

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

*October 18, 2018*

# *Meadow View at Twin Creeks*

## *Community Development District*

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

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

October 12, 2018

Board of Supervisors  
Meadow View at Twin Creeks  
Community Development District

Dear Board Members:

The Meadow View at Twin Creeks Community Development District meeting is scheduled for **Thursday, October 18, 2018 at 10:00 a.m.** at the offices of **Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092**. Following is the advance agenda for the meeting:

- I. Call to Order
- II. Public Comment
- III. Financing Matters
- IV. Ratification of Resolution 2019-01, Designating Officers
- V. Approval of Minutes of the September 20, 2018 Meeting
- VI. Consideration of Matters Regarding Dock Easement
- VII. Other Business
- VIII. Staff Reports
  - A. District Counsel
  - B. District Engineer
    - 1. Ratification of Requisitions 223 & 224
    - 2. Consideration of Requisitions 225 – 234
    - 3. Consideration of West Orange Nurseries Change Orders 4 and 5
  - C. District Manager
- IX. Financial Reports
  - A. Balance Sheet and Income Statement
  - B. Funding Request No. 31
  - C. Construction Funding Request No. 3
- X. Supervisors' Requests and Audience Comments
- XI. Next Scheduled Meeting – November 15, 2018 at 10:00 a.m. at the offices of GMS
- XII. Adjournment

The third order of business is financing matters. This is a placeholder item and any items received related to financing will be provided under separate cover.

The fourth order of business is ratification of resolution 2019-01, designating officers. A copy of the resolution is enclosed for your review and approval.

Enclosed under the fifth order of business is a copy of the minutes from the September 20<sup>th</sup> meeting for your review and approval.

The sixth order of business is consideration of matters regarding the dock easement. Any backup documentation will be provided under separate cover.

Enclosed under financial reports is the balance sheet and income statement and funding request number 3.

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  
October 18, 2018  
10:00 a.m.

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

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  - B. Funding Request No. 31

C. Construction Funding Request No. 3

X. Supervisors' Requests and Audience Comments

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XII. Adjournment

## *FOURTH ORDER OF BUSINESS*

**RESOLUTION 2019-01**

**A RESOLUTION DESIGNATING OFFICERS OF THE  
MEADOW VIEW AT TWIN CREEKS COMMUNITY  
DEVELOPMENT DISTRICT**

**WHEREAS**, the Board of Supervisors of the Meadow View at Twin Creeks Community Development District at a regular business meeting held on October 18, 2018 desires to elect the below recited persons to the offices specified.

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

1. The following persons were elected to the offices shown, to wit:

_____	Chairman
_____	Vice-Chairman
_____	Secretary
_____	Treasurer
_____	Assistant Treasurer
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	

**PASSED AND ADOPTED THIS 18th DAY OF OCTOBER 2018.**

\_\_\_\_\_  
Chairman / Vice Chairman

\_\_\_\_\_  
Secretary / Assistant Secretary

## *FIFTH ORDER OF BUSINESS*

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, September 20, 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
Blaz Kovacic	Vice Chairman
Daniel Blanchard	Supervisor
Aaron Lyman	Supervisor
Ben Bishop	Supervisor

Also present were:

Jim Oliver	District Manager
Jere Earlywine	District Counsel
Scott Lockwood	District Engineer
Ernesto Torres	GMS
Jim Perry	GMS
Misty Taylor	Bryant, Miller, Olive (by phone)
Rhonda Mossing	MBS Capital Markets (by phone)
Lisa Cathell	BBX Capital (by phone)

The following is a summary of the discussions and actions taken at the September 20, 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**

**Affidavit of Publication**

A copy of the affidavit of publication of notices for the public hearing on assessments was included in the agenda package.

**FOURTH ORDER OF BUSINESS****Public Hearing on Imposition of Special Assessments**

On MOTION by Mr. Parker seconded by Mr. Bishop with all in favor the public hearing was opened.

Mr. Earlywine stated there are essentially two things that we're doing today; first we're going to hold the public hearing for the purpose of levying special assessments in connection with the new bond issuance. The second thing we're going to do is authorize the issuance of the bonds. We have a new product type, which is the 73' premium and we need to assign an EAU value to that. There's also a discrepancy that we want to clarify and clean up. We want to make it clear that you can pay off B debt and then create a new assessment area on unplatted lands within the District and assign new debt to that area and that concept wasn't in the prior version of the methodology.

**A. Consideration of Supplemental Engineer's Report**

Mr. Lockwood stated Phase 3A has been added to the report and we also decided that there were going to be bonds for 2018 and 2019. The 2018 project will cover phase two and the townhomes. The 2019 bonds will cover phase 3A. There have also been some minor changes based on staff comments.

Mr. Earlywine asked is it your opinion that the costs of the project are fair, reasonable and consistent with market conditions?

Mr. Lockwood responded the opinion of probable costs that I have in the engineer's report are fair based on market conditions.

Mr. Earlywine asked and it's also your opinion that the plan is feasible?

Mr. Lockwood responded yes I see no impediment.

**B. Consideration of Assessment Methodology Reports**

- 1. First Amendment to the Supplemental Report for the Series 2018A-1 and A-2 Special Revenue Bonds**
- 2. Second Amendment to the Supplemental Report for the Series 2018A-1 and A-2 Special Revenue Bonds for the Series 2019 Project**
- 3. Second Revised Master Special Assessment Methodology Report**
- 4. Amended Supplemental Report for the Series 2016B Special Revenue Bonds**

Mr. Perry stated the reports that you have before you are consistent with what's happened with the engineer's report. Originally we contemplated only issuing one bond for phases two, the townhomes and 3A so what we've done now with the first amendment to the supplemental report is to include the 2018 bonds that are going to be secured by phase two and the townhomes. The second amendment to the supplemental report is anticipating bonds that are going to be issued in 2019 and that's going to be related to phase 3A. In addition to that we have a second revised master special assessment methodology report and again, that recognizes moving forward with two bond issues. Also included in that is the new 73' premium product. Finally, you have an amended supplemental report for the series 2016B bonds. Again, that recognizes the two bond issues that are going to occur and the pay downs associated with each phase of those bonds.

Mr. Earlywine asked is it your opinion that there is sufficient benefit from the project showed by the assessment levels?

Mr. Perry responded there is.

Mr. Earlywine asked and it's also your opinion that they are fairly and reasonably allocated based on the ERU factor set forth in the tables?

Mr. Perry responded they are.

**C. Consideration of Resolution 2018-07, Equalizing and Levying Special Assessments**

Mr. Earlywine stated this resolution essentially adopts those reports and would finally levy and impose your master special assessment liens. When we go to issue bonds we will have supplemental resolutions that will have specific pricing for the 2018 and 2019 bonds.

On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor Resolution 2018-07 was approved with the Chairman authorized to execute.
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On MOTION by Mr. Bishop seconded by Mr. Blanchard with all in favor the public hearing was closed.
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**D. Consideration of Resolution 2018-08, Delegating Award of Bonds**

- 1. Form of Third Supplemental Indenture**
- 2. Form of Fourth Supplemental Indenture**



- 3. Form of Bond Purchase Contract**
- 4. Form of Preliminary Limited Offering Memorandum**
- 5. Form of Continuing Disclosure Agreement**

Mr. Earlywine stated this resolution authorizes the issuance of the not to exceed \$30 million special assessment bonds and authorizes MBS to move forward with negotiating the sale of the bonds.

On MOTION by Mr. Parker seconded by Mr. Bishop with all in favor Resolution 2018-08 was approved.

**FIFTH ORDER OF BUSINESS**

**Approval of Minutes of the August 16, 2018 Meeting**

There were no comments on the minutes.

On MOTION by Mr. Kovacic seconded by Mr. Blanchard with all in favor the minutes of the August 16, 2018 meeting were approved.

**SIXTH ORDER OF BUSINESS**

**Ratification of Agreements with ECS Florida, LLC**

- A. Geotechnical Exploration and Engineering Services**
- B. Construction Materials Testing Services – Townhomes**
- C. Construction Materials Testing Services – Phase 2**

Mr. Kovacic stated these proposals have been reviewed in great detail and discussed with our District Engineer. These are the services that have to happen in order to proceed with engineering design for phase 3A.

On MOTION by Mr. Kovacic seconded by Mr. Parker with all in favor the agreements with ECS, Florida, LLC were ratified.

**SEVENTH ORDER OF BUSIENSS**

**Status Update on Amenity Center Opening**

Mr. Parker stated as of now the amenity center is on schedule to open in late January. That is not a definite date but the contractors are doing a great job so my projection stands at this time.

**EIGHTH ORDER OF BUSINESS**

**Discussion of Landscape Maintenance Scope**

Mr. Oliver stated Riverside Management Services has agreed to assist with preparing the scope and we will also consult with the current landscaper. In the meantime, the current landscape maintainer will continue to provide services on a month-to-month basis.

**NINTH ORDER OF BUSINESS****Consideration of Construction Related Matters****A. Consideration of Change Order for Hughes Brothers Contract / Additional Site Work**

Mr. Earlywine stated we have had a contract in place with Hughes Brothers and they did a lot of our site work for phase one. This is a change order to that contract which would authorize some additional site work to the upcoming phases. It's about \$1.5 million and then we also have our cost share agreement that goes with it. If you recall with that cost share agreement, if there are any private items the developer pays for those. We are going to talk about doing a larger RFP for that work but we don't want to delay the site work.

**B. Consideration of Addendum to Cost Share Agreement with Heartwood 23, LLC**

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor the Hughes Brothers change order and cost share agreement with Heartwood 23, LLC for additional site work were approved.

**C. Consideration of RFP for Phase 2 / Townhome Work**

Mr. Earlywine stated we are doing two RFPs for phase two and the townhomes. You all will be serving as the evaluation committee for purposes of the RFP like we've done in the past.

The Board and staff discussed specifics of the RFP.

On MOTION by Mr. Lyman seconded by Mr. Kovacic with all in favor RFPs for phase two / townhome site work were approved in substantial form.

**TENTH ORDER OF BUSINESS****Consideration of Proposal from VGlobalTech for ADA Website Accessibility**

Mr. Oliver stated as units of government in Florida, statutes require that CDDs maintain websites to post certain official documents. This District meets those requirements. Recently there have been lawsuits filed against CDDs in South and Central Florida regarding accessibility obstacles to those websites by persons who are visually impaired. In response to

that, we've been working with the counsel and the District's insurance company to make these websites compliant. We're planning the needed adjustments for mitigating the exposure to litigation and remedial action to remain compliant in the future. We've gotten some proposals and will keep you posted on this process.

**ELEVENTH ORDER OF BUSINESS****Consideration of Matters Regarding Dock Easement**

This item was tabled.

**TWELFTH ORDER OF BUSINESS****Other Business**

Mr. Oliver requested the Board appoint Ernesto Torres to serve as Assistant Secretary, which would allow him to execute documents on behalf of the District.

On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor to appoint Ernesto Torres as Assistant Secretary was approved.

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

There being none, the next item followed.

**B. District Engineer****1. Requisition Summary**

Mr. Lockwood gave an overview of each requisition.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor Requisitions 213-222 were approved.

**2. Change Order Nos. 12 and 13 for Hughes Brothers**

Mr. Lockwood gave an overview of the change orders.

On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor Change Order Nos. 12 and 13 were approved.

**3. Change Order No. 7 for Dicky Smith**

Mr. Lockwood gave an overview of the change order.

On MOTION by Mr. Kovacic seconded by Mr. Parker with all in favor Change Order No. 7 was approved.

**3. Change Order Nos. 3 and 4 for West Orange Nurseries**

Mr. Lockwood gave an overview of the change orders.

On MOTION by Mr. Lyman seconded by Mr. Kovacic with all in favor Change Order Nos. 3 and 4 were approved.

**4. Ratification of ETM Work Authorization Nos. 9-11**

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor ETM Work Authorization No. 9 was approved.

On MOTION by Mr. Kovacic seconded by Mr. Parker with all in favor Work Authorization Nos. 10 and 11 were approved.

**C. District Manager – Presentation of Operations & Maintenance Assessment Methodology Report**

Mr. Perry stated most districts allocate assessments based upon the ERU factor associated with the bonds that have been issued. This report pretty much follows that except for 73' premium lots. The ERU factor on that is just a little bit higher than a 73' lot and that's because in regards to the issuance of the bonds the ERU factor is 1.39 we used for 73' premiums and a lot of that is associated with infrastructure that is going to be turned over to various facilities so the incremental increase for just a 73' lot is going to be related to our gate that is going to be installed related to that 73' premium development area.

Mr. Earlywine stated I think there was some interest in having an O&M assessment in place so what we could do is go through an assessment hearing and adopt a cap rate assessment amount which would set forth what these amounts are and going forward we would not need future public hearings if we stay within those numbers.

Mr. Parker stated I think we should do that.

On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor to authorize staff to move forward with O&M assessment proceedings at the October meeting was approved.

**FOURTEENTH ORDER OF BUSINESS      Financial Reports**

**A. Balance Sheet & Income Statement**

Mr. Oliver stated there are no unusual variances.

**B. Consideration of Funding Request No. 30**

A copy of the funding request was included in the agenda package for a total of \$34,148.68.

On MOTION by Mr. Parker seconded by Mr. Bishop with all in favor funding request number 30 was approved.

**C. Construction Funding Request No. 2**

Mr. Oliver stated this is for funding of the Dicky Smith invoice for \$599,946.00 for requisition 211B. The developer is funding this expenditure, as there are not adequate remaining funds in the construction account.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor Construction Funding Request No. 2 was approved.

**FIFTEENTH ORDER OF BUSINESS**

**Supervisors' Requests and Audience Comments**

There being none, the next item followed.

**SIXTEENTH ORDER OF BUSINESS**

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

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

**SEVENTEENTH ORDER OF BUSINESS**

**Adjournment**

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

*EIGHTH ORDER OF BUSINESS*

*B.*

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

**October 18, 2018**

1. Ratification of Requisitions 223B – 224B (2016 Bond Account)
2. Consideration of Requisitions 225B – 234B (2016 Bond Account)
3. Consideration of Change Order 4 & 5 for Beacon Lake Parkway & Frontage (West Orange Nurseries, Inc.)

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



**MEADOW VIEW AT TWIN CREEKS CDD**

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

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

<u>Date of Requisition</u>	<u>Req #</u>	<u>Payee</u>	<u>Reference</u>	<u>Requisition Amount</u>
<b><u>TO BE RATIFIED</u></b>				
9/20/2018	223	Environmental Resource Solutions, Inc.	Professional Services related to Beacon Lake Phase 2 - Invoice 35584	\$1,620.00
9/20/2018	224	Environmental Resource Solutions, Inc.	Professional Services related to Beacon Lake Townhomes - Invoice 35585	\$2,162.50
<b>Requisitions to be Ratified-2016B Special Assessment Bonds (2016 Project)</b>				<b>\$3,782.50</b>

<u>Date of Requisition</u>	<u>Req #</u>	<u>Payee</u>	<u>Reference</u>	<u>Requisition Amount</u>
<b><u>TO BE APPROVED</u></b>				
10/18/2018	225	ETM	Beacon Lake Amenity Phase 1 - Invoice 188492	\$467.50
10/18/2018	226	ETM	Beacon Lakes Townhomes Bidding & CEI Services (WA#10) Invoice 188493	\$6,993.11
10/18/2018	227	ETM	Beacon Lakes Phase 2 Design Phase (WA#5) Invoice 188478	\$2,268.51
10/18/2018	228	ETM	Beacon Lakes Phase 2 Bidding and CEI Services (WA#11) Invoice 188479	\$7,648.00
10/18/2018	229	ETM	Beacon Lakes Phase 2 and Townhomes-Supplemental Report	\$979.00
10/18/2018	230	ETM	Beacon Lakes Phase 3A - Design Phase (WA#9) Invoice 188481	\$356.00
10/18/2018	231	Environmental Resource Solutions, Inc.	Professional Services related to Beacon Lake Phase 2 - Invoice 35486	\$491.25
10/18/2018	232	Partridge Well Drilling Co., Inc.	Well Service - Invoice 85536	\$2,301.18
10/18/2018	233	Hughes Brothers Construction, Inc.	Contractor Application for Payment #23 - Beacon Lake Phase 1	\$441,019.99
10/18/2018	234	Hughes Brothers Construction, Inc.	Contractor Application for Payment #24 - Beacon Lake Phase 1	\$96,737.45
<b>Requisitions to be Approved-2016B Special Assessment Bonds (2016 Project)</b>				<b>\$559,261.99</b>

<b>TOTAL REQUISITIONS TO BE APPROVED September 20, 2018</b>	<b>\$563,044.49</b>
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3.

# **AIA® Document G701™ – 2017**

## **Change Order**

<b>PROJECT: (Name and address)</b> Meadow View @ Twin Creeks C/O GMS 475 West Town Place Suite 114 St. Augustine, FL 32092 Beacon Lake Parkway & Frontage	<b>CONTRACT INFORMATION:</b> Contract For: Beacon Lake Parkway & Frontage  Date:	<b>CHANGE ORDER INFORMATION:</b> Change Order Number: 4  Date: 9/12/18
<b>OWNER: (Name and address)</b>	<b>ARCHITECT: (Name and address)</b>	<b>CONTRACTOR: (Name and address)</b>

### **THE CONTRACT IS CHANGED AS FOLLOWS:**

*(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)*

Irrigation Installed to cover the above mentioned area - \$ 14,500.00

Topiary 7 gallon for Pots at Front Entrance - 9 x \$ 200.00 each = \$ 1800.00

Bermuda Sod - Removal of Bermuda Sod Balance from Contract due to delay in CR-210 frontage road Work.  
 43,000 sq.ft. @ .36 cents = (\$15,480.00)

Floratum Sod Removal from Lake Banks 97,741 sq.ft. @ .34 = (\$33,231.94)

Bahia Sod - Removal from Lake Banks 18,298 sq.ft. x .25 = (\$ 4574.50)

Add Bahia Sod - to Common areas along Spine Road - 56,000 sq.ft. x .27 = \$ 15,120.00

Add Floratum Sod - to Common Areas along Spine Road 42,000 sq.ft. x .47 = \$ 19,740.00

Total for Change Order # 4 - (\$-2,126.44)

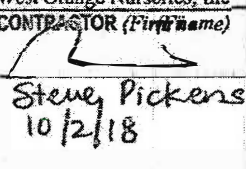
The original Contract Sum was	\$ 1,498,878.49
The net change by previously authorized Change Orders	\$ 193,358.49
The Contract Sum prior to this Change Order was	\$ 1,692,236.98
The Contract Sum will be decreased by this Change Order in the amount of	\$ 2,126.44
The new Contract Sum including this Change Order will be	\$ 1,690,110.54

The Contract Time will be increased by Zero (0) days.

The new date of Substantial Completion will be

**NOTE:** This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

**NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.**

Basham & Lucas Design Group <b>ARCHITECT (Firm name)</b> William W. Wilber I have reviewed this document 2018.10.03 14:38:55-04'00'	West Orange Nurseries, Inc <b>CONTRACTOR (Firm name)</b>  Steve Pickens 10/2/18	<b>OWNER (Firm name)</b> _____
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# Document G701™ – 2017

## Change Order

**PROJECT:** *(Name and address)*  
Meadow View @ Twin Creeks  
C/O GMS  
475 West Town Place Suite 114  
St. Augustine, FL 32092  
Beacon Lake Parkway & Frontage

**CONTRACT INFORMATION:**  
Contract For: Beacon Lake Parkway & Frontage

**CHANGE ORDER INFORMATION:**  
Change Order Number: 5

Date:

Date: 10/8/18

**OWNER:** *(Name and address)*

**ARCHITECT:** *(Name and address)*

**CONTRACTOR:** *(Name and address)*

### THE CONTRACT IS CHANGED AS FOLLOWS:

*(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)*

Change Order # 4 removed Bermuda Sod - Removal of Bermuda Sod Balance from Contract due to delay in CR-210 frontage road Work.

43,000 sq.ft. @ .08 cents = (\$3440.00)

Change Order # 4 removed Floratam Sod from Lake Banks 97,741 sq.ft. @ .13 = (\$12,706.33)

Change Order # 4 Removed Bahia Sod - from Lake Banks 18,298 sq.ft. x .02 = (\$ 365.96)

Total for Change Order # 5- (\$-16,512.29)

The original Contract Sum was	\$	1,498,878.49
The net change by previously authorized Change Orders	\$	193,358.49
The Contract Sum prior to this Change Order was	\$	1,692,236.98
The Contract Sum will be decreased by this Change Order in the amount of	\$	16,512.29
The new Contract Sum including this Change Order will be	\$	1,675,724.69

The Contract Time will be increased by Zero (0) days.

The new date of Substantial Completion will be

**NOTE:** This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

### NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Basham & Lucas Design Group  
**ARCHITECT** *(Firm name)*

West Orange Nurseries, Inc  
**CONTRACTOR** *(Firm name)*

**OWNER** *(Firm name)*

**SIGNATURE**

**SIGNATURE**

**SIGNATURE**

William W. Wilber

I have reviewed

this document

2018.10.09

10:28:17-04'00'

**PRINTED NAME AND TITLE**

Steve Pickens, President

**PRINTED NAME AND TITLE**

10/8/18

**DATE**

**PRINTED NAME AND TITLE**

**DATE**

## *NINTH ORDER OF BUSINESS*

*A.*

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

*Unaudited Financial Statements*

*as of*

*September 30, 2018*

*Meadow View at Twin Creeks*

*Community Development District*

*Combined Balance Sheet*

*September 30, 2018*

	<u>General</u>	<u>Debt Service</u>	<u>Capital Project</u>	<u>Totals</u>
<b><u>Assets:</u></b>				
Cash	\$75,579	---	---	\$75,579
Investments:				
<b><u>Series 2016 A1 &amp; A2</u></b>				
Reserve A1	---	\$133,251	---	\$133,251
Reserve A2	---	\$114,483	---	\$114,483
Capitalized Interest A1	---	\$410	---	\$410
Capitalized Interest A2	---	\$0	---	\$0
Revenue A1	---	\$68,103	---	\$68,103
Revenue A2	---	\$48,196	---	\$48,196
Prepayment A1	---	\$0	---	\$0
Prepayment A2	---	\$1,432,097	---	\$1,432,097
Construction	---	---	\$195	\$195
COI	---	---	---	\$0
<b><u>Series 2016 B</u></b>				
Reserve	---	\$282,150	---	\$282,150
Capitalized Interest	---	\$739	---	\$739
Construction	---	---	\$218,813	\$218,813
COI	---	---	---	\$0
Due From Developer	\$25,161	---	---	\$25,161
Prepaid Expenses	\$1,580	---	---	\$1,580
Assessment Receivable	---	\$282,150	---	\$282,150
<b>Total Assets</b>	<u>\$102,320</u>	<u>\$2,361,579</u>	<u>\$219,008</u>	<u>\$2,682,907</u>
<b><u>Liabilities:</u></b>				
Accounts Payable	\$0	---	---	\$0
Deferred Revenue	\$56,676	---	---	\$56,676
<b><u>Fund Balances:</u></b>				
Nonspendable	\$1,580	\$0	\$0	\$1,580
Restricted for Capital Projects	---	---	\$219,008	\$219,008
Restricted for Debt Service	---	\$2,361,579	\$0	\$2,361,579
Unassigned	\$44,064	\$0	\$0	\$44,064
<b>Total Liabilities &amp; Fund Equity</b>	<u>\$102,320</u>	<u>\$2,361,579</u>	<u>\$219,008</u>	<u>\$2,682,907</u>



# Meadow View at Twin Creeks

## Community Development District

### GENERAL FUND

Statement of Revenues & Expenditures  
For The Period Ending September 30, 2018

	<i>Adopted</i>	<i>Prorated</i>	<i>Actual</i>	
	<i>Budget</i>	<i>Thru 9/30/18</i>	<i>Thru 9/30/18</i>	<i>Variance</i>
<b><u>REVENUES:</u></b>				
Developer Contributions/Assessments	\$402,012	\$166,183	\$166,183	\$0
Miscellaneous Income	\$0	\$0	\$776	\$776
<b>TOTAL REVENUES</b>	<b>\$402,012</b>	<b>\$166,183</b>	<b>\$166,959</b>	<b>\$776</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>ADMINISTRATIVE:</u></b>				
Engineering	\$12,000	\$12,000	\$29,678	(\$17,678)
Attorney Fees	\$30,000	\$30,000	\$8,735	\$21,265
Dissemination	\$5,000	\$5,000	\$5,083	(\$83)
Annual Audit	\$4,000	\$4,000	\$2,315	\$1,685
Arbitrage	\$1,200	\$1,200	\$0	\$1,200
Trustee Fees	\$10,000	\$10,000	\$7,902	\$2,098
Management Fees	\$45,000	\$45,000	\$41,250	\$3,750
Information Technology	\$2,000	\$2,000	\$1,833	\$167
Telephone	\$250	\$250	\$139	\$111
Postage	\$1,000	\$1,000	\$152	\$848
Insurance	\$5,250	\$5,250	\$5,610	(\$360)
Printing and Binding	\$4,000	\$4,000	\$1,403	\$2,597
Legal Advertising	\$3,000	\$3,000	\$2,022	\$978
Other Current Charges	\$500	\$500	\$1,838	(\$1,338)
Office Supplies	\$500	\$500	\$216	\$284
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
<b>TOTAL ADMINISTRATIVE</b>	<b>\$123,875</b>	<b>\$123,875</b>	<b>\$108,351</b>	<b>\$15,524</b>
Hydrology Quality/Mitigation	\$6,400	\$6,400	\$0	\$6,400
Electric	\$0	\$0	\$7,437	(\$7,437)
Landscape Maintenance	\$100,000	\$100,000	\$16,533	\$83,467
Landscape Contingency	\$30,000	\$30,000	\$0	\$30,000
Lake Maintenance	\$12,000	\$12,000	\$0	\$12,000
Grounds Maintenance	\$12,000	\$12,000	\$0	\$12,000
Pump Repairs	\$2,500	\$2,500	\$0	\$2,500
Streetlight Repairs	\$5,000	\$5,000	\$0	\$5,000
Irrigation Repairs	\$7,500	\$7,500	\$0	\$7,500
Miscellaneous	\$5,000	\$5,000	\$0	\$5,000
Contingency	\$97,737	\$97,737	\$0	\$97,737
<b>TOTAL ADMINISTRATIVE</b>	<b>\$278,137</b>	<b>\$278,137</b>	<b>\$23,971</b>	<b>\$254,166</b>
<b>TOTAL EXPENDITURES</b>	<b>\$402,012</b>	<b>\$402,012</b>	<b>\$132,322</b>	<b>\$269,690</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$34,637</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$11,007</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$45,644</b>	

**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
<b><u>Revenues:</u></b>													
<i>Developer Contributions/Assessments</i>	\$10,492	\$11,751	\$16,461	\$6,287	\$4,661	\$6,427	\$4,419	\$0	\$36,338	\$25,011	\$16,049	\$28,288	\$166,183
<i>Miscellaneous Income</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$776	\$776
<b><i>Total Revenues</i></b>	<b>\$10,492</b>	<b>\$11,751</b>	<b>\$16,461</b>	<b>\$6,287</b>	<b>\$4,661</b>	<b>\$6,427</b>	<b>\$4,419</b>	<b>\$0</b>	<b>\$36,338</b>	<b>\$25,011</b>	<b>\$16,049</b>	<b>\$29,064</b>	<b>\$166,959</b>
<b><u>Expenditures:</u></b>													
<b><u>Administrative</u></b>													
<i>Engineering</i>	\$1,988	\$6,319	\$2,220	\$555	\$0	\$8,025	\$0	\$0	\$3,907	\$6,664	\$0	\$0	\$29,678
<i>Attorney Fees</i>	\$301	\$452	\$220	\$1,200	\$1,205	\$0	\$0	\$0	\$1,395	\$3,962	\$0	\$0	\$8,735
<i>Dissemination</i>	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$917	\$417	\$417	\$417	\$0	\$5,083
<i>Annual Audit</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,315	\$0	\$0	\$2,315
<i>Arbitrage</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Trustee Fees</i>	\$0	\$0	\$7,902	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,902
<i>Management Fees</i>	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$0	\$41,250
<i>Information Technology</i>	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$0	\$1,833
<i>Telephone</i>	\$27	\$0	\$0	\$0	\$35	\$7	\$9	\$19	\$19	\$11	\$12	\$0	\$139
<i>Postage</i>	\$21	\$23	\$1	\$3	\$54	\$0	\$47	\$0	\$1	\$0	\$3	\$0	\$152
<i>Insurance</i>	\$5,610	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,610
<i>Printing and Binding</i>	\$221	\$156	\$90	\$92	\$132	\$74	\$6	\$104	\$125	\$157	\$248	\$0	\$1,403
<i>Legal Advertising</i>	\$80	\$453	\$81	\$80	\$85	\$76	\$76	\$81	\$76	\$933	\$0	\$0	\$2,022
<i>Other Current Charges</i>	\$45	\$23	\$0	\$25	\$22	\$25	\$23	\$24	\$23	\$25	\$1,583	\$23	\$1,838
<i>Office Supplies</i>	\$15	\$15	\$33	\$25	\$21	\$13	\$24	\$18	\$18	\$18	\$18	\$0	\$216
<i>Dues, Licenses &amp; Subscriptions</i>	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<i>Capital Outlay</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b><i>Total Administrative</i></b>	<b>\$12,817</b>	<b>\$11,774</b>	<b>\$14,881</b>	<b>\$6,311</b>	<b>\$5,888</b>	<b>\$12,553</b>	<b>\$4,518</b>	<b>\$5,077</b>	<b>\$9,896</b>	<b>\$18,417</b>	<b>\$6,196</b>	<b>\$23</b>	<b>\$108,351</b>
<i>Hydrology Quality/Mitigation</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Electric</i>	\$0	\$0	\$0	\$0	\$0	\$50	\$400	\$620	\$498	\$4,159	\$0	\$1,711	\$7,437
<i>Landscape Maintenance</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,533	\$0	\$0	\$16,533
<i>Landscape Contingency</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Lake Maintenance</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Grounds Maintenance</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Pump Repairs</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Streetlight Repairs</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Irrigation Repairs</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Miscellaneous</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Contingency</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b><i>Total Administrative</i></b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$50</b>	<b>\$400</b>	<b>\$620</b>	<b>\$498</b>	<b>\$20,692</b>	<b>\$0</b>	<b>\$1,711</b>	<b>\$23,971</b>
<b><i>Total Expenses</i></b>	<b>\$12,817</b>	<b>\$11,774</b>	<b>\$14,881</b>	<b>\$6,311</b>	<b>\$5,888</b>	<b>\$12,603</b>	<b>\$4,918</b>	<b>\$5,697</b>	<b>\$10,394</b>	<b>\$39,110</b>	<b>\$6,196</b>	<b>\$1,733</b>	<b>\$132,322</b>
<b><i>Excess Revenues (Expenditures)</i></b>	<b>(\$2,325)</b>	<b>(\$23)</b>	<b>\$1,580</b>	<b>(\$25)</b>	<b>(\$1,227)</b>	<b>(\$6,176)</b>	<b>(\$499)</b>	<b>(\$5,697)</b>	<b>\$25,944</b>	<b>(\$14,099)</b>	<b>\$9,853</b>	<b>\$27,331</b>	<b>\$34,637</b>

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

<i>Funding Request #</i>	<i>Date of Request</i>	<i>Check Date Received Developer</i>	<i>Check Amount Developer</i>	<i>Requested Funding Amount FY 2017</i>	<i>Requested Funding Amount FY 2018</i>	<i>Requested Funding Amount FY 2019</i>	<i>Balance Due From Developer</i>
17	9/7/17	10/25/17	\$10,290.67	\$4,680.67	\$5,610.00	\$0.00	\$0.00
18	10/11/17	11/15/17	\$18,604.64	\$13,987.40	\$4,617.24	\$0.00	\$0.00
19	11/7/17	12/14/17	\$7,652.98	\$2,871.22	\$4,781.76	\$0.00	\$0.00
20	12/14/17	1/19/18	\$8,640.92	\$1,440.45	\$7,200.47	\$0.00	\$0.00
21	1/10/18	2/2/18	\$20,253.47	\$0.00	\$20,253.47	\$0.00	\$0.00
22	2/5/18	3/26/18	\$6,876.84	\$0.00	\$6,876.84	\$0.00	\$0.00
23	3/5/18	4/20/18	\$5,818.30	\$0.00	\$5,818.30	\$0.00	\$0.00
24	4/5/18	6/7/18	\$5,618.75	\$0.00	\$5,618.75	\$0.00	\$0.00
25	5/4/18		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
26	5/9/18		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Dep*		6/1/18	\$0.00	\$0.00	\$23,461.60	\$0.00	\$0.00
27	6/11/18	8/10/18	\$15,723.53	\$0.00	\$15,723.53	\$0.00	\$0.00
28	7/11/18	8/10/18	\$25,010.84	\$0.00	\$25,010.84	\$0.00	\$0.00
29	8/8/18	9/20/18	\$16,049.17	\$0.00	\$16,049.17	\$0.00	\$0.00
30	9/11/18			\$0.00	\$25,160.68	\$8,988.00	\$34,148.68
31	10/10/18			\$0.00	\$7,484.59	\$6,555.19	\$14,039.78
TOTAL			\$145,267.26	\$95,222.67	\$173,667.24	\$15,543.19	\$48,188.46

\*County Materials Corp Dep

***Meadow View at Twin Creeks***  
***Community Development District***  
***Debt Service Fund Series 2016 B***  
*Statement of Revenues & Expenditures*  
*For The Period Ending September 30, 2018*

<i>Adopted</i> <i>Budget</i>	<i>Prorated</i> <i>Thru 9/30/18</i>	<i>Actual</i> <i>Thru 9/30/18</i>	<i>Variance</i>
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**REVENUES:**

<i>Interest Income</i>	\$600	\$600	\$808	\$208
<i>Special Assessments - 2016 B</i>	\$564,300	\$564,300	\$564,300	\$0
<i>Special Assessments - Prepayments</i>	\$0	\$0	\$0	\$0

***TOTAL REVENUES***

\$564,900	\$564,900	\$565,108	\$208
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**EXPENDITURES:**

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

***TOTAL EXPENDITURES***

\$564,300	\$564,300	\$564,300	\$0
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**OTHER SOURCES/(USES)**

<i>Interfund Transfer In/(Out)</i>	\$0	\$0	(\$647)	(\$647)
<i>Bond Proceeds</i>	\$0	\$0	\$0	\$0

***TOTAL OTHER SOURCES AND USES***

\$0	\$0	(\$647)	(\$647)
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***EXCESS REVENUES (EXPENDITURES)***

\$600	\$161
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***FUND BALANCE - Beginning***

\$0	\$564,878
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***FUND BALANCE - Ending***

\$600	\$565,039
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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 September 30, 2018*

<i>Adopted</i> <i>Budget</i>	<i>Prorated</i> <i>Thru 9/30/18</i>	<i>Actual</i> <i>Thru 9/30/18</i>	<i>Variance</i>
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**REVENUES:**

<i>Interest Income</i>	\$600	\$600	\$2,154	\$1,554
<i>Special Assessments - 2016 A1</i>	\$443,376	\$443,376	\$443,376	\$0
<i>Special Assessments - 2016 A2</i>	\$381,610	\$381,610	\$381,610	\$0
<i>Special Assessments - Prepayments</i>	\$0	\$0	\$3,364,544	\$3,364,544

**TOTAL REVENUES**

\$825,586	\$825,586	\$4,191,685	\$3,366,099
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**EXPENDITURES:**

**Series 2016 A1**

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

**Series 2016 A2**

<i>Interest Expense - 11/01</i>	\$156,310	\$156,310	\$156,310	\$0
<i>Interest Expense - 05/01</i>	\$156,310	\$156,310	\$156,310	\$0
<i>Interest Expense - 08/01</i>	\$0	\$0	\$15,298	(\$15,298)
<i>Principal Expense - 05/01</i>	\$70,000	\$70,000	\$70,000	\$0
<i>Principal Expense - 05/01 (Prepayment)</i>	\$0	\$0	\$1,075,000	(\$1,075,000)
<i>Principal Expense - 08/01 (Prepayment)</i>	\$0	\$0	\$1,055,000	(\$1,055,000)

**TOTAL EXPENDITURES**

\$825,370	\$825,370	\$2,970,668	(\$2,145,298)
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**OTHER SOURCES/(USES)**

<i>Interfund Transfer In/(Out)</i>	\$0	\$0	(\$510)	(\$510)
<i>Bond Proceeds</i>	\$0	\$0	\$0	\$0

**TOTAL OTHER SOURCES AND USES**

\$0	\$0	(\$510)	(\$510)
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**EXCESS REVENUES (EXPENDITURES)**

\$216	\$1,220,507
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**FUND BALANCE - Beginning**

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

\$328,463	\$1,796,540
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*Meadow View at Twin Creeks*  
Community Development District  
*Capital Projects Fund Series 2016 A1 & A2*  
*Statement of Revenues & Expenditures*  
*For The Period Ending September 30, 2018*

	Series 2016 A1/A2
<b><u>REVENUES:</u></b>	
Interest Income	\$1,245
<b>TOTAL REVENUES</b>	<b>\$1,245</b>
<b><u>EXPENDITURES:</u></b>	
Capital Outlay	\$3,118,441
Cost of Issuance	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$3,118,441</b>
<b><u>OTHER SOURCES/(USES)</u></b>	
Bond Proceeds	\$0
Interfund Transfer In (Out)	\$510
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$510</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$3,116,685)</b>
<b>FUND BALANCE - Beginning</b>	<b>\$3,116,881</b>
<b>FUND BALANCE - Ending</b>	<b>\$195</b>

*Meadow View at Twin Creeks*  
Community Development District  
*Capital Projects Fund Series 2016 B*  
*Statement of Revenues & Expenditures*  
*For The Period Ending September 30, 2018*

Series 2016 B
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**REVENUES:**

Interest Income	\$11,654
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<b>TOTAL REVENUES</b>	<b>\$11,654</b>
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**EXPENDITURES:**

Capital Outlay	\$8,096,029
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Cost of Issuance	\$0
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<b>TOTAL EXPENDITURES</b>	<b>\$8,096,029</b>
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**OTHER SOURCES/(USES)**

Bond Proceeds	\$0
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Interfund Transfer In (Out)	\$647
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<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$647</b>
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<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$8,083,728)</b>
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<b>FUND BALANCE - Beginning</b>	<b>\$8,302,541</b>
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<b>FUND BALANCE - Ending</b>	<b>\$218,813</b>
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*Meadow View at Twin Creeks*  
*Community Development District*  
*Long Term Debt Report*

<b>Series 2016 A1 Special Assessment Bonds</b>	
Interest Rate:	4.5% -5.5%
Maturity Date:	11/1/47
Reserve Fund Definition:	30% of Max Annual Debt Service
Reserve Fund Requirement:	\$133,012.50
Reserve Balance:	\$133,251.22
Bonds outstanding - 10/26/2016	\$6,640,000
Less: May 1, 2017	\$0
Less: May 1, 2018	(\$100,000)
Current Bonds Outstanding	\$6,540,000

<b>Series 2016 A2 Special Assessment Bonds</b>	
Interest Rate:	5.8%%
Maturity Date:	11/1/47
Reserve Fund Definition:	30% of Max Annual Debt Service
Reserve Fund Requirement:	\$114,483.00
Reserve Balance:	\$114,483.00
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)
Current Bonds Outstanding	\$3,190,000

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



# MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

## FISCAL YEAR 2018 ASSESSMENT RECEIPTS

ASSESSED	# UNITS	SERIES 2016A-1 DEBT SERVICE NET	SERIES 2016A-2 DEBT SERVICE NET	SERIES 2016B DEBT SERVICE NET	FY18 O&M NET	TOTAL ASSESSED
HEARTWOOD 23 LLC (ACRES)	506.20	443,376.00	381,610.00	564,300.00	-	1,389,286.00
<b>SUBTOTAL SERIES 2016 LOTS</b>	<b>506.20</b>	<b>443,376.00</b>	<b>381,610.00</b>	<b>564,300.00</b>	<b>-</b>	<b>1,389,286.00</b>
<b>TAX ROLL ASSESSED</b>	<b>0</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL ASSESSED</b>	<b>506</b>	<b>443,376.00</b>	<b>381,610.00</b>	<b>564,300.00</b>	<b>-</b>	<b>1,389,286.00</b>

DUE / RECEIVED	BALANCE DUE	SERIES 2016A-1 DEBT SERVICE RECEIVED	SERIES 2016A-2 DEBT SERVICE RECEIVED	SERIES 2016B DEBT SERVICE RECEIVED	FY18 O&M RECEIVED	TOTAL RECEIVED
HEARTWOOD 23 LLC	(0.02)	443,376.02	381,610.00	564,300.00	-	1,389,286.02
<b>DIRECT RECEIPTS</b>	<b>(0.02)</b>	<b>443,376.02</b>	<b>381,610.00</b>	<b>564,300.00</b>	<b>-</b>	<b>1,389,286.02</b>
<b>TAX ROLL RECEIPTS</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL RECEIPTS</b>	<b>(0.02)</b>	<b>443,376.02</b>	<b>381,610.00</b>	<b>564,300.00</b>	<b>-</b>	<b>1,389,286.02</b>

NO LOTS PLATTED IN TIME TO BE PLACED ON 2016 PROPERTY TAX BILLS. ASSESSMENTS INVOICED  
DIRECTLY WITH PAYMENTS DUE IN INSTALLMENTS DUE 4/1/18, 9/30/18

THERE IS AN ADDITIONAL \$400,012 DUE FOR DEVELOPER CONTRIBUTION

PERCENT COLLECTED DIRECT	100%	100%	100%	0.0%	100.0%
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*B.*

# Meadow View at Twin Creeks

Community Development District

Funding Request #31

October 10, 2018

PAYEE	GENERAL FUND	
	FY18	FY19
<b>1 Disclosure Services</b>		
Amortization Schedule Series 2016A2 11-1-18 Prepay \$1,475,000	\$	500.00
<b>2 Florida Power and Light</b>		
200 Twin Creeks Dr Acct 11082-69190 9/6/18	\$ 1,359.50	
411 Beacon Lake Pkwy #LS Acct 71395-19248	\$ -	
45 Beacon Lake Pkwy #Pump Acct 51650-60509 9/6/18	\$ 47.69	
44 Beacon Lake Pkwy #Pump Acct 17096-40500 9/6/18	\$ 128.96	
333 Beacon Lake Pkwy #Pump Acct 08979-60506 9/6/18	\$ 174.35	
23 Concave LN #LS Acct 08782-39243	\$ -	
<b>3 Governmental Management Services, LLC</b>		
October Management Fees Inv #33 10/1/18	\$	6,055.19
<b>4 Hopping Green &amp; Sams</b>		
August General Counsel Inv 103056 9/30/18	\$ 5,357.07	
<b>5 St. Augustine Record</b>		
Notice of FY19 Meetings	\$ 134.63	
ROP for Townhouse Site Work/Notice Meeting to Open Proposals Ad #3092811-01	\$ 336.57	
ROP for Phase 2 Site Work/Notice Meeting to Open Proposals Ad #3092826-01	\$ 327.59	
<b>6 TECO Peoples Gas</b>		
September Gas Security Deposit/Connection/Service	\$ 551.63	
	<b>\$ 8,417.99</b>	<b>\$ 6,555.19</b>
<b>Total Funding Request</b>	<b>\$</b>	<b>14,973.18</b>

Please make check payable to:

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

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

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

1005 Bradford Way  
Kingston, TN 37763

Date	Invoice #
10/1/2018	3

Bill To
Meadowview at Twin Creek CDD C/O GMS

RECEIVED  
OCT 02 2019

BY: .....

Terms	Due Date
Net 30	10/31/2018

[illegible]



FPL

2 108877

/ 3\* FPL AUTOMATIC BILL PAY - DO NOT PAY \*

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 \$ \_\_\_\_\_

A A

1304 6

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	Do not pay	New charges due by	Amount enclosed
11082-69190	\$1,359.50	Sep 27 2018	\$

### Your electric statement

Account number: 11082-69190

For: Aug 07 2018 to Sep 06 2018 (30 days)

Customer name: MEADOW VIEW AT TWIN CREEKS

Service address: 200 TWIN CREEKS DR

Statement date: Sep 06 2018

Next bill date: Oct 05 2018

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (-)	New charges due by
1,116.77	1,116.77 CR	0.00	0.00	1,359.50	\$1,359.50	Sep 27 2018

Total kWh used 1525

#### Energy usage

kWh this month 1525  
Service days 30  
kWh per day 51

Amount of your last bill 1,116.77  
Payment received - Thank you 1,116.77CR  
Balance before new charges \$0.00

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

Non-fuel energy charge: \$0.030160 per kWh  
Fuel charge: \$0.025480 per kWh

#### New charges (Rate: SL-1 STREET LIGHTING SERVICE)

Electric service amount 1,261.25\*\*  
Storm charge 11.77  
Gross receipts tax 2.58  
Florida sales tax 77.53  
Discretionary sales surtax 6.37  
Total new charges \$1,359.50

**Total amount you owe \$1,359.50**

### FPL automatic bill pay - DO NOT PAY

- Payments received after **September 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 amount due on your account will be drafted automatically on or after **September 17, 2018**. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

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: 1-800-4OUTAGE (468-8243)

Hearing/speech Impaired: 711 (Relay Service)

Online at: [www.FPL.com](http://www.FPL.com)



FPL



3 108877

Detail of Rate Schedule Charges for  
Street Lights

1304 000043

MEADOW VIEW AT TWIN CREEKS  
COMMUNITY DEVELOPMENT DIST.  
475 W TOWN PL STE 114  
ST AUGUSTINE FL 32092-3649**Account Number: 11082-69190**

Service From: 08-07-2018

Service To: 09-06-2018

Service Days: 30

KWH/Day: 51

**Service Address:** 200 TWIN CREEKS DR, SAINT AUGUSTINE FL 32095

COMPONENT CODE	WATTS	LUMENS	* OWNER/ MAINT	QUANTITY	RATE/ UNIT	KWH USED	AMOUNT
F861205	73	5553	F	61		1,525	
Energy					.800000		48.80
Non-energy							
Fixtures					4.500000		274.50
Maintenance					1.760000		107.36
PMF0001				61			
Non-energy							
Fixtures					8.110000		494.71
UCNP				7,629			
Non-energy							
Maintenance					.038760		295.70
Energy sub total							48.80
Non-energy sub total							1,172.27
Sub total							1,221.07
Energy conservation cost recovery							.64
Capacity payment recovery charge							.27
Environmental cost recovery charge							.41
Storm charge							11.77
Fuel charge							38.86
Electric service amount							1,273.02
Gross receipts tax							2.58
Florida sales tax							77.53
Discretionary sales surtax							6.37
Total							1,359.50

\* F - FPL OWNS & MAINTAINS   E - CUSTOMER OWNS & MAINTAINS   R - CUSTOMER OWNS, FPL RELAMPS  
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

Print Date: September 06, 2018

Page 1

Detail of Rate Schedule Charges for  
Street Lights

1304 000043

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

**Account Number: 11082-69190**  
**Service From: 08-07-2018**  
**Service To: 09-06-2018**

**Service Address:** 200 TWIN CREEKS DR, SAINT AUGUSTINE FL 32095

**SUMMARY OF CHANGES TO TOTAL NUMBER OF FACILITIES BY LOCATION**

SERVICE LOCATION	COMPONENT REMOVED	COMPONENT INSTALLED	* OWNER/ MAINT	QUANTITY	INSTALL/ REMOVE DATE
LOT100 HUTCHINSON LN		PMF0001		1	08-14-2018
LOT45 HUTCHINSON LN		PMF0001		1	08-14-2018
LOT49 HUTCHINSON LN		PMF0001		1	08-14-2018
LOT50 HUTCHINSON LN		PMF0001		1	08-14-2018
LOT55 HUTCHINSON LN		PMF0001		1	08-15-2018
LOT62 HUTCHINSON LN		PMF0001		1	08-15-2018
LOT67 HUTCHINSON LN		PMF0001		1	08-15-2018
LOT74 HUTCHINSON LN		PMF0001		1	08-15-2018
LOT77 HUTCHINSON LN		PMF0001		1	08-15-2018
LOT86 LUMEN CT		PMF0001		1	08-14-2018
LOT91 LUMEN CT		PMF0001		1	08-15-2018
LOT96 HUTCHINSON LN		PMF0001		1	08-14-2018
CONDUCTORS (Effective Billing Date)		UCNP		316	08-08-2018
LOT100 HUTCHINSON LN		F861205	F	1	08-14-2018
LOT45 HUTCHINSON LN		F861205	F	1	08-14-2018
LOT49 HUTCHINSON LN		F861205	F	1	08-14-2018
LOT50 HUTCHINSON LN		F861205	F	1	08-14-2018
LOT55 HUTCHINSON LN		F861205	F	1	08-15-2018
LOT62 HUTCHINSON LN		F861205	F	1	08-15-2018
LOT67 HUTCHINSON LN		F861205	F	1	08-15-2018
LOT74 HUTCHINSON LN		F861205	F	1	08-15-2018
LOT77 HUTCHINSON LN		F861205	F	1	08-15-2018

\* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAPMS  
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

Print Date: September 06, 2018

Page 2



FPL

5 108877

Detail of Rate Schedule Charges for  
Street Lights

1304 000043

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

Account Number: 11082-69190  
Service From: 08-07-2018  
Service To: 09-06-2018

Service Address: 200 TWIN CREEKS DR, SAINT AUGUSTINE FL 32095

**SUMMARY OF CHANGES TO TOTAL NUMBER OF FACILITIES BY LOCATION**

SERVICE LOCATION	COMPONENT REMOVED	COMPONENT INSTALLED	* OWNER/ MAINT	QUANTITY	INSTALL/ REMOVE DATE
LOT86 LUMEN CT		F861205	F	1	08-14-2018
LOT91 LUMEN CT		F861205	F	1	08-15-2018
LOT96 HUTCHINSON LN		F861205	F	1	08-14-2018

\* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS  
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



FPL

Print Date: September 06, 2018

Page 3





6 108877

Detail of Rate Schedule Charges for  
Street Lights

1304 000043

MEADOW VIEW AT TWIN CREEKS  
COMMUNITY DEVELOPMENT DIST.  
475 W TOWN PL STE 114  
ST AUGUSTINE FL 32092-3649Account Number: 11082-69190  
Service From: 08-07-2018  
Service To: 09-06-2018

Service Address: 200 TWIN CREEKS DR, SAINT AUGUSTINE FL 32095

## SUMMARY OF CHANGES TO TOTAL NUMBER OF FACILITIES

COMPONENT CODE	WATTS	LUMENS	* OWNER/ MAINT	QUANTITY	RATE/ UNIT	KWH USED	AMOUNT
PMF0001				12	8.110000		97.32
UCNP				316	.038760		12.25
F861205	73	5553	F	12	7.060000	300	84.72

\* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS  
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHERPrint Date: September 06, 2018  
Page 4



FPL

8 108877

/ 3\* FPL AUTOMATIC BILL PAY - DO NOT PAY \*

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 4

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	Do not pay	New charges due by	Amount enclosed
51650-60509	\$47.69	Sep 27 2018	\$

### Your electric statement

Account number: 51650-60509

For: Aug 07 2018 to Sep 06 2018 (30 days)

Customer name: MEADOW VIEW AT TWIN CREEKS

Statement date: Sep 06 2018

Service address: 45 BEACON LAKE PKWY # PUMP

Next meter reading: Oct 05 2018

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (=)	New charges due by
49.71	49.71 CR	0.00	0.00	47.69	\$47.69	Sep 27 2018

#### Meter reading - Meter ACD7253

Current reading 03382  
Previous reading - 03013  
kWh used 369

#### Energy usage

kWh this month 369  
Service days 30  
kWh per day 12

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

Customer charge: \$10.15  
Fuel: \$9.71  
( \$0.026310 per kWh)  
Non-fuel: \$22.99  
( \$0.062300 per kWh)

Amount of your last bill 49.71  
Payment received - Thank you 49.71 CR  
Balance before new charges \$0.00

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

Electric service amount 42.85\*\*  
Storm charge 0.42  
Gross receipts tax 1.11  
Florida sales tax 3.09  
Discretionary sales surtax 0.22  
Total new charges \$47.69

**Total amount you owe \$47.69**

### FPL automatic bill pay - DO NOT PAY

- Payments received after **September 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 amount due on your account will be drafted automatically on or after **September 17, 2018**. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

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: 1-800-4OUTAGE (468-8243)

Hearing/speech impaired: 711 (Relay Service)

Online at: [www.FPL.com](http://www.FPL.com)



FPL



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/ 3\* FPL AUTOMATIC BILL PAY - DO NOT PAY \*

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 0

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	Do not pay	New charges due by	Amount enclosed
17096-40500	\$128.96	Sep 27 2018	\$

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

For: Aug 07 2018 to Sep 06 2018 (30 days)

Customer name: MEADOW VIEW AT TWIN CREEKS

Statement date: Sep 06 2018

Service address: 44 BEACON LAKE PKWY # PUMP

Next meter reading: Oct 05 2018

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (-)	New charges due by
230.08	230.08 CR	0.00	0.00	128.96	\$128.96	Sep 27 2018

**Meter reading - Meter ACD2528**

Current reading 17303  
Previous reading - 16112  
kWh used 1191

**Energy usage**

kWh this month 1191  
Service days 30  
kWh per day 40

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

Customer charge: \$10.15  
Fuel: \$31.34  
( \$0.026310 per kWh)  
Non-fuel: \$74.20  
( \$0.062300 per kWh)

Amount of your last bill 230.08  
Payment received - Thank you 230.08 CR  
Balance before new charges \$0.00

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

Electric service amount 115.69\*\*  
Storm charge 1.33  
Gross receipts tax 3.00  
Florida sales tax 8.34  
Discretionary sales surtax 0.60  
**Total new charges \$128.96**

**Total amount you owe \$128.96****FPL automatic bill pay - DO NOT PAY**

- Payments received after **September 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 amount due on your account will be drafted automatically on or after **September 17, 2018**. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

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: 1-800-4OUTAGE (468-8243)

Hearing/speech impaired: 711 (Relay Service)

Online at: [www.FPL.com](http://www.FPL.com)

FPL



FPL

## / 3\* FPL AUTOMATIC BILL PAY - DO NOT PAY \*

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 6



1 108877

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	Do not pay	New charges due by	Amount enclosed
08979-60506	\$174.35	Sep 27 2018	\$

### Your electric statement

Account number: 08979-60506

For: Aug 07 2018 to Sep 06 2018 (30 days)

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

Statement date: Sep 06 2018  
Next meter reading: Oct 05 2018

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	DO NOT PAY (=)	New charges due by
163.56	163.56 CR	0.00	0.00	174.35	\$174.35	Sep 27 2018

#### Meter reading - Meter KL40171

Current reading 06221  
Previous reading - 04571  
kWh used 1650

#### Energy usage

kWh this month 1650  
Service days 30  
kWh per day 55

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

Customer charge: \$10.15  
Fuel: \$43.41  
( \$0.026310 per kWh)  
Non-fuel: \$102.80  
( \$0.062300 per kWh)

Amount of your last bill 163.56  
Payment received - Thank you 163.56CR  
Balance before new charges \$0.00

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

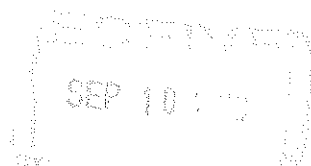
Electric service amount 156.36\*\*  
Storm charge 1.84  
Gross receipts tax 4.06  
Florida sales tax 11.28  
Discretionary sales surtax 0.81  
Total new charges \$174.35

Total amount you owe

\$174.35

### FPL automatic bill pay - DO NOT PAY

- Payments received after **September 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.
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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: 1-800-4OUTAGE (468-8243)

Hearing/speech impaired: 711 (Relay Service)

Online at:

www.FPL.com



FPL

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

Invoice #: 33  
Invoice Date: 10/1/18  
Due Date: 10/1/18  
Case:  
P.O. Number:

**Bill To:**

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

**RECEIVED**  
OCT 04 2018

**BY:** .....

Description	Hours/Qty	Rate	Amount
Management Fees - October 2018		3,750.00	3,750.00
Information Technology - October 2018		166.67	166.67
Dissemination Agent Services - October 2018		416.67	416.67
Office Supplies		23.69	23.69
Postage		24.48	24.48
Copies		1,653.60	1,653.60
Telephone		20.08	20.08
		<b>Total</b>	<b>\$6,055.19</b>
		<b>Payments/Credits</b>	<b>\$0.00</b>
		<b>Balance Due</b>	<b>\$6,055.19</b>

# Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

September 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 103056  
Billed through 08/31/2018

RECEIVED  
OCT 03 2018

## General Counsel

MVTCDD 00001 JLE

BY: .....

## FOR PROFESSIONAL SERVICES RENDERED

08/01/18	JLE	Confer with Hogge regarding meeting agenda.	0.20 hrs
08/01/18	JEM	Review issues regarding grant of dock easements over CDD waterways.	0.30 hrs
08/02/18	JAT	Email discussion with Department regarding request for meeting.	0.30 hrs
08/03/18	JEM	Review issues regarding grant of master dock agreement.	0.90 hrs
08/04/18	JEM	Prepare form of master dock easement agreement.	2.50 hrs
08/05/18	JEM	Continued work on form of master dock easement agreement.	2.10 hrs
08/15/18	JLE	Prepare cover letter and draft ordinance regarding boundary amendment; conference regarding the same; email correspondence regarding pool operating permit.	2.30 hrs
08/16/18	JLE	Prepare for, travel to and from, and attend Board meeting.	4.70 hrs
08/17/18	KEM	Prepare resolution declaring assessments.	0.30 hrs
08/20/18	APA	Preparation of responses to notices to owner from United Rentals and Cemex regarding amenity center.	1.60 hrs
08/22/18	JLE	Confer with Meran regarding collection and payment questions; review indenture and engineer's report; follow-up email regarding the same; prepare for and attend conference call regarding pool operating permit.	0.90 hrs
08/28/18	JLE	Confer with District Staff regarding equipment purchase.	0.20 hrs
08/29/18	JLE	Review and comment on equipment lease agreement; email correspondence regarding the same.	1.80 hrs
08/30/18	JLE	Follow-up with District Staff regarding agreement.	0.20 hrs

Total fees for this matter

\$5,166.50

## DISBURSEMENTS

Travel	171.46
Conference Calls	19.11
Total disbursements for this matter	\$190.57

**MATTER SUMMARY**

Papp, Annie M. - Paralegal	1.60 hrs	145 /hr	\$232.00
Tschetter, Jennifer A.	0.30 hrs	385 /hr	\$115.50
Merritt, Jason E.	5.80 hrs	335 /hr	\$1,943.00
Earlywine, Jere L.	10.30 hrs	275 /hr	\$2,832.50
Ibarra, Katherine E. - Paralegal	0.30 hrs	145 /hr	\$43.50

TOTAL FEES	\$5,166.50
TOTAL DISBURSEMENTS	\$190.57

<b>TOTAL CHARGES FOR THIS MATTER</b>	<b>\$5,357.07</b>
--------------------------------------	-------------------

**BILLING SUMMARY**

Papp, Annie M. - Paralegal	1.60 hrs	145 /hr	\$232.00
Tschetter, Jennifer A.	0.30 hrs	385 /hr	\$115.50
Merritt, Jason E.	5.80 hrs	335 /hr	\$1,943.00
Earlywine, Jere L.	10.30 hrs	275 /hr	\$2,832.50
Ibarra, Katherine E. - Paralegal	0.30 hrs	145 /hr	\$43.50

TOTAL FEES	\$5,166.50
TOTAL DISBURSEMENTS	\$190.57

<b>TOTAL CHARGES FOR THIS BILL</b>	<b>\$5,357.07</b>
------------------------------------	-------------------

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

Wed, Sep 12, 2018  
7:57:17AM

## Legal Ad Invoice

# The St. Augustine Record

**Acct:** 15651  
**Phone:** 9049405850  
**E-Mail:**  
**Client:** MEADOWVIEW AT TWIN CREEKS C

**Name:** MEADOWVIEW AT TWIN CREEKS CDD  
**Address:** 475 WEST TOWN PLACE, SUITE 114

**City:** SAINT AUGUSTINE **State:** FL **Zip:** 32092

**Ad Number:** 0003089193-01

**Start:** 09/12/2018

**Placement:** SA Legals

**Copy Line:** NOTICE OF MEETINGS MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT The Board of Su

**Caller:** COURTNEY HOGGE

**Issues:** 1

**Rep:** Melissa Rhinehart

**Paytype:** BILL

**Stop:** 09/12/2018

Lines 44  
Depth 3.75  
Columns 2  
  
Price \$134.63

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

The Board of Supervisors of the Meadow View at Twin Creeks Community Development District will hold their regularly scheduled public meetings for Fiscal Year 2018-2019 at the offices of Governmental Management Services, LLC located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 at 10:00 a.m. on the third Thursday of each month listed (unless notated otherwise\*) as follows:

October 18, 2018  
November 6, 2018 (Landowners Election Only)  
November 15, 2018 (BOS Meeting)  
December 20, 2018  
January 17, 2019  
February 21, 2019  
March 21, 2019  
April 18, 2019  
May 16, 2019  
June 20, 2019  
July 18, 2019  
August 15, 2019  
September 19, 2019

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling (904) 940-5850.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver  
District Manager

0003089193 September 12, 2018

SEP 12 2018



THE ST. AUGUSTINE RECORD  
Affidavit of Publication

**MEADOW VIEW AT TWIN CREEKS CDD**  
**475 WEST TOWN PLACE, SUITE 114**

**SAINT AUGUSTINE, FL 32092**

ACCT: 15651  
AD# 0003089193-01  
PO#

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

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF MEETING** in the matter of **MEETING SCHE FY 2019** was published in said newspaper on **09/12/2018**.

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

Sworn to and subscribed before me this \_\_\_\_ day of **SEP 12 2018**

by Jamie Williams who is personally known to me  
or who has produced as identification

Tiffany M. Lowe  
(Signature of Notary Public)

**NOTICE OF MEETINGS MEADOW VIEW AT TWIN CREEKS  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Meadow View at Twin Creeks Community Development District will hold their regularly scheduled public meetings for Fiscal Year 2018-2019 at the offices of Governmental Management Services, LLC located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 at 10:00 a.m. on the third Thursday of each month listed (unless notated otherwise\*) as follows:

October 18, 2018  
November 6, 2018 (Landowners Election Only)  
November 15, 2018 (BOS Meeting)  
December 20, 2018  
January 17, 2019  
February 21, 2019  
March 21, 2019  
April 18, 2019  
May 16, 2019  
June 20, 2019  
July 18, 2019  
August 15, 2019  
September 19, 2019

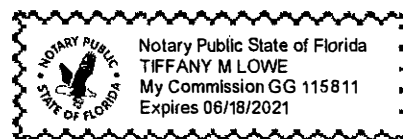
The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling (904) 940-5850.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TYY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver  
District Manager

0003089193 September 12, 2018

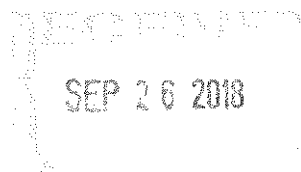


Mon, Sep 24, 2018  
8:17:47AM

## Legal Ad Invoice

# The St. Augustine Record

<b>Acct:</b> 15651	<b>Name:</b> MEADOWVIEW AT TWIN CREEKS CDD		
<b>Phone:</b> 9049405850	<b>Address:</b> 475 WEST TOWN PLACE, SUITE 114		
<b>E-Mail:</b>			
<b>Client:</b> MEADOWVIEW AT TWIN CREEKS (	<b>City:</b> SAINT AUGUSTINE	<b>State:</b> FL	<b>Zip:</b> 32092
<b>Ad Number:</b> 0003092811-01	<b>Caller:</b> COURTNEY HOGG	<b>Paytype:</b> BILL	
<b>Start:</b> 09/24/2018	<b>Issues:</b> 1	<b>Stop:</b> 09/24/2018	
<b>Placement:</b> SA Legals	<b>Rep:</b> Melissa Rhinehart		
<b>Copy Line:</b> MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR BEAC			



# The St. Augustine Record

Lines	223
Depth	18.75
Columns	1
Price	\$336.57

**MEADOW VIEW AT TWIN CREEKS  
COMMUNITY DEVELOPMENT  
DISTRICT REQUEST FOR  
PROPOSALS FOR BEACON LAKE  
TOWNHOMES CIVIL SITE WORK  
AND NOTICE OF PUBLIC  
MEETING TO OPEN PROPOSALS**  
St. Johns County, Florida

The Meadow View at Twin Creeks Community Development District ("District") hereby requests proposals from firms to provide labor, materials, equipment and construction services necessary for the District's BEACON LAKE TOWNHOMES CIVIL SITE WORK ("Project"). The Project includes Civil Site Work for Beacon Lake Townhomes, including but not limited to, earth moving, roadways, utilities, etc. ("Townhomes"). The Project is more particularly described in the project manual ("Project Manual"), which includes the plans and specifications for the Project prepared by England Thibbs & Miller, Inc. ("Project Engineer"). The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purpose of financing, acquiring, constructing, installing, operating and maintaining community infrastructure improvements for the community of BeaconLake.

To be eligible to submit a proposal, and in addition to any other requirements set forth in the Project Manual, an interested firm must hold all required local, state and federal licenses in good standing and be authorized to do business in St. Johns County and the State of Florida. **TIME IS OF THE ESSENCE WITH RESPECT TO THE PROJECT.**

The Project Manual, consisting of the instructions to proposers, contract, proposal form, and other materials, will be available for download from <https://etm-inc.savvymill.com/share/view/17967c0a9994e6> and are expected to be available beginning Wednesday, September 26, 2018 at 12:00 p.m. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the bid opening, and to provide notice of such changes only to those proposers who have indicated their intent to bid by attending the pre-proposal conference (described herein) and registering at that meeting.

There will be a mandatory pre-proposal conference Monday, October 1, 2018 at 1:00 p.m. on site at Beacon Lake Parkway Amenity Center at Beacon Lake Parkway (or at an alternative location to be determined and announced). Attendance at the pre-proposal conference is mandatory, and all proposers must download a copy of the Project Manual no later than the time of the pre-proposal conference. At the pre-proposal conference, proposers should be prepared to discuss potential value engineering options to save money and time on the Project, and the Project Engineer will be available to answer questions relating to the same.

Firms desiring to provide services for this Project must submit one (1) original and one (1) electronic copy (PDF format) Schedule of values in an Microsoft Excel and PDF format, all documents included on a USB flash drive) of the completed proposal no later than Friday, October 26, 1:00 p.m. (EST), at the District Engineer's Office, at the office of the District Engineer, England-Thibbs & Miller, Inc., 14775 Old St. Augustine Road, Jacksonville, Florida 32256 ("District Engineer's Office") (or at an alternative location to be determined and announced). Additionally, each Proposer shall supply a bid bond, or cashier's check, made payable to the District and in the amount of \$20,000 with its proposal. Proposals shall be in the form provided in the Project Manual and submitted in a sealed envelope, marked with a notation "RESPONSE TO PROPOSAL FOR

# The St. Augustine Record

MEADOW VIEW AT TWIN CREEKS  
COMMUNITY DEVELOPMENT DISTRICT BEACON LAKE TOWN-  
HOMES CIVIL SITE WORK. The District reserves the right to return unopened to the proposer any proposals received after the time and date stipulated above. Each proposal shall remain binding for a minimum of one hundred twenty (120) days after the proposal opening.

Proposals will be evaluated in accordance with the criteria included in the Project Manual. The District reserves the right to reject any and all proposals, make modifications to the award, award the contract in whole or in part with or without cause, and waive minor or technical irregularities in any proposal, as it deems appropriate, and if the District determines in its discretion that it is in the District's best interests to do so. Any protest of the Project Manual, including, but not limited to the terms and specifications, must be filed with the District within 72 hours of the mandatory pre-proposal conference, together with a protest bond in a form acceptable to the District and in the amount of \$50,000. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses and attorney's fees associated with hearing and defending the protest. Failure to timely file a protest, or failure to timely post a protest bond, will result in a waiver of proceedings under Chapter 190, Florida Statutes, and other law. Additional requirements for filing a protest can be found in the District's Rules of Procedure, which are available upon request.

The successful proposer will be required upon award to furnish a payment and performance bond for one hundred percent (100%) of the value of the contract (as described in the Project Manual), with a surety acceptable to the District, and in accordance with Section 255.05, Florida Statutes.

## NOTICE OF SPECIAL MEETING TO OPEN PROPOSALS

Pursuant to Section 200.018, Florida Statutes, the proposals will be publicly opened at a special meeting of the District to be held on Friday, October 26, 2018 at 1:00 p.m. and at the District Engineer's Office. The purpose of the special meeting will be to announce the names of the proposers and pricing. No decisions of the District's Board of Supervisors ("Board") will be made at that time. A copy of the agenda for the meeting can be obtained from Scott Lockwood, P.E., District Engineer, at [lockwoodsc@etmhc.com](mailto:lockwoodsc@etmhc.com).

The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law. There may be occasions when one or more Board Supervisors or staff members will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or staff member can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communications. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

Any person requiring special accommodations to participate in this meeting is asked to advise the District Office at 904-940-8500, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-935-8770 (Voice), for aid in contacting the District Office.

Any and all questions relative to this Request for Proposal, the Project or the special meeting, shall be directed in writing by e-mail only to Scott Lockwood, P.E., District Engineer, at [lockwoodsc@etmhc.com](mailto:lockwoodsc@etmhc.com).

Mon, Sep 24, 2018  
8:17:47AM

## Legal Ad Invoice

# The St. Augustine Record

eads@etonline.com, with e-mail copies  
to Jim Oliver, District Manager, at foli  
er@gsnfl.com, and Jere Earlywine,  
District Counsel, at jere@hgsflaw.com.  
No phone inquiries please.

Scott Jordan Lockwood, P.E.  
District Engineer

THE ST. AUGUSTINE RECORD  
Affidavit of Publication

MEADOW VIEW AT TWIN CREEKS CDD  
475 WEST TOWN PLACE, SUITE 114

SAINT AUGUSTINE, FL 32092

ACCT: 15651  
AD# 0003092826-01

PO#

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

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

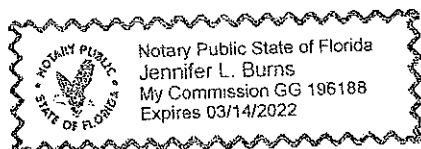
Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF MEETING** in the matter of **Civil Site Work Townhomes** was published in said newspaper on **09/24/2018**.

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

Sworn to and subscribed before me this \_\_\_\_\_ day of **SEP 24 2018**

by Jamie Williams who is personally known to me  
or who has produced as identification

Jennifer L. Burns  
(Signature of Notary Public)



**MEADOW VIEW AT TWIN CREEKS  
COMMUNITY DEVELOPMENT  
DISTRICT REQUEST FOR  
PROPOSALS FOR BEACON LAKE  
TOWNHOMES CIVIL SITE WORK  
AND NOTICE OF PUBLIC  
MEETING TO OPEN PROPOSALS**  
St. Johns County, Florida

The Meadow View at Twin Creeks Community Development District ("District") hereby requests proposals from firms to provide labor, materials, equipment and construction services necessary for the District's BEACON LAKE TOWNHOMES CIVIL SITE WORK ("Project"). The Project includes Civil Site Work for Beacon Lake Townhomes, including but not limited to, earth moving, roadways, utilities, etc. ("Townhomes"). The Project is more particularly described in the project manual ("Project Manual"), which includes the plans and specifications for the Project prepared by England Thins & Miller, Inc. ("Project Engineer"). The District is a special purpose unit of local government established under Chapter 190, Florida Statutes, for the purpose of financing, acquiring, constructing, installing, operating and maintaining community infrastructure improvements for the community of Beacon Lake.

To be eligible to submit a proposal, and in addition to any other requirements set forth in the Project Manual, an interested firm must hold all required local, state and federal licenses in good standing and be authorized to do business in St. Johns County and the State of Florida. **TIME IS OF THE ESSENCE WITH RESPECT TO THE PROJECT.**

The Project Manual, consisting of the instructions to proposers, contract, proposal form, and other materials, will be available for download from <https://etmine.com/vault/vault/7057>. Proposals are expected to be available beginning Wednesday, September 26, 2018 at 12:00 p.m. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the bid opening, and to provide notice of such changes only to those proposers who have indicated their intent to bid by attending the pre-proposal conference (described herein) and registering at that meeting.

There will be a mandatory pre-proposal conference Monday, October 1, 2018 at 10:00 a.m. on site at Beacon Lake Parkway Activity Center at Beacon Lake Parkway for an alternative location to be determined and announced. Attendance at the pre-proposal conference is mandatory, and all proposers must download a copy of the Project Manual no later than the time of the pre-proposal conference. At the pre-proposal conference, proposers should be prepared to discuss potential value engineering options to save money and time on the Project, and the Project Engineer will be available to answer questions relating to the same.

Firms desiring to provide services for this Project must submit one (1) original and one (1) electronic copy (PDF format, Schedule of values in an Microsoft Excel and PDF format, all documents included on a USB flash drive) of the proposed Proposal no later than Friday, October 26, 2018 at 2:00 p.m. (EST), at the District Engineer's Office, at the offices of the District Engineer, England Thins & Miller, Inc., 14775 Old St. Augustine Road, Jacksonville, Florida 32256 ("District Engineer's Office") (or at an alternative location to be determined and announced). Additionally, each Proposer shall supply a pay bond, or cashier's check, made payable to the District and in the amount of \$90,000 with its proposal. Proposals shall be in the form provided in the Project Manual and submitted in a sealed envelope, marked with a notation "RESPONSE TO PROPOSAL FOR MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT BEACON LAKE TOWNHOMES CIVIL SITE WORK". The District reserves the right to return unopened to the proposer any proposals received after the time and date stipulated above. Each proposal shall remain binding for a minimum of one hundred twenty (120) days after the proposal opening.

Proposals will be evaluated in second.

conform with the criteria included in the Project Manual. The District reserves the right to reject any and all proposals, make modifications to the work, award the contract in whole or in part with or without cause, and waive minor or technical irregularities in any proposal, as it deems appropriate, and if the District determines in its discretion that it is in the District's best interests to do so. Any protest of the Project Manual, including but not limited to the terms and specifications, must be filed with the District within 72 hours of the mandatory pre-proposal conference, together with a protest bond in a form acceptable to the District and in the amount of \$50,000. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses and attorney's fees associated with hearing and defending the protest. Failure to timely file a protest, or failure to timely post a protest bond, will result in a waiver of proceedings under Chapter 150, Florida Statutes, and other law. Additional requirements for filing a protest can be found in the District's Rules of Procedure, which are available upon request.

The successful proposer will be required upon award to furnish a payment and performance bond for one hundred percent (100%) of the value of the contract (as described in the Project Manual), with a surety acceptable to the District, and in accordance with Section 255.05, Florida Statutes.

#### NOTICE OF SPECIAL MEETING TO OPEN PROPOSALS

Pursuant to Section 255.0536, Florida Statutes, the proposals will be publicly opened at a special meeting of the District to be held on Friday, October 26, 2018 at 1:00 p.m. and at the District Engineer's Office. The purpose of the special meeting will be to announce the names of the proposers and pricing. No decisions of the District's Board of Supervisors ("Board") will be made at that time. A copy of the agenda for the meeting can be obtained from Scott Lockwood, P.E., District Engineer, at [lockwood@etmnc.com](mailto:lockwood@etmnc.com).

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. There may be occasions when one or more Board Supervisors or staff members will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or staff member can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

Any person requiring special accommodations to participate in this meeting is asked to advise the District Office at 904-940-5830, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-933-8770 (Voice), for aid in contacting the District Office.

Any and all questions relative to this Request for Proposals, the Project or the special meeting shall be directed in writing by e-mail only to Scott Lockwood, P.E., District Engineer, at [lockwood@etmnc.com](mailto:lockwood@etmnc.com), with e-mail copies to Jim Oliver, District Manager, at [joliver@gmsnc.com](mailto:joliver@gmsnc.com), and Jerry Earlywine, District Counsel, at [jerrye@kg-law.com](mailto:jerrye@kg-law.com). No phone inquiries please.

Scott Jordan Lockwood, P.E.  
District Engineer

Mon, Sep 24, 2018  
8:17:47AM

Legal Ad Invoice

# The St. Augustine Record

**Acct:** 15651  
**Phone:** 9049405850

**E-Mail:**

**Client:** MEADOW VIEW AT TWIN CREEKS (

**Name:** MEADOWVIEW AT TWIN CREEKS CDD  
**Address:** 475 WEST TOWN PLACE, SUITE 114

**City:** SAINT AUGUSTINE

**State:** FL

**Zip:** 32092

**Ad Number:** 0003092826-01

**Start:** 09/24/2018

**Placement:** SA Legals

**Copy Line:** MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR BEACH

**Caller:** Courtney Hogg

**Issues:** 1

**Rep:** Melissa Rhinehart

**Paytype:** BILL

**Stop:** 09/24/2018

RECEIVED  
SEP 26 2018



# The St. Augustine Record

Lines	218
Depth	18.25
Columns	1
Price	\$327.59

**MEADOW VIEW AT TWIN CREEKS  
COMMUNITY DEVELOPMENT  
DISTRICT REQUEST FOR  
PROPOSALS FOR BEACON LAKE  
PHASE 2 CIVIL SITE WORK AND  
NOTICE OF PUBLIC MEETING TO  
OPEN PROPOSALS  
St. Johns County, Florida**

The Meadow View at Twin Creeks Community Development District ("District") hereby requests proposals from firms to provide labor, material, equipment and construction services necessary for the District's Beacon Lake Phase 2 CIVIL SITE WORK ("Project"). The Project includes Civil Site Work for Beacon Lake Phase 2, including but not limited to, earth moving, roadways, utilities, etc. ("Phase 2"). The Project is more particularly described in the project manual ("Project Manual"), which includes the plans and specifications for the Project prepared by England Timms & Miller, Inc. ("Project Engineer"). The District is a special purpose unit of local government established under Chapter 190, Florida Statutes, for the purpose of financing, acquiring, constructing, installing, operating and maintaining community infrastructure improvements for the community of Beacon Lake.

To be eligible to submit a proposal, and in addition to any other requirements set forth in the Project Manual, an interested firm must hold all required local, state and federal licenses in good standing and be authorized to do business in St. Johns County and the State of Florida. **TIME IS OF THE ESSENCE WITH RESPECT TO THE PROJECT.**

The Project Manual, consisting of the instructions to proposers, contract, proposal form, and other materials, will be available for download from <https://etmngcxa.vault.com/share/View/17uqy-8dyv4ume> and are expected to be available beginning Wednesday, September 26, 2018 at 12:00 p.m. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the bid opening, and to provide notice of such changes only to those proposers who have indicated their intent to bid by attending the pre-proposal conference (described herein) and registering at that meeting.

There will be a mandatory pre-proposal conference Monday, October 1, 2018 at 1:00 pm on site at Beacon Lake Parkway Amenity Center at Beacon Lake Parkway (or at an alternative location to be determined and announced). Attendance at the pre-proposal conference is mandatory, and all proposers must download a copy of the Project Manual no later than the time of the pre-proposal conference. At the pre-proposal conference, proposers should be prepared to discuss potential value engineering options to save money and time on the Project, and the Project Engineer will be available to answer questions relating to the same.

Firms desiring to provide services for this Project must submit one (1) original and one (2) electronic copy (PDF format) Schedule of values in an Microsoft Excel and PDF format, all documents included on a USB flash drive) of the required proposal no later than Friday, October 26, 1:00 p.m. (EST), at the District Engineer's Office, at the offices of the District Engineer, England-Timms & Miller, Inc., 14775 Old St. Augustine Road, Jacksonville, Florida 32256 ("District Engineer's Office") (or at an alternative location to be determined and announced). Additionally, each Proposer shall supply a bid bond, or cashier's check, made payable to the District and in the amount of \$50,000 with its proposal. Proposals shall be in the form provided in the Project Manual and submitted in a sealed envelope, marked with a notation "RESPONSE TO PROPOSAL FOR MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DIS-

# The St. Augustine Record

**TRIST BEACON LAKE PHASE 2 CIVIL SITE WORK.** The District reserves the right to return unopened to the proposer any proposals received after the time and date stipulated above. Each proposal shall remain binding for a minimum of one hundred twenty (120) days after the proposal opening.

Proposals will be evaluated in accordance with the criteria included in the Project Manual. The District reserves the right to reject any and all proposals, make modifications to the work, award the contract in whole or in part with or without cause, and waive minor or technical irregularities in any proposal, as it deems appropriate, and if the District determines in its discretion that it is in the District's best interests to do so. Any protest of the Project Manual, including, but not limited to the terms and specifications, must be filed with the District within 72 hours of the mandatory pre-proposal conference, together with a protest bond in a form acceptable to the District and in the amount of \$50,000. In the event the protest is successful, the protest bond shall be refunded to the protester. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses and attorney's fees associated with hearing and defending the protest. Failure to timely file a protest, or failure to timely post a protest bond, will result in a waiver of proceedings under Chapter 390, Florida Statutes, and other laws. Additional requirements for filing a protest can be found in the District's Rules of Procedure, which are available upon request.

The successful proposer will be required upon award to furnish a payment and performance bond for one hundred percent (100%) of the value of the contract (as described in the Project Manual), with a surety acceptable to the District, and in accordance with Section 265.403, Florida Statutes.

## NOTICE OF SPECIAL MEETING TO OPEN PROPOSALS

Pursuant to Section 265.0518, Florida Statutes, the proposals will be publicly opened at a special meeting of the District to be held on **Friday, October 26, 2018 at 1:00 p.m.** and at the District Engineer's Office. The purpose of the special meeting will be to announce the names of the proposers and pricing. No decisions of the District's Board of Supervisors ("Board") will be made at that time. A copy of the agenda for the meeting can be obtained from Scott Lockwood, P.E., District Engineer, at [LockwoodS@etmnc.com](mailto:LockwoodS@etmnc.com).

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. There may be occasions when one or more Board Supervisors or staff members will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or staff member can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

Any person requiring special accommodations to participate in this meeting is asked to advise the District Office at 904-940-5564, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-925-8771 (TTY) / 1-800-935-8770 (Voice), for aid in contacting the District Office.

Any and all questions relative to this Request for Proposals, the Project or the special meeting, shall be directed in writing by e-mail only to Scott Lockwood, P.E., District Engineer, at [LockwoodS@etmnc.com](mailto:LockwoodS@etmnc.com), with e-mail copies to Jim Oliver, District Manager, at [jfo@etmnc.com](mailto:jfo@etmnc.com), and Jerry Earls-Wine.

Mon, Sep 24, 2018  
8:17:47AM

Legal Ad Invoice

# The St. Augustine Record

District Counsel, at [jerry@hgsfla.com](mailto:jerry@hgsfla.com).  
No phone inquiries please.

Scott Jonathan Lockwood, P.E.  
District Engineer  
0005092811 September 24, 2018

THE ST. AUGUSTINE RECORD  
Affidavit of Publication

MEADOW VIEW AT TWIN CREEKS CDD  
475 WEST TOWN PLACE, SUITE 114

SAINT AUGUSTINE, FL 32092

ACCT: 15651  
AD# 0003092811-01

PO#

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

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

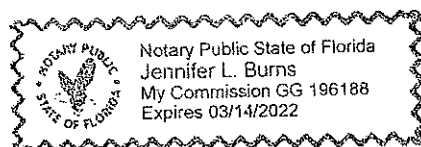
Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **REQUISITION OF PROPOSALS** in the matter of **CIVIL SITE WORK PHASE 2** was published in said newspaper on **09/24/2018**.

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

Sworn to and subscribed before me this \_\_\_\_\_ day of **SEP 24 2018**

Jamie Williams who is personally known to me  
of who has produced as identification

Jennifer L. Burns  
(Signature of Notary Public)



MEADOW VIEW AT TWIN CREEKS  
COMMUNITY DEVELOPMENT  
DISTRICT REQUEST FOR  
PROPOSALS FOR BEACON LAKE  
PHASE 2 CIVIL SITE WORK AND  
NOTICE OF PUBLIC MEETING TO  
OPEN PROPOSALS  
St. Johns County, Florida

The Meadow View at Twin Creeks Community Development District ("District") hereby requests proposals from firms to provide labor, materials, equipment and construction services necessary for the District's Beacon Lake Phase 2 CIVIL SITE WORK ("Project"). The Project includes Civil Site Work for Beacon Lake Phase 2 including but not limited to, earth moving, roadways, utilities, etc. ("Phase 2"). The Project is more particularly described in the project manual ("Project Manual"), which includes the plans and specifications for the Project prepared by England Thibbs & Miller, Inc. ("Project Engineer"). The District is a special purpose unit of local government established under Chapter 190, Florida Statutes, for the purpose of financing, acquiring, constructing, installing, operating and maintaining community infrastructure improvements for the community of Beacon Lake.

To be eligible to submit a proposal, and in addition to any other requirements set forth in the Project Manual, an interested firm must hold all required local, state and federal licenses in good standing and be authorized to do business in St. Johns County and the State of Florida. **TIME IS OF THE ESSENCE WITH RESPECT TO THE PROJECT.**

The Project Manual, consisting of the instructions to proposers, contract, proposal form, and other materials, will be available for download from <https://etmine.coaavault.com/share/view/17100v8bivdine> and are expected to be available beginning Wednesday, September 26, 2018 at 12:00 p.m. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the bid opening, and to provide notice of such changes only to those proposers who have indicated their intent to bid by attending the pre-proposal conference (described herein) and registering at that meeting.

There will be a mandatory pre-proposal conference **Monday, October 1, 2018 at 1:00 PM** on site at Beacon Lake Parkway Amenity Center at Beacon Lake Parkway (or at an alternative location to be determined and announced). Attendance at the pre-proposal conference is mandatory, and all proposers must download a copy of the Project Manual no later than the time of the pre-proposal conference. At the pre-proposal conference, proposers should be prepared to discuss potential value engineering options to save time and time on the Project, and the Project Engineer will be available to answer questions, ~~relating to the same.~~

Firms desiring to provide services for this Project must submit one (1) original and one (1) electronic copy (PDF format) Schedule of Values in an Interlocked Excel and PDF format, all documents included on a USB flash drive) of the required proposal no later than Friday, October 26, 12:00 p.m. (EST), at the District Engineer's Office, at the offices of the District Engineer, England-Thibbs & Miller, Inc., 14725 Old St. Augustine Road, Jacksonville, Florida 32258 ("District Engineer's Office") (or at an alternative location to be determined and announced). Additionally, each Proposer shall supply a bid bond or cashier's check, made payable to the District and in the amount of \$90,000 with its proposal. Proposals shall be in the form provided in the Project Manual and submitted in a sealed envelope, marked with a notation "RESPONSE TO PROPOSAL FOR MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT BEACON LAKE PHASE 2 CIVIL SITE WORK." The District reserves the right to return unopened to the proposer any proposals received after the time and date stipulated above. Each proposal shall remain binding for a minimum of one hundred twenty (120) days after the proposal opening.

Proposals will be evaluated in accordance with the criteria included in the Project Manual. The District reserves the right to reject any and all proposals.

als, make modifications to the work, award the contract in whole or in part with or without cause, and waive minor or technical irregularities in any proposal, as it deems appropriate.

The District determines its discretion and it is in the District's best interests to do so. Any protest of the Project Manual, including, but not limited to the terms and specifications, must be filed with the District within 72 hours of the mandatory pre-proposal conference, together with a protest bond in a form acceptable to the District and in the amount of \$50,000. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses and attorney's fees associated with hearing and defending the protest. Failure to timely file a protest, or failure to timely post a protest bond, will result in a waiver of proceedings under Chapter 190, Florida Statutes, and other law. Additional requirements for filing a protest can be found in the District's Rules of Procedure, which are available upon request.

The successful proposer will be required upon award to furnish a payment and performance bond for one hundred percent (100%) of the value of the contract (as described in the Project Manual), with a surety acceptable to the District, and in accordance with Section 255.05, Florida Statutes.

#### NOTICE OF SPECIAL MEETING TO OPEN PROPOSALS

Pursuant to Section 255.0518, Florida Statutes, the proposals will be publicly opened at a special meeting of the District to be held on Friday, October 26, 2018 at 1:00 p.m. and at the District Engineer's Office. The purpose of the special meeting will be to announce the names of the proposers and pricing. No decisions of the District's Board of Supervisors ("Board") will be made at that time. A copy of the agenda for the meeting can be obtained from Scott Lockwood, P.E., District Engineer, at [Lockwood@elminc.com](mailto:Lockwood@elminc.com).

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. There may be occasions when one or more Board Supervisors or staff members will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or staff member can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

Any person requiring special accommodations to participate in this meeting is asked to advise the District Office at 904-940-5870, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-933-8770 (Voice), for aid in contacting the District Office.

Any and all questions relative to this Request for Proposals, the Project or the special meeting shall be directed in writing by e-mail only to Scott Lockwood, P.E., District Engineer, at [Lockwood@elminc.com](mailto:Lockwood@elminc.com), with e-mail copies to John Oliver, District Manager, at [joliver@elminc.com](mailto:joliver@elminc.com), and Jerry Earhvine, District Council, at [jearhvine@elminc.com](mailto:jearhvine@elminc.com). No phone inquiries please.

Scott Jordan Lockwood, P.E.  
District Engineer  
04/30/2018 September 24, 2018



## ACCOUNT INVOICE

peoplesgas.com



Statement Date: 09/10/2018

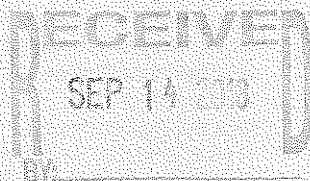
Account: 221004398311

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

Current month's charges:	\$551.63
Total amount due:	\$551.63
Payment Due By:	10/01/2018

### Your Account Summary

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
Current Month's Charges	\$551.63
<b>Total Amount Due</b>	<b>\$551.63</b>

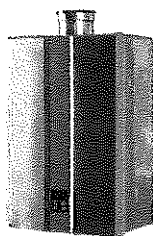


Cook like a pro.  
Save energy.  
Earn a rebate up to \$200.

Love  
Natural Gas

peoplesgas.com

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



## Endless hot water from this small unit?

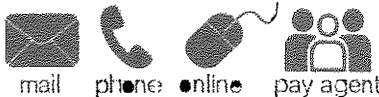
Get one for \$24.99/month or a rebate up to \$675 after installation.

Learn more at [peoplesgas.com/tanklessoffer](http://peoplesgas.com/tanklessoffer).

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

Current month's charges:	\$551.63
Total amount due:	\$551.63
Payment Due By:	10/01/2018

Amount Enclosed \$

655086705606

00000303 01 AV 0.37 32092 FTECO109101623422710 00000 05 01000000 005 06 28848 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

6550867056062210043983110000000551635

## Contact Information

### Residential Customer Care

813-223-0800 (Tampa)  
863-299-0800 (Lakeland)  
352-622-0111 (Ocala)  
954-453-0777 (Broward)  
305-940-0139 (Miami)  
727-826-3333 (St. Petersburg)  
407-425-4662 (Orlando)  
904-739-1211 (Jacksonville)  
877-832-6747 (All other counties)

### Commercial Customer Care

866-832-6249

### Hearing Impaired/TTY

711

### Natural Gas Outage

877-832-6747

### Natural Gas Energy Conservation Rebates

877-832-6747

### Mail Payments to

TECO  
P.O. Box 31318  
Tampa, FL 33631-3318

### All Other Correspondence

Peoples Gas  
P.O. Box 111  
Tampa, FL 33601-0111

## Understanding Your Natural Gas Charges

**BTU** -- British Thermal unit -- a unit of heat measurement.

**Budget Billing** -- Optional plan takes the highs and lows out of monthly natural gas bills. This "leveling" billing plan averages your last 12 monthly billing periods so you can pay about the same amount for your service each month.

**Buried Piping Notification** -- Federal regulations require that Peoples Gas notify our customers who own buried piping of the following: 1) When excavating near buried gas piping, the piping should be located in advance; 2) The gas supplier does not own or maintain the customer's buried piping; 3) Buried piping that is not maintained may be subject to corrosion and/or leakage. Buried piping should be inspected periodically and any unsafe conditions repaired. Licensed plumbers, heating and air conditioning contractors, or Peoples Gas can conduct inspections.

**Conversion Factor** -- This factor is used to adjust for variations from standard delivery pressure and standard delivery temperature where applicable.

**Customer Charge** -- A fixed monthly amount to cover the cost of providing gas service. This charge is billed monthly regardless if any gas is used.

**Distribution Charge** -- Covers the costs of moving gas from its source to your premise, other than the cost of gas itself.

**Estimated** -- If Peoples Gas was unable to read your gas meter, "ESTIMATED" will appear. Your gas use has been estimated based on previous usage. The meter is scheduled to be read next month, and any difference between the estimate and actual use will be adjusted accordingly.

**Florida Gross Receipts Tax** -- A tax is imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 203 of the Florida Statutes. The tax is levied on utility companies, which collect the tax from all customers, unless exempt, and remit to the state.

**Florida State Tax** -- A privilege tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

For more information about your bill, please visit [peoplesgas.com](http://peoplesgas.com).

### Your payment options are:

- Schedule free one-time or recurring payments at [peoplesgas.com](http://peoplesgas.com) using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at a local payment agent. For a listing of authorized payment agents, visit [peoplesgas.com](http://peoplesgas.com) or call Customer Care at the number listed above.
- Pay by credit or debit card using KUBRA EZ-PAY at [peoplesgas.com](http://peoplesgas.com) or call 866-689-6469.  
(A convenience fee will be charged to your bank account or credit card.)

When making your payment, please have your bill or account number available.

**Please note:** If you choose to pay your bill at a location not listed on our website or provided by Peoples Gas, you are paying someone who is not authorized to act as a payment agent of Peoples Gas. You bear the risk that this unauthorized party will relay the payment to Peoples Gas and do so in a timely fashion. Peoples Gas is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Por favor, visite [peoplesgas.com](http://peoplesgas.com) para ver esta información en español.

**Franchise Fee** -- A fee levied by a municipality for the right to utilize public property for the purpose of providing gas service. Like taxes, the fee is collected by Peoples Gas and is paid to the municipality.

**Late Payment Charge** -- The late payment charge is 1.5% of the past due amount.

**Main Extension Charge** -- A flat monthly fee to recover the cost of extending mains to a particular area when the cost exceeds the maximum allowable construction cost.

**Measured Volume** -- Your natural gas usage in CCF (one hundred cubic feet) or MCF (one thousand cubic feet). These are the standard units of gas measurement.

**Municipal Public Service Tax** -- In addition to the Franchise Fee, many municipalities levy a tax on the gas you use. It is collected by Peoples Gas and paid to the municipality.

**PGA Charge** -- Purchased Gas Adjustment -- the cost of gas purchased for you by Peoples Gas and delivered to your premises.

**Rate Schedule** -- The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

**Share** -- A program co-sponsored by Peoples Gas and the Salvation Army where customers can help pay the energy bills of customers in need. A one-time contribution can be made, or your monthly elected contribution will appear on your bill. Your contribution is tax deductible and is matched by Peoples Gas.

**Swing Charge** -- Covers the costs that are incurred by Peoples Gas to balance the difference between a customer's actual daily usage and the gas delivered by your gas supplier (pool manager).

**Therm** -- A unit of heat equal to one hundred thousand (100,000) BTUs.

**Total Amount Due** -- This month's charges will be past due after the date shown. THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE. It is important that you pay your bill before this date in order to avoid interruption of service.



# ACCOUNT INVOICE



Account: 221004398311  
 Statement Date: 09/10/2018  
 Current month's charges due 10/01/2018

## Details of Current Month's Charges – Service from - 08/30/2018 to 09/05/2018

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

Rate Schedule: General Service 2 (GS2)

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Measured Volume	x	BTU	x	Conversion	=	Total Used	Billing Period
ALQ12613	09/05/2018	0		0		0 CCF		1.042		1.1168		0.0 Therms	7 Days
Customer Charge									\$25.00		Peoples Gas Usage History		
Natural Gas Service Cost									\$25.00		Therms Per Day		
State Tax									\$1.63		(Average)		
Total Natural Gas Cost, Local Fees and Taxes											SEP 2018 0.0		
Other Fees and Charges											\$26.63		
Gas Security Deposit									\$450.00				
Gas Connection Chrg Inact Same									\$75.00				
Total Other Fees and Charges											\$525.00		
Total Current Month's Charges											\$551.63		

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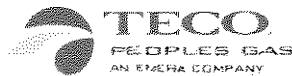






## WE'RE WORKING HARD FOR YOU

Peoples Gas has invested \$600 million over the past five years to grow our natural gas system and to ensure our existing infrastructure is safe and reliable. With safety as our #1 priority, we work every day to deliver clean and efficient natural gas to your business.



FPGS081117

## Coming soon:

A larger network of payment locations

Beginning Oct. 1, 2018, we will move to a new third-party partner, Western Union, for walk-in payments.

The change in partners will bring a larger network of payment locations, featuring:

- More than 2,000 locations, including Publix grocery stores
- Access to more than 50,000 locations throughout the U.S., should you need to pay your bill while traveling.

Western Union will assess a convenience fee of \$1.50 for processing all Peoples Gas payments at its locations. Peoples Gas does not receive any part of this fee, and it is non-refundable.

For more information, or to view our new payment locations, visit us at [peoplesgas.com/pay-in-person](http://peoplesgas.com/pay-in-person) after Oct. 1, 2018.

