\$258,708	\$1,154,497	\$1,116,548
Expenditures					
<u>Series 2016 A1</u>					
Interest - 11/01	\$171,375	\$171,375	\$0	\$171,375	\$169,125
Interest - 05/01	\$171,375	\$0	\$171,375	\$171,375	\$169,125
Principal - 05/01	\$100,000	\$0	\$100,000	\$100,000	\$105,000
<u>Series 2016 A2</u>					
Interest - 11/01	\$156,310	\$156,310	\$0	\$156,310	\$154,280
Interest - 05/01	\$156,310	\$0	\$156,310	\$156,310	\$154,280
Principal - 05/01	\$70,000	\$0	\$70,000	\$70,000	\$75,000
TOTAL EXPENDITURES	\$825,370	\$171,375	\$497,685	\$825,370	\$826,810
EXCESS REVENUES	\$328,463	\$2,119,028	(\$238,977)	\$329,127	\$289,738
November 1, 2019 - Series 2016A-1					\$166,763
November 1, 2019 - Series 2016A-2					\$152,105
Total					<u>\$318,868</u>

BOND DEBT SERVICE

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Bonds, Series 2016A1 (Ph 1)

St Johns County, Florida

Bank Qualified, Tax Exempt

[Phase 1 - 302 Units]

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bond Balance	Total Bond Value
11/03/2016						6,640,000	6,640,000
05/01/2017			169,470.83	169,470.83		6,640,000	6,640,000
11/01/2017			171,375.00	171,375.00	340,845.83	6,640,000	6,640,000
05/01/2018	100,000	4.500%	171,375.00	271,375.00		6,540,000	6,540,000
11/01/2018			169,125.00	169,125.00	440,500.00	6,540,000	6,540,000
05/01/2019	105,000	4.500%	169,125.00	274,125.00		6,435,000	6,435,000
11/01/2019			166,762.50	166,762.50	440,887.50	6,435,000	6,435,000
05/01/2020	110,000	4.500%	166,762.50	276,762.50		6,325,000	6,325,000
11/01/2020			164,287.50	164,287.50	441,050.00	6,325,000	6,325,000
05/01/2021	115,000	4.500%	164,287.50	279,287.50		6,210,000	6,210,000
11/01/2021			161,700.00	161,700.00	440,987.50	6,210,000	6,210,000
05/01/2022	120,000	4.500%	161,700.00	281,700.00		6,090,000	6,090,000
11/01/2022			159,000.00	159,000.00	440,700.00	6,090,000	6,090,000
05/01/2023	125,000	4.500%	159,000.00	284,000.00		5,965,000	5,965,000
11/01/2023			156,187.50	156,187.50	440,187.50	5,965,000	5,965,000
05/01/2024	130,000	4.500%	156,187.50	286,187.50		5,835,000	5,835,000
11/01/2024			153,262.50	153,262.50	439,450.00	5,835,000	5,835,000
05/01/2025	140,000	4.500%	153,262.50	293,262.50		5,695,000	5,695,000
11/01/2025			150,112.50	150,112.50	443,375.00	5,695,000	5,695,000
05/01/2026	145,000	4.500%	150,112.50	295,112.50		5,550,000	5,550,000
11/01/2026			146,850.00	146,850.00	441,962.50	5,550,000	5,550,000
05/01/2027	150,000	4.500%	146,850.00	296,850.00		5,400,000	5,400,000
11/01/2027			143,475.00	143,475.00	440,325.00	5,400,000	5,400,000
05/01/2028	160,000	5.000%	143,475.00	303,475.00		5,240,000	5,240,000
11/01/2028			139,475.00	139,475.00	442,950.00	5,240,000	5,240,000
05/01/2029	165,000	5.000%	139,475.00	304,475.00		5,075,000	5,075,000
11/01/2029			135,350.00	135,350.00	439,825.00	5,075,000	5,075,000
05/01/2030	175,000	5.000%	135,350.00	310,350.00		4,900,000	4,900,000
11/01/2030			130,975.00	130,975.00	441,325.00	4,900,000	4,900,000
05/01/2031	185,000	5.000%	130,975.00	315,975.00		4,715,000	4,715,000
11/01/2031			126,350.00	126,350.00	442,325.00	4,715,000	4,715,000
05/01/2032	195,000	5.000%	126,350.00	321,350.00		4,520,000	4,520,000
11/01/2032			121,475.00	121,475.00	442,825.00	4,520,000	4,520,000
05/01/2033	205,000	5.000%	121,475.00	326,475.00		4,315,000	4,315,000
11/01/2033			116,350.00	116,350.00	442,825.00	4,315,000	4,315,000
05/01/2034	215,000	5.000%	116,350.00	331,350.00		4,100,000	4,100,000
11/01/2034			110,975.00	110,975.00	442,325.00	4,100,000	4,100,000
05/01/2035	225,000	5.000%	110,975.00	335,975.00		3,875,000	3,875,000
11/01/2035			105,350.00	105,350.00	441,325.00	3,875,000	3,875,000
05/01/2036	235,000	5.000%	105,350.00	340,350.00		3,640,000	3,640,000
11/01/2036			99,475.00	99,475.00	439,825.00	3,640,000	3,640,000
05/01/2037	250,000	5.000%	99,475.00	349,475.00		3,390,000	3,390,000
11/01/2037			93,225.00	93,225.00	442,700.00	3,390,000	3,390,000
05/01/2038	260,000	5.500%	93,225.00	353,225.00		3,130,000	3,130,000
11/01/2038			86,075.00	86,075.00	439,300.00	3,130,000	3,130,000
05/01/2039	275,000	5.500%	86,075.00	361,075.00		2,855,000	2,855,000
11/01/2039			78,512.50	78,512.50	439,587.50	2,855,000	2,855,000
05/01/2040	290,000	5.500%	78,512.50	368,512.50		2,565,000	2,565,000
11/01/2040			70,537.50	70,537.50	439,050.00	2,565,000	2,565,000
05/01/2041	310,000	5.500%	70,537.50	380,537.50		2,255,000	2,255,000
11/01/2041			62,012.50	62,012.50	442,550.00	2,255,000	2,255,000
05/01/2042	325,000	5.500%	62,012.50	387,012.50		1,930,000	1,930,000

BOND DEBT SERVICE

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Bonds, Series 2016A1 (Ph 1)

St Johns County, Florida

Bank Qualified, Tax Exempt

[Phase 1 - 302 Units]

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bond Balance	Total Bond Value
11/01/2042			53,075.00	53,075.00	440,087.50	1,930,000	1,930,000
05/01/2043	345,000	5.500%	53,075.00	398,075.00		1,585,000	1,585,000
11/01/2043			43,587.50	43,587.50	441,662.50	1,585,000	1,585,000
05/01/2044	365,000	5.500%	43,587.50	408,587.50		1,220,000	1,220,000
11/01/2044			33,550.00	33,550.00	442,137.50	1,220,000	1,220,000
05/01/2045	385,000	5.500%	33,550.00	418,550.00		835,000	835,000
11/01/2045			22,962.50	22,962.50	441,512.50	835,000	835,000
05/01/2046	405,000	5.500%	22,962.50	427,962.50		430,000	430,000
11/01/2046			11,825.00	11,825.00	439,787.50	430,000	430,000
05/01/2047	430,000	5.500%	11,825.00	441,825.00			
11/01/2047					441,825.00		
	6,640,000		6,936,020.83	13,576,020.83	13,576,020.83		

BONDDEBT SERVICE

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Bonds, Series 2016A2 (Ph 1)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bond Balance	Total Bond Value
11/03/2016						5,390,000	5,390,000
05/01/2017			154,573.22	154,573.22		5,390,000	5,390,000
11/01/2017			156,310.00	156,310.00	310,883.22	5,390,000	5,390,000
05/01/2018	70,000	5.800%	156,310.00	226,310.00		5,320,000	5,320,000
11/01/2018			154,280.00	154,280.00	380,590.00	5,320,000	5,320,000
05/01/2019	75,000	5.800%	154,280.00	229,280.00		5,245,000	5,245,000
11/01/2019			152,105.00	152,105.00	381,385.00	5,245,000	5,245,000
05/01/2020	75,000	5.800%	152,105.00	227,105.00		5,170,000	5,170,000
11/01/2020			149,930.00	149,930.00	377,035.00	5,170,000	5,170,000
05/01/2021	80,000	5.800%	149,930.00	229,930.00		5,090,000	5,090,000
11/01/2021			147,610.00	147,610.00	377,540.00	5,090,000	5,090,000
05/01/2022	85,000	5.800%	147,610.00	232,610.00		5,005,000	5,005,000
11/01/2022			145,145.00	145,145.00	377,755.00	5,005,000	5,005,000
05/01/2023	90,000	5.800%	145,145.00	235,145.00		4,915,000	4,915,000
11/01/2023			142,535.00	142,535.00	377,680.00	4,915,000	4,915,000
05/01/2024	95,000	5.800%	142,535.00	237,535.00		4,820,000	4,820,000
11/01/2024			139,780.00	139,780.00	377,315.00	4,820,000	4,820,000
05/01/2025	105,000	5.800%	139,780.00	244,780.00		4,715,000	4,715,000
11/01/2025			136,735.00	136,735.00	381,515.00	4,715,000	4,715,000
05/01/2026	110,000	5.800%	136,735.00	246,735.00		4,605,000	4,605,000
11/01/2026			133,545.00	133,545.00	380,280.00	4,605,000	4,605,000
05/01/2027	115,000	5.800%	133,545.00	248,545.00		4,490,000	4,490,000
11/01/2027			130,210.00	130,210.00	378,755.00	4,490,000	4,490,000
05/01/2028	120,000	5.800%	130,210.00	250,210.00		4,370,000	4,370,000
11/01/2028			126,730.00	126,730.00	376,940.00	4,370,000	4,370,000
05/01/2029	130,000	5.800%	126,730.00	256,730.00		4,240,000	4,240,000
11/01/2029			122,960.00	122,960.00	379,690.00	4,240,000	4,240,000
05/01/2030	135,000	5.800%	122,960.00	257,960.00		4,105,000	4,105,000
11/01/2030			119,045.00	119,045.00	377,005.00	4,105,000	4,105,000
05/01/2031	145,000	5.800%	119,045.00	264,045.00		3,960,000	3,960,000
11/01/2031			114,840.00	114,840.00	378,885.00	3,960,000	3,960,000
05/01/2032	155,000	5.800%	114,840.00	269,840.00		3,805,000	3,805,000
11/01/2032			110,345.00	110,345.00	380,185.00	3,805,000	3,805,000
05/01/2033	165,000	5.800%	110,345.00	275,345.00		3,640,000	3,640,000
11/01/2033			105,560.00	105,560.00	380,905.00	3,640,000	3,640,000
05/01/2034	175,000	5.800%	105,560.00	280,560.00		3,465,000	3,465,000
11/01/2034			100,485.00	100,485.00	381,045.00	3,465,000	3,465,000
05/01/2035	185,000	5.800%	100,485.00	285,485.00		3,280,000	3,280,000
11/01/2035			95,120.00	95,120.00	380,605.00	3,280,000	3,280,000
05/01/2036	195,000	5.800%	95,120.00	290,120.00		3,085,000	3,085,000
11/01/2036			89,465.00	89,465.00	379,585.00	3,085,000	3,085,000
05/01/2037	205,000	5.800%	89,465.00	294,465.00		2,880,000	2,880,000
11/01/2037			83,520.00	83,520.00	377,985.00	2,880,000	2,880,000
05/01/2038	220,000	5.800%	83,520.00	303,520.00		2,660,000	2,660,000
11/01/2038			77,140.00	77,140.00	380,660.00	2,660,000	2,660,000
05/01/2039	230,000	5.800%	77,140.00	307,140.00		2,430,000	2,430,000
11/01/2039			70,470.00	70,470.00	377,610.00	2,430,000	2,430,000
05/01/2040	245,000	5.800%	70,470.00	315,470.00		2,185,000	2,185,000
11/01/2040			63,365.00	63,365.00	378,835.00	2,185,000	2,185,000
05/01/2041	260,000	5.800%	63,365.00	323,365.00		1,925,000	1,925,000
11/01/2041			55,825.00	55,825.00	379,190.00	1,925,000	1,925,000
05/01/2042	275,000	5.800%	55,825.00	330,825.00		1,650,000	1,650,000
11/01/2042			47,850.00	47,850.00	378,675.00	1,650,000	1,650,000
05/01/2043	290,000	5.800%	47,850.00	337,850.00		1,360,000	1,360,000
11/01/2043			39,440.00	39,440.00	377,290.00	1,360,000	1,360,000

BOND DEBT SERVICE

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Bonds, Series 2016A2 (Ph 1)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bond Balance	Total Bond Value
05/01/2044	310,000	5.800%	39,440.00	349,440.00		1,050,000	1,050,000
11/01/2044			30,450.00	30,450.00	379,890.00	1,050,000	1,050,000
05/01/2045	330,000	5.800%	30,450.00	360,450.00		720,000	720,000
11/01/2045			20,880.00	20,880.00	381,330.00	720,000	720,000
05/01/2046	350,000	5.800%	20,880.00	370,880.00		370,000	370,000
11/01/2046			10,730.00	10,730.00	381,610.00	370,000	370,000
05/01/2047	370,000	5.800%	10,730.00	380,730.00			
11/01/2047					380,730.00		
	5,390,000		6,299,383.22	11,689,383.22	11,689,383.22		

Meadow View at Twin Creek

Community Development District

Debt Service Fund

Series 2016 B

<i>Description</i>	<i>Adopted Budget FY 2018</i>	<i>Actual Thru 4/30/18</i>	<i>Projected Next 5 Months</i>	<i>Total Projected 9/30/18</i>	<i>Approved Budget FY 2019</i>
<i>Revenues</i>					
<i>Carry Forward Surplus</i>	\$0	\$282,728	\$0	\$282,728	\$282,728
<i>Special Assessments</i>	\$564,300	\$282,150	\$282,150	\$564,300	\$600,467
<i>Interest Income</i>	\$600	\$431	\$169	\$600	\$600
<i>Bond Proceeds</i>	\$0	\$0	\$0	\$0	\$0
<i>TOTAL REVENUES</i>	\$564,900	\$565,309	\$282,319	\$847,628	\$883,795
<i>Expenditures</i>					
<i>Series 2016 B</i>					
<i>Interest - 11/01</i>	\$282,150	\$282,150	\$0	\$282,150	\$282,150
<i>Interest - 05/01</i>	\$282,150	\$0	\$282,150	\$282,150	\$282,150
<i>Principal - 05/01</i>	\$0	\$0	\$0	\$0	\$0
<i>TOTAL EXPENDITURES</i>	\$564,300	\$282,150	\$282,150	\$564,300	\$564,300
<i>EXCESS REVENUES</i>	\$600	\$283,159	\$169	\$283,328	\$319,495

BOND DEBT SERVICE

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Bonds, Series 2016B (Future Phases)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bond Balance	Total Bond Value
11/03/2016						9,405,000	9,405,000
05/01/2017			279,015	279,015		9,405,000	9,405,000
11/01/2017			282,150	282,150	561,165	9,405,000	9,405,000
05/01/2018			282,150	282,150		9,405,000	9,405,000
11/01/2018			282,150	282,150	564,300	9,405,000	9,405,000
05/01/2019			282,150	282,150		9,405,000	9,405,000
11/01/2019			282,150	282,150	564,300	9,405,000	9,405,000
05/01/2020			282,150	282,150		9,405,000	9,405,000
11/01/2020			282,150	282,150	564,300	9,405,000	9,405,000
05/01/2021			282,150	282,150		9,405,000	9,405,000
11/01/2021			282,150	282,150	564,300	9,405,000	9,405,000
05/01/2022			282,150	282,150		9,405,000	9,405,000
11/01/2022			282,150	282,150	564,300	9,405,000	9,405,000
05/01/2023			282,150	282,150		9,405,000	9,405,000
11/01/2023			282,150	282,150	564,300	9,405,000	9,405,000
05/01/2024			282,150	282,150		9,405,000	9,405,000
11/01/2024			282,150	282,150	564,300	9,405,000	9,405,000
05/01/2025			282,150	282,150		9,405,000	9,405,000
11/01/2025			282,150	282,150	564,300	9,405,000	9,405,000
05/01/2026			282,150	282,150		9,405,000	9,405,000
11/01/2026	9,405,000	6.000%	282,150	9,687,150	9,969,300		
	9,405,000		5,639,865	15,044,865	15,044,865		

Meadow View at Twin Creek
Community Development District
Assessment Chart

Operation and Maintenance Assessment

Product	Number of Planned Units	ERU Factor	Total ERU's	% ERU	Net Annual	Gross Annual	Net Per Unit	Gross Per Unit
TH	196	0.8	156.80	11%	\$103,689	\$110,307	\$529	\$563
43' lots	573	0.9	515.70	36%	\$341,022	\$362,790	\$595	\$633
53' lots	387	1	387.00	27%	\$255,916	\$272,251	\$661	\$703
63' lots	172	1.1	189.20	13%	\$125,114	\$133,100	\$727	\$774
73' lots	66	1.15	75.90	5%	\$50,191	\$53,395	\$760	\$809
90' lots	82	1.2	98.40	7%	\$65,070	\$69,223	\$794	\$844
Total	1476		1,423	100%	\$941,002	\$1,001,066		

Phase I

Product	Units	Net Per Unit	Gross Per Unit	Net Annual	Gross Annual
TH	0	\$529	\$563	\$0	\$0
43	86	\$595	\$633	\$51,183	\$54,450
53	111	\$661	\$703	\$73,402	\$78,087
63	65	\$727	\$774	\$47,282	\$50,300
73	40	\$760	\$809	\$30,419	\$32,361
90	0	\$794	\$844	\$0	\$0
Total	302			\$202,286	\$215,198

Debt Service Assessments

Phase I - Series 2016A-1 Bonds

Product	Units	Net Per Unit	Gross Per Unit	Net Annual	Gross Annual
TH	0	\$0	\$0	\$0	\$0
43	86	\$1,304	\$1,387	\$112,144	\$119,302
53	111	\$1,449	\$1,541	\$160,839	\$171,105
63	65	\$1,594	\$1,696	\$103,610	\$110,223
73	40	\$1,667	\$1,773	\$66,680	\$70,936
90	0	\$0	\$0	\$0	\$0
Total	302			\$443,273	\$471,567

Phase I - Series 2016A-2 Bonds

Product	Units	Net Per Unit	Gross Per Unit	Net Annual	Gross Annual
TH	0	\$0	\$0	\$0	\$0
43	86	\$1,123	\$1,195	\$96,578	\$102,743
53	111	\$1,247	\$1,327	\$138,417	\$147,252
63	65	\$1,372	\$1,460	\$89,180	\$94,872
73	40	\$1,435	\$1,527	\$57,400	\$61,064
90	0	\$0	\$0	\$0	\$0
Total	302			\$381,575	\$405,931

Phases 2 thru 4 - Series 2016B Bonds

Product	Units	Net Per Unit	Gross Per Unit	Net Annual	Gross Annual
TH	196	\$404	\$430	\$79,184	\$84,238
43	487	\$455	\$484	\$221,585	\$235,729
53	276	\$505	\$537	\$139,380	\$148,277
63	107	\$556	\$591	\$59,492	\$63,289
73	26	\$581	\$618	\$15,106	\$16,070
90	82	\$606	\$645	\$49,692	\$52,864
Total	1174			\$564,439	\$600,467

SEVENTH ORDER OF BUSINESS

B.

MEADOW VIEW AT TWIN CREEKS CDD

**2016 SPECIAL ASSESSMENT BONDS
(2016 PROJECT)
REQUISITION SUMMARY
June 21, 2018
REVISED**

2016B SPECIAL ASSESSMENT BONDS (2016 PROJECT) REQUISITIONS

<u>Date of Requisition</u>	<u>Req #</u>	<u>Payee</u>	<u>Reference</u>	<u>Requisition Amount</u>
TO BE APPROVED				
6/21/2018	160	BBX Capital Real Estate LLC	Repayment for 50% deposit on mail kiosks (Mailbox Specialist, LLC	\$20,950.00
6/21/2018	161	ETM	Beacon Lake Phase 2 Townhomes-Supplement Report - Invoice 186976	\$1,290.50
6/21/2018	162	ETM	Beacon Lake Phase 1 Construction Plan Mod (WA#7) Invoice 187085	\$221.36
6/21/2018	163	ETM	Beacon Lake Townhomes Design (WA#3) Invoice 187292	\$41,169.30
6/21/2018	164	ETM	Meadow View at Twin Creeks CDD-Beacon Lakes Phase 2 Design Phase (WA#5) Invoice 187195	\$10,529.34
6/21/2018	165	Environmental Resource Solutions, Inc.	Beacon Lake Phase 2 - Professional services through April 30, 2018 - Invoice 35250	\$782.50
6/21/2018	166	Environmental Resource Solutions, Inc.	Beacon Lake Townhomes - Professional services through April 30, 2018 - Invoice 35250	\$1,162.50
6/21/2018	167	Partridge Well Drilling Co., Inc.	Beacon Lake/CR210 Well Drilling Services #82708	\$2,055.22
6/21/2018	168	Basham Lucas	Beacon Lake Design Services - Invoice 7442	\$6,118.90
6/21/2018	169	Hughes Brothers Construction, Inc.	Contractor Application for Payment #19 - Beacon Lake Phase 1	\$57,936.86
6/21/2018	170	O.R. Dicky Smith & Co., Inc.	Contractor Application for Payment #6 - Beacon Lake Amenity	\$625,199.00
6/21/2018	171	ETM	Beacon Lake Phase 2 Townhomes-Supplement Report - Invoice 187333	\$10,146.00
6/21/2018	172	Basham Lucas	Beacon Lake Townhome Site - Invoice 7466	\$3,430.00
6/21/2018	173	ETM	Meadow View at Twin Creeks CDD-Beacon Lakes Phase 1 Construction (WA#2) Invoice 187146 (April 2018)	\$16,453.55
6/21/2018	174	ETM	Meadow View at Twin Creeks CDD-Beacon Lakes Phase 1 Construction (WA#2) Invoice 187334 (May 2018)	\$2,193.04
Requisitions to be Approved-2016B Special Assessment Bonds (2016 Project)				\$799,638.07
TOTAL REQUISITIONS TO BE APPROVED June 21, 2018				\$799,638.07

Requisitions 170-174 revise this summary

EIGHTH ORDER OF BUSINESS

A.

Meadow View at Twin Creeks
Community Development District

Unaudited Financial Statements

as of

May 31, 2018

Meadow View at Twin Creeks
Community Development District
Combined Balance Sheet
May 31, 2018

	<u>General</u>	<u>Debt Service</u>	<u>Capital Project</u>	<u>Totals</u>
<u>Assets:</u>				
Cash	\$12,589	---	---	\$12,589
Investments:				
Series 2016 A1 & A2				
Reserve A1	---	\$133,128	---	\$133,128
Reserve A2	---	\$114,483	---	\$114,483
Capitalized Interest A1	---	\$409	---	\$409
Capitalized Interest A2	---	\$0	---	\$0
Revenue A1	---	\$38,542	---	\$38,542
Revenue A2	---	\$23,603	---	\$23,603
Prepayment A1	---	\$1,055,105	---	\$1,055,105
Construction	---	---	\$174	\$174
COI	---	---	---	\$0
Series 2016 B				
Reserve	---	\$282,150	---	\$282,150
Capitalized Interest	---	\$738	---	\$738
Construction	---	---	\$2,792,057	\$2,792,057
COI	---	---	---	\$0
Due From Developer	\$17,467	---	---	\$17,467
Prepaid Expenses	\$1,580	\$0	---	\$1,580
Total Assets	<u>\$31,637</u>	<u>\$1,648,158</u>	<u>\$2,792,231</u>	<u>\$4,472,027</u>
<u>Liabilities:</u>				
Accounts Payable	\$13,318	---	---	\$13,318
Fund Balances:				
Nonspendable	\$1,580	\$0	\$0	\$1,580
Restricted for Capital Projects	\$0	\$0	\$2,792,231	\$2,792,231
Restricted for Debt Service	\$0	\$1,648,158	\$0	\$1,648,158
Unassigned	\$16,739	\$0	\$0	\$16,739
Total Liabilities & Fund Equity	<u>\$31,637</u>	<u>\$1,648,158</u>	<u>\$2,792,231</u>	<u>\$4,472,027</u>

Meadow View at Twin Creeks

Community Development District

GENERAL FUND

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

	<i>Adopted Budget</i>	<i>Prorated Thru 5/31/18</i>	<i>Actual Thru 5/31/18</i>	<i>Variance</i>
<u>REVENUES:</u>				
Developer Contributions/Assessments	\$402,012	\$71,014	\$71,014	\$0
TOTAL REVENUES	\$402,012	\$71,014	\$71,014	\$0
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Engineering	\$12,000	\$12,000	\$11,082	\$918
Attorney Fees	\$30,000	\$1,250	\$973	\$277
Dissemination	\$5,000	\$3,333	\$3,333	(\$0)
Annual Audit	\$4,000	\$0	\$0	\$0
Arbitrage	\$1,200	\$0	\$0	\$0
Trustee Fees	\$10,000	\$8,333	\$7,902	\$432
Management Fees	\$45,000	\$30,000	\$30,000	\$0
Information Technology	\$2,000	\$1,333	\$1,333	(\$0)
Telephone	\$250	\$167	\$97	\$69
Postage	\$1,000	\$667	\$149	\$518
Insurance	\$5,250	\$5,250	\$5,610	(\$360)
Printing and Binding	\$4,000	\$1,667	\$874	\$793
Legal Advertising	\$3,000	\$2,000	\$779	\$1,221
Other Current Charges	\$500	\$333	\$162	\$171
Office Supplies	\$500	\$333	\$163	\$171
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$123,875	\$66,842	\$62,632	\$4,210
Hydrology Quality/Mitigation	\$6,400	\$4,267	\$0	\$4,267
Electric	\$0	\$0	\$1,070	(\$1,070)
Landscape Maintenance	\$100,000	\$66,667	\$0	\$66,667
Landscape Contingency	\$30,000	\$20,000	\$0	\$20,000
Lake Maintenance	\$12,000	\$8,000	\$0	\$8,000
Grounds Maintenance	\$12,000	\$8,000	\$0	\$8,000
Pump Repairs	\$2,500	\$1,667	\$0	\$1,667
Streetlight Repairs	\$5,000	\$3,333	\$0	\$3,333
Irrigation Repairs	\$7,500	\$5,000	\$0	\$5,000
Miscellaneous	\$5,000	\$3,333	\$0	\$3,333
Contingency	\$97,737	\$65,158	\$0	\$65,158
TOTAL ADMINISTRATIVE	\$278,137	\$185,425	\$1,070	\$184,354
TOTAL EXPENDITURES	\$402,012	\$252,266	\$63,702	\$188,564
EXCESS REVENUES (EXPENDITURES)	\$0		\$7,312	
FUND BALANCE - Beginning	\$0		\$11,007	
FUND BALANCE - Ending	\$0		\$18,319	

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

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>Revenues:</u>													
Developer Contributions/Assessments	\$8,202	\$4,980	\$6,747	\$20,253	\$2,301	\$10,394	\$7,780	\$10,356	\$0	\$0	\$0	\$0	\$71,014
Total Revenues	\$8,202	\$4,980	\$6,747	\$20,253	\$2,301	\$10,394	\$7,780	\$10,356	\$0	\$0	\$0	\$0	\$71,014
<u>Expenditures:</u>													
<u>Administrative</u>													
Engineering	\$1,988	\$6,319	\$2,220	\$555	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,082
Attorney Fees	\$301	\$452	\$220	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$973
Dissemination	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$0	\$0	\$0	\$0	\$3,333
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Artbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trustee Fees	\$0	\$0	\$7,902	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,902
Management Fees	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$0	\$0	\$0	\$0	\$30,000
Information Technology	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$0	\$0	\$0	\$0	\$1,333
Telephone	\$27	\$0	\$0	\$0	\$35	\$7	\$9	\$19	\$0	\$0	\$0	\$0	\$97
Postage	\$21	\$23	\$1	\$3	\$54	\$0	\$47	\$0	\$0	\$0	\$0	\$0	\$149
Insurance	\$5,610	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,610
Printing and Binding	\$221	\$156	\$90	\$92	\$132	\$74	\$6	\$104	\$0	\$0	\$0	\$0	\$874
Legal Advertising	\$80	\$453	\$81	\$80	\$85	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$779
Other Current Charges	\$45	\$23	\$0	\$25	\$22	\$47	\$0	\$0	\$0	\$0	\$0	\$0	\$162
Office Supplies	\$15	\$15	\$33	\$25	\$21	\$13	\$24	\$18	\$0	\$0	\$0	\$0	\$163
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	\$12,817	\$11,774	\$14,881	\$5,111	\$4,683	\$4,475	\$4,419	\$4,473	\$0	\$0	\$0	\$0	\$62,632
Hydrology Quality/Mitigation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electric	\$0	\$0	\$0	\$0	\$0	\$50	\$400	\$620	\$0	\$0	\$0	\$0	\$1,070
Landscape Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscape Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lake Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grounds Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pump Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Streetlight Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Irrigation Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Administrative	\$0	\$0	\$0	\$0	\$0	\$50	\$400	\$620	\$0	\$0	\$0	\$0	\$1,070
Total Expenses	\$12,817	\$11,774	\$14,881	\$5,111	\$4,683	\$4,525	\$4,819	\$5,093	\$0	\$0	\$0	\$0	\$63,702
Excess Revenues (Expenditures)	(\$4,615)	(\$6,794)	(\$8,133)	\$15,142	(\$2,382)	\$5,870	\$2,961	\$5,263	\$0	\$0	\$0	\$0	\$7,312

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

<i>Funding Request #</i>	<i>Date of Request</i>	<i>Check Date Received Developer</i>	<i>Check Amount Developer</i>	<i>Requested Funding Amount FY 2017</i>	<i>Requested Funding Amount FY 2018</i>	<i>Balance Due From Developer</i>
17	9/7/17	10/25/17	\$4,680.67	\$4,680.67	\$5,610.00	\$0.00
18	10/11/17	11/15/17	\$18,604.64	\$13,987.40	\$4,617.24	\$0.00
19	11/7/17	12/14/17	\$7,652.98	\$2,871.22	\$4,781.76	\$0.00
20	12/14/17	1/19/18	\$8,640.92	\$1,440.45	\$7,200.47	\$0.00
21	1/10/18	2/2/18	\$20,253.47		\$20,253.47	\$0.00
22	2/5/18	3/26/18	\$6,876.84		\$6,876.84	\$0.00
23	5/5/18	4/20/18	\$5,818.30		\$5,818.30	\$0.00
24	4/5/18	6/7/18	\$5,618.75		\$5,618.75	\$0.00
25	5/4/18				\$12,555.05	(\$12,555.05)
26	5/9/18				\$4,912.17	(\$4,912.17)
TOTAL			\$139,657.26	\$95,222.67	\$78,244.05	(\$17,467.22)

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2016 B

Statement of Revenues & Expenditures

For The Period Ending May 31, 2018

<i>Adopted Budget</i>	<i>Prorated Thru 5/31/18</i>	<i>Actual Thru 5/31/18</i>	<i>Variance</i>
---------------------------	----------------------------------	--------------------------------	-----------------

REVENUES:

<i>Interest Income</i>	\$600	\$600	\$546	(\$54)
<i>Special Assessments - 2016 B</i>	\$564,300	\$281,379	\$281,379	\$0
<i>Special Assessments - Prepayments</i>	\$0	\$0	\$0	\$0

TOTAL REVENUES

\$564,900	\$281,979	\$281,925	(\$54)
-----------	-----------	-----------	--------

EXPENDITURES:

<i>Interest Expense - 11/01</i>	\$282,150	\$282,150	\$282,150	\$0
<i>Interest Expense - 05/01</i>	\$282,150	\$282,150	\$282,150	\$0
<i>Principal Expense - 05/01</i>	\$0	\$0	\$0	\$0

TOTAL EXPENDITURES

\$564,300	\$564,300	\$564,300	\$0
-----------	-----------	-----------	-----

OTHER SOURCES/(USES)

<i>Interfund Transfer In/(Out)</i>	\$0	\$0	\$385	\$385
<i>Bond Proceeds</i>	\$0	\$0	\$0	\$0

TOTAL OTHER SOURCES AND USES

\$0	\$0	\$385	\$385
-----	-----	-------	-------

EXCESS REVENUES (EXPENDITURES)

\$600	(\$281,990)
-------	-------------

FUND BALANCE - Beginning

\$0	\$564,878
-----	-----------

FUND BALANCE - Ending

\$600	\$282,888
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Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2016 A1 & A2

Statement of Revenues & Expenditures

For The Period Ending May 31, 2018

<i>Adopted</i> <i>Budget</i>	<i>Prorated</i> <i>Thru 5/31/18</i>	<i>Actual</i> <i>Thru 5/31/18</i>	<i>Variance</i>
---------------------------------	--	--------------------------------------	-----------------

REVENUES:

Interest Income	\$600	\$600	\$1,004	\$404
Special Assessments - 2016 A1	\$443,376	\$304,606	\$304,606	\$0
Special Assessments - 2016 A2	\$381,610	\$262,172	\$262,172	\$0
Special Assessments - Prepayments	\$0	\$0	\$2,121,420	\$2,121,420

TOTAL REVENUES

\$825,586	\$567,378	\$2,689,202	\$2,121,824
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EXPENDITURES:

Series 2016 A1

Interest Expense - 11/01	\$171,375	\$171,375	\$171,375	\$0
Interest Expense - 05/01	\$171,375	\$171,375	\$171,375	\$0
Principal Expense - 05/01	\$100,000	\$100,000	\$100,000	\$0
Principal Expense - 05/01 (Prepayment)	\$0	\$0	\$1,075,000	(\$1,075,000)

Series 2016 A2

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

TOTAL EXPENDITURES

\$825,370	\$825,370	\$1,900,370	(\$1,075,000)
-----------	-----------	-------------	---------------

OTHER SOURCES/(USES)

Interfund Transfer In/(Out)	\$0	\$0	\$404	\$404
Bond Proceeds	\$0	\$0	\$0	\$0

TOTAL OTHER SOURCES AND USES

\$0	\$0	\$404	\$404
-----	-----	-------	-------

EXCESS REVENUES (EXPENDITURES)

\$216	\$789,236
-------	-----------

FUND BALANCE - Beginning

\$328,247	\$576,034
-----------	-----------

FUND BALANCE - Ending

\$328,463	\$1,365,270
-----------	-------------

Meadow View at Twin Creeks
Community Development District
Capital Projects Fund Series 2016 A1 & A2
Statement of Revenues & Expenditures
For The Period Ending May 31,2018

	Series 2016 A1/A2
<u>REVENUES:</u>	
Interest Income	\$1,245
TOTAL REVENUES	\$1,245
<u>EXPENDITURES:</u>	
Capital Outlay	\$3,118,356
Cost of Issuance	\$0
TOTAL EXPENDITURES	\$3,118,356
<u>OTHER SOURCES/(USES)</u>	
Bond Proceeds	\$0
Interfund Transfer In (Out)	\$404
TOTAL OTHER SOURCES/(USES)	\$404
EXCESS REVENUES (EXPENDITURES)	(\$3,116,706)
FUND BALANCE - Beginning	\$3,116,881
FUND BALANCE - Ending	\$174

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

Series 2016 B

REVENUES:

Interest Income	\$9,841
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TOTAL REVENUES	\$9,841
-----------------------	----------------

EXPENDITURES:

Capital Outlay	\$5,520,709
----------------	-------------

Cost of Issuance	\$0
------------------	-----

TOTAL EXPENDITURES	\$5,520,709
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OTHER SOURCES/(USES)

Bond Proceeds	\$0
---------------	-----

Interfund Transfer In (Out)	\$385
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TOTAL OTHER SOURCES/(USES)	\$385
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EXCESS REVENUES (EXPENDITURES)	(\$5,510,483)
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FUND BALANCE - Beginning	\$8,302,541
---------------------------------	--------------------

FUND BALANCE - Ending	\$2,792,057
------------------------------	--------------------

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:	\$133,127.90
Bonds outstanding - 10/26/2016	\$6,640,000
Less: May 1, 2017	\$0
Less: May 1, 2018	(\$100,000)
Current Bonds Outstanding	\$6,640,000

Series 2016 A2 Special Assessment Bonds

Interest Rate:	5.8%%
Maturity Date:	11/1/47
Reserve Fund Definition:	30% of Max Annual Debt Service
Reserve Fund Requirement:	\$114,483.00
Reserve Balance:	\$114,483.00
Bonds outstanding - 10/26/2016	\$5,390,000
Less: May 1, 2017	\$0
Less: May 1, 2017	(\$70,000)
Current Bonds Outstanding	\$5,390,000

Series 2016 B Special Assessment Bonds

Interest Rate:	6.00%
Maturity Date:	11/1/26
Reserve Fund Definition:	6 months of Interest
Reserve Fund Requirement:	\$282,150.00
Reserve Balance:	\$282,150.00
Bonds outstanding - 10/26/2016	\$9,405,000
Less: May 1, 2017	\$0
Current Bonds Outstanding	\$9,405,000

B.

Meadow View at Twin Creeks

Community Development District

Funding Request #27

June 11, 2018

PAYEE	GENERAL FUND
1 England Thims & Miller General Consulting Services Inv# 187092 5/10/18	\$ 4,639.93
2 Florida Power and Light 333 Beacon Lake Pkwy #Pump Inv# 05292018 5/29/18 Customer Deposit Certificate Inv# 06082018 6/8/18 411 Beacon Lake Pkwy #LS Inv# 06272018 6/27/18 45 Beacon Lake Pkwy #Pump Inv# 06272018 06/27/2018 44 Beacon Lake Pkwy #Pump Inv# 06272018 06/27/2018 333 Beacon Lake Pkwy #Pump Inv# 06272018 06/27/2018 23 Concave LN #LS Inv# 06272018 06/27/2018	\$ 42.15 \$ 1,122.00 \$ 27.46 \$ 134.55 \$ 467.36 \$ 191.72 \$ 27.46
3 Governmental Management Services, LLC June Management Fees Inv #29 6/1/18	\$ 4,518.55
4 Hopping Green & Sams March General Counsel Inv #99994 4/30/18 April General Counsel Inv #100394 5/25/18	\$ 2,452.03 \$ 2,100.32
Total Funding Request	\$ 15,723.53

Please make check payable to:

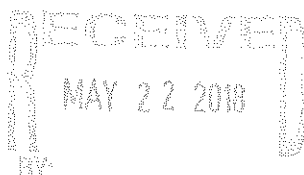
Meadown View at Twin Creek CDD
c/o GMS LLC
475 West Town Place
Suite 114
St. Augustine FL 32092

Signature: _____
Chairman/Vice Chairman

Signature: _____
Secretary/Asst. Secretary



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



May 10, 2018
Project No: 17348.00000
Invoice No: 0187092

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

Professional Services rendered through April 30, 2018

Professional Personnel

1-310-513-311
5

		Hours	Rate	Amount	
Project Manager					
Lockwood, Scott	4/7/2018	8.50	178.00	1,513.00	
Lockwood, Scott	4/14/2018	5.25	178.00	934.50	
Lockwood, Scott	4/21/2018	5.50	178.00	979.00	
Lockwood, Scott	4/28/2018	1.00	178.00	178.00	
CADD/GIS Technician					
Savage, John	4/14/2018	1.00	118.00	118.00	
Administrative Support					
Blair, Shelley	4/14/2018	1.25	81.00	101.25	
Blair, Shelley	4/21/2018	3.00	81.00	243.00	
Totals		25.50		4,066.75	
Total Labor					4,066.75

Expenses

Reproductions				19.52	
Delivery / Messenger Svc				22.90	
Permits				456.00	
Total Expenses			1.15 times	498.42	573.18

	Current	Prior	To-Date
Total Billings	4,639.93	6,800.86	11,440.79
Contract Limit			15,000.00
Remaining			3,559.21

Invoice Total this Period \$4,639.93

Outstanding Invoices

Number	Date	Balance
0186588	2/28/2018	1,804.50
0186875	3/31/2018	2,221.84
Total		4,026.34

Total Now Due \$8,666.27

England-Thimly & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
14775 Old St. Augustine Road • Jacksonville, Florida 32258 • Tel 904-642-9950 • Fax 904-642-9445
CA-06002585 LC-000316



/ 27

1304089796050625124000000

Please request changes on the back.
Notes on the front will not be detected.

The amount enclosed includes the following donation:

FPL Care To Share \$ _____

B

1304 2



AUTO **R0 9224
1 017590

MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT DIST.
475 W TOWN PL STE 114
ST AUGUSTINE FL 32092-3649

Make check payable to FPL in U.S. funds
and mail along with this coupon to:

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001



Account number	Total amount you owe	New charges due by	Amount enclosed
08979-60506	\$42.15	May 29 2018	\$

Your electric statement

For: Apr 26 2018 to May 07 2018 (11 days)

Customer name: MEADOW VIEW AT TWIN CREEKS

Service address: 333 BEACON LAKE PKWY # PUMP

Account number: 08979-60506

Statement date: May 07 2018

Next meter reading: Jun 06 2018

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
0.00	108.00 CR	108.00	0.00	42.15	\$42.15	May 29 2018

Meter reading - Meter KL40171

Current reading 00131
Previous reading - 00000
kWh used 131

Energy usage

kWh this month 131
Service days 11
kWh per day 11

Payment received - Thank you 108.00CR

Additional activity:
Deposit balance due 108.00

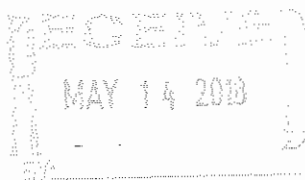
Balance before new charges \$0.00

New charges (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)

Electric service amount 15.41
Storm charge 0.15
Gross receipts tax 0.40
Florida sales tax 1.11
Discretionary sales surtax 0.08
Initial charge 25.00

Total new charges \$42.15

Total amount you owe \$42.15



- Payments received after **May 29, 2018** are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- This billing period is less than a month; bill factors are available upon request.
- We've installed a smart meter on your property and it's ready to give you information--by the month, day and hour--about your energy use. For more information about the benefits, including how the smart meter will be read remotely, visit www.FPL.com/smartmeter.
- The Service/Initial Charge is a one-time charge to defray administrative costs required to start your electric service or to make a change to your account at your request.
- As a business customer, you may qualify for a Florida Sales Tax exemption on your electric bill. Call the Florida Department of Revenue at 1-800-352-3671 to determine if you qualify, or visit www.FPL.com/taxexemption for further information.

Please have your account number ready when contacting FPL.

Customer service: 1-800-375-2434

Outside Florida: 1-800-226-3545

To report power outages: 1-800-4QUOTA (468-8242)



2 017590

Account Number: 08979-60506

- The Florida Public Service Commission is reviewing a routine storm charge adjustment that would apply to your bill beginning in June. To learn more about your energy bill, visit FPL.com/rates.



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DEPOSIT BILL STATEMENT

1304 4

AUTO **RO 9224
021581MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT DIST.
475 W TOWN PL STE 114
ST AUGUSTINE FL 32092-3649

PLEASE FILL IN TOTAL AMOUNT PAID

\$

Make check payable to FPL in U.S. funds
and mail along with this coupon to:FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

ACCOUNT NUMBER	ISSUE DATE	CHARGES PAST DUE	AMOUNT DUE
11082-69190	JUN 8, 2018	JUN 18, 2018	\$1,122.00

ENCLOSE TOP PORTION WHEN PAYING BY MAIL WITH CHECK.

Please bring entire bill when paying at a local pay

CUSTOMER GUARANTEE DEPOSIT CERTIFICATE

Account Number : 11082-69190

Guarantee Deposit No. : 5198007

Type : COMMERCIAL

Deposit Amount : \$1,122.00

Service Address : 200 TWIN CREEKS DR

Issue Date : 06-08-2018

MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT DIST.
475 W TOWN PL STE 114If you have made full payment, please accept
our thanks and disregard this notice.

ST AUGUSTINE FL 32092

Please retain this certificate and your receipt
or cancelled check when returned by the bank.**NOT TRANSFERABLE BETWEEN INDIVIDUALS, PARTNERSHIPS OR CORPORATIONS**

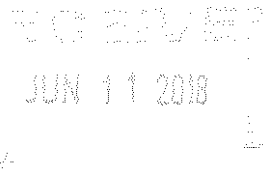
This deposit is to secure payment of any amount which may become due the Company by the Customer for service in the Customer's name at any or all premises the Customer may occupy, and may be used as if the Company were the absolute owner thereof.

The terms under which this deposit is made and accepted are:

Interest at the rate of 2% per annum will accrue on security deposits held by the Company 6 months after the deposit is paid. The interest shall be increased to 3% after a period of not less than 23 months of continuous service and a satisfactory payment record has been established for the last 12 months. After the account has been opened for 6 months, it will be reviewed and billed if the initial deposit is less than two months' average billing. After 12 months of continuous service, the deposit may be partially refunded if the deposit amount exceeds the amount of two average billing periods.

If payments are not received by the due date, the account may be subject to a deposit adjustment. The total amount of the deposit shall not exceed charges for two months' average billing.

Any deposit balance, plus interest, if any, remaining after settlement of all indebtedness will be refunded to the Customer.

USEFUL TELEPHONE NUMBERS
Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545



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/ 27

1123 1304713951924886472000000

Please request changes on the back.
Notes on the front will not be detected.

The amount enclosed includes the following donation:

FPL Care To Share

\$ _____

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1304 8

MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT DIST.
475 W TOWN PL STE 114
ST AUGUSTINE FL 32092-3649

JUN 11 2018

Make check payable to FPL in U.S. funds
and mail along with this coupon to:

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Total amount you owe	New charges due by	Amount enclosed
71395-19248	\$27.46	Jun 27 2018	\$

Your electric statement

For: May 07 2018 to Jun 06 2018 (30 days)

Customer name: MEADOW VIEW AT TWIN CREEKS

Service address: 411 BEACON LAKE PKWY # LS

Account number: 71395-19248

Statement date: Jun 06 2018

Next meter reading: Jul 06 2018

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
11.23	0.00	0.00	11.23	16.23	\$27.46	Jun 27 2018

Meter reading - Meter KJ44784

Current reading 00002
Previous reading - 00002
kWh used 0

Energy usage

kWh this month 0
Service days 30
kWh per day 0

****The electric service amount includes the following charges:**

Customer charge: \$10.18
Non-fuel energy charge: \$0.063050 per kWh
Fuel charge: \$0.026110 per kWh

Amount of your last bill 11.23
Balance before new charges \$11.23

New charges (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)

Electric service amount 10.18**
Gross receipts tax 0.26
Florida sales tax 0.74
Discretionary sales surtax 0.05
Late payment charge 5.00

Total new charges \$16.23

Total amount you owe \$27.46

~~Payments received after June 27, 2018 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.~~

- The Florida Public Service Commission is reviewing a one-time refund for Hurricane Matthew recovery costs that will be included in your bill once approved. The PSC is also reviewing a reduction to other bill components beginning in July to reflect recent federal tax law changes.

Please have your account number ready when contacting FPL.

Customer service: 1-800-375-2434

Outside Florida: 1-800-226-3545



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Please request changes on the back.
Notes on the front will not be detected.

The amount enclosed includes the following donation:

FPL Care To Share

\$ _____

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MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT DIST.
475 W TOWN PL STE 114
ST AUGUSTINE FL 32092-3649

Make check payable to FPL in U.S. funds
and mail along with this coupon to:

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Total amount you owe	New charges due by	Amount enclosed
51650-60509	\$134.55	Jun 27 2018	\$

Your electric statement

For: May 07 2018 to Jun 06 2018 (30 days)

Customer name: MEADOW VIEW AT TWIN CREEKS

Service address: 45 BEACON LAKE PKWY # PUMP

Account number: 51650-60509

Statement date: Jun 06 2018

Next meter reading: Jul 06 2018

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
0.22	0.00	0.00	0.22	134.33	\$134.55	Jun 27 2018

Meter reading - Meter ACD7253

Current reading 01958
Previous reading - 00723
kWh used 1235

Energy usage

kWh this month 1235
Service days 30
kWh per day 41

****The electric service amount
includes the following charges:**

Customer charge: \$10.18
Fuel: \$32.25
(\$0.026110 per kWh)
Non-fuel: \$77.87
(\$0.063050 per kWh)

Amount of your last bill 0.22
Balance before new charges \$0.22

New charges (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)

Electric service amount 120.30**
Storm charge 1.58
Gross receipts tax 3.13
Florida sales tax 8.69
Discretionary sales surtax 0.63

Total new charges \$134.33

Total amount you owe \$134.55

- Payments received after ~~June 27, 2018~~ are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- The Florida Public Service Commission is reviewing a onetime refund for Hurricane Matthew recovery costs that will be included in your bill once approved. The PSC is also reviewing a reduction to other bill components beginning in July to reflect recent federal tax law changes.

Please have your account number ready when contacting FPL.

Customer service: 1-800-375-2434

Outside Florida: 1-800-226-3545



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Please request changes on the back.
Notes on the front will not be detected.

The amount enclosed includes the following donation:
FPL Care To Share \$ _____

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MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT DIST.
475 W TOWN PL STE 114
ST AUGUSTINE FL 32092-3649

Make check payable to FPL in U.S. funds
and mail along with this coupon to:

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Total amount you owe	New charges due by	Amount enclosed
17096-40500	\$467.36	Jun 27 2018	\$

Your electric statement**Account number: 17096-40500**

For: May 07 2018 to Jun 06 2018 (30 days)

Customer name: MEADOW VIEW AT TWIN CREEKS
Service address: 44 BEACON LAKE PKWY # PUMP

Statement date: Jun 06 2018
Next meter reading: Jul 06 2018

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
455.61	455.61 CR	0.00	0.00	467.36	\$467.36	Jun 27 2018

Meter reading - Meter ACD2528

Current reading 09154
Previous reading - 04646
kWh used **4508**

Amount of your last bill 455.61
Payment received - Thank you 455.61 CR
Balance before new charges \$0.00

Energy usage

kWh this month 4508
Service days 30
kWh per day 150

New charges (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)

Electric service amount 412.11**
Storm charge 5.77
Gross receipts tax 10.71
Florida sales tax 29.80
Discretionary sales surtax 2.14
Late payment charge 6.83
Total new charges \$467.36

****The electric service amount includes the following charges:**

Customer charge: \$10.18
Fuel: \$117.70
(\$0.026110 per kWh)
Nonfuel: \$284.23
(\$0.032050 per kWh)

Total amount you owe \$467.36

- Payments received after **June 27, 2018** are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- The Florida Public Service Commission is reviewing a onetime refund for Hurricane Matthew recovery costs that will be included in your bill once approved. The PSC is also reviewing a reduction to other bill components beginning in July to reflect recent federal tax law changes.

Please have your account number ready when contacting FPL.

Customer service: 1-800-375-2434

Outside Florida: 1-800-226-3545



2 110550

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4215 1304089796050642719100000

Please request changes on the back.
Notes on the front will not be detected.

The amount enclosed includes the following donation:

FPL Care To Share

\$ _____

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MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT DIST.
475 W TOWN PL STE 114
ST AUGUSTINE FL 32092-3649

Make check payable to FPL in U.S. funds
and mail along with this coupon to:

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Total amount you owe	New charges due by	Amount enclosed
08979-60506	\$191.72	Jun 27 2018	\$

Your electric statement

For: May 07 2018 to Jun 06 2018 (30 days)

Customer name: MEADOW VIEW AT TWIN CREEKS
Service address: 333 BEACON LAKE PKWY # PUMP

Account number: 08979-60506

Statement date: Jun 06 2018
Next meter reading: Jul 06 2018

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
42.15	0.00	0.00	42.15	149.57	\$191.72	Jun 27 2018

Meter reading - Meter KL40171

Current reading 01469
Previous reading - 00131
kWh used 1338

Energy usage

kWh this month 1338
Service days 30
kWh per day 44

****The electric service amount
includes the following charges:**

Customer charge: \$10.18
Fuel: \$34.94
(\$0.026110 per kWh)
Non-fuel: \$84.35
(\$0.063050 per kWh)

Amount of your last bill 42.15
Balance before new charges \$42.15

New charges (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)

Electric service amount 129.47**
Storm charge 1.71
Gross receipts tax 3.36
Florida sales tax 9.35
Discretionary sales surtax 0.68
Late payment charge 5.00

Total new charges \$149.57

Total amount you owe \$191.72

- Did you forget? \$42.15 of this bill is past due. If payment has been made, we thank you and apologize for this reminder.
- Payments received after **June 27, 2018** are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- The Florida Public Service Commission is reviewing a one-time refund for Hurricane Matthew recovery costs that will be included in your bill once approved. The PSC is also reviewing a reduction to other bill components beginning in July to reflect recent federal tax law changes.

Please have your account number ready when contacting FPL.

Customer service: 1-800-375-2434

Outside Florida: 1-800-226-3545



/ 27

1123 1304087823924316472000000

Please request changes on the back.
Notes on the front will not be detected.

The amount enclosed includes the following donation:

FPL Care To Share

\$ _____

B

1304 1



1 110550

MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT DIST.
475 W TOWN PL STE 114
ST AUGUSTINE FL 32092-3649

Make check payable to FPL in U.S. funds
and mail along with this coupon to:

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001



Account number	Total amount you owe	New charges due by	Amount enclosed
08782-39243	\$27.46	Jun 27 2018	\$

Your electric statement**Account number: 08782-39243**

For: May 07 2018 to Jun 06 2018 (30 days)

Customer name: MEADOW VIEW AT TWIN CREEKS

Statement date: Jun 06 2018

Service address: 23 CONCAVE LN # LS

Next meter reading: Jul 06 2018

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
11.23	0.00	0.00	11.23	16.23	\$27.46	Jun 27 2018

Meter reading - Meter KJ41139

Current reading 00012
Previous reading - 00012
kWh used 0

Energy usage

kWh this month 0
Service days 30
kWh per day 0

****The electric service amount includes the following charges:**

Customer charge: \$10.18
Non-fuel energy charge: \$0.063050 per kWh
Fuel charge: \$0.026110 per kWh

Amount of your last bill 11.23
Balance before new charges \$11.23

New charges (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)

Electric service amount 10.18**
Gross receipts tax 0.26
Florida sales tax 0.74
Discretionary sales surtax 0.05
Late payment charge 5.00
Total new charges \$16.23

Total amount you owe \$27.46

* Payments received after June 27, 2018 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.

- The Florida Public Service Commission is reviewing a one-time refund for Hurricane Matthew recovery costs that will be included in your bill once approved. The PSC is also reviewing a reduction to other bill components beginning in July to reflect recent federal tax law changes.

Please have your account number ready when contacting FPL.

Customer service: 1-800-375-2434

Outside Florida: 1-800-226-3545

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 29**Invoice Date:** 6/1/18**Due Date:** 6/1/18**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 - June 2018		3,750.00	3,750.00
Information Technology - June 2018		166.67	166.67
Dissemination Agent Services - June 2018		416.67	416.67
Office Supplies		17.50	17.50
Copies		156.75	156.75
Telephone		10.96	10.96
Total			\$4,518.55
Payments/Credits			\$0.00
Balance Due			\$4,518.55

Hopping Green & Sams

Attorneys and Counselors

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

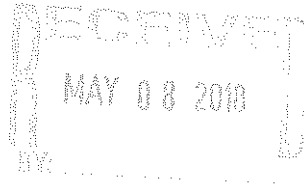
===== STATEMENT =====

April 30, 2018

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

Bill Number 99994
Billed through 03/31/2018

General Counsel
MVTCDD 00001 JLE



FOR PROFESSIONAL SERVICES RENDERED

03/02/18	JLE	Email correspondence regarding pool permit.	0.20 hrs
03/02/18	JAT	Prepare draft email to Vincent for Earlywine's review and consideration; legal research regarding same.	0.80 hrs
03/06/18	JAT	Attend and participate in conference call regarding bathing load issue and obtaining an operating permit from the Department of Health.	0.50 hrs
03/08/18	JLE	Prepare well drilling assignment document and contract addendum; email correspondence regarding the same; revise the same; further email correspondence; review agenda package.	1.40 hrs
03/12/18	JLE	Confer with Oliver regarding pending items.	0.20 hrs
03/14/18	WSH	Prepare for board meeting.	0.60 hrs
03/15/18	WSH	Prepare for and participate in board meeting; follow up with Oliver regarding amenity management proposals and proposal for retaining wall.	0.90 hrs
03/19/18	KEM	Research election status.	0.10 hrs
03/22/18	KEM	Record quit claim deeds.	0.40 hrs
03/25/18	JLE	Review and revise rules and policies for amenities, including language regarding pool permit; email correspondence regarding the same; conference call regarding the same.	1.20 hrs
03/26/18	WSH	Review and revise minutes; confer with Oliver regarding same.	0.40 hrs
03/27/18	JLE	Review assessment proceedings; confer with Mossing regarding assessment hearing; confer with Soria regarding boundary amendment.	0.50 hrs
03/28/18	JLE	Prepare election documents; follow-up regarding the same.	0.20 hrs
03/29/18	JLE	Review notice to owner and response to the same; follow-up.	0.20 hrs
03/29/18	KEM	Prepare to record notice of commencement.	0.20 hrs

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Total fees for this matter	\$2,282.50
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DISBURSEMENTS

Conference Calls	15.47
Recording Fees	146.00
United Parcel Service	8.06
Total disbursements for this matter	\$169.53

MATTER SUMMARY

Tschetter, Jennifer A.	1.30 hrs	385 /hr	\$500.50
Earlywine, Jere L.	3.90 hrs	275 /hr	\$1,072.50
Ibarra, Katherine E. - Paralegal	0.70 hrs	145 /hr	\$101.50
Haber, Wesley S.	1.90 hrs	320 /hr	\$608.00

TOTAL FEES	\$2,282.50
TOTAL DISBURSEMENTS	\$169.53

TOTAL CHARGES FOR THIS MATTER	\$2,452.03
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BILLING SUMMARY

Tschetter, Jennifer A.	1.30 hrs	385 /hr	\$500.50
Earlywine, Jere L.	3.90 hrs	275 /hr	\$1,072.50
Ibarra, Katherine E. - Paralegal	0.70 hrs	145 /hr	\$101.50
Haber, Wesley S.	1.90 hrs	320 /hr	\$608.00

TOTAL FEES	\$2,282.50
TOTAL DISBURSEMENTS	\$169.53

TOTAL CHARGES FOR THIS BILL	\$2,452.03
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Please include the bill number on your check.

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300

P.O. Box 6526

Tallahassee, FL 32314

850.222.7500

===== STATEMENT =====

May 25, 2018

Meadow View at Twin Creeks Community Development

District

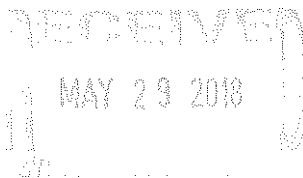
c/o GMS, LLC

475 West Town Place, Suite 114

St. Augustine, FL 32092

Bill Number 100394

Billed through 04/30/2018



General Counsel

MVTCDD 00001 JLE

FOR PROFESSIONAL SERVICES RENDERED

04/02/18	JLE	Confer with Oliver regarding pool operating permit comparison figures.	0.20 hrs
04/02/18	APA	Prepare response to Notice to Owner Amenity Center.	0.30 hrs
04/04/18	JLE	Email correspondence to DOH regarding operating permit; follow-up regarding amenity management agreement and related correspondence.	0.40 hrs
04/08/18	JLE	Prepare amenities management agreement; email correspondence regarding the same.	2.60 hrs
04/11/18	KEM	Prepare amenity management agreement.	0.30 hrs
04/12/18	JLE	Conference call regarding amenity management agreement and rules.	0.30 hrs
04/12/18	KEM	Prepare amenity management agreement.	0.70 hrs
04/13/18	JLE	Confer with Parker regarding amenity management contract; review and revise the same; email correspondence regarding the same; confer with Mossing regarding amenity management agreement; revise the same.	1.30 hrs
04/17/18	APA	Response to Notice to Owner re Parkway Landscape Project.	0.30 hrs
04/19/18	JLE	Prepare for and attend Board meeting; follow-up regarding the same.	0.80 hrs
04/26/18	MNK	Research recent changes to law regarding indemnification provisions in district contracts.	0.10 hrs
04/26/18	APA	Prepare responses (2) to Notices to Owner regarding the Parkway Landscape Project.	0.60 hrs
04/27/18	JLE	Review and revise responses to multiple notices to owner; follow-up regarding the same.	0.30 hrs
04/30/18	APA	Prepare response to Notice to Owner as to Amenity Center; prepare response to correspondence requesting Notice of Commencement as to Parkway Landscape Project.	0.80 hrs

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Total fees for this matter	\$2,079.00
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DISBURSEMENTS

Conference Calls	21.32
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Total disbursements for this matter	\$21.32
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MATTER SUMMARY

Papp, Annie M. - Paralegal	2.00 hrs	145 /hr	\$290.00
Earlywine, Jere L.	5.90 hrs	275 /hr	\$1,622.50
Ibarra, Katherine E. - Paralegal	1.00 hrs	145 /hr	\$145.00
Kim, Michelle N.	0.10 hrs	215 /hr	\$21.50

TOTAL FEES	\$2,079.00
TOTAL DISBURSEMENTS	\$21.32

TOTAL CHARGES FOR THIS MATTER	\$2,100.32
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BILLING SUMMARY

Papp, Annie M. - Paralegal	2.00 hrs	145 /hr	\$290.00
Earlywine, Jere L.	5.90 hrs	275 /hr	\$1,622.50
Ibarra, Katherine E. - Paralegal	1.00 hrs	145 /hr	\$145.00
Kim, Michelle N.	0.10 hrs	215 /hr	\$21.50

TOTAL FEES	\$2,079.00
TOTAL DISBURSEMENTS	\$21.32

TOTAL CHARGES FOR THIS BILL	\$2,100.32
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Please include the bill number on your check.