

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

*October 19, 2017*

# *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, 2017

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 19, 2017 at 10:00 a.m.** at the offices of **Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092**. Following is the advance agenda for the meeting:

- I. Call to Order
- II. Public Comment
- III. Approval of Minutes
  - A. August 17, 2017 Workshop
  - B. September 29, 2017 Meeting
- IV. Acceptance of Engagement Letter from Berger, Toombs, Elam, Gaines & Frank for FY 2017 Audit
- V. Other Business
- VI. Staff Reports
  - A. District Counsel
  - B. District Engineer
    1. Consideration of Requisition Nos. 48-54
    2. Consideration of Change Order No. 1 – Beacon Lake Entrance
  - C. District Manager
- VII. Financial Reports
  - A. Balance Sheet & Income Statement
  - B. Consideration of Funding Request No. 18
- VIII. Supervisors' Requests and Audience Comments
- IX. Next Scheduled Meeting – November 16, 2017 at 10:00 a.m. at the offices of GMS
- X. Adjournment

Enclosed for your review and approval are copies of the minutes of the August 17, 2017 workshop and the September 29, 2017 meeting.



The fourth order of business is acceptance of engagement letter from Berger, Toombs, Elam, Gaines & Frank for FY 2017 audit. A copy of the engagement letter is enclosed for your review.

Enclosed under financial reports is the balance sheet and income statement and funding request number 18.

The balance of the agenda is routine in nature. Staff will present their reports at the meeting and additional support material, if any, will be presented and discussed at the meeting.

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (904) 940-5850.

Sincerely,

*James Perry*

James Perry

District Manager  
Meadow View at Twin Creeks  
Community Development District

## *AGENDA*

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

Thursday  
October 19, 2017  
10:00 a.m.

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

- I. Call to Order
- II. Public Comment
- III. Approval of Minutes
  - A. August 17, 2017 Workshop
  - B. September 29, 2017 Meeting
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X. Adjournment

## *MINUTES*

*A.*

MINUTES OF MEETING  
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

A workshop of the Board of Supervisors of the Meadow View at Twin Creeks Community Development District was held on Thursday, August 17, 2017 at 10:00 a.m. at the Offices of Governmental Management Services, 475 West Town Place, St. Augustine, Florida 32092.

Present were:

Bruce Parker  
Blaz Kovacic  
Daniel Blanchard  
Ben Bishop

Chairman (by phone)  
Vice Chairman (by phone)  
Supervisor (by phone)  
Supervisor

David deNagy  
Jere Earlywine  
Scott Land

District Manager  
District Counsel  
District Engineer

The following is a summary of the discussions and actions taken at the August 17, 2017 workshop. A copy of the proceedings can be obtained by contacting the District Manager.

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. deNagy called the meeting to order.

**SECOND ORDER OF BUSINESS**

**Public Comment**

There were no members of the public present.

**THIRD ORDER OF BUSINESS**

**Other Business**

Mr. Earlywine stated for the record, we only have one supervisor physically present today so we're going to hold today's meeting as a workshop to discuss some items and take action on those at the September meeting.

Mr. Parker stated just an update on Dicky Smith. I haven't read the contract that he sent to you, Jere, but I think we should be good with the tweaks on that, if you can let me know if that's the case. We received some value engineering from him and we worked it into the contract so we're getting ready to go. We signed the permit papers yesterday so Dicky should have them today.

Mr. Earlywine stated that's exactly right. There were about \$133,000 worth of value engineering items so we're very please with the initial savings there. The contract I think has been finalized in terms of we've agreed with his terms. We had a few changes to our form and we made those and I think everything is basically getting signed up so he will get started shortly.

Mr. Parker stated Paul Basham had recommended hiring an expediter and I was a little bit confused by that. I thought the contractor was to get the permits. I think we pay the fees so I wasn't sure that we should be hiring the expediter. I'm not exactly sure how much money we're talking about but maybe that's something I should go over with Dicky Smith.

Mr. Earlywine stated I would think these permits are pretty straight forward but maybe Paul got some information that I don't have. Normally the contractor pulls the permits and that's it.

Mr. Parker asked Daniel, have you got any feedback on that. Is that something you would consider hiring an expediter for?

Mr. Blanchard responded Dicky might but it would be unusual for you to do that. If things are pretty slow at the County you have to really stay on top of things to get it through so it's not unusual to have somebody to help you do that but typically that would be the contractor. Dicky is pretty savvy and he knows how to do it so I wouldn't get in his way. He typically would be the one to do that.

Mr. Earlywine stated I've only seen that on more complex projects. I haven't seen it on an entry tower thing like this.

Mr. Parker stated so that's the entry tower. Then we've got the RFP for the club.

Mr. Earlywine stated on the RFP for the club, I think the notice has been issued. We've got a mandatory pre-proposal conference on August 24<sup>th</sup> at 11:00 a.m. The bids are due in on September 14<sup>th</sup>. As soon as we get those at our bid opening meeting we will distribute those to the board of supervisors. I'm sure Scott's office will check the references for us and we will have that for consideration on the September 21<sup>st</sup> agenda. The other thing that was on the agenda for today was the C.R. 210 redesign.

Mr. Kovacic stated the reason this was on the agenda was because between the last meeting and this meeting in conjunction with the development of the town home phase, there was a possibility of exploring an option where some redesign would have to happen where the



utilities that would feed the future town home phase would have to run along County Road 210 and we have since then made a decision to stick with the original utility plan in terms of where the utilities are coming from so that is no longer something we have to have an in depth discussion and based on Jere's inquiry in terms of where the schedule is overall of the improvements on County Road 210 are, it is my understanding that schedule has suffered somewhat based on some of challenges that the subject properties are running into.

Mr. Parker stated I touched base with John Kinsey a while ago because it didn't seem like there was any activity for the longest time and he explained the struggle with AT&T getting the poles and what not. He equated a month of that but it looks to me this project is pushing back I would say more like six or seven months. His plan is to have the north lanes done from the west boundaries to the western entrance by October and then by the end of the year get the balance of those and he's not going to be done with all of this work until October of 2018 which is a real pain for us because they started on the North side, which is their entrance, but it's going to nice and paved and our entrance is going to look like World War III for a while. Aaron will coordinate with Bob and will get traffic in. We're hoping to get models open there as early as January or as late as March. That was tied in fairly well with them finishing their schedule. They're just supposed to finish that thing first quarter of 2018.

Mr. Kovacic stated I would just add that since the last meeting we have solicited proposals for the design of phase two of Beacon Lake, which will comprise of 350 single-family lots. We had received ETM's work authorization number five that we are currently reviewing. We are still waiting for the platting and surveying related with the work authorization from Clary & Associates for this work and we will be advising the board hopefully during the next meeting and put those work authorizations on the agenda to approve.

Mr. Parker stated we are moving forward with the engineering for phase two of the single-family lots. We're also moving forward with the townhouse lots in that western pod so we're going to start discussions with Kevin on future bond sales. We're starting to put estimates together for what we need to do that. Hopefully we can go out with both of those at once. It could be a year before we're permitted. We will try to do better than that but to be fair that's what it seems like it would take from ETM's perspective. We needed to do that because if we keep that schedule and are able to turn that phase over in nine to twelve months we will be able to deliver the next set of lots to the builders.

Mr. Earlywine asked has the board seen the plat?

Mr. Kovacic responded the board has not seen that. For phase one, we are in the process of collecting signatures for the last amendment to one of the existing easements and that particular signature needs to be secured from the St. Johns County School Board which I am hopeful to obtain within the next week or so. St. Johns County will then be able to record this easement and concurrent to St. Johns County review we will submit the finalized plat to the board for consideration. We are hopeful to put the plat on the County board's agenda for approval during the month of November and I will advise the board as we continue if the schedule will be met or not.

Mr. Parker stated on the status of construction, the earthwork is basically 100% done and Blaz and Aaron are now working with the contractor to get the FEMA application and a whole bunch of stuff together but the ponds are in, the earthwork is done and the majority of the underground is done. All of the offsite has been tied in, reuse water, and it's all been tested. They're testing as they go onsite so by the end of this month we should have all of the utilities in. Both workstations are in and they just started pouring curbs yesterday. Overall I think they are in great shape schedule-wise.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

*B.*

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 Friday, September 29, 2017 at 10:00 a.m. at the offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

Present and constituting a quorum were:

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

Also present were:

Jim Oliver	District Manager
Jere Earlywine	District Counsel
Scott Land	District Engineer
Michael Lucas	Basham & Lucas Design Group (by phone)

The following is a summary of the discussions and actions taken at the September 29, 2017 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Oliver called the meeting to order.

**SECOND ORDER OF BUSINESS**

**Public Comment**

There were no audience members in attendance.

**THIRD ORDER OF BUSINESS**

**Affidavit of Publication**

A copy of the affidavit of publication was included in the agenda package.

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes of the July 20, 2017 Meeting**

There were no comments on the minutes.

On MOTION by Mr. Kovacic seconded by Mr. Bishop with all in favor the minutes of the July 20, 2017 meeting were approved.

**FIFTH ORDER OF BUSINESS****Public Hearing to Adopt the Budget for Fiscal Year 2018**

Mr. Oliver stated the key thing to point out is the budget for O&M continues to be developer funded. The most significant change in the administrative expenditures are three line items that are tied to the 2016 bond issue. Those show that you're now going to be having costs for arbitrage, dissemination agent and trustee fees that come to \$16,200. The next section for ground maintenance you're budgeting for costs that you did not incur during FY 2017.

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

On MOTION by Mr. Kovacic seconded by Mr. Bishop with all in favor the public hearing was closed.

**A. Consideration of Resolution 2017-08, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2018**

Mr. Earlywine stated this resolution essentially adopts the budget in section one. Section two would appropriate the funds to pay the O&M budget as well as the debt service on our various bonds. Section three contemplates budget amendments consistent with Chapter 189 Florida Statutes.

On MOTION by Mr. Bishop seconded by Mr. Kovacic with all in favor resolution 2017-08, relating to annual appropriations and adopting the budget for fiscal year 2018 was approved.

**B. Consideration of Developer Funding Agreement for Fiscal Year 2018**

Mr. Earlywine stated as Jim stated, this year's operations and maintenance budget will not be funded with an O&M assessment, instead it will be a pay as needed basis. That's what this agreement accomplishes. It's between the district and the developer.

On MOTION by Mr. Bishop seconded by Mr. Kovacic with all in favor the developer funding agreement for fiscal year 2018 was approved.

**C. Consideration of Resolution 2017-09, Providing for the Collection of Assessments and Certifying an Assessment Roll**

Mr. Earlywine stated we did not levy an O&M assessment but we do have assessments due to be collected under our bonds so the collection schedule is set forth in section two and it's intended to line up with the payments that are due by the district to the trustee and its bondholders.

On MOTION by Mr. Bishop seconded by Mr. Lyman with all in favor resolution 2017-09, providing for the collection of assessments and certifying an assessment roll was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-10,  
Designating the Primary Administrative  
Office and Principal Headquarters for the  
District**

Mr. Oliver stated this office, GMS at World Golf Village, serves those purposes and we are just formalizing it through this resolution.

On MOTION by Mr. Kovacic seconded by Mr. Bishop with all in favor resolution 2017-10, designating the primary administrative office and principal headquarters for the district was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of ETM Work Authorization  
No. 4 for Phase 1 Construction Plan  
Modifications**

Mr. Land stated this is to do some re-grading out by 210 and the ponds to provide a landscape buffer.

On MOTION by Mr. Kovacic seconded by Mr. Bishop with all in favor ETM work authorization number four was approved.

**EIGHTH ORDER OF BUSINESS**

**Consideration of ETM Work Authorization  
No. 5 for Phase 2 Design**

Mr. Land stated this is for phase two which is 350 lots. This follows the master agreement.

On MOTION by Mr. Kovacic seconded by Mr. Bishop with all in favor ETM work authorization number five was approved.

**NINTH ORDER OF BUSINESS****Consideration of Proposal from Clary & Associates for Surveying of Phase 2**

Mr. Earlywine stated the work in phase two has advanced a little quicker than we can keep up with in terms of bidding. Survey work technically is supposed to be publicly bid on a qualifications based process but the work was already under way and we needed to get moving forward. Clary is a company that is well qualified so we need to move forward for timing reasons and going forward we can do an RFP for future phases for our surveying work. Some of this survey work deals with platting and some deals with our public infrastructure so we may need to break this out for bond purposes because some portion will be funded through a developer funding agreement the rest will be funded through our bonds.

Mr. Parker stated it's a very complicated site out there as far as the property lines and what not and it's probably not wise to change surveyors part way through this budget as long as Clary is keeping in line with what we previously contracted for.

Mr. Kovacic stated during the solicitation of proposals for phase one surveying Heartwood 23 did reach out to other firms that were very well qualified and Clary was by far the most competitive in terms of their cost.

On MOTION by Mr. Kovacic seconded by Mr. Bishop with all in favor the proposal from Clary & Associates for surveying of Phase 2 and authorization to enter into an agreement with the developer to split out the costs was approved.

**TENTH ORDER OF BUSINESS****Consideration of Proposal for Geotechnical Exploration and Engineering Services**

Mr. Land stated this is just to do some additional work within the townhome phase.

On MOTION by Mr. Kovacic seconded by Mr. Bishop with all in favor the proposal for geotechnical exploration and engineering services with Ellis & Associates was approved.

**ELEVENTH ORDER OF BUSINESS****Consideration of Bids for Amenity Center Project**

- 1. Carlton Construction**
- 2. Dicky Smith**
- 3. Scherer Construction**

Mr. Earlywine stated Dicky Smith was the low bid at \$5.9 million so we give them the full 20 points for that. Then if you divide out the others, Carlton ended up with about 90% of that score at \$6.5 million so I'd give him an 18 and then Scherer was pretty close at \$6.7 million so I'd probably give him a 17. All of that is subject to unit costs. The fastest schedule was Scherer at 325 days so that gives them 15 points, which is the maximum. Dicky Smith came out at 330 days so I'd give them 14 and then Carlton came in at 365, which is 13 points. I tend to think on the other categories they are all pretty similar.

Mr. Land stated I reviewed each one and they are very similar in experience and personnel and equipment so you could judge them equally.

Mr. Earlywine stated let's talk about value engineering. The RFP says this is intended to address the proposer's alternative value engineering proposals whether they're feasible and would result in cost and timesavings for the project so I don't think it's a numerical calculation. Do you think that they will add to the project and do you think this will be a good fit for us once we sit down with them?

Mr. Lucas responded all three of them talked about the idea of going from clay pavers to concrete pavers. Dicky Smith threw in the option of doing some additional items as far as the play feature. Scherer threw in the idea of doing asphalt shingles but we're not going to do that one. All three of the options they came in with came in between \$102,000 and \$120,000 so they are all about the same it's just a matter of which direction we want to go. We gave them a list of fourteen v/e options and we asked them to look at the drawings and try to come up with other ideas themselves and be creative. There was no timesavings.

Mr. Earlywine stated that said, if the board is comfortable, you could score them all 15. That would lead to total scoring with Dicky Smith being the first ranked bidder at 99 points, Scherer ranked second with 97 points, and Carlton would end up with 96 points.

On MOTION by Mr. Parker seconded by Mr. Bishop with all in favor to rank Dick Smith #1, Scherer #2 and Carlton #3 subject to budget and value engineering was approved.
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**TWELFTH ORDER OF BUSINESS                      Other Business**

There being none, the next item followed.

**THIRTEENTH ORDER OF BUSINESS              Staff Reports**

**A.     District Counsel**

There being none, the next item followed.

**B.     District Engineer**

**Ratification of Requisition Nos. 40-42**

**1.     Ratification of Requisition Nos. 40-42**

Mr. Land stated number 40 is for Ferguson Waterworks in the amount of \$62,097.20, number 41 is for Del Zotto in the amount of \$42,020.00 and requisition number 42 is for Hughes Brothers Construction in the amount of \$1,221.280.11.

On MOTION by Mr. Kovacic seconded by Mr. Bishop with all in favor requisition numbers 40-42 were ratified.
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**2.     Consideration of Requisition Nos. 43-47**

Mr. Land stated number 43 is to Ferguson Waterworks for \$35,100, 44 to ETM for \$388.00, 45 to ETM for \$5,223.54, 46 to Hughes Brothers for \$703,405.55 and number 47 to Hughes Brothers for \$283,525.16.

On MOTION by Mr. Kovacic seconded by Mr. Bishop with all in favor requisition numbers 43-47 were approved.
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**C.     District Manager – Discussion of the Fiscal Year 2018 Meeting Schedule**

Mr. Oliver stated the FY 2018 meeting schedule is to meet on the third Thursday of each month at 10:00 a.m. at this location. We can adjust meetings as needed.

On MOTION by Mr. Kovacic seconded by Mr. Bishop with all in favor the fiscal year 2018 meeting schedule was approved as presented.
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**FOURTEENTH ORDER OF BUSINESS              Financial Reports**

**A.     Balance Sheet & Income Statement**

Mr. Oliver stated the financial reports for August 31, 2017 are in your agenda packet.

**B. Consideration of Construction Funding Request Nos. 16 & 17**

Mr. Oliver stated funding request number 16 is for \$8,268.86 and number 17 is for \$10,290.67.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor Funding Request Nos. 16 and 17 were approved.

**FIFTEENTH ORDER OF BUSINESS      Supervisors' Requests and Audience Comments**

Mr. Kovacic stated my note is any invoices that are specific to the consultant work such as engineering, surveying and geotechnical, even though contracted through the CDD, it is important that as they are submitted to the CDD for payment they are concurrent to be submitted to Heartwood 23 so we can make sure we don't lose time in terms of review.

**SIXTEENTH ORDER OF BUSINESS      Next Scheduled Meeting – TBD at 10:00 a.m. at the Offices of GMS**

Mr. Oliver stated the next scheduled meeting is October 19, 2017 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

## *FOURTH ORDER OF BUSINESS*



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

September 26, 2017

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

## **The Objective and Scope of the Audit of the Financial Statements**

You have requested that we audit the financial statements of Meadow View at Twin Creeks Community Development District, which comprise governmental activities, each major fund and the budgetary comparison for the General Fund as of and for the year ended September 30, 2017 which collectively comprise the basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the year ending September 30, 2017 and thereafter if mutually agreed by Meadow View at Twin Creeks Community Development District and Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants PL.

Our audit will be conducted with the objective of our expressing an opinion on the financial statements.

## **The Responsibilities of the Auditor**

We will conduct the audit in accordance with auditing standards generally accepted in the United States of America and "Government Auditing Standards" issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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September 26, 2017

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Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with generally accepted auditing standards. Also, an audit is not designed to detect errors or fraud that are immaterial to the financial statements. The determination of abuse is subjective; therefore, Government Auditing Standards do not expect us to provide reasonable assurance of detecting abuse.

In making our risk assessments, we consider internal control relevant to Meadow View at Twin Creeks Community Development District's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.

We will also communicate to the Board any fraud involving senior management and fraud that causes a material misstatement of the financial statements that becomes known to us during the audit, and any instances of noncompliance with laws and regulations that we become aware of during the audit.

The funds that you have told us are maintained by Meadow View at Twin Creeks Community Development District and that are to be included as part of our audit are listed below:

1. General Fund

Meadow View at Twin Creeks Community Development District  
September 26, 2017  
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### **The Responsibilities of Management and Identification of the Applicable Financial Reporting Framework**

Our audit will be conducted on the basis that management acknowledges and understands that it has responsibility:

1. For the preparation and fair presentations of the financial statements in accordance with accounting principles generally accepted in the United States of America;
2. To evaluate subsequent events through the date the financial statements are issued or available to be issued, and to disclose the date through which subsequent events were evaluated in the financial statements. Management also agrees that it will not evaluate subsequent events earlier than the date of the management representation letter referred to below;
3. For the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error;
4. For establishing and maintaining effective internal control of financial reporting and for informing us of all significant deficiencies and material weaknesses in the design or operation of such controls of which it has knowledge; and
5. To provide us with:
  - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements such as records, documentation and other matters;
  - b. Additional information that we may request from management for the purpose of the audit; and
  - c. Unrestricted access to persons within the entity from whom we determine it necessary to obtain audit evidence.

As part of our audit, we will request certain written confirmation concerning representations made to us in connection with the audit including, among other items:

1. That management has fulfilled its responsibilities as set out in the terms of this letter; and
2. That it believes the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

Meadow View at Twin Creeks Community Development District  
September 26, 2017  
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Management is responsible for identifying and ensuring that Meadow View at Twin Creeks Community Development District complies with the laws and regulations applicable to its activities, and for informing us about all known material violations of such laws or regulations. In addition, management is responsible for the design and implementation of programs and controls to prevent and detect fraud or abuse, and for informing us about all known or suspected fraud or abuse affecting the entity involving management, employees who have significant roles in internal control, and others where the fraud or abuse could have a material effect on the financial statements or compliance. Management is also responsible for informing us of its knowledge of any allegations of fraud or abuse or suspected fraud or abuse affecting the entity received in communications from employees, former employees, analysts, regulators, short sellers, or others.

The Board is responsible for informing us of its views about the risks of fraud or abuse within the entity, and its knowledge of any fraud or abuse or suspected fraud or abuse affecting the entity.

Meadow View at Twin Creeks Community Development District agrees that it will not associate us with any public or private securities offering without first obtaining our consent. Therefore, Meadow View at Twin Creeks Community Development District agrees to contact us before it includes our reports or otherwise makes reference to us, in any public or private securities offering.

Because Berger, Toombs, Elam, Gaines & Frank will rely on Meadow View at Twin Creeks Community Development District and its management and Board of Supervisors to discharge the foregoing responsibilities, Meadow View at Twin Creeks Community Development District holds harmless and releases Berger, Toombs, Elam, Gaines & Frank, its partners, and employees from all claims, liabilities, losses and costs arising in circumstances where there has been a known misrepresentation by a member of Meadow View at Twin Creeks Community Development District's management, which has caused, in any respect, Berger, Toombs, Elam, Gaines & Frank's breach of contract or negligence. This provision shall survive the termination of this arrangement for services.

#### **Meadow View at Twin Creeks Community Development District's Records and Assistance**

If circumstances arise relating to the condition of the Meadow View at Twin Creeks Community Development District's records, the availability of appropriate audit evidence, or indications of a significant risk of material misstatement of the financial statements because of error, fraudulent financial reporting, or misappropriation of assets, which in our professional judgment, prevent us from completing the audit or forming an opinion, we retain the unilateral right to take any course of action permitted by professional standards, including declining to express an opinion, issuing a report, or withdrawing from the engagement.

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September 26, 2017  
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During the course of our engagement, we may accumulate records containing data that should be reflected in the Meadow View at Twin Creeks Community Development District books and records. The District will determine that all such data, if necessary, will be so reflected. Accordingly, the District will not expect us to maintain copies of such records in our possession.

### **Other Relevant Information**

In accordance with Government Auditing Standards, a copy of our most recent peer review report has been provided to you, for your information.

### **Fees, Costs and Access to Workpapers**

Our fees for the audit and accounting services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Invoices for fees will be submitted in sufficient detail to demonstrate compliance with the terms of this engagement. Billings are due upon submission. Our fee for the services described in this letter for the year ending September 30, 2017 will not exceed \$2,315 unless the scope of the engagement is changed, the assistance which Meadow View at Twin Creeks Community Development District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding. All other provisions of this letter will survive any fee adjustment. The two annual renewals must be mutually agreed and approved by the Board of Supervisors.

In the event we are requested or authorized by Meadow View at Twin Creeks Community Development District or are required by government regulation, subpoena, or other legal process to produce our documents or our personnel as witnesses with respect to our engagement for Meadow View at Twin Creeks Community Development District, Meadow View at Twin Creeks Community Development District will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, incurred in responding to such requests.

The documentation for this engagement is the property of Berger, Toombs, Elam, Gaines, & Frank. However, you acknowledge and grant your assent that representatives of the cognizant or oversight agency or their designee, other government audit staffs, and the U.S. Government Accountability Office shall have access to the audit documentation upon their request and that we shall maintain the audit documentation for a period of at least three years after the date of the report, or for a longer period if we are requested to do so by the cognizant or oversight agency. Access to requested documentation will be provided under the supervision of Berger, Toombs, Elam, Gaines, & Frank audit personnel and at a location designated by our Firm.



Meadow View at Twin Creeks Community Development District  
September 26, 2017  
Page 6

## Reporting

We will issue a written report upon completion of our audit of Meadow View at Twin Creeks Community Development District's financial statements no later than June 30, 2016. Our report will be addressed to the Board of Meadow View at Twin Creeks Community Development District. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

In addition to our report on Meadow View at Twin Creeks Community Development District's financial statements, we will also issue the following types of reports:

- Reports on internal control and compliance with laws, regulations, and the provisions of contracts or grant agreements. We will report on any internal control findings and/or noncompliance which could have a material effect on the financial statements.

This letter constitutes the complete and exclusive statement of agreement between Berger, Toombs, Elam, Gaines, & Frank and Meadow View at Twin Creeks Community Development District, superseding all proposals, oral or written, and all other communications, with respect to the terms of the engagement between the parties.

Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the financial statements including our respective responsibilities.

Sincerely,

*Berger, Toombs, Elam,  
Gaines & Frank*

BERGER, TOOMBS, ELAM, GAINES & FRANK  
J. W. Gaines, CPA

Confirmed on behalf of the addressee:

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Judson B. Baggett | 6815 Dairy Road  
MBA, CPA, CVA, Partner | Zephyrhills, FL 33542  
Marci Reutimann | (813) 788-2155  
CPA, Partner | (813) 782-8606

## System Review Report

To the Directors

November 2, 2016

Berger, Toombs, Elam, Gaines & Frank, CPAs PL

and the Peer Review Committee of the Florida Institute of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs PL (the firm), in effect for the year ended May 31, 2016. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants. As a part of our peer review, we considered reviews by regulatory entities, if applicable, in determining the nature and extent of our procedures. The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review. The nature, objectives, scope, limitations of, and the procedures performed in a System Review are described in the standards at [www.aicpa.org/prsummary](http://www.aicpa.org/prsummary).

As required by the standards, engagements selected for review included engagements performed under *Government Auditing Standards and audits of employee benefit plans*.

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs PL in effect for the year ended May 31, 2016 has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Berger, Toombs, Elam, Gaines & Frank, CPAs PL, has received a peer review rating of *pass*.

A handwritten signature in cursive script that reads 'Baggett Reutimann & Associates'.

Baggett, Reutimann & Associates, CPAs, PA

(BERGER\_REPORT16)

**ADDENDUM TO ENGAGEMENT LETTER  
DATED SEPTEMBER 26, 2017**

**Public Records.** Auditor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

- a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
- b. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Auditor does not transfer the records to the District; and
- d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Auditor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Auditor transfers all public records to the District upon completion of the Agreement, the Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Auditor keeps and maintains public records upon completion of the Agreement, the Auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Auditor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Auditor, the Auditor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Auditor acknowledges that should Auditor fail to provide the public records to the District within a reasonable time, Auditor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

**IF THE AUDITOR HAS QUESTIONS REGARDING THE  
APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO  
THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS  
RELATING TO THIS AGREEMENT/CONTRACT, THE  
AUDITOR MAY CONTACT THE CUSTODIAN OF PUBLIC  
RECORDS FOR THE DISTRICT AT:**

**GMS, LLC  
475 West Town Place, Suite 114  
St. Augustine, Florida 32092  
Phone: (904) 940-5850 Ext 400**

**Auditor: J. W. GAINES**



**Title: DIRECTOR**

**Date: September 26, 2017**

**District: MEADOW VIEW AT TWIN CREEKS**

**By: \_\_\_\_\_**

**Title: \_\_\_\_\_**

**Date: \_\_\_\_\_**

## *SIXTH ORDER OF BUSINESS*

*B.*

*1.*

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

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

- (1) Requisition Number: **#48**
- (2) Name of Payee pursuant to Acquisition Agreement:  
  
**Ferguson Waterworks  
9692 Florida Mining Blvd., W  
Jacksonville, FL 32257**
- (3) Amount Payable: **\$180.00**
- (4) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state costs of issuance, if applicable): **Direct Purchase of Construction Materials to be incorporated into Beacon Lakes Ph 1 Project**
- (5) Fund or Account and subaccount if any, from which disbursement to be made:  
**Series 2016A Acquisition and Construction Account**

The undersigned hereby certifies that:

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

or

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

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



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

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

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

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

MEADOW VIEW AT TWIN CREEKS  
COMMUNITY DEVELOPMENT DISTRICT

By: \_\_\_\_\_  
Responsible Officer

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

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

\_\_\_\_\_  
Consulting Engineer

**WATERWORKS**

9692 FLORIDA MINING BLVD W  
BUILDING #100  
JACKSONVILLE, FL 32257

Please contact with Questions: 904-268-2551

INVOICE NUMBER	TOTAL DUE	CUSTOMER	PAGE
1558040	\$180.00	50078	1 of 1

**PLEASE REFER TO INVOICE NUMBER WHEN  
MAKING PAYMENT AND REMIT TO:**

FEI-JACKSONVILLE WW -#149  
PO BOX 100286  
ATLANTA, GA 30384-0286

SHIP TO:

MEADOWVIEW AT TWIN CREEKS COMM  
BEACON PO#16-156-01  
475 W TOWN PL STE 114  
SAINT AUGUSTINE, FL 32092

COUNTER PICK UP  
9692 FLORIDA MINING BLVD W  
BUILDING #100  
JACKSONVILLE, FL 32257

OK  
BTW

SHIP WHSE.	SELL WHSE.	TAX CODE	CUSTOMER ORDER NUMBER	SALESMAN	JOB NAME	INVOICE DATE	BATCH
149	149	FLE	MIKE - ID TAGS	KNS	BEACON PO#16-156-01	09/28/17	IO 93125
ORDERED	SHIPPED	ITEM NUMBER	DESCRIPTION	UNIT PRICE	UM	AMOUNT	
5	✓ 5	RBGVTM16	3 BRS GATE VLV ID - 16	15.000	EA	75.00	
4	✓ 4	RBGVTM12	3 BRS GATE VLV ID - 12	15.000	EA	60.00	
1	✓ 1	RBGVTM10	3 BRS GATE VLV ID - 10	15.000	EA	15.00	
2	✓ 2	RBGVTMU	3 BRS GATE VLV ID - 6	15.000	EA	30.00	
INVOICE SUB-TOTAL						180.00	
LEAD LAW WARNING: IT IS ILLEGAL TO INSTALL PRODUCTS THAT ARE NOT "LEAD FREE" IN ACCORDANCE WITH US FEDERAL OR OTHER APPLICABLE LAW IN POTABLE WATER SYSTEMS ANTICIPATED FOR HUMAN CONSUMPTION PRODUCTS WITH "NP" IN THE DESCRIPTION ARE NOT LEAD FREE AND CAN ONLY BE INSTALLED IN NON-POTABLE APPLICATIONS. BUYER IS SOLELY RESPONSIBLE FOR PRODUCT SELECTION.							
REFERENCE CREDIT Memo # CM096474							
ADL 10/05/17							

Our thoughts are with those affected by our most  
recent natural disasters. For storm clean up and preparation  
products, please call our special products hotline at (888) 334-0004.

**FERGUSON**

TERMS:	NET 10TH PROX	ORIGINAL INVOICE	TOTAL DUE	\$180.00
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All past due amounts are subject to a service charge of 1.5% per month, or the maximum allowed by law, if lower. If Buyer fails to pay within terms, then in addition to other remedies, Buyer agrees to pay Seller all costs of collection, including reasonable attorney fees. Complete terms and conditions are available upon request or at [http://wolseley.com/terms\\_conditionsSale.html](http://wolseley.com/terms_conditionsSale.html) and are incorporated by reference. Seller may convert checks to ACH.

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

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

(1) Requisition Number: **#49**

(2) Name of Payee pursuant to Acquisition Agreement:

**Hopping Green & Sams, P.A.  
PO Box 6526  
Tallahassee, FL 32314**

(3) Amount Payable: **\$789.84**

(4) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state costs of issuance, if applicable): **Professional services related to project construction – Invoice 95119**

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

The undersigned hereby certifies that:

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

or

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

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

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

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

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

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

MEADOW VIEW AT TWIN CREEKS  
COMMUNITY DEVELOPMENT DISTRICT

By: \_\_\_\_\_  
Responsible Officer

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

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

\_\_\_\_\_  
Consulting Engineer

# Hopping Green & Sams

Attorneys and Counselors

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

## STATEMENT

July 31, 2017

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

Bill Number 95119  
Billed through 06/30/2017



### Project Construction

MVTCDD 00103 JLE

### FOR PROFESSIONAL SERVICES RENDERED

06/05/17	JLE	Confer with Perry regarding surveyor's agreement; follow-up conference call regarding the same; e-mail correspondence regarding the same.	0.60 hrs
06/12/17	GIM	Prepare and disseminate response to Notice to Owner.	0.30 hrs
06/14/17	KEM	Research request for proposal deadlines.	0.10 hrs
06/14/17	JLE	Review and comment on RFP addendum; confer with Land regarding the same.	0.30 hrs
06/21/17	JLE	Prepare addendum to RFP; confer with Land regarding the same.	0.50 hrs
06/23/17	KEM	Prepare assignment and acquisition of architectural agreement.	0.20 hrs
06/26/17	KEM	Prepare architectural assignment and acquisition documents.	0.30 hrs
06/26/17	JLE	Confer with Perry regarding bid opening; e-mail correspondence regarding RFP addendum; review draft addendum; e-mail correspondence regarding the same.	0.40 hrs
06/26/17	GIM	Prepare and disseminate response to Notice to Owner.	0.30 hrs
06/28/17	JLE	E-mail correspondence regarding bid opening.	0.20 hrs
06/29/17	JLE	Prepare for and attend bid opening meeting.	0.30 hrs
Total fees for this matter			\$788.50

### DISBURSEMENTS

Postage	1.34
Total disbursements for this matter	\$1.34

### MATTER SUMMARY

McKee, Gabriel I. - Paralegal	0.60 hrs	115 /hr	\$69.00
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Earlywine, Jere L.	2.30 hrs	275 /hr	\$632.50
Ibarra, Katherine E. - Paralegal	0.60 hrs	145 /hr	\$87.00

TOTAL FEES	\$788.50
TOTAL DISBURSEMENTS	\$1.34

<b>TOTAL CHARGES FOR THIS MATTER</b>	<b>\$789.84</b>
--------------------------------------	-----------------

**BILLING SUMMARY**

McKee, Gabriel I. - Paralegal	0.60 hrs	115 /hr	\$69.00
Earlywine, Jere L.	2.30 hrs	275 /hr	\$632.50
Ibarra, Katherine E. - Paralegal	0.60 hrs	145 /hr	\$87.00

TOTAL FEES	\$788.50
TOTAL DISBURSEMENTS	\$1.34

<b>TOTAL CHARGES FOR THIS BILL</b>	<b>\$789.84</b>
------------------------------------	-----------------

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

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

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

(1) Requisition Number: **#50**

(2) Name of Payee pursuant to Acquisition Agreement:

**Hopping Green & Sams, P.A.  
PO Box 6526  
Tallahassee, FL 32314**

(3) Amount Payable: **\$2,012.50**

(4) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state costs of issuance, if applicable): **Professional services related to project construction – Invoice 95755**

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

The undersigned hereby certifies that:

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

or

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

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

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

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

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

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

MEADOW VIEW AT TWIN CREEKS  
COMMUNITY DEVELOPMENT DISTRICT

By: \_\_\_\_\_  
Responsible Officer

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

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

\_\_\_\_\_  
Consulting Engineer



# Hopping Green & Sams

Attorneys and Counselors

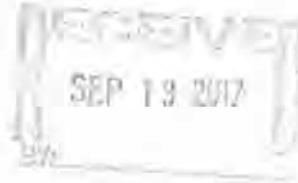
119 S. Monroe Street, Ste. 300  
P.O. Box 6526  
Tallahassee, FL 32314  
850.222.7500

## STATEMENT

August 31, 2017

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

Bill Number 95755  
Billed through 07/31/2017



### Project Construction

MVTCDD 00103 JLE

### FOR PROFESSIONAL SERVICES RENDERED

07/07/17	KEM	Review executed acquisition and assignment documents.	0.20 hrs
07/13/17	KEM	Review executed assignment and acquisition documents regarding architectural plans.	0.40 hrs
07/18/17	JLE	Confer with Land regarding bids; confer with Board Supervisor regarding Board meeting.	0.40 hrs
07/19/17	JLE	Conference call regarding Board meeting; follow-up e-mail to District Manager; follow-up e-mail correspondence regarding amenity bid.	1.30 hrs
07/20/17	KEM	Prepare award letters, AIA agreements and bonds.	0.50 hrs
07/20/17	JLE	Prepare RFP for amenity center; conferences with Board Supervisor regarding construction items; review and revise notice of award letters; confer with District Staff regarding the same; review plat and provide comments to the same.	3.60 hrs
07/26/17	KEM	Confer with Lucas regarding request for proposals.	0.10 hrs
07/26/17	JLE	E-mail correspondence regarding RFP notice and RFP package; prepare notice; revise RFP package; follow-up regarding the same.	0.70 hrs
07/28/17	KEM	Prepare AIA agreements and bonds.	1.30 hrs
Total fees for this matter			\$2,012.50

### MATTER SUMMARY

Earlywine, Jere L.	6.00 hrs	275 /hr	\$1,650.00
Ibarra, Katherine E. - Paralegal	2.50 hrs	145 /hr	\$362.50

TOTAL FEES \$2,012.50

---

**TOTAL CHARGES FOR THIS MATTER****\$2,012.50****BILLING SUMMARY**

Earlywine, Jere L.	6.00 hrs	275 /hr	\$1,650.00
Ibarra, Katherine E. - Paralegal	2.50 hrs	145 /hr	\$362.50

**TOTAL FEES****\$2,012.50**

---

**TOTAL CHARGES FOR THIS BILL****\$2,012.50**

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

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

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

(1) Requisition Number: **#51**

(2) Name of Payee pursuant to Acquisition Agreement:

**ETM  
14775 Old St. Augustine Road  
Jacksonville, FL 32258**

(3) Amount Payable: **\$2,959.50**

(4) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state costs of issuance, if applicable): **Professional services related to Beacon Lakes Townhomes Construction Phase – Invoice 184790 (WA#3)**

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

The undersigned hereby certifies that:

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

or

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

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

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

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

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

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

MEADOW VIEW AT TWIN CREEKS  
COMMUNITY DEVELOPMENT DISTRICT

By: \_\_\_\_\_  
Responsible Officer

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

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

\_\_\_\_\_  
Consulting Engineer



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

August 10, 2017  
Project No: 17085.00000  
Invoice No: 0184790

Project 17085.00000 Beacon Lakes - Townhomes - Construction Phase

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

Task I Site Plan Revisions

**Professional Personnel**

			Hours	Rate	Amount	
Senior Engineer						
Land, William	7/29/2017		1.00	194.00	194.00	
Totals			1.00		194.00	
<b>Total Labor</b>						<b>194.00</b>
<b>Total this Task</b>						<b>\$194.00</b>

Task II-X Lump Sum

Task	Contract Amount	Percent Complete	Earned To Date	Previously Billed	Current Billed
II. Master Development Plan	4,000.00	0.00	0.00	0.00	0.00
IV. Phase 2 Collector Rd Final Eng. Plans	12,720.00	0.00	0.00	0.00	0.00
VII. Subdivision Civil Eng. Construction Plans	80,000.00	0.00	0.00	0.00	0.00
VIII. Phase 2 Lift Station Design	9,350.00	0.00	0.00	0.00	0.00
<b>IX. Phase 2 Regulatory Permitting</b>					
SJC DRC Submittal/Const. Plan App.	4,000.00	0.00	0.00	0.00	0.00
Water Distribution System General Permit	1,800.00	0.00	0.00	0.00	0.00
Sanitary Sewer Coll. System Gen. Permit	1,800.00	0.00	0.00	0.00	0.00
NPDES Notice of Intent-Const. Permit	1,500.00	0.00	0.00	0.00	0.00
X. Landscape and Tree Mitigation	7,500.00	0.00	0.00	0.00	0.00
<b>Total Fee</b>	<b>122,670.00</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Fee</b>					<b>0.00</b>
<b>Total this Task</b>					<b>0.00</b>

Task XI CR 210 Driveway Connection

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

ENGINEERS • PLANNERS • SURVEYORS • GAS • LANDSCAPE ARCHITECTS  
14776 Old St. Augustine Road • Jacksonville, Florida 32226 • Tel 904-642-4300 • Fax 904-642-0145  
CA-0000564 LC-0000356

**Professional Personnel**

		Hours	Rate	Amount	
Senior Engineer					
Land, William	5/6/2017	2.00	194.00	388.00	
Land, William	5/13/2017	1.00	194.00	194.00	
Land, William	5/20/2017	1.00	194.00	194.00	
Land, William	6/10/2017	2.00	194.00	388.00	
Land, William	6/24/2017	2.00	194.00	388.00	
Land, William	7/15/2017	4.00	194.00	776.00	
Designer					
Dreher, Al	7/15/2017	3.00	125.00	375.00	
Dreher, Al	7/22/2017	.50	125.00	62.50	
Totals		15.50		2,765.50	
<b>Total Labor</b>					<b>2,765.50</b>

	Current	Prior	To-Date	
Total Billings	2,765.50	0.00	2,765.50	
Contract Limit			5,000.00	
Remaining			2,234.50	
		<b>Total this Task</b>		<b>\$2,765.50</b>

Task	XP	Expenses		
			<b>Total this Task</b>	<b>0.00</b>
			<b>Invoice Total this Period</b>	<b>\$2,959.50</b>

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

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

(1) Requisition Number: **#52**

(2) Name of Payee pursuant to Acquisition Agreement:

**ETM  
14775 Old St. Augustine Road  
Jacksonville, FL 32258**

(3) Amount Payable: **\$388.00**

(4) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state costs of issuance, if applicable): **Professional services related to Beacon Lakes Townhomes Construction Phase – Invoice 185070 (WA#3)**

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

The undersigned hereby certifies that:

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

or

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

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

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

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

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

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

MEADOW VIEW AT TWIN CREEKS  
COMMUNITY DEVELOPMENT DISTRICT

By: \_\_\_\_\_  
Responsible Officer

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

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

\_\_\_\_\_  
Consulting Engineer





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

September 14, 2017  
Project No: 17085.00000  
Invoice No: 0185070

Project 17085.00000 Beacon Lakes - Townhomes - Construction Phase

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

Task I Site Plan Revisions

**Professional Personnel**

			Hours	Rate	Amount	
Senior Engineer						
Land, William	8/12/2017		2.00	194.00	388.00	
Totals			2.00		388.00	
<b>Total Labor</b>						<b>388.00</b>
				<b>Total this Task</b>		<b>\$388.00</b>

Task II-X Lump Sum

Task	Contract Amount	Percent Complete	Earned To Date	Previously Billed	Current Billed
II. Master Development Plan	4,000.00	0.00	0.00	0.00	0.00
IV. Phase 2 Collector Rd Final Eng. Plans	12,720.00	0.00	0.00	0.00	0.00
VII. Subdivision Civil Eng. Construction Plans	80,000.00	0.00	0.00	0.00	0.00
VIII. Phase 2 Lift Station Design	9,350.00	0.00	0.00	0.00	0.00
<b>IX. Phase 2 Regulatory Permitting</b>					
SJC DRC Submittal/Const. Plan App.	4,000.00	0.00	0.00	0.00	0.00
Water Distribution System General Permit	1,800.00	0.00	0.00	0.00	0.00
Sanitary Sewer Coll. System Gen. Permit	1,800.00	0.00	0.00	0.00	0.00
NPDES Notice of Intent-Const. Permit	1,500.00	0.00	0.00	0.00	0.00
X. Landscape and Tree Mitigation	7,500.00	0.00	0.00	0.00	0.00
<b>Total Fee</b>	<b>122,670.00</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Fee</b>					<b>0.00</b>
			<b>Total this Task</b>		<b>0.00</b>

Task XI CR 210 Driveway Connection

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

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS  
14775 Old St. Augustine Road • Jacksonville, Florida 32258 • Tel 904.852.4600 • Fax 904.656-4465  
CA-00002534 LC-00003115

	Current	Prior	To-Date	
Total Billings	0.00	2,765.50	2,765.50	
Contract Limit			5,000.00	
Remaining			2,234.50	
Total this Task				0.00

Task	XP	Expenses	Total this Task	0.00
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Invoice Total this Period \$388.00

#### Outstanding Invoices

Number	Date	Balance
0184790	7/31/2017	2,959.50
Total		2,959.50

Total Now Due \$3,347.50

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

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

(1) Requisition Number: **#53**

(2) Name of Payee pursuant to Acquisition Agreement:

**FEDEXTO:  
Hughes Brothers Construction, Inc.  
948 Walker Road  
Wildwood, FL 34785  
FEDEX ACCOUNT NO.: 189249470**

(3) Amount Payable: **\$543,409.69**

(4) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state costs of issuance, if applicable): **Contractor Application for Payment #11 for Beacon Lake Phase 1**

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

The undersigned hereby certifies that:

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

or

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

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

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

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

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

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

MEADOW VIEW AT TWIN CREEKS  
COMMUNITY DEVELOPMENT DISTRICT

By: \_\_\_\_\_  
Responsible Officer

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

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

\_\_\_\_\_  
Consulting Engineer

# APPLICATION AND CERTIFICATE FOR PAYMENT

**TO OWNER:**  
Meadow View at Twin Creeks CDO  
c/o Governmental Management Services, LLC  
475 West Town Place, Suite 114  
St. Augustine, FL 32082  
Attn: James Perry, CPA

**PROJECT:**  
BEACON LAKE PHASE 1

**APPLICATION NO.:** 11  
**APPLICATION DATE:** 9/25/2017

**PERIOD TO:** 9/30/2017

**CONTRACT DATE:** 12/5/2016

**DISTRIBUTION TO:**  
☒ OWNER  
☒ ENGINEER  
☐ CONTRACTOR

**FROM CONTRACTOR:**  
Hughes Brothers Construction, Inc.  
948 Walker Rd.  
Wildwood, Florida 34785  
352-399-6829

**VIA ENGINEER:**  
England-Thims & Miller, Inc.  
14775 Old St. Augustine Road  
Jacksonville, FL 32258  
904-642-8990

## CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the contract.  
Continuation sheets, as applicable, are attached.

1. ORIGINAL CONTRACT SUM	\$ 10,741,279.64
2. Net change by Change Orders	\$ (1,930,459.77)
3. Contract Sum To Date (line 1+2)	\$ 9,140,819.87
4. TOTAL COMPLETED AND STORED TO DATE (Column G on Individual sheets)	\$ 6,242,523.53
5. RETAINAGE: a. 5% of completed work	\$ 312,126.18
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	\$ 5,930,397.36
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)	\$ 5,398,987.67
8. CURRENT PAYMENT DUE	\$ 543,409.69
9. BALANCE TO FINISH, INCL. RETAINAGE (Line 3 less Line 8)	\$ 3,230,422.51

CHANGE ORDER SUMMARY	ADDITION	DEDUCTIONS
Total change approved in previous months by owner		
Total approved this month		
TOTALS	-	-
NET CHANGES by Change Order		\$0.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for payment has been completed in accordance with the contract documents and that all amounts have been paid by the Contractor for work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

**CONTRACTOR:** Hughes Brothers Construction, Inc.

By: Rhett J. Nishan Date: 9/25/17  
Project Manager

State of: FLORIDA  
County of: SUMTER  
Subscribed and sworn to before me  
this 25th day of September, 2017

Notary Public: Rachael Mundorff  
My Commission expires: 2/28/21

Rachael Mundorff  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG075002  
Expires 2/28/2021

## ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observation and the data comprising this application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief, the work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the Amount Certified.  
AMOUNT CERTIFIED \$543,409.69 Date: 9-28-17  
(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this

application and on the Continuation Sheet that are changed to conform to the amount certified.)

Engineer: [Signature]  
By: [Signature] Date: 9-28-17



Project: Beacon Lake Phase 1  
Date: 09/25/17

# SCHEDULE OF VALUES

PAY REQUEST # 11

ITEM #	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	Last Period		This Period		Complete to Date		Total % Complete
						Qty	Amount	Qty	Amount	Qty	Amount	
10	Mobilization	1.00	LS	\$ 72,319.32	\$ 72,319.32	0.7	\$ 50,823.58	0.1	\$ 7,231.93	0.8	\$ 57,855.46	80.00%
15	Project Management & Project Supervision	1.00	LS	\$ 126,500.00	\$ 126,500.00	0.7	\$ 88,550.00	0.1	\$ 12,650.00	0.8	\$ 101,200.00	80.00%
20	Survey & As-Built	1.00	LS	\$ 244,462.00	\$ 244,462.00	0.65	\$ 158,900.30	0.1	\$ 24,446.20	0.75	\$ 183,346.50	75.00%
30	NPDES Monitoring	1.00	LS	\$ 12,216.75	\$ 12,216.75	0.7	\$ 8,553.13	0.1	\$ 1,221.88	0.8	\$ 9,775.00	80.00%
40	Construction Entrance & Maint.	1.00	LS	\$ 11,787.50	\$ 11,787.50	0.7	\$ 8,251.25	0.1	\$ 1,178.75	0.8	\$ 9,430.00	80.00%
50	MOT	1.00	LS	\$ 32,832.50	\$ 32,832.50	0.7	\$ 22,982.75	0.1	\$ 3,283.25	0.8	\$ 26,266.00	80.00%
60	Silt Fence	28,658.00	LF	\$ 1.15	\$ 32,966.70	28658	\$ 32,958.70	0	\$ -	28658	\$ 32,958.70	100.00%
62	Payment & Performance Bond	1.00	EA	\$ 117,700.00	\$ 117,700.00	1	\$ 117,700.00	0	\$ -	1	\$ 117,700.00	100.00%
65	Deduct #1	1.00	LS	\$ (78,200.00)	\$ (78,200.00)	0.8	\$ (62,560.00)	0.1	\$ (7,820.00)	0.9	\$ (70,380.00)	90.00%
80	TOTAL GENERAL CONDITIONS				\$ 572,573.77		\$ 426,557.85		\$ 42,192.01		\$ 468,149.68	
100	Clearing & Grubbing	192.50	AC	\$ 3,921.50	\$ 754,888.75	192.5	\$ 754,888.75	0	\$ -	192.5	\$ 754,888.75	100.00%
118	Dewatering	1.00	LS	\$ 383,065.00	\$ 383,065.00	0.85	\$ 325,005.25	0.1	\$ 38,308.50	0.95	\$ 363,911.75	95.00%
120	Pond Excavation Cut/Fill, Balance	516754.00	CY	\$ 2.19	\$ 1,131,891.26	485081	\$ 1,018,527.39	25900	\$ 56,502.00	480881	\$ 1,075,029.38	94.86%
122	Compaction for Fill placed from Ponds to Lots	441759.00	CY	\$ 0.12	\$ 63,011.08	397585	\$ 47,710.20	22100	\$ 2,652.00	419685	\$ 50,362.20	96.00%
125	Site Cut/Fill, Balance & Stripped Material	133550.00	CY	\$ 2.44	\$ 325,862.00	120198	\$ 293,283.12	6875	\$ 16,287.00	126873	\$ 309,570.12	95.00%
140	Fine Grade Lots	326584.00	SY	\$ 0.28	\$ 91,443.52	45000	\$ 12,600.00	0	\$ -	45000	\$ 12,600.00	13.78%
160	Fine Grade ROW	45577.00	SY	\$ 0.30	\$ 13,673.10	0	\$ -	0	\$ -	0	\$ -	0.00%
160	Finish Grade Pond Slopes	130195.00	SY	\$ 0.34	\$ 44,286.30	90200	\$ 30,668.00	8650	\$ 2,941.00	98850	\$ 33,609.00	75.92%
175	Fine Grade Dist. Areas	138880.00	SY	\$ 0.23	\$ 31,842.40	0	\$ -	0	\$ -	0	\$ -	0.00%
177	Deduct #2	1.00	LS	\$ (151,800.00)	\$ (151,800.00)	0.9	\$ (136,820.00)	0.1	\$ (15,180.00)	1	\$ (151,800.00)	100.00%
180	TOTAL EARTHWORK				\$ 2,678,043.41		\$ 2,346,662.71		\$ 101,508.50		\$ 2,448,171.21	
190	Sod 2' Back of Curb	5,133.00	SY	\$ 2.15	\$ 11,035.95	0	\$ -	0	\$ -	0	\$ -	0.00%
200	Sod Pond Slopes	130,195.00	SY	\$ 2.15	\$ 279,919.25	90200	\$ 193,930.00	8650	\$ 18,587.50	98850	\$ 212,527.50	75.92%
210	Seed & Mulch Dist. Areas	138,880.00	SY	\$ 0.28	\$ 38,886.40	0	\$ -	0	\$ -	0	\$ -	0.00%
220	Seed & Mulch Lots	326,584.00	SY	\$ 0.28	\$ 91,443.52	0	\$ -	0	\$ -	0	\$ -	0.00%
230	Seed & Mulch ROW	45,577.00	SY	\$ 0.28	\$ 12,761.56	0	\$ -	0	\$ -	0	\$ -	0.00%
240	TOTAL GRASSING				\$ 434,046.68		\$ 193,930.00		\$ 18,587.50		\$ 212,527.50	
250	12" Stabilized Subgrade	39,407.00	SY	\$ 5.76	\$ 226,580.25	7000	\$ 40,260.00	4440	\$ 25,530.00	11440	\$ 65,790.00	29.03%
260	6" Limerock Base	30,313.00	SY	\$ 9.15	\$ 277,383.95	0	\$ -	0	\$ -	0	\$ -	0.00%

HUGHES BROTHERS CONSTRUCTION, INC.  
948 Walker Road  
Wildwood, FL 34785

Project: Beacon Lake Phase I  
Date: 09/25/17

### SCHEDULE OF VALUES

PAY REQUEST # 11

ITEM #	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	Last Period		This Period		Complete to Date		Total % Complete
						Qty	Amount	Qty	Amount	Qty	Amount	
290	Typical Paving ( 1" S-1 & .75" S-3)	29,625.00	SY	\$ 9.80	\$ 290,325.00	0	\$ -	0	\$ -	0	\$ -	0.00%
320	Cut-De-Sac Paving (1" SP-0.5)	688.00	SY	\$ 5.80	\$ 3,990.40	0	\$ -	0	\$ -	0	\$ -	0.00%
370	Miami Curb	23,099.00	LF	\$ 10.06	\$ 232,376.94	6561	\$ 66,003.66	9386	\$ 94,221.96	15927	\$ 160,225.62	68.85%
380	Sidewalk in Open Tracts	8,430.00	SF	\$ 2.85	\$ 24,025.50	0	\$ -	0	\$ -	0	\$ -	0.00%
400	Handicap Ramps	16.00	EA	\$ 750.00	\$ 12,000.00	0	\$ -	0	\$ -	0	\$ -	0.00%
420	Signage & Striping	1.00	LS	\$ 25,775.00	\$ 25,775.00	0	\$ -	0	\$ -	0	\$ -	0.00%
430	TOTAL ROADWAY				\$ 1,062,446.04		\$ 106,253.66		\$ 119,751.66		\$ 228,005.62	
460	12" HDPE	2,183.00	LF	\$ 31.35	\$ 68,437.05	1581	\$ 49,564.35	0	\$ -	1581	\$ 49,564.35	72.42%
470	15" HDPE	570.00	LF	\$ 34.20	\$ 19,494.00	570	\$ 19,494.00	0	\$ -	570	\$ 19,494.00	100.00%
480	15" RCP	918.00	LF	\$ 34.95	\$ 32,084.10	918	\$ 32,084.10	0	\$ -	918	\$ 32,084.10	100.00%
490	18" RCP	1,262.00	LF	\$ 40.65	\$ 51,300.30	1262	\$ 51,300.30	0	\$ -	1262	\$ 51,300.30	100.00%
500	24" RCP	2,942.00	LF	\$ 51.25	\$ 150,777.50	2777	\$ 142,321.25	0	\$ -	2777	\$ 142,321.25	94.38%
510	30" RCP	966.00	LF	\$ 65.65	\$ 63,417.90	966	\$ 63,417.90	0	\$ -	966	\$ 63,417.90	100.00%
520	36" RCP	2,282.00	LF	\$ 72.85	\$ 166,513.80	2151	\$ 156,270.15	0	\$ -	2151	\$ 156,270.15	93.85%
540	15" MES	3.00	EA	\$ 765.00	\$ 2,295.00	3	\$ 2,295.00	0	\$ -	3	\$ 2,295.00	100.00%
550	18" MES	4.00	EA	\$ 770.00	\$ 3,080.00	4	\$ 3,080.00	0	\$ -	4	\$ 3,080.00	100.00%
560	24" MES	11.00	EA	\$ 1,090.00	\$ 11,990.00	11	\$ 11,990.00	0	\$ -	11	\$ 11,990.00	100.00%
570	30" MES	4.00	EA	\$ 1,405.00	\$ 5,620.00	4	\$ 5,620.00	0	\$ -	4	\$ 5,620.00	100.00%
580	36" MES	9.00	EA	\$ 1,670.00	\$ 15,030.00	7	\$ 11,690.00	0	\$ -	7	\$ 11,690.00	77.78%
600	Type C Inlet	7.00	EA	\$ 2,115.00	\$ 14,805.00	7	\$ 14,805.00	0	\$ -	7	\$ 14,805.00	100.00%
620	Stann Control Structure 8' X8' ID	2.00	EA	\$ 13,660.00	\$ 27,320.00	2	\$ 27,320.00	0	\$ -	2	\$ 27,320.00	100.00%
630	Type E Inlet w/ Skimmer	1.00	EA	\$ 4,125.00	\$ 4,125.00	1	\$ 4,125.00	0	\$ -	1	\$ 4,125.00	100.00%
640	Single Curb Inlet 4' ID	27.00	EA	\$ 3,595.00	\$ 97,065.00	15.5	\$ 55,722.50	4.5	\$ 16,177.50	20	\$ 71,900.00	74.07%
650	Single Curb Inlet 5' ID	13.00	EA	\$ 4,865.00	\$ 63,245.00	8.5	\$ 41,352.50	1.5	\$ 7,297.50	10	\$ 48,650.00	76.92%
652	Double Curb Inlet 4' ID	13.00	EA	\$ 4,930.00	\$ 64,090.00	8.5	\$ 41,905.00	2.5	\$ 12,325.00	11	\$ 54,230.00	84.82%
654	Double Curb Inlet 5' ID	3.00	EA	\$ 6,475.00	\$ 19,425.00	1.5	\$ 9,712.50	0.5	\$ 3,237.50	2	\$ 12,950.00	66.67%
670	Storm Manhole 5' ID	8.00	EA	\$ 4,410.00	\$ 35,280.00	8	\$ 35,280.00	0	\$ -	8	\$ 35,280.00	100.00%
675	18" Headwall	2.00	EA	\$ 2,705.00	\$ 5,410.00	2	\$ 5,410.00	0	\$ -	2	\$ 5,410.00	100.00%
680	24" Headwall	2.00	EA	\$ 3,355.00	\$ 6,710.00	2	\$ 6,710.00	0	\$ -	2	\$ 6,710.00	100.00%
690	Type C Yard Drains	23.00	EA	\$ 2,110.00	\$ 48,530.00	11	\$ 23,210.00	5	\$ 10,550.00	16	\$ 33,760.00	89.57%
700	6" Underdrain	1,340.00	LF	\$ 25.10	\$ 33,634.00	1340	\$ 33,634.00	0	\$ -	1340	\$ 33,634.00	100.00%
710	Clean-Out	134.00	EA	\$ 205.00	\$ 27,470.00	134	\$ 27,470.00	0	\$ -	134	\$ 27,470.00	100.00%
715	Storm Sewer Testing	11,086.00	LF	\$ 3.75	\$ 41,572.50	11086	\$ 41,572.50	0	\$ -	11086	\$ 41,572.50	100.00%

HUGHES BROTHERS CONSTRUCTION, INC.  
948 Walker Road  
Wildwood, FL 34785

Project: Beacon Lake Phase 1  
Date: 09/25/17

### SCHEDULE OF VALUES

PAY REQUEST # 11

ITEM #	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	Last Period		This Period		Complete to Date		Total % Complete
						Qty	Amount	Qty	Amount	Qty	Amount	
720	TOTAL STORM DRAINAGE				\$ 1,078,721.15		\$ 917,356.05		\$ 49,537.50		\$ 918,893.55	
730	0/6 8" PVC Sewer	2174.00	LF	\$ 28.35	\$ 61,632.90	2174	\$ 61,632.90	0	\$ -	2174	\$ 61,632.90	100.00%
740	0/6 8" PVC Sewer	2998.00	LF	\$ 30.05	\$ 90,089.90	2998	\$ 90,089.90	0	\$ -	2998	\$ 90,089.90	100.00%
750	0/10 8" PVC Sewer	1997.00	LF	\$ 32.45	\$ 64,802.65	1997	\$ 64,802.65	0	\$ -	1997	\$ 64,802.65	100.00%
760	10/12 8" PVC Sewer	778.00	LF	\$ 35.70	\$ 27,774.60	778	\$ 27,774.60	0	\$ -	778	\$ 27,774.60	100.00%
770	12/14 8" PVC Sewer	231.00	LF	\$ 40.80	\$ 9,378.60	231	\$ 9,378.60	0	\$ -	231	\$ 9,378.60	100.00%
780	14/16 8" PVC Sewer	106.00	LF	\$ 48.75	\$ 5,167.50	106	\$ 5,167.50	0	\$ -	106	\$ 5,167.50	100.00%
782	8/10 10" PVC Sewer	618.00	LF	\$ 34.95	\$ 21,599.10	618	\$ 21,599.10	0	\$ -	618	\$ 21,599.10	100.00%
784	10/12 10" PVC Sewer	749.00	LF	\$ 38.20	\$ 28,611.80	749	\$ 28,611.80	0	\$ -	749	\$ 28,611.80	100.00%
800	12/14 10" PVC Sewer	638.00	LF	\$ 43.15	\$ 27,529.70	638	\$ 27,529.70	0	\$ -	638	\$ 27,529.70	100.00%
810	14/16 10" PVC Sewer	147.00	LF	\$ 51.30	\$ 7,541.10	147	\$ 7,541.10	0	\$ -	147	\$ 7,541.10	100.00%
815	16/18 10" PVC Sewer	96.00	LF	\$ 67.90	\$ 6,518.40	96	\$ 6,518.40	0	\$ -	96	\$ 6,518.40	100.00%
820	0/6 Sewer Manhole	19.00	EA	\$ 3,360.00	\$ 63,840.00	19	\$ 63,840.00	0	\$ -	19	\$ 63,840.00	100.00%
830	0/6 Sewer Manhole w/ Liner	6.00	EA	\$ 5,016.00	\$ 30,096.00	6	\$ 30,096.00	0	\$ -	6	\$ 30,096.00	100.00%
840	6/8 Sewer Manhole	8.00	EA	\$ 3,815.00	\$ 30,520.00	8	\$ 30,520.00	0	\$ -	8	\$ 30,520.00	100.00%
850	6/8 Sewer Manhole w/ Liner	2.00	EA	\$ 6,040.00	\$ 12,080.00	2	\$ 12,080.00	0	\$ -	2	\$ 12,080.00	100.00%
860	8/10 Sewer Manhole	8.00	EA	\$ 4,525.00	\$ 36,200.00	8	\$ 36,200.00	0	\$ -	8	\$ 36,200.00	100.00%
865	8/10 Sewer Manhole w/ Liner	3.00	EA	\$ 7,420.00	\$ 22,260.00	3	\$ 22,260.00	0	\$ -	3	\$ 22,260.00	100.00%
880	10/12 Sewer Manhole	7.00	EA	\$ 4,970.00	\$ 34,790.00	7	\$ 34,790.00	0	\$ -	7	\$ 34,790.00	100.00%
890	10/12 Sewer Manhole w/ Liner	1.00	EA	\$ 9,425.00	\$ 9,425.00	1	\$ 9,425.00	0	\$ -	1	\$ 9,425.00	100.00%
900	10/12 Sewer Manhole w/ Liner (Drop Manhole)	3.00	EA	\$ 10,950.00	\$ 32,850.00	3	\$ 32,850.00	0	\$ -	3	\$ 32,850.00	100.00%
910	12/14 Sewer Manhole	4.00	EA	\$ 5,790.00	\$ 23,160.00	4	\$ 23,160.00	0	\$ -	4	\$ 23,160.00	100.00%
920	12/14 Sewer Manhole w/ Liner	1.00	EA	\$ 10,270.00	\$ 10,270.00	1	\$ 10,270.00	0	\$ -	1	\$ 10,270.00	100.00%
930	12/14 Sewer Manhole w/ Liner (Drop Manhole)	2.00	EA	\$ 12,400.00	\$ 24,800.00	2	\$ 24,800.00	0	\$ -	2	\$ 24,800.00	100.00%
940	14/16 Sewer Manhole	3.00	EA	\$ 11,280.00	\$ 33,780.00	3	\$ 33,780.00	0	\$ -	3	\$ 33,780.00	100.00%
970	Single Service	304.00	EA	\$ 665.00	\$ 202,160.00	262	\$ 174,230.00	6	\$ 3,990.00	268	\$ 178,220.00	88.16%
980	Testing	10530.00	LF	\$ 4.10	\$ 43,173.00	0	\$ -	5062	\$ 20,754.20	5062	\$ 20,754.20	48.07%
990	TOTAL SANITARY SEWER				\$ 860,044.25		\$ 885,941.25		\$ 24,744.20		\$ 910,685.45	
1000	4" PVC Forcemain	40.00	LF	\$ 9.00	\$ 360.00	0	\$ -	0	\$ -	0	\$ -	0.00%
1010	6" PVC Forcemain	1,325.00	LF	\$ 10.75	\$ 14,243.75	800	\$ 8,450.00	115	\$ 1,236.25	715	\$ 7,686.25	53.98%
1020	6" HDPE	74.00	LF	\$ 22.15	\$ 1,639.10	74	\$ 1,639.10	0	\$ -	74	\$ 1,639.10	100.00%
1040	8" HDPE	92.00	LF	\$ 33.35	\$ 3,068.20	58	\$ 1,934.30	34	\$ 1,133.90	92	\$ 3,068.20	100.00%
1110	4" Gate Valve	1.00	EA	\$ 780.00	\$ 780.00	0	\$ -	0	\$ -	0	\$ -	0.00%

HUGHES BROTHERS CONSTRUCTION, INC.  
948 Walker Road  
Wildwood, FL 34785



Project: Bacon Lake Phase 1  
Date: 09/25/17

# SCHEDULE OF VALUES

PAY REQUEST # 11

ITEM #	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	Last Period		This Period		Complete to Date		Total % Complete
						Qty	Amount	Qty	Amount	Qty	Amount	
1130	6" Gate Valve	4.00	EA	\$ 895.00	\$ 3,580.00	0	\$ -	0	\$ -	0	\$ -	0.00%
1180	ARV Assy.	1.00	EA	\$ 10,270.00	\$ 10,270.00	0	\$ -	0	\$ -	0	\$ -	0.00%
1190	Fittings	1.00	LS	\$ 24,680.00	\$ 24,680.00	0	\$ -	0.4	\$ 9,872.00	0.4	\$ 9,872.00	40.00%
1200	Testing	1,430.00	LF	\$ 1.50	\$ 2,145.00	15	\$ 22.50	0	\$ -	15	\$ 22.50	1.05%
1210	TOTAL FORCEMAIN				\$ 60,766.05		\$ 10,045.00		\$ 12,242.15		\$ 22,288.05	
1220	Lift Station #1	1.00	LS	\$ 220,740.00	\$ 220,740.00	0.15	\$ 33,111.00	0	\$ -	0.15	\$ 33,111.00	15.00%
1230	Lift Station #2	1.00	LS	\$ 220,260.00	\$ 220,260.00	0.15	\$ 33,039.00	0	\$ -	0.15	\$ 33,039.00	15.00%
1240	TOTAL LIFT STATION				\$ 441,000.00		\$ 66,150.00		\$ -		\$ 66,150.00	
1250	2" PVC Watermain	2,952.00	LF	\$ 8.35	\$ 24,649.20	2952	\$ 24,649.20	0	\$ -	2952	\$ 24,649.20	100.00%
1260	4" PVC Watermain	2,018.00	LF	\$ 9.70	\$ 19,574.60	1484	\$ 14,394.80	515	\$ 4,995.60	1999	\$ 19,390.30	99.08%
1265	4" HDPE	40.00	LF	\$ 18.31	\$ 732.40	40	\$ 732.40	0	\$ -	40	\$ 732.40	100.00%
1270	6" PVC Watermain	910.00	LF	\$ 13.75	\$ 12,512.50	910	\$ 12,512.50	0	\$ -	910	\$ 12,512.50	100.00%
1280	8" HDPE	40.00	LF	\$ 23.45	\$ 938.00	40	\$ 938.00	0	\$ -	40	\$ 938.00	100.00%
1290	8" PVC Watermain	6,749.00	LF	\$ 16.60	\$ 112,033.40	6680	\$ 110,568.00	89	\$ 1,477.40	6749	\$ 112,033.40	100.00%
1300	10" PVC Watermain	154.00	LF	\$ 28.70	\$ 4,419.80	0	\$ -	0	\$ -	0	\$ -	0.00%
1310	10" HDPE	184.00	LF	\$ 38.60	\$ 7,157.60	115	\$ 4,473.50	69	\$ 2,684.10	184	\$ 7,157.60	100.00%
1330	12" HDPE	50.00	LF	\$ 39.60	\$ 1,980.00	10	\$ 399.00	0	\$ -	10	\$ 399.00	20.00%
1350	4" Gate Valve	6.00	EA	\$ 770.00	\$ 4,620.00	5	\$ 3,850.00	1	\$ 770.00	6	\$ 4,620.00	100.00%
1360	6" Gate Valve	2.00	EA	\$ 885.00	\$ 1,770.00	2	\$ 1,770.00	0	\$ -	2	\$ 1,770.00	100.00%
1370	8" Gate Valve	15.00	EA	\$ 1,215.00	\$ 18,225.00	10	\$ 12,150.00	3	\$ 3,645.00	13	\$ 15,795.00	86.67%
1380	10" Gate Valve	2.00	EA	\$ 1,840.00	\$ 3,680.00	0	\$ -	0	\$ -	0	\$ -	0.00%
1420	Fire Hydrant Assy.	17.00	EA	\$ 3,870.00	\$ 65,790.00	13	\$ 50,310.00	1	\$ 3,870.00	14	\$ 54,180.00	82.35%
1430	Single Service	38.00	EA	\$ 720.00	\$ 27,360.00	37	\$ 26,640.00	1	\$ 720.00	38	\$ 27,360.00	100.00%
1440	Double Service	133.00	EA	\$ 1,040.00	\$ 138,320.00	115	\$ 119,600.00	18	\$ 18,720.00	133	\$ 138,320.00	100.00%
1445	Lift Station Water Service	1.00	LS	\$ 4,805.00	\$ 4,805.00	0.5	\$ 2,402.50	0	\$ -	0.5	\$ 2,402.50	50.00%
1450	2" Flushing Hydrant Assy.	5.00	EA	\$ 1,385.00	\$ 6,925.00	4	\$ 5,540.00	0	\$ -	4	\$ 5,540.00	80.00%
1460	Fittings	1.00	LS	\$ 60,170.00	\$ 60,170.00	0.4	\$ 24,068.00	0.4	\$ 24,068.00	0.8	\$ 48,136.00	80.00%
1470	Testing	13,057.00	LF	\$ 2.60	\$ 33,948.20	2612	\$ 6,791.20	0	\$ -	2612	\$ 6,791.20	20.00%
1480	TOTAL ON-SITE WATERMAIN				\$ 549,625.70		\$ 421,777.10		\$ 60,950.00		\$ 482,727.10	
1490	2" PVC Rouse	2,204.00	LF	\$ 8.35	\$ 18,403.40	2204	\$ 18,403.40	0	\$ -	2204	\$ 18,403.40	100.00%

HUGHES BROTHERS CONSTRUCTION, INC.  
948 Walker Road  
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# SCHEDULE OF VALUES

PAY REQUEST # 11

ITEM #	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	Last Period		This Period		Complete to Date		Total % Complete
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1500	4" PVC Reuse	2,907.00	LF	\$ 9.85	\$ 28,052.55	2871	\$ 25,775.15	238	\$ 2,277.40	2907	\$ 28,052.55	100.00%
1510	6" PVC Reuse	5,132.00	LF	\$ 14.05	\$ 72,104.60	5050	\$ 70,952.50	82	\$ 1,152.10	5132	\$ 72,104.60	100.00%
1520	6" HDPE	104.00	LF	\$ 23.45	\$ 2,438.80	70	\$ 1,641.50	0	\$ -	70	\$ 1,641.50	67.31%
1580	8" PVC Reuse	1,952.00	LF	\$ 17.40	\$ 33,964.80	1757	\$ 30,571.80	195	\$ 3,393.00	1952	\$ 33,964.80	100.00%
1550	10" HDPE	224.00	LF	\$ 38.90	\$ 8,713.60	131	\$ 5,095.90	40	\$ 1,556.00	171	\$ 6,651.90	76.34%
1600	4" Gate Valve	8.00	EA	\$ 825.00	\$ 6,600.00	8	\$ 6,600.00	0	\$ -	8	\$ 6,600.00	100.00%
1610	6" Gate Valve	8.00	EA	\$ 895.00	\$ 7,160.00	6	\$ 5,370.00	2	\$ 1,790.00	8	\$ 7,160.00	100.00%
1620	8" Gate Valve	5.00	EA	\$ 1,225.00	\$ 6,125.00	5	\$ 6,125.00	0	\$ -	5	\$ 6,125.00	100.00%
1630	10" Gate Valve	2.00	EA	\$ 1,855.00	\$ 3,710.00	1	\$ 1,855.00	0	\$ -	1	\$ 1,855.00	50.00%
1670	Single Service	52.00	EA	\$ 735.00	\$ 38,220.00	48	\$ 36,015.00	3	\$ 2,205.00	52	\$ 38,220.00	100.00%
1680	Double Service	127.00	EA	\$ 885.00	\$ 112,395.00	111	\$ 98,235.00	16	\$ 14,160.00	127	\$ 112,395.00	100.00%
1690	Fittings	1.00	LS	\$ 58,170.00	\$ 58,170.00	0.4	\$ 23,268.00	0.4	\$ 23,268.00	0.8	\$ 46,536.00	80.00%
1700	Testing	12,523.00	LF	\$ 1.50	\$ 18,784.50	2250	\$ 3,375.00	0	\$ -	2250	\$ 3,375.00	17.97%
1710	TOTAL ON-SITE REUSE				\$ 414,842.25		\$ 333,283.25		\$ 46,801.50		\$ 383,084.75	
1720	12" PVC Forcemain	2,496.00	LF	\$ 42.20	\$ 105,331.20	2496	\$ 105,331.20	0	\$ -	2496	\$ 105,331.20	100.00%
1730	14" HDPE	110.00	LF	\$ 79.00	\$ 8,690.00	110	\$ 8,690.00	0	\$ -	110	\$ 8,690.00	100.00%
1740	12" Gate Valve	4.00	EA	\$ 2,140.00	\$ 8,560.00	4	\$ 8,560.00	0	\$ -	4	\$ 8,560.00	100.00%
1760	ARV Assy.	3.00	EA	\$ 6,525.00	\$ 19,575.00	3	\$ 19,575.00	0	\$ -	3	\$ 19,575.00	100.00%
1770	Fittings	1.00	LS	\$ 15,065.00	\$ 15,065.00	1	\$ 15,065.00	0	\$ -	1	\$ 15,065.00	100.00%
1780	Testing	2,608.00	LF	\$ 1.55	\$ 4,039.30	2606	\$ 4,039.30	0	\$ -	2606	\$ 4,039.30	100.00%
1790	TOTAL OFF-SITE FORCEMAIN				\$ 181,250.50		\$ 161,280.50		\$ -		\$ 181,250.50	
1800	10" PVC Watermain	926.00	LF	\$ 36.57	\$ 33,863.82	0	\$ -	926	\$ 33,863.82	926	\$ 33,863.82	100.00%
1805	16" HDPE	117.00	LF	\$ 96.08	\$ 11,241.36	117	\$ 11,241.36	0	\$ -	117	\$ 11,241.36	100.00%
1810	16" PVC Watermain	2632.00	LF	\$ 50.85	\$ 133,837.20	2632	\$ 133,837.20	0	\$ -	2632	\$ 133,837.20	100.00%
1820	10" Gate Valve	3.00	EA	\$ 1,840.00	\$ 5,520.00	0	\$ -	3	\$ 5,520.00	3	\$ 5,520.00	100.00%
1830	16" Gate Valve	4.00	EA	\$ 4,810.00	\$ 19,240.00	4	\$ 19,240.00	0	\$ -	4	\$ 19,240.00	100.00%
1850	Fittings	1.00	LS	\$ 18,880.00	\$ 18,880.00	0.75	\$ 14,160.00	0.25	\$ 4,720.00	1	\$ 18,880.00	100.00%
1880	Testing	3677.00	LF	\$ 2.60	\$ 9,560.20	2749	\$ 7,147.40	0	\$ -	2749	\$ 7,147.40	74.76%
1870	TOTAL OFF-SITE WATERMAIN				\$ 232,142.98		\$ 185,625.96		\$ 44,103.82		\$ 229,729.78	
1880	10" PVC Reuse	926.00	LF	\$ 44.75	\$ 41,438.50	0	\$ -	926	\$ 41,438.50	926	\$ 41,438.50	100.00%

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1890	16" PVC Reuse	1472.00	LF	\$ 57.15	\$ 84,124.80	1472	\$ 84,124.80	0	\$ -	1472	\$ 84,124.80	100.00%
1900	16" HOPE	117.00	LF	\$ 97.15	\$ 11,366.55	117	\$ 11,366.55	0	\$ -	117	\$ 11,366.55	100.00%
1910	10" Gate Valve	3.00	EA	\$ 1,852.00	\$ 5,556.00	0	\$ -	3	\$ 5,556.00	3	\$ 5,556.00	100.00%
1930	16" Gate Valve	2.00	EA	\$ 4,820.00	\$ 9,640.00	2	\$ 9,640.00	0	\$ -	2	\$ 9,640.00	100.00%
1950	Fittings	1.00	LS	\$ 14,810.00	\$ 14,810.00	0.8	\$ 8,768.00	0.4	\$ 5,844.00	1	\$ 14,810.00	100.00%
1980	Testing	2515.00	LF	\$ 1.30	\$ 3,269.50	1589	\$ 2,065.70	0	\$ -	1589	\$ 2,065.70	63.18%
1970	TOTAL OFF-SITE REUSE				\$ 170,005.35		\$ 125,563.05		\$ 52,838.60		\$ 168,801.55	
1990	Fine Grade ROW	15450.00	SY	\$ 0.70	\$ 10,815.00	0	\$ -	0	\$ -	0	\$ -	0.00%
1990	Sod ROW	15450.00	SY	\$ 2.15	\$ 33,217.50	0	\$ -	0	\$ -	0	\$ -	0.00%
1992	Open Cut Roadway	175.00	SY	\$ 51.75	\$ 9,056.25	0	\$ -	175	\$ 9,056.25	175	\$ 9,056.25	100.00%
2000	TOTAL OFF-SITE				\$ 53,088.75		\$ -		\$ 9,056.25		\$ 9,056.25	
2010	Fine Grade ROW	19825.00	SY	\$ 0.40	\$ 7,930.00	0	\$ -	0	\$ -	0	\$ -	0.00%
2020	Fine Grade Dist. Areas	2648.00	SY	\$ 0.35	\$ 926.10	0	\$ -	0	\$ -	0	\$ -	0.00%
2030	Fine Grade Islands	4660.00	SY	\$ 0.55	\$ 2,563.00	0	\$ -	0	\$ -	0	\$ -	0.00%
2040	TOTAL EARTHWORK TWIN CREEKS DRIVE				\$ 11,419.10		\$ -		\$ -		\$ -	
2050	Sod 2' Back of Curb	2757.00	SY	\$ 2.15	\$ 5,927.55	0	\$ -	0	\$ -	0	\$ -	0.00%
2070	Seed & Mulch ROW	19825.00	SY	\$ 0.23	\$ 4,559.75	0	\$ -	0	\$ -	0	\$ -	0.00%
2080	TOTAL GRASSING TWIN CREEKS DRIVE				\$ 10,487.30		\$ -		\$ -		\$ -	
2090	12" Stabilized Subgrade	20450.00	SY	\$ 5.75	\$ 117,839.25	7350	\$ 42,262.50	750	\$ 4,312.50	8100	\$ 48,675.00	39.59%
2100	6" Limerock Base	530.00	SY	\$ 9.15	\$ 4,849.50	0	\$ -	0	\$ -	0	\$ -	0.00%
2110	8" Limerock Base	15208.00	SY	\$ 13.15	\$ 199,985.20	0	\$ -	3800	\$ 49,970.00	3800	\$ 49,970.00	24.99%
2130	Typical Paving ( 1" S-1 & .75" S-3)	530.00	SY	\$ 9.80	\$ 5,194.00	0	\$ -	0	\$ -	0	\$ -	0.00%
2140	Minor Heavy Duty Paving (1.5" SP-12.5 & 1" SP-9.5)	15208.00	SY	\$ 12.35	\$ 187,818.80	0	\$ -	0	\$ -	0	\$ -	0.00%
2160	Type F Curb	9011.00	LF	\$ 10.95	\$ 98,670.45	8076	\$ 88,532.20	2600	\$ 27,375.00	8576	\$ 93,907.20	95.17%
2170	Type C Curb	2876.00	LF	\$ 10.00	\$ 28,760.00	0	\$ -	0	\$ -	0	\$ -	0.00%
2180	Type D Curb	308.00	LF	\$ 10.35	\$ 3,187.80	0	\$ -	0	\$ -	0	\$ -	0.00%
2190	RA Curb	358.00	LF	\$ 18.80	\$ 6,728.20	0	\$ -	0	\$ -	0	\$ -	0.00%
2200	Miami Curb	55.00	LF	\$ 9.20	\$ 506.00	0	\$ -	0	\$ -	0	\$ -	0.00%

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# SCHEDULE OF VALUES

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2210	Sidewalk In Open Tracts	22284.00	SF	\$ 2.85	\$ 63,452.40	0	\$ -	0	\$ -	0	\$ -	0.00%
2220	8' Multi Path	36566.00	SF	\$ 3.25	\$ 118,839.50	36566	\$ 118,839.50	0	\$ -	36566	\$ 118,839.50	100.00%
2230	Handicap Ramps	22.00	EA	\$ 750.00	\$ 16,500.00	0	\$ -	0	\$ -	0	\$ -	0.00%
2240	Brick Pavers	2150.00	SF	\$ 9.20	\$ 19,780.00	0	\$ -	0	\$ -	0	\$ -	0.00%
2250	Signage & Striping	1.00	LS	\$ 19,375.00	\$ 19,375.00	0	\$ -	0	\$ -	0	\$ -	0.00%
2280	TOTAL ROADWAY TWIN CREEKS DRIVE				\$ 889,314.10		\$ 227,834.20		\$ 61,857.50		\$ 309,291.70	
2270	15" RCP	1004.00	LF	\$ 35.00	\$ 35,140.00	1004	\$ 35,140.00	0	\$ -	1004	\$ 35,140.00	100.00%
2280	18" RCP	140.00	LF	\$ 40.65	\$ 5,691.00	140	\$ 5,691.00	0	\$ -	140	\$ 5,691.00	100.00%
2290	24" RCP	555.00	LF	\$ 51.25	\$ 28,443.75	555	\$ 28,443.75	0	\$ -	555	\$ 28,443.75	100.00%
2300	30" RCP	314.00	LF	\$ 65.65	\$ 20,614.10	314	\$ 20,614.10	0	\$ -	314	\$ 20,614.10	100.00%
2310	48" RCP	210.00	LF	\$ 141.20	\$ 29,652.00	210	\$ 29,652.00	0	\$ -	210	\$ 29,652.00	100.00%
2320	15" MES	2.00	EA	\$ 760.00	\$ 1,520.00	2	\$ 1,520.00	0	\$ -	2	\$ 1,520.00	100.00%
2330	18" MES	1.00	EA	\$ 775.00	\$ 775.00	1	\$ 775.00	0	\$ -	1	\$ 775.00	100.00%
2340	24" MES	5.00	EA	\$ 1,090.00	\$ 5,450.00	5	\$ 5,450.00	0	\$ -	5	\$ 5,450.00	100.00%
2350	30" MES	2.00	EA	\$ 1,405.00	\$ 2,810.00	2	\$ 2,810.00	0	\$ -	2	\$ 2,810.00	100.00%
2360	36" MES	2.00	EA	\$ 1,670.00	\$ 3,340.00	2	\$ 3,340.00	0	\$ -	2	\$ 3,340.00	100.00%
2370	Type E Inlet w/ Skimmer	1.00	EA	\$ 4,125.00	\$ 4,125.00	1	\$ 4,125.00	0	\$ -	1	\$ 4,125.00	100.00%
2380	Single Curb Inlet 4' ID	12.00	EA	\$ 3,535.00	\$ 42,420.00	9	\$ 31,815.00	0	\$ -	9	\$ 31,815.00	75.00%
2390	Single Curb Inlet 5' ID	2.00	EA	\$ 4,805.00	\$ 9,610.00	1	\$ 4,805.00	0	\$ -	1	\$ 4,805.00	50.00%
2400	Storm Manhole 5' ID	3.00	EA	\$ 4,540.00	\$ 13,620.00	3	\$ 13,620.00	0	\$ -	3	\$ 13,620.00	100.00%
2406	Testing	2223.00	LF	\$ 3.75	\$ 8,336.25	1714	\$ 6,427.50	0	\$ -	1714	\$ 6,427.50	77.10%
2410	TOTAL STORM DRAINAGE TWIN CREEKS DRIVE				\$ 211,547.10		\$ 194,228.35		\$ -		\$ 194,228.35	
2420	0/8 8" PVC Sewer	280.00	LF	\$ 28.35	\$ 7,938.00	280	\$ 7,938.00	0	\$ -	280	\$ 7,938.00	100.00%
2430	6/8 8" PVC Sewer	241.00	LF	\$ 30.10	\$ 7,254.10	241	\$ 7,254.10	0	\$ -	241	\$ 7,254.10	100.00%
2440	8/10 8" PVC Sewer	46.00	LF	\$ 32.45	\$ 1,492.70	46	\$ 1,492.70	0	\$ -	46	\$ 1,492.70	100.00%
2450	12/14 8" PVC Sewer	309.00	LF	\$ 35.70	\$ 11,031.30	309	\$ 11,031.30	0	\$ -	309	\$ 11,031.30	100.00%
2460	14/16 8" PVC Sewer	215.00	LF	\$ 40.60	\$ 8,729.00	215	\$ 8,729.00	0	\$ -	215	\$ 8,729.00	100.00%
2470	16/18 8" PVC Sewer	110.00	LF	\$ 48.80	\$ 5,368.00	110	\$ 5,368.00	0	\$ -	110	\$ 5,368.00	100.00%
2472	10/12 10" PVC Sewer	266.00	LF	\$ 38.25	\$ 10,174.50	266	\$ 10,174.50	0	\$ -	266	\$ 10,174.50	100.00%
2474	12/14 10" PVC Sewer	380.00	LF	\$ 43.15	\$ 16,397.00	380	\$ 16,397.00	0	\$ -	380	\$ 16,397.00	100.00%
2476	14/16 10" PVC Sewer	582.00	LF	\$ 51.30	\$ 29,856.60	582	\$ 29,856.60	0	\$ -	582	\$ 29,856.60	100.00%
2478	18/18 10" PVC Sewer	47.00	LF	\$ 67.70	\$ 3,181.90	47	\$ 3,181.90	0	\$ -	47	\$ 3,181.90	100.00%

HUGHES BROTHERS CONSTRUCTION, INC.  
948 Walker Road  
Wildwood, FL 34785



Project: Beacon Lake Phase 1  
Date: 09/25/17

# SCHEDULE OF VALUES

PAY REQUEST # 11

ITEM #	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	Last Period		This Period		Complete to Date		Total % Complete
						Qty	Amount	Qty	Amount	Qty	Amount	
2480	06 Sewer Manhole	1.00	EA	\$ 3,365.00	\$ 3,365.00	1	\$ 3,365.00	0	\$ -	1	\$ 3,365.00	100.00%
2485	6/6 Sewer Manhole	1.00	EA	\$ 3,815.00	\$ 3,815.00	1	\$ 3,815.00	0	\$ -	1	\$ 3,815.00	100.00%
2490	8/10 Sewer Manhole	1.00	EA	\$ 4,525.00	\$ 4,525.00	1	\$ 4,525.00	0	\$ -	1	\$ 4,525.00	100.00%
2495	10/12 Sewer Manhole	3.00	EA	\$ 4,970.00	\$ 14,910.00	3	\$ 14,910.00	0	\$ -	3	\$ 14,910.00	100.00%
2500	12/14 Sewer Manhole	1.00	EA	\$ 5,790.00	\$ 5,790.00	1	\$ 5,790.00	0	\$ -	1	\$ 5,790.00	100.00%
2510	14/16 Sewer Manhole	3.00	EA	\$ 6,745.00	\$ 20,235.00	3	\$ 20,235.00	0	\$ -	3	\$ 20,235.00	100.00%
2520	16/18 Sewer Manhole	2.00	EA	\$ 15,600.00	\$ 31,320.00	2	\$ 31,320.00	0	\$ -	2	\$ 31,320.00	100.00%
2580	Testing	2476.00	LF	\$ 4.10	\$ 10,151.60	0	\$ -	370	\$ 1,517.00	370	\$ 1,517.00	14.94%
2540	TOTAL SANITARY SEWER TWIN CREEKS DRIVE				\$ 195,534.70		\$ 185,383.10		\$ 1,517.00		\$ 186,900.10	
2550	4" PVC Forcemain	41.00	LF	\$ 9.35	\$ 383.35	41	\$ 383.35	0	\$ -	41	\$ 383.35	100.00%
2560	6" PVC Forcemain	7.00	LF	\$ 10.45	\$ 73.15	7	\$ 73.15	0	\$ -	7	\$ 73.15	100.00%
2560	8" PVC Forcemain	702.00	LF	\$ 14.70	\$ 10,318.40	540	\$ 7,838.00	135	\$ 1,984.50	675	\$ 9,922.50	96.15%
2590	10" PVC Forcemain	1514.00	LF	\$ 18.40	\$ 27,857.60	1514	\$ 27,857.60	0	\$ -	1514	\$ 27,857.60	100.00%
2600	10" HDPE	160.00	LF	\$ 36.90	\$ 5,924.00	0	\$ -	0	\$ -	0	\$ -	0.00%
2610	12" PVC Forcemain	1979.00	LF	\$ 22.80	\$ 45,319.10	1979	\$ 45,319.10	0	\$ -	1979	\$ 45,319.10	100.00%
2620	12" HDPE	40.00	LF	\$ 63.00	\$ 2,520.00	0	\$ -	0	\$ -	0	\$ -	0.00%
2630	14" HDPE	46.00	LF	\$ 64.85	\$ 2,983.10	46	\$ 2,983.10	0	\$ -	46	\$ 2,983.10	100.00%
2640	4" Gate Valve	1.00	EA	\$ 775.00	\$ 775.00	1	\$ 775.00	0	\$ -	1	\$ 775.00	100.00%
2650	6" Gate Valve	2.00	EA	\$ 1,255.00	\$ 2,510.00	1	\$ 1,255.00	0	\$ -	1	\$ 1,255.00	50.00%
2660	10" Gate Valve	2.00	EA	\$ 1,825.00	\$ 3,650.00	2	\$ 3,650.00	0	\$ -	2	\$ 3,650.00	100.00%
2670	12" Gate Valve	3.00	EA	\$ 2,205.00	\$ 6,615.00	3	\$ 6,615.00	0	\$ -	3	\$ 6,615.00	100.00%
2680	ARV Assy.	3.00	EA	\$ 6,525.00	\$ 19,575.00	1	\$ 6,525.00	0	\$ -	1	\$ 6,525.00	33.33%
2690	Fittings	1.00	LS	\$ 8,160.00	\$ 8,160.00	0.75	\$ 6,120.00	0	\$ -	0.75	\$ 6,120.00	75.00%
2700	Testing	4489.00	LF	\$ 1.50	\$ 6,733.50	2425	\$ 3,637.50	0	\$ -	2425	\$ 3,637.50	54.02%
2710	TOTAL FORCEMAIN TWIN CREEKS DRIVE				\$ 143,698.20		\$ 113,131.60		\$ 1,684.50		\$ 115,116.30	
2720	8" PVC Watermain	111.00	LF	\$ 16.65	\$ 1,848.15	111	\$ 1,848.15	0	\$ -	111	\$ 1,848.15	100.00%
2730	10" PVC Watermain	50.00	LF	\$ 27.70	\$ 1,385.00	50	\$ 1,385.00	0	\$ -	50	\$ 1,385.00	100.00%
2740	10" HDPE	123.00	LF	\$ 31.75	\$ 3,905.25	65	\$ 2,063.75	0	\$ -	65	\$ 2,063.75	52.85%
2760	12" PVC Watermain	4324.00	LF	\$ 26.20	\$ 113,288.80	4122	\$ 107,996.40	202	\$ 5,292.40	4324	\$ 113,288.80	100.00%
2755	12" HDPE	140.00	LF	\$ 62.87	\$ 8,801.80	140	\$ 8,801.80	0	\$ -	140	\$ 8,801.80	100.00%
2760	14" HDPE	178.00	LF	\$ 63.50	\$ 11,303.00	148	\$ 9,398.00	0	\$ -	148	\$ 9,398.00	83.15%
2770	8" Gate Valve	2.00	EA	\$ 1,215.00	\$ 2,430.00	2	\$ 2,430.00	0	\$ -	2	\$ 2,430.00	100.00%

HUGHES BROTHERS CONSTRUCTION, INC.  
948 Walker Road  
WRdwood, FL 34785

Project: Beacon Lake Phase 1  
Date: 08/25/17

# SCHEDULE OF VALUES

PAY REQUEST # 11

ITEM #	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	Last Period		This Period		Complete to Date		Total % Complete
						Qty	Amount	Qty	Amount	Qty	Amount	
2780	10" Gate Valve	2.00	EA	\$ 1,840.00	\$ 3,680.00	2	\$ 3,680.00	0	\$ -	2	\$ 3,680.00	100.00%
2790	12" Gate Valve	8.00	EA	\$ 2,125.00	\$ 17,000.00	5	\$ 10,625.00	0	\$ -	5	\$ 10,625.00	62.50%
2800	Fire Hydrant Assy.	4.00	EA	\$ 3,860.00	\$ 15,440.00	4	\$ 15,440.00	0	\$ -	4	\$ 15,440.00	100.00%
2810	2" Blow-off Assy.	3.00	EA	\$ 990.00	\$ 2,970.00	0	\$ -	0	\$ -	0	\$ -	0.00%
2820	Fittings	1.00	LS	\$ 9,974.00	\$ 9,974.00	0.75	\$ 7,480.50	0	\$ -	0.75	\$ 7,480.50	75.00%
2830	Testing	4768.00	LF	\$ 2.15	\$ 10,289.90	2600	\$ 5,590.00	0	\$ -	2600	\$ 5,590.00	54.33%
2840	TOTAL WATERMAIN TWIN CREEKS DRIVE				\$ 202,315.90		\$ 176,738.60		\$ 5,262.40		\$ 182,031.00	
2845	6" PVC Reuse	108.00	LF	\$ 13.70	\$ 1,479.60	108	\$ 1,479.60	0	\$ -	108	\$ 1,479.60	100.00%
2850	8" PVC Reuse	20.00	LF	\$ 15.85	\$ 459.65	29	\$ 459.65	0	\$ -	29	\$ 459.65	100.00%
2855	8" HDPE	162.00	LF	\$ 26.53	\$ 4,297.86	162	\$ 4,297.86	0	\$ -	162	\$ 4,297.86	100.00%
2860	10" PVC Reuse	78.00	LF	\$ 22.10	\$ 1,723.80	78	\$ 1,723.80	0	\$ -	78	\$ 1,723.80	100.00%
2870	10" HDPE	112.00	LF	\$ 39.25	\$ 4,398.00	60	\$ 2,355.00	0	\$ -	60	\$ 2,355.00	53.57%
2880	12" PVC Reuse	4222.00	LF	\$ 26.30	\$ 111,038.60	4222	\$ 111,038.60	0	\$ -	4222	\$ 111,038.60	100.00%
2900	14" HDPE	175.00	LF	\$ 63.55	\$ 11,121.25	175	\$ 11,121.25	0	\$ -	175	\$ 11,121.25	100.00%
2910	16" HDPE	28.00	LF	\$ 128.00	\$ 3,584.00	0	\$ -	0	\$ -	0	\$ -	0.00%
2915	6" Gate Valve	2.00	EA	\$ 895.00	\$ 1,790.00	1	\$ 895.00	0	\$ -	1	\$ 895.00	50.00%
2920	8" Gate Valve	2.00	EA	\$ 1,225.00	\$ 2,450.00	2	\$ 2,450.00	0	\$ -	2	\$ 2,450.00	100.00%
2930	10" Gate Valve	1.00	EA	\$ 1,855.00	\$ 1,855.00	0	\$ -	0	\$ -	0	\$ -	0.00%
2940	12" Gate Valve	7.00	EA	\$ 2,140.00	\$ 14,980.00	5	\$ 10,700.00	0	\$ -	5	\$ 10,700.00	71.43%
2945	2" Flushing Hydrant Assy.	3.00	EA	\$ 990.00	\$ 2,970.00	1	\$ 990.00	0	\$ -	1	\$ 990.00	33.33%
2950	Fittings	1.00	LS	\$ 9,810.00	\$ 9,810.00	0.75	\$ 6,810.00	0	\$ -	0.75	\$ 6,810.00	75.00%
2960	Testing	4752.00	LF	\$ 1.50	\$ 7,128.00	2950	\$ 4,425.00	0	\$ -	2950	\$ 4,425.00	62.08%
2970	TOTAL REUSE TWIN CREEKS DRIVE				\$ 178,353.76		\$ 158,745.76		\$ -		\$ 158,745.76	
	TOTAL BEACON LAKE PHASE 1				\$ 10,741,279.64		\$ 7,229,058.88		\$ 675,825.29		\$ 7,904,884.16	
	CHANGE ORDER #1											
New	Ferguson Direct Purchase Deduct	1.00	LS	\$ (1,092,987.27)	\$ (1,092,987.27)	0.79	\$ (863,459.84)	0.13	\$ (142,089.35)	0.92	\$ (1,006,548.29)	92.00%
New	Dal Zotto Direct Purchase Deduct	1.00	LS	\$ (373,097.30)	\$ (373,097.30)	0.975	\$ (363,769.87)	0	\$ -	0.975	\$ (363,769.87)	97.50%
New	County Materials Direct Purchase Deduct	1.00	LS	\$ (290,086.67)	\$ (290,086.67)	0.971	\$ (281,674.18)	0	\$ -	0.971	\$ (281,674.18)	97.10%
New	Xylem LS 1 Direct Purchase Deduct	1.00	LS	\$ (46,488.00)	\$ (46,488.00)	0	\$ -	0	\$ -	0	\$ -	0.00%
New	Xylem LS 2 Direct Purchase Deduct	1.00	LS	\$ (80,427.00)	\$ (80,427.00)	0	\$ -	0	\$ -	0	\$ -	0.00%
	Total Change Order #1				\$ (1,863,088.24)		\$ (1,508,803.87)		\$ (142,089.35)		\$ (1,650,892.31)	

HUGHES BROTHERS CONSTRUCTION, INC.  
948 Walker Road  
Wildwood, FL 34785

Project: Beacon Lake Phase 1  
Date: 09/25/17

# SCHEDULE OF VALUES

PAY REQUEST # 11

ITEM #	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	Last Period		This Period		Complete to Date		Total % Complete
						Qty	Amount	Qty	Amount	Qty	Amount	
	<b>CHANGE ORDER #2</b>											
New	Revised Entry/Pond Area Fill, Compaction	30824.00	CY	\$ 1.45	\$ 44,839.80	30824	\$ 44,839.80	0	\$ -	30824	\$ 44,839.80	100.00%
	<b>Subtotal Earthwork:</b>				\$ 44,839.80		\$ 44,839.80		\$ -		\$ 44,839.80	
380	Sidewalk In Open Tracts	638.00	SF	\$ 2.85	\$ 1,818.30	0	\$ -	0	\$ -	0	\$ -	0.00%
	<b>Subtotal Roadway</b>				\$ 1,818.30		\$ -		\$ -		\$ -	
470	15" HDPE	-80.00	LF	\$ 34.20	\$ (3,078.00)	-80	\$ (3,078.00)	0	\$ -	-80	\$ (3,078.00)	100.00%
480	18" RCP	74.00	LF	\$ 40.65	\$ 3,008.10	74	\$ 3,008.10	0	\$ -	74	\$ 3,008.10	100.00%
500	24" RCP	-408.00	LF	\$ 51.25	\$ (20,910.00)	-408	\$ (20,910.00)	0	\$ -	-408	\$ (20,910.00)	100.00%
510	30" RCP	16.00	LF	\$ 65.65	\$ 1,050.40	16	\$ 1,050.40	0	\$ -	16	\$ 1,050.40	100.00%
520	33" RCP	-134.00	LF	\$ 72.85	\$ (9,735.10)	-134	\$ (9,735.10)	0	\$ -	-134	\$ (9,735.10)	100.00%
570	30" MES	1.00	EA	\$ 1,405.00	\$ 1,405.00	1	\$ 1,405.00	0	\$ -	1	\$ 1,405.00	100.00%
580	36" MES	-1.00	EA	\$ 1,670.00	\$ (1,670.00)	-1	\$ (1,670.00)	0	\$ -	-1	\$ (1,670.00)	100.00%
650	Single Curb Intel 5' ID	-2.00	EA	\$ 4,885.00	\$ (9,730.00)	-2	\$ (9,730.00)	0	\$ -	-2	\$ (9,730.00)	100.00%
680	24" Headwall	-2.00	EA	\$ 3,355.00	\$ (6,710.00)	-2	\$ (6,710.00)	0	\$ -	-2	\$ (6,710.00)	100.00%
715	Storm Sewer Testing	-485.00	LF	\$ 3.75	\$ (1,856.25)	-485	\$ (1,856.25)	0	\$ -	-485	\$ (1,856.25)	100.00%
	<b>Subtotal Storm Drainage</b>				\$ (48,225.85)		\$ (48,225.85)		\$ -		\$ (48,225.85)	
730	0/6 8" PVC Sewer	-220.00	LF	\$ 28.35	\$ (6,237.00)	-220	\$ (6,237.00)	0	\$ -	-220	\$ (6,237.00)	100.00%
740	6/8 8" PVC Sewer	188.00	LF	\$ 30.05	\$ 5,649.40	188	\$ 5,649.40	0	\$ -	188	\$ 5,649.40	100.00%
770	12/14 8" PVC Sewer	-29.00	LF	\$ 40.60	\$ (1,177.40)	-29	\$ (1,177.40)	0	\$ -	-29	\$ (1,177.40)	100.00%
780	14/16 8" PVC Sewer	29.00	LF	\$ 48.75	\$ 1,413.75	29	\$ 1,413.75	0	\$ -	29	\$ 1,413.75	100.00%
820	0/6 Sewer Manhole	-2.00	EA	\$ 3,360.00	\$ (6,720.00)	-2	\$ (6,720.00)	0	\$ -	-2	\$ (6,720.00)	100.00%
830	0/6 Sewer Manhole w/ Liner	-1.00	EA	\$ 5,015.00	\$ (5,015.00)	-1	\$ (5,015.00)	0	\$ -	-1	\$ (5,015.00)	100.00%
840	6/8 Sewer Manhole	2.00	EA	\$ 3,815.00	\$ 7,630.00	2	\$ 7,630.00	0	\$ -	2	\$ 7,630.00	100.00%
950	6/8 Sewer Manhole w/ Liner	1.00	EA	\$ 6,040.00	\$ 6,040.00	1	\$ 6,040.00	0	\$ -	1	\$ 6,040.00	100.00%
960	8/10 Sewer Manhole	2.00	EA	\$ 4,525.00	\$ 9,050.00	2	\$ 9,050.00	0	\$ -	2	\$ 9,050.00	100.00%
985	8/10 Sewer Manhole w/ Liner	-1.00	EA	\$ 7,420.00	\$ (7,420.00)	-1	\$ (7,420.00)	0	\$ -	-1	\$ (7,420.00)	100.00%
980	10/12 Sewer Manhole	1.00	EA	\$ 4,970.00	\$ 4,970.00	1	\$ 4,970.00	0	\$ -	1	\$ 4,970.00	100.00%
900	10/12 Sewer Manhole w/ Liner (Drop Manhole)	-3.00	EA	\$ 10,850.00	\$ (32,550.00)	-3	\$ (32,550.00)	0	\$ -	-3	\$ (32,550.00)	100.00%
910	12/14 Sewer Manhole	-1.00	EA	\$ 5,790.00	\$ (5,790.00)	-1	\$ (5,790.00)	0	\$ -	-1	\$ (5,790.00)	100.00%
920	12/14 Sewer Manhole w/ Liner	-1.00	EA	\$ 10,270.00	\$ (10,270.00)	-1	\$ (10,270.00)	0	\$ -	-1	\$ (10,270.00)	100.00%
940	14/16 Sewer Manhole	-1.00	EA	\$ 11,260.00	\$ (11,260.00)	-1	\$ (11,260.00)	0	\$ -	-1	\$ (11,260.00)	100.00%
980	Testing	-30.00	LF	\$ 4.10	\$ (123.00)	0	\$ -	-30	\$ (123.00)	-30	\$ (123.00)	100.00%

HUGHES BROTHERS CONSTRUCTION, INC.  
948 Walker Road  
Wildwood, FL 34785



Project: Beacon Lake Phase 1  
Date: 09/25/17

# SCHEDULE OF VALUES

PAY REQUEST # 11

ITEM #	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	Last Period		This Period		Complete to Date		Total % Complete
						Qty	Amount	Qty	Amount	Qty	Amount	
New	16/18 Sower Manhole	1.00	EA	\$ 15,660.00	\$ 15,660.00	1	\$ 15,660.00	0	\$ -	1	\$ 15,660.00	100.00%
	Subtotal Sanitary Sewer				\$ (36,449.25)		\$ (36,449.25)		\$ (123.00)		\$ (36,449.25)	
1000	4" PVC Force Main	16.00	LF	\$ 9.00	\$ 144.00	0	\$ -	0	\$ -	0	\$ -	0.00%
1020	8" HDPE	-74.00	LF	\$ 22.15	\$ (1,639.10)	-74	\$ (1,639.10)	0	\$ -	-74	\$ (1,639.10)	100.00%
1040	8" HDPE	-58.00	LF	\$ 33.35	\$ (1,934.30)	-58	\$ (1,934.30)	0	\$ -	-58	\$ (1,934.30)	100.00%
1200	Testing	-15.00	LF	\$ 1.50	\$ (22.50)	-15	\$ (22.50)	0	\$ -	-15	\$ (22.50)	100.00%
	Subtotal Force Main				\$ (3,451.90)		\$ (3,451.90)		\$ -		\$ (3,451.90)	
1250	2" PVC Watermain	-1192.00	LF	\$ 8.35	\$ (9,953.20)	-1192	\$ (9,953.20)	0	\$ -	-1192	\$ (9,953.20)	100.00%
1260	4" PVC Watermain	658.00	LF	\$ 9.70	\$ 6,382.60	0	\$ -	0	\$ -	0	\$ -	0.00%
1270	6" PVC Watermain	-578.00	LF	\$ 13.75	\$ (7,947.50)	-578	\$ (7,947.50)	0	\$ -	-578	\$ (7,947.50)	100.00%
1280	6" HDPE	26.00	LF	\$ 23.45	\$ 609.80	0	\$ -	0	\$ -	0	\$ -	0.00%
1290	8" PVC Watermain	715.00	LF	\$ 16.60	\$ 11,869.00	0	\$ -	490	\$ 7,966.00	490	\$ 7,966.00	67.13%
1300	10" PVC Watermain	26.00	LF	\$ 28.70	\$ 746.20	0	\$ -	0	\$ -	0	\$ -	0.00%
1310	10" HDPE	26.00	LF	\$ 38.90	\$ 1,011.40	0	\$ -	26	\$ 1,011.40	26	\$ 1,011.40	100.00%
1330	12" HDPE	-10.00	LF	\$ 39.90	\$ (399.00)	-10	\$ (399.00)	0	\$ -	-10	\$ (399.00)	100.00%
1360	6" Gate Valve	-1.00	EA	\$ 885.00	\$ (885.00)	-1	\$ (885.00)	0	\$ -	-1	\$ (885.00)	100.00%
1370	8" Gate Valve	3.00	EA	\$ 1,215.00	\$ 3,645.00	0	\$ -	0	\$ -	0	\$ -	0.00%
1420	Fire Hydrant Assembly	-1.00	EA	\$ 3,870.00	\$ (3,870.00)	-1	\$ (3,870.00)	0	\$ -	-1	\$ (3,870.00)	100.00%
1430	Single Service	-2.00	EA	\$ 720.00	\$ (1,440.00)	-2	\$ (1,440.00)	0	\$ -	-2	\$ (1,440.00)	100.00%
1440	Double Service	2.00	EA	\$ 1,040.00	\$ 2,080.00	0	\$ -	2	\$ 2,080.00	2	\$ 2,080.00	100.00%
1450	2" Flushing Hydrant Assembly	7.00	EA	\$ 1,385.00	\$ 9,695.00	0	\$ -	0	\$ -	0	\$ -	0.00%
1460	Fittings	1.00	LS	\$ 3,560.00	\$ 3,560.00	0	\$ -	0.5	\$ 1,780.00	0.5	\$ 1,780.00	50.00%
1470	Testing	-287.00	LF	\$ 2.60	\$ (746.20)	-287	\$ (746.20)	0	\$ -	-287	\$ (746.20)	100.00%
	Subtotal On-site Watermain				\$ 14,404.50		\$ (25,240.90)		\$ 12,536.40		\$ (12,401.60)	
1490	2" PVC Reuse	-624.00	LF	\$ 8.35	\$ (5,210.40)	-624	\$ (5,210.40)	0	\$ -	-624	\$ (5,210.40)	100.00%
1500	4" PVC Reuse	710.00	LF	\$ 9.65	\$ 6,851.50	0	\$ -	484	\$ 4,670.60	484	\$ 4,670.60	36.17%
1530	8" PVC Reuse	25.00	LF	\$ 17.40	\$ 435.00	0	\$ -	25	\$ 435.00	25	\$ 435.00	100.00%
1550	10" HDPE	26.00	LF	\$ 38.90	\$ 1,011.40	0	\$ -	0	\$ -	0	\$ -	0.00%
1620	6" Gate Valve	2.00	EA	\$ 1,225.00	\$ 2,450.00	2	\$ 2,450.00	0	\$ -	2	\$ 2,450.00	100.00%
1630	10" Gate Valve	-1.00	EA	\$ 1,855.00	\$ (1,855.00)	-1	\$ (1,855.00)	0	\$ -	-1	\$ (1,855.00)	100.00%
1670	Single Service	-11.00	EA	\$ 735.00	\$ (8,085.00)	-11	\$ (8,085.00)	0	\$ -	-11	\$ (8,085.00)	100.00%
1680	Double Service	7.00	EA	\$ 885.00	\$ 6,185.00	0	\$ -	2	\$ 1,770.00	2	\$ 1,770.00	28.57%
1690	Fittings	1.00	LS	\$ 1,960.00	\$ 1,960.00	0	\$ -	0.5	\$ 980.00	0.5	\$ 980.00	50.00%

HUGHES BROTHERS CONSTRUCTION, INC.  
948 Walker Road  
Wildwood, FL 34785



Project: Beacon Lake Phase 1  
Date: 08/25/17

# SCHEDULE OF VALUES

PAY REQUEST # 11

ITEM #	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	Last Period		This Period		Complete to Date		Total % Complete
						Qty	Amount	Qty	Amount	Qty	Amount	
1700	Testing	137.00	LF	\$ 1.50	\$ 205.50	0	\$ -	0	\$ -	0	\$ -	0.00%
New	2" Flushing Hydrant Assembly	2.00	EA	\$ 1,385.00	\$ 2,770.00	2	\$ 2,770.00	0	\$ -	2	\$ 2,770.00	100.00%
New	Deed End Curb Stop Assembly	9.00	EA	\$ 1,235.00	\$ 11,115.00	0	\$ -	0	\$ -	0	\$ -	0.00%
	Subtotal Onsite Reuse				\$ 17,843.00		\$ (9,930.40)		\$ 7,855.60		\$ (2,074.80)	
1720	12" PVC Forcemain	44.00	LF	\$ 42.20	\$ 1,856.80	44	\$ 1,856.80	0	\$ -	44	\$ 1,856.80	100.00%
1730	14" HDPE	-110.00	LF	\$ 79.00	\$ (8,690.00)	-110	\$ (8,690.00)	0	\$ -	-110	\$ (8,690.00)	100.00%
1780	ARV Assy.	-1.00	EA	\$ 6,525.00	\$ (6,525.00)	-1	\$ (6,525.00)	0	\$ -	-1	\$ (6,525.00)	100.00%
1770	Fittings	1.00	LS	\$ 230.00	\$ 230.00	1	\$ 230.00	0	\$ -	1	\$ 230.00	100.00%
1780	Testing	64.00	LF	\$ 1.55	\$ 99.20	64	\$ 99.20	0	\$ -	64	\$ 99.20	100.00%
New	18" HDPE	130.00	LF	\$ 97.15	\$ 12,629.50	130	\$ 12,629.50	0	\$ -	130	\$ 12,629.50	100.00%
	Subtotal Offsite Forcemain:				\$ (399.50)		\$ (399.50)		\$ -		\$ (399.50)	
1810	16" PVC Watermain	-150.00	LF	\$ 50.85	\$ (7,627.50)	-150	\$ (7,627.50)	0	\$ -	-150	\$ (7,627.50)	100.00%
1830	16" Gate Valve	1.00	EA	\$ 4,810.00	\$ 4,810.00	1	\$ 4,810.00	0	\$ -	1	\$ 4,810.00	100.00%
1850	Fittings	1.00	LS	\$ 4,655.00	\$ 4,655.00	0	\$ -	1	\$ 4,655.00	1	\$ 4,655.00	100.00%
New	2" Flushing Hydrant Assembly	3.00	EA	\$ 1,385.00	\$ 4,155.00	1	\$ 1,385.00	2	\$ 2,770.00	3	\$ 4,155.00	100.00%
New	20" HDPE	150.00	LF	\$ 154.00	\$ 23,100.00	150	\$ 23,100.00	0	\$ -	150	\$ 23,100.00	100.00%
New	Clearing/Earthwork/Grading for Offsite Water	1.00	LS	\$ 31,220.00	\$ 31,220.00	1	\$ 31,220.00	0	\$ -	1	\$ 31,220.00	100.00%
	Subtotal Offsite Watermain				\$ 60,312.50		\$ 52,887.50		\$ 7,425.00		\$ 60,312.50	
New	2" Flushing Hydrant Assembly	2.00	EA	\$ 1,385.00	\$ 2,770.00	1	\$ 1,385.00	1	\$ 1,385.00	2	\$ 2,770.00	100.00%
	Subtotal Offsite Reuse				\$ 2,770.00		\$ 1,385.00		\$ 1,385.00		\$ 2,770.00	
2210	Sidewalk In Open Tracts	104.00	SF	\$ 2.85	\$ 296.40	0	\$ -	0	\$ -	0	\$ -	0.00%
2220	8' Multi-Use Path	-36666.00	SF	\$ 3.25	\$ (118,839.50)	-36666	\$ (118,839.50)	0	\$ -	-36666	\$ (118,839.50)	100.00%
2240	Brick Pavers (Increase for Paver Type/Pattern)	2150.00	SF	\$ 3.90	\$ 8,385.00	0	\$ -	0	\$ -	0	\$ -	0.00%
New	12" Stabilized Subgrade	7720.00	SY	\$ 5.75	\$ 44,390.00	0	\$ -	0	\$ -	0	\$ -	0.00%
New	4" Crushed Concrete Base	5790.00	SY	\$ 10.15	\$ 58,766.50	0	\$ -	0	\$ -	0	\$ -	0.00%
New	12' Multi-Use Path Paving (1" S-3)	5790.00	SY	\$ 6.75	\$ 39,082.50	0	\$ -	0	\$ -	0	\$ -	0.00%
New	12' Concrete Multi-Use Path	4360.00	SF	\$ 5.30	\$ 23,108.00	0	\$ -	0	\$ -	0	\$ -	0.00%
New	Sod 2' Each Side of Path	2090.00	SY	\$ 2.15	\$ 4,493.50	0	\$ -	0	\$ -	0	\$ -	0.00%
New	Vehicle Entry Pavers (Includes Concrete Ribbon Curb and Base)	385.00	SF	\$ 37.50	\$ 14,437.50	0	\$ -	0	\$ -	0	\$ -	0.00%
New	Pedestrian Entry Pavers	245.00	SF	\$ 28.00	\$ 6,860.00	0	\$ -	0	\$ -	0	\$ -	0.00%
	Subtotal Roadway Twin Creeks Drive				\$ 80,881.00		\$ (118,839.50)		\$ -		\$ (118,839.50)	

HUGHES BROTHERS CONSTRUCTION, INC.  
948 Walker Road  
Wildwood, FL 34785

Project: Beacon Lake Phase 1  
Date: 09/25/17

# SCHEDULE OF VALUES

PAY REQUEST # 11

ITEM #	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	Last Period		This Period		Complete to Date		Total % Complete
						Qty	Amount	Qty	Amount	Qty	Amount	
2290	24" RCP	-147.00	LF	\$ 51.25	\$ (7,533.75)	-147	\$ (7,533.75)	0	\$ -	-147	\$ (7,533.75)	100.00%
2300	30" RCP	82.00	LF	\$ 65.85	\$ 4,070.30	82	\$ 4,070.30	0	\$ -	82	\$ 4,070.30	100.00%
2310	48" RCP	-210.00	LF	\$ 141.20	\$ (29,652.00)	-210	\$ (29,652.00)	0	\$ -	-210	\$ (29,652.00)	100.00%
2340	24" MES	-2.00	EA	\$ 1,090.00	\$ (2,180.00)	-2	\$ (2,180.00)	0	\$ -	-2	\$ (2,180.00)	100.00%
2350	30" MES	1.00	EA	\$ 1,405.00	\$ 1,405.00	1	\$ 1,405.00	0	\$ -	1	\$ 1,405.00	100.00%
2405	Testing	-187.00	LF	\$ 3.75	\$ (701.25)	-187	\$ (701.25)	0	\$ -	-187	\$ (701.25)	100.00%
New	19" x 30" ERCP	108.00	LF	\$ 68.05	\$ 7,349.40	108	\$ 7,349.40	0	\$ -	108	\$ 7,349.40	100.00%
New	19" x 30" MES	1.00	EA	\$ 1,210.00	\$ 1,210.00	1	\$ 1,210.00	0	\$ -	1	\$ 1,210.00	100.00%
New	Storm Control Structure 8x8' ID	1.00	EA	\$ 13,680.00	\$ 13,680.00	1	\$ 13,680.00	0	\$ -	1	\$ 13,680.00	100.00%
	Subtotal Storm Drainage Twin Creeks Drive				\$ (12,372.30)		\$ (12,372.30)		\$ -		\$ (12,372.30)	
2420	8" 8" PVC Sewer	-280.00	LF	\$ 28.35	\$ (7,938.00)	-280	\$ (7,938.00)	0	\$ -	-280	\$ (7,938.00)	100.00%
2430	8" 8" PVC Sewer	-171.00	LF	\$ 30.10	\$ (5,147.10)	-171	\$ (5,147.10)	0	\$ -	-171	\$ (5,147.10)	100.00%
2440	8" 10" PVC Sewer	284.00	LF	\$ 32.45	\$ 9,215.80	284	\$ 9,215.80	0	\$ -	284	\$ 9,215.80	100.00%
2450	12" 14" 8" PVC Sewer	170.00	LF	\$ 35.70	\$ 6,069.00	170	\$ 6,069.00	0	\$ -	170	\$ 6,069.00	100.00%
2474	12" 14" 10" PVC Sewer	-28.00	LF	\$ 43.15	\$ (1,208.20)	-28	\$ (1,208.20)	0	\$ -	-28	\$ (1,208.20)	100.00%
2476	14" 16" 10" PVC Sewer	25.00	LF	\$ 51.30	\$ 1,282.50	25	\$ 1,282.50	0	\$ -	25	\$ 1,282.50	100.00%
2490	8" 10" Sewer Manhole	-1.00	EA	\$ 4,525.00	\$ (4,525.00)	-1	\$ (4,525.00)	0	\$ -	-1	\$ (4,525.00)	100.00%
2495	10" 12" Sewer Manhole	-3.00	EA	\$ 4,970.00	\$ (14,910.00)	-3	\$ (14,910.00)	0	\$ -	-3	\$ (14,910.00)	100.00%
2500	12" 14" Sewer Manhole	2.00	EA	\$ 5,790.00	\$ 11,580.00	2	\$ 11,580.00	0	\$ -	2	\$ 11,580.00	100.00%
2510	14" 16" Sewer Manhole	-2.00	EA	\$ 6,745.00	\$ (13,490.00)	-2	\$ (13,490.00)	0	\$ -	-2	\$ (13,490.00)	100.00%
2520	16" 18" Sewer Manhole	-1.00	EA	\$ 15,660.00	\$ (15,660.00)	-1	\$ (15,660.00)	0	\$ -	-1	\$ (15,660.00)	100.00%
New	8" 10" Sewer Manhole w/ Liner	1.00	EA	\$ 7,420.00	\$ 7,420.00	1	\$ 7,420.00	0	\$ -	1	\$ 7,420.00	100.00%
New	10" 12" Sewer Manhole w/ Liner (Drop)	3.00	EA	\$ 10,950.00	\$ 32,850.00	3	\$ 32,850.00	0	\$ -	3	\$ 32,850.00	100.00%
New	12" 14" Sewer Manhole w/ Liner	1.00	EA	\$ 10,270.00	\$ 10,270.00	1	\$ 10,270.00	0	\$ -	1	\$ 10,270.00	100.00%
New	14" 16" Sewer Manhole w/ Liner	2.00	EA	\$ 11,260.00	\$ 22,520.00	2	\$ 22,520.00	0	\$ -	2	\$ 22,520.00	100.00%
	Subtotal Sanitary Sewer Twin Creeks Drive				\$ 38,326.00		\$ 38,326.00		\$ -		\$ 38,326.00	
2580	8" PVC Forcemain	58.00	LF	\$ 14.70	\$ 857.30	0	\$ -	0	\$ -	0	\$ -	0.00%
2600	10" HDPE	20.00	LF	\$ 38.90	\$ 778.00	0	\$ -	0	\$ -	0	\$ -	0.00%
2630	14" HDPE	-46.00	LF	\$ 84.85	\$ (2,983.10)	-46	\$ (2,983.10)	0	\$ -	-46	\$ (2,983.10)	100.00%
2700	Testing	78.00	LF	\$ 1.50	\$ 118.50	0	\$ -	0	\$ -	0	\$ -	0.00%
New	16" HDPE	46.00	LF	\$ 97.15	\$ 4,468.90	46	\$ 4,468.90	0	\$ -	46	\$ 4,468.90	100.00%
	Subtotal Forcemain Twin Creeks Drive				\$ 3,249.30		\$ 1,485.80		\$ -		\$ 1,485.80	

HUGHES BROTHERS CONSTRUCTION, INC.  
948 Walker Road  
Wildwood, FL 34785

Project: Beacon Lake Phase 1  
Date: 09/25/17

# SCHEDULE OF VALUES

PAY REQUEST # 11

ITEM #	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	Last Period		This Period		Complete to Date		Total % Complete
						Qty	Amount	Qty	Amount	Qty	Amount	
2730	10" PVC Watermain	-80.00	LF	\$ 27.70	\$ (1,385.00)	-80	\$ (1,385.00)	0	\$ -	-80	\$ (1,385.00)	100.00%
2740	10" HDPE	17.00	LF	\$ 31.75	\$ 539.75	0	\$ -	0	\$ -	0	\$ -	0.00%
2750	12" PVC Watermain	-350.00	LF	\$ 26.20	\$ (9,170.00)	-350	\$ (9,170.00)	0	\$ -	-350	\$ (9,170.00)	100.00%
2755	12" HDPE	-140.00	LF	\$ 62.87	\$ (8,801.80)	-140	\$ (8,801.80)	0	\$ -	-140	\$ (8,801.80)	100.00%
2760	14" HDPE	-118.00	LF	\$ 63.50	\$ (7,493.00)	-118	\$ (7,493.00)	0	\$ -	-118	\$ (7,493.00)	100.00%
2780	10" Gate Valve	-2.00	EA	\$ 1,840.00	\$ (3,680.00)	-2	\$ (3,680.00)	0	\$ -	-2	\$ (3,680.00)	100.00%
2780	12" Gate Valve	3.00	EA	\$ 2,125.00	\$ 6,375.00	0	\$ -	0	\$ -	0	\$ -	0.00%
2800	Fire Hydrant Assy.	1.00	EA	\$ 3,680.00	\$ 3,680.00	0	\$ -	0	\$ -	0	\$ -	0.00%
2820	Fittings	1.00	LS	\$ 1,880.00	\$ 1,880.00	0	\$ -	0.5	\$ 940.00	0.5	\$ 940.00	50.00%
2830	Testing	179.00	LF	\$ 2.15	\$ 384.85	0	\$ -	0	\$ -	0	\$ -	0.00%
New	16" HDPE	800.00	LF	\$ 97.15	\$ 77,720.00	805	\$ 78,205.75	35	\$ 3,400.25	840	\$ 81,606.00	93.33%
	Subtotal Watermain Twin Creeks Drive				\$ 69,844.80		\$ 47,875.85		\$ 4,340.25		\$ 52,016.20	
2845	8" PVC Reuse	-20.00	LF	\$ 13.70	\$ (274.00)	-20	\$ (274.00)	0	\$ -	-20	\$ (274.00)	100.00%
2850	8" PVC Reuse	-14.00	LF	\$ 15.85	\$ (221.90)	-14	\$ (221.90)	0	\$ -	-14	\$ (221.90)	100.00%
2855	8" HDPE	-116.00	LF	\$ 20.53	\$ (3,077.48)	-116	\$ (3,077.48)	0	\$ -	-116	\$ (3,077.48)	100.00%
2860	10" PVC Reuse	19.00	LF	\$ 22.10	\$ 419.90	19	\$ 419.90	0	\$ -	19	\$ 419.90	100.00%
2880	12" PVC Reuse	59.00	LF	\$ 28.30	\$ 1,651.70	59	\$ 1,551.70	0	\$ -	59	\$ 1,551.70	100.00%
2900	14" HDPE	-175.00	LF	\$ 63.55	\$ (11,121.25)	-175	\$ (11,121.25)	0	\$ -	-175	\$ (11,121.25)	100.00%
2910	16" HDPE	12.00	LF	\$ 128.00	\$ 1,536.00	0	\$ -	0	\$ -	0	\$ -	0.00%
2920	8" Gate Valve	-1.00	EA	\$ 1,225.00	\$ (1,225.00)	-1	\$ (1,225.00)	0	\$ -	-1	\$ (1,225.00)	100.00%
2940	12" Gate Valve	1.00	EA	\$ 2,140.00	\$ 2,140.00	0	\$ -	0	\$ -	0	\$ -	0.00%
2950	Fittings	1.00	LS	\$ 1,070.00	\$ 1,070.00	0	\$ -	0.5	\$ 535.00	0.5	\$ 535.00	50.00%
2960	Testing	147.00	LF	\$ 1.50	\$ 220.50	0	\$ -	0	\$ -	0	\$ -	0.00%
New	18" HDPE	220.00	LF	\$ 97.15	\$ 21,373.00	0	\$ -	0	\$ -	0	\$ -	0.00%
	Subtotal Reuse Twin Creeks Drive				\$ 12,391.47		\$ (13,948.03)		\$ 535.00		\$ (13,413.03)	
New	Conduit Crossings (Material Supplied by FPL)	9160.00	LF	\$ 4.00	\$ 36,640.00	8156	\$ 32,624.00	1004	\$ 4,016.00	9160	\$ 36,640.00	100.00%
	Subtotal Conduit Crossings				\$ 36,640.00		\$ 32,624.00		\$ 4,016.00		\$ 36,640.00	
	Total Change Order #2				\$ 252,526.47		\$ (49,651.58)		\$ 33,273.25		\$ (11,378.33)	
	TOTAL CHANGE ORDERS				\$ (1,580,469.77)		\$ (1,558,555.55)		\$ (103,815.10)		\$ (1,662,370.64)	
	GRAND TOTAL BEACON LAKE PHASE 1 + C/O'S				\$ 9,160,819.87		\$ 5,670,513.34		\$ 572,010.19		\$ 6,242,623.53	

HUGHES BROTHERS CONSTRUCTION, INC.  
946 Walker Road  
Wildwood, FL 34785




STATE OF FLORIDA )  
COUNTY OF Sumter ) S.S.

THE UNDERSIGNED, CHAD HUGHES, BEING DULY SWORN, DEPOSED AND SAYS THAT HE IS  
PRESIDENT OF HUGHES BROTHERS CONSTRUCTION, INC., WHO IS THE CONTRACTOR FURNISHING  
GENERAL CONTRACTING WORK ON THE PREMISES AT: BEACON LAKE - PHASE ONE

[illegible]

**SIGNATURE**

 Rachael Mundorff  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG075002  
Expires 2/28/2021

EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT.

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

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

(1) Requisition Number: **#54**

(2) Name of Payee pursuant to Acquisition Agreement:

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

(3) Amount Payable: **\$64,949.00**

(4) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state costs of issuance, if applicable): **Contractor Application for Payment #1 for Beacon Lake Entrance**

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

The undersigned hereby certifies that:

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

or

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

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

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

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

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

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

MEADOW VIEW AT TWIN CREEKS  
COMMUNITY DEVELOPMENT DISTRICT

By: \_\_\_\_\_  
Responsible Officer

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

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

\_\_\_\_\_  
Consulting Engineer

**APPLICATION AND CERTIFICATE FOR PAYMENT** AIA DOCUMENT G702 SIMILAR

To: MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT  
 475 WEST TOWN PLACE, SUITE 114  
 ST. AUGUSTINE, FL 32902  
 PROJECT: BEACON LAKE ENTRANCE

APPLICATION NO: 1712-1  
 PERIOD TO: 29-Sep-17  
 PAYMENT DUE DATE: 24-Oct-17  
 ARCHITECT'S  
 PROJECT NO: 15-63  
 CONTRACT DATE: 8/14/2017

Distribution to:  
☒ OWNER  
☒ CONTRACTOR  
☒ A/R  
☐ E/R

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

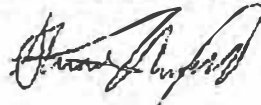
**CONTRACTOR'S APPLICATION FOR PAYMENT**

Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet  
 AIA Document G703 similar, is attached

CHANGE ORDER SUMMARY - THRU O.C.O. #1			
Change Orders Approved in previous months by Owner		Additions/Deductions	
Approved this Month		\$ (116,716)	\$ -
Number	Date Approved		
OCO #1	PENDING	\$ (116,716)	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
TOTALS		\$ (116,716)	\$ -
Net change by Change Orders		\$	(116,716)

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the contract documents, that all amounts have been paid by the Contractor for work for which previous Certificate for Payment were issued and payments received from the owner, and that current payment shown herein is now due.

CONTRACTOR:



By: \_\_\_\_\_ Date: 10/5/2017

**ARCHITECT'S CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observation and the data comprising the above application, the Architect certifies to the Owner that to the best of the architect's knowledge, information and belief the work has progressed as indicated, the quality of the work is in accordance with the Contract Document, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

1. ORIGINAL CONTRACT SUM.....	682,992
2. NET CHANGE BY CHANGE ORDERS.....	-116,716
3. CONTRACT SUM TO DATE (Line 1 + 2).....	546,276
4. TOTAL COMPLETED & STORED TO DATE.....	72,166
(Column G on G703)	
5. RETAINAGE	
a. 10 % Completed Work	7,217
(Column D+E on G703)	
b. 10 % of Stored Material	0
(Column F on G703)	
Total Retainage (Line 5a + 5b or	
Total in Column I of G703) 10 % of Completed Amt.....	7,217
6. TOTAL EARNED LESS RETAINAGE.....	64,949
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR	
PAYMENT (Line 6 from prior Certificate).....	0
8. CURRENT PAYMENT DUE.....	64,949
9. BALANCE TO FINISH, PLUS RETAINAGE.....	481,327
(Line 3 less Line 6)	

State of: FLORIDA County of: DUVAL  
 Subscribed and sworn to before me this 10/5/2017 day of

Notary Public:  
 My Commission expires: \_\_\_\_\_

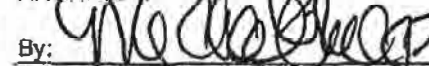
Michael Smith  
 Notary Public State of Florida  
 Commission # GG127025  
 My commission expires 6/4/2021



AMOUNT CERTIFIED..... 64,949

(Attach explanation if amount certified differs from the amount applied for.)

ARCHITECT:



By: \_\_\_\_\_ Date: 10/5/17

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, Payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

D.R. DICKY SMITH & CO., INC.  
BEACON LAKE ENTRANCE

APPLICATION NO: 1712-1  
PERIOD TO: 9/29/2017

ITEM #	COST CODE	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED NOT IN D OR E	TOTAL COMP & STORED TO DATE D+E+F	% G/C	BALANCE TO FINISH	10.0% RETAINAGE
				PREVIOUS APPLICATIONS	THIS PERIOD					
1		General Conditions	47,895		5,987		5,987	13%	41,909	599
2		Mobilization	6,778		6,778		6,778	100%	-	678
3		Contractor Overhead & Fee	48,554		6,312		6,312	13%	42,242	631
4		Bonds & Insurance	6,979		6,979		6,979	100%	-	698
5		Planter Bowls	7,139		1,998		1,998	28%	5,141	700
6		5' High Scalloped Fence	101,012		0		-	0%	101,012	0
7		Misc. Site & Hardscape	9,977		1,297		1,297	13%	8,680	130
8		Lake Fountains	19,633		0		-	0%	19,633	0
9		Pavers & Stone Paving	12,551		0		-	0%	12,551	0
10		Concrete and Reinforcing Steel	20,178		20,178		20,178	100%	-	2,018
11		CMU	4,792		4,792		4,792	100%	-	479
12		Brick Veneer	3,442		0		-	0%	3,442	0
13		Cast Stone	18,782		0		-	0%	18,782	0
14		Structural Steel	26,960		0		-	0%	26,960	0
15		Metal Framing	10,454		0		-	0%	10,454	0
16		Rough Carpentry	11,593		7,535		7,535	65%	4,058	754
17		Finished Carpentry	26,358		0		-	0%	26,358	0
18		Stained Cedar Shakes	8,522		0		-	0%	8,522	0
19		Waterproofing/Flashing	6,559		1,967		1,967	30%	4,592	197
20		Roofing Systems	3,943		0		-	0%	3,943	0
21		Custom Wood Doors & Frames	6,471		3,235		3,235	50%	3,236	324
22		Door Hardware	769		0		-	0%	769	0
23		Aluminum Clad Windows	5,268		0		-	0%	5,268	0
24		Interior/Exterior Paint	23,833		0		-	0%	23,833	0
25		Premanufactured Cupola	51,080		5,108		5,108	10%	45,972	511
26		Site Electrical & Fixtures	173,469		0		-	0%	173,469	0
		OWNER CHANGE ORDER #1			0		-	0%	-	0
		PCO 1 - Accepted VE (Total: <\$116,716>)			0		-	0%	-	0
27		Revised White Vinyl Fencing	(45,557)		0		-	0%	(45,557)	0
28		Single Hung Aluminum Windows	(3,199)		0		-	0%	(3,199)	0
29		Revised Site Lighting Fixture Package	(67,960)		0		-	0%	(67,960)	0
					0		-	0%	-	0
		TOTALS	546,276		72,166		72,166	13%	474,110	7,217



## Shelley Blair

---

**From:** Scott Land  
**Sent:** Friday, October 6, 2017 1:50 PM  
**To:** Shelley Blair  
**Subject:** FW: Beacon Lake Entrance - Payment App #1  
**Attachments:** 1712 - Beacon Lake Entry OCO #01 - AOR SIGNED.pdf; 1712-1 OWNER PAYMENT APP - EXECUTED.pdf

For processing.

Thanks



Scott Land, P.E.  
Senior Project Manager  
England-Thims & Miller, Inc.  
[Jacksonville](#) | [Lake Mary](#) | [Palm Coast](#) | [Yulee](#)  
o: 904.642.8990 | d: 904.265.3237 | c: 904.625.7213  
[LandS@etminc.com](mailto:LandS@etminc.com) | [etminc.com](http://etminc.com)



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**From:** Mike Smith [<mailto:msmith@dickysmithco.com>]  
**Sent:** Friday, October 06, 2017 8:37 AM  
**To:** Scott Land <[LandS@etminc.com](mailto:LandS@etminc.com)>  
**Cc:** Michael Lucas <[michael@bashamlucas.com](mailto:michael@bashamlucas.com)>; Aaron Lyman <[alyman@bbxcapital.com](mailto:alyman@bbxcapital.com)>; BParker@bbxcapital.com;  
Stuart Maxwell <[smaxwell@dickysmithco.com](mailto:smaxwell@dickysmithco.com)>  
**Subject:** Beacon Lake Entrance - Payment App #1

Good Morning Scott:

Please see attached executed Payment Application #1 for the Beacon Lake Entrance project. Additionally, we have attached OCO #1 for review and execution. Should you have any questions, feel free to contact our office. Thank you very much.

Mike Smith  
Project Manager



P. 904.220.7600 • F. 904.220.7900 • [www.DSCbuilds.com](http://www.DSCbuilds.com)  
12740 Atlantic Boulevard, Ste #7 Jacksonville, Florida 32225

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2.

# CHANGE ORDER

## AIA DOCUMENT G701

PROJECT: 17-12

BEACON LAKE ENTRANCE  
0 COUNTY ROAD 210  
ST. AUGUSTINE, FL 32095

### TO CONTRACTOR:

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

OWNER ☒

ARCHITECT ☒

CONTRACTOR ☒

ENGINEER ☐

OTHER ☐

CHANGE ORDER NUMBER: 1 One  
DATE: 9/29/2017

ARCH. PROJECT NO.: 15-63

CONTRACT DATE: 8/14/2017

CONTRACT FOR: Entry Tower\_MVTCDD

The contract is changed as follows:

1) PCO : 1 Accepted VE 0 days (\$116,716)

Time: 0 days Cost: \$ (116,716)

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

The original Contract Sum was.....	\$	662,992.00
Net change by previously authorized Change Orders.....	\$	-
The Contract Sum prior to this Change Order was.....	\$	662,992.00
The Contract Sum will be <u>decreased</u> by this Change Order in the amount of.....	\$	(116,716.00)
The new Contract Sum including this Change Order will be.....	\$	546,276.00
The Contract Time will be <u>unchanged</u> .....	0 days	
The date of Substantial Completion as of the date of this Change Order therefore is.....	January 16, 2018	

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

Basham & Lucas Design Group, Inc.

ARCHITECT - Michael Lucas

7645 Gate Parkway, Suite 201

ADDRESS

Jacksonville, Florida 32256

BY

DATE

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

CONTRACTOR - Stuart Maxwell

12740-7 Atlantic Boulevard

ADDRESS

Jacksonville, Florida 32225

BY

DATE

10/5/2017

Meadow View at Twin Creeks CDD

OWNER - Bruce Parker

475 West Town Place, Suite 114

ADDRESS

St. Augustine, Florida 32902

BY

DATE



## PROPOSED CHANGE ORDER

Job Name: BEACON LAKE AMENITY

Date: 9/7/2017

Job Number: 17-12

PCO #: 1

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

Basham & Lucas Design Group, Inc.  
7645 Gate Parkway Suite 201  
Jacksonville, FL 32256

Attn: Bruce Parker

Attn: Michael Lucas

Email: [bparker@bbxcapital.com](mailto:bparker@bbxcapital.com)

Email: [michael@bashamlucas.com](mailto:michael@bashamlucas.com)

Description	Amount
-------------	--------

Incorporate Owner selected Value Engineering options presented in the value engineering letter dated 8/3/2017. Selected items are listed below.

1C) Provide 5' tall custom vinyl routed and punched fence section per the attached elevation with flush pickets at bottom rail as a cost saving alternative. Fencing product is a through-color vinyl with no applied finish, available in White or Tan only.	\$ (47,460.00)
---	----------------

>> Provide fencing as defined in item 1C above with mid-rail eliminated, and add aluminum reinforced bottom rail per Architect recommendation upon review of mock-up.	\$ 1,903.00
---	-------------

3) Provide single hung aluminum windows with surface applied grids, and single pane glazing with dark bronze tint at the Tower Walls in lieu of the specified aluminum clad wood windows. This window product is similar to the aluminum windows used by the prefabricated Cupola Manufacturer.	\$ (3,199.00)
---	---------------

4) Provide revised electrical Fixtures per revised sheets E1.1E and E1.2E dated 7/27/2017.	\$ (67,960.00)
--	----------------

<b>TOTAL DEDUCT THIS CHANGE ORDER</b>	<b>\$ (116,716.00)</b>
---------------------------------------	------------------------

This Change Order adds/deletes 0 days to the contract completion date.

Please execute this change request in the space provided below to authorize DSC to proceed with changes in the work as stated herein. DSC shall proceed with changes as stated herein upon receipt of this PCO signed by an authorized project representative. Approved PCO's will be included and summarized in monthly contract change orders and requisitions for payment.

Owner:

Date

12740 Atlantic Blvd., Suite 7 • Jacksonville, FL 32225-6111

P:904.220.7600 • F:904.220.7900 • License CGC034933

VIA E-MAIL

michael@bashamlucas.com

August 3<sup>rd</sup>, 2017

Basham & Lucas Design Group, Inc.  
 7645 Gate Parkway, Suite 201  
 Jacksonville, Florida 32256

Attn: Michael Lucas

**RE: Beacon Lake at Twin Creeks – Entry Tower & Frontage – Value Engineering Options as of 8/3/2017**

Dear Mr. Lucas:

Please find attached value engineering options per our meeting following notification of intent to award the Entry Tower & Frontage. Additionally, we have attached a sketch for the fencing options 1A, 1B, and 1C as listed below.

Item	Description	Value
<del>1A)</del>	<del>Provide powder coated welded aluminum fencing in full range of standard RAL colors. Pickets shall be 1" square with punch formed spear-point spaced at 4" on center with a concave decorative radius similar to Architectural design intent. Rails shall be 2" x 4" angle punch to receive each picket, 4" leg facing roadway. Posts shall be 4" square aluminum tube with "Nantucket" style post cap bonded to post and painted to match powder coat.</del>	<del>\$ (32,229)</del>
<del>1B)</del>	<del>Provide 5' tall custom vinyl routed and punched fence section per the attached elevation with pickets passing through the bottom rail similar to the current design. Fencing product is a through-color vinyl with no applied finish, available in White or Tan only.</del>	<del>\$ (39,222)</del>
→ 1C)	Provide 5' tall custom vinyl routed and punched fence section per the attached elevation with flush pickets at bottom rail as a cost saving alternative. Fencing product is a through-color vinyl with no applied finish, available in White or Tan only.	\$ (47,460)
<del>2)</del>	<del>Provide custom molded Vinyl railing sections and fine sand finish EIFS Column wraps and trims at the Entrance Sign in the same finish and texture as the signage wall cap in lieu of the specified Walpole rail section and PVC column wraps and trims.</del>	<del>\$ (3,722)</del>
→ 3)	Provide single hung aluminum windows with surface applied grids, and single pane glazing with dark bronze tint at the Tower Walls in lieu of the specified aluminum clad wood windows. This window product is similar to the aluminum windows used by the prefabricated Cupola Manufacturer.	\$ (3,199)
→ 4)	Provide revised electrical Fixtures per revised sheets E1.1E and E1.2E dated 7/27/2017.	\$ (67,960)
<del>5)</del>	<del>Provide \$6,500 allowance for revised tower crossing area (revision to be determined) with reduced pavers and natural stone in lieu of present area depicted on the plan.</del>	<del>\$ (6,051)</del>
<del>6)</del>	<del>Eliminate 6 ea precast urns and concrete bases, leave 3 ea urns and concrete bases at center median only.</del>	<del>\$ (5,263)</del>
<b>Total for items (1C, 2, 3, 4, 5, 6)</b>		<b>\$ (133,655)</b>



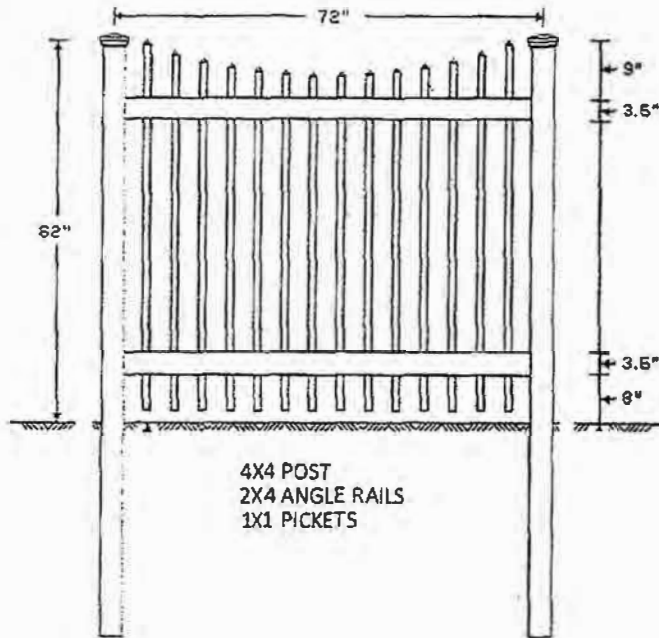
We can discuss these options upon your review and any other potential value engineering items.

Best Regards,

Stuart Maxwell P.E.  
Vice President

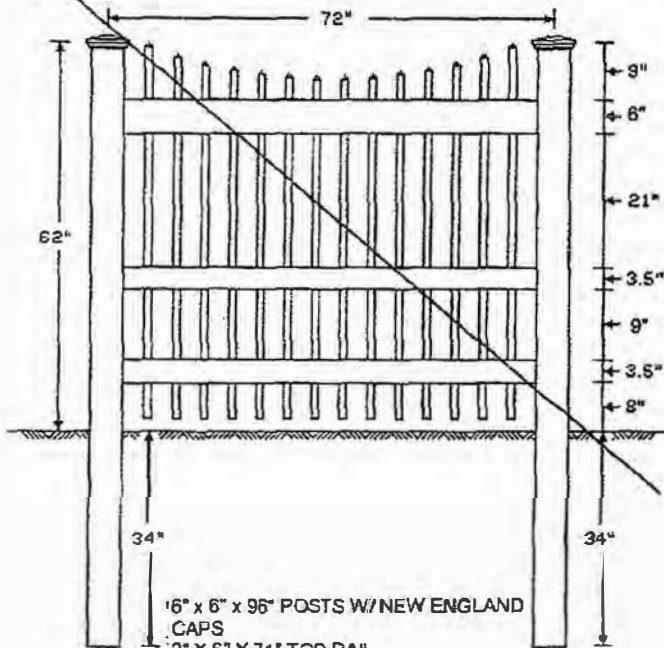
Cc: Michael Smith – Dicky Smith & Co., Inc.

OPTION 1A) WELDED ALUMINUM W/ POWDERCOAT FINISH



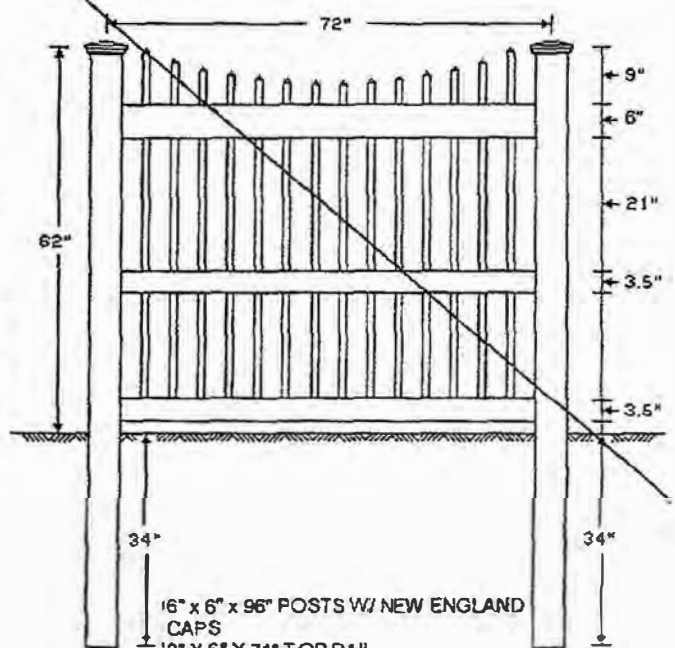
BEACON LAKE ENTRY  
VE FENCE OPTIONS

OPTION 1B) CUSTOM VINYL - PICKET THRU BOTTOM RAIL



16" x 6" x 96" POSTS W/ NEW ENGLAND  
CAPS  
2" X 6" X 71" TOP RAIL  
2" X 3 1/2" X 71" MID RAIL  
2" X 3 1/2" X 71" BOTTOM RAIL  
1 1/2" X 1 1/2" PICKETS W/ SHARP  
CAPS  
3.06 SPACING

OPTION 1C) CUSTOM VINYL - FLUSH BOTTOM RAIL



16" x 6" x 96" POSTS W/ NEW ENGLAND  
CAPS  
2" X 6" X 71" TOP RAIL  
2" X 3 1/2" X 71" MID RAIL  
2" X 3 1/2" X 71" BOTTOM RAIL  
1 1/2" X 1 1/2" PICKETS W/ SHARP  
CAPS  
3.06 SPACING

## *SEVENTH ORDER OF BUSINESS*



*A.*

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

*Unaudited Financial Statements*  
*as of*  
*September 30, 2017*

*Meadow View at Twin Creeks*

*Community Development District*

*Combined Balance Sheet*

*September 30, 2017*

	<u><i>General</i></u>	<u><i>Debt Service</i></u>	<u><i>Capital Project</i></u>	<u><i>Totals</i></u>
<u><i>Assets:</i></u>				
<i>Cash</i>	\$652	---	---	\$652
<i>Investments:</i>				
<i>Series 2016 A1 &amp; A2</i>				
<i>Reserve A1</i>	---	\$133,194	---	\$133,194
<i>Reserve A2</i>	---	\$114,483	---	\$114,483
<i>Capitalized Interest A1</i>	---	\$171,726	---	\$171,726
<i>Capitalized Interest A2</i>	---	\$156,630	---	\$156,630
<i>Construction</i>	---	---	\$3,075,315	\$3,075,315
<i>COI</i>	---	---	\$41,566	\$41,566
<i>Series 2016 B</i>				
<i>Reserve</i>	---	\$282,150	---	\$282,150
<i>Capitalized Interest</i>	---	\$282,728	---	\$282,728
<i>Construction</i>	---	---	\$8,268,942	\$8,268,942
<i>COI</i>	---	---	\$33,598	\$33,598
<i>Due From Developer</i>	\$23,510	---	---	\$23,510
<i>Total Assets</i>	<u>\$24,161</u>	<u>\$1,140,911</u>	<u>\$11,419,421</u>	<u>\$12,584,494</u>
<u><i>Liabilities:</i></u>				
<i>Accounts Payable</i>	\$12,485	---	---	\$12,485
<i>Fund Balances:</i>				
<i>Nonspendable</i>	\$0	\$0	\$0	\$0
<i>Restricted for Debt Service</i>	\$0	\$1,140,911	\$11,419,421	\$12,560,333
<i>Unassigned</i>	\$11,677	\$0	\$0	\$11,677
<i>Total Liabilities &amp; Fund Equity</i>	<u>\$24,161</u>	<u>\$1,140,911</u>	<u>\$11,419,421</u>	<u>\$12,584,494</u>

# *Meadow View at Twin Creeks*

## *Community Development District*

### *GENERAL FUND*

*Statement of Revenues & Expenditures  
For The Period Ending September 30, 2017*

<i>Adopted</i>	<i>Prorated</i>	<i>Actual</i>	
<i>Budget</i>	<i>Thru 9/30/17</i>	<i>Thru 9/30/17</i>	<i>Variance</i>

#### *REVENUES:*

<i>Developer Contributions/Assessments</i>	\$103,375	\$103,375	\$79,054	(\$24,321)
<b><i>TOTAL REVENUES</i></b>	<b>\$103,375</b>	<b>\$103,375</b>	<b>\$79,054</b>	<b>(\$24,321)</b>

#### *EXPENDITURES:*

##### *ADMINISTRATIVE:*

<i>Engineering</i>	\$12,000	\$12,000	\$10,438	\$1,562
<i>Attorney Fees</i>	\$30,000	\$30,000	\$7,465	\$22,535
<i>Dissemination</i>	\$0	\$0	\$0	\$0
<i>Annual Audit</i>	\$2,500	\$2,500	\$2,315	\$185
<i>Management Fees</i>	\$45,000	\$45,000	\$45,000	\$0
<i>Information Technology</i>	\$2,000	\$2,000	\$2,000	(\$0)
<i>Telephone</i>	\$250	\$250	\$171	\$79
<i>Postage</i>	\$1,000	\$1,000	\$57	\$943
<i>Insurance</i>	\$5,250	\$5,250	\$5,100	\$150
<i>Printing and Binding</i>	\$1,200	\$1,200	\$2,461	(\$1,261)
<i>Legal Advertising</i>	\$3,000	\$3,000	\$1,411	\$1,589
<i>Other Current Charges</i>	\$500	\$500	\$350	\$150
<i>Office Supplies</i>	\$500	\$500	\$163	\$337
<i>Dues, Licenses &amp; Subscriptions</i>	\$175	\$175	\$175	\$0
<i>Capital Outlay</i>	\$0	\$0	\$1,698	(\$1,698)
<b><i>TOTAL ADMINISTRATIVE</i></b>	<b>\$103,375</b>	<b>\$103,375</b>	<b>\$78,803</b>	<b>\$24,572</b>

<b><i>EXCESS REVENUES (EXPENDITURES)</i></b>	<b>\$0</b>	<b>\$250</b>
--	------------	--------------

<b><i>FUND BALANCE - Beginning</i></b>	<b>\$0</b>	<b>\$11,426</b>
--	------------	-----------------

<b><i>FUND BALANCE - Ending</i></b>	<b>\$0</b>	<b>\$11,677</b>
-------------------------------------	------------	-----------------

***Meadow View at Twin Creeks***  
**Community Development District**  
**General Fund**  
*Month By Month Income Statement*  
*Fiscal Year 2017*

	<i>October</i>	<i>November</i>	<i>December</i>	<i>January</i>	<i>February</i>	<i>March</i>	<i>April</i>	<i>May</i>	<i>June</i>	<i>July</i>	<i>August</i>	<i>September</i>	<i>Total</i>
<b><u>Revenues:</u></b>													
<i>Developer Contributions/Assessments</i>	\$6,384	\$5,299	\$5,767	\$6,879	\$4,154	\$889	\$4,196	\$14,456	\$0	\$12,470	\$8,269	\$10,291	\$79,054
<b><i>Total Revenues</i></b>	<b>\$6,384</b>	<b>\$5,299</b>	<b>\$5,767</b>	<b>\$6,879</b>	<b>\$4,154</b>	<b>\$889</b>	<b>\$4,196</b>	<b>\$14,456</b>	<b>\$0</b>	<b>\$12,470</b>	<b>\$8,269</b>	<b>\$10,291</b>	<b>\$79,054</b>
<b><u>Expenditures:</u></b>													
<b><u>Administrative</u></b>													
<i>Engineering</i>	\$740	\$389	\$910	\$2,110	\$0	\$2,520	\$0	\$3,770	\$0	\$0	\$0	\$0	\$10,438
<i>Attorney Fees</i>	\$1,271	\$199	\$739	\$708	\$1,029	\$3,519	\$0	\$0	\$0	\$0	\$0	\$0	\$7,465
<i>Annual Audit</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,315	\$0	\$0	\$2,315
<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	\$3,750	\$45,000
<i>Information Technology</i>	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$2,000
<i>Telephone</i>	\$26	\$0	\$32	\$0	\$0	\$9	\$14	\$11	\$12	\$18	\$40	\$11	\$171
<i>Postage</i>	\$13	\$0	\$1	\$1	\$0	\$0	\$1	\$2	\$15	\$1	\$20	\$2	\$57
<i>Insurance</i>	\$5,100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,100
<i>Printing and Binding</i>	\$322	\$679	\$84	\$66	\$142	\$195	\$249	\$113	\$171	\$185	\$166	\$89	\$2,461
<i>Legal Advertising</i>	\$159	\$80	\$80	\$78	\$80	\$83	\$83	\$437	\$81	\$0	\$250	\$0	\$1,411
<i>Other Current Charges</i>	\$36	\$21	\$33	\$21	\$21	\$21	\$50	\$34	\$20	\$21	\$33	\$36	\$350
<i>Office Supplies</i>	\$15	\$36	\$6	\$0	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$0	\$163
<i>Dues, Licenses &amp; Subscriptions</i>	\$0	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<i>Capital Outlay</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$1,698	\$0	\$0	\$0	\$0	\$0	\$1,698
<b><i>Total Administrative</i></b>	<b>\$11,600</b>	<b>\$5,495</b>	<b>\$5,800</b>	<b>\$6,901</b>	<b>\$5,204</b>	<b>\$10,279</b>	<b>\$6,027</b>	<b>\$8,299</b>	<b>\$4,230</b>	<b>\$6,473</b>	<b>\$4,440</b>	<b>\$4,055</b>	<b>\$78,803</b>
<b><i>Total Expenses</i></b>	<b>\$11,600</b>	<b>\$5,495</b>	<b>\$5,800</b>	<b>\$6,901</b>	<b>\$5,204</b>	<b>\$10,279</b>	<b>\$6,027</b>	<b>\$8,299</b>	<b>\$4,230</b>	<b>\$6,473</b>	<b>\$4,440</b>	<b>\$4,055</b>	<b>\$78,803</b>
<b><i>Excess Revenues (Expenditures)</i></b>	<b>(\$5,216)</b>	<b>(\$196)</b>	<b>(\$33)</b>	<b>(\$21)</b>	<b>(\$1,050)</b>	<b>(\$9,390)</b>	<b>(\$1,831)</b>	<b>\$6,158</b>	<b>(\$4,230)</b>	<b>\$5,997</b>	<b>\$3,828</b>	<b>\$6,236</b>	<b>\$250</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 2016</i>	<i>Requested Funding Amount FY 2017</i>	<i>Balance Due From Developer</i>
1	3/17/16	5/20/16	\$15,000.00	\$15,000.00		\$0.00
2	5/4/16	5/20/16	\$4,066.64	\$4,066.64		\$0.00
3	6/16/16	6/16/16	\$16,573.82	\$16,573.82		\$0.00
4	7/27/16	8/24/16	\$5,210.61	\$5,210.61		\$0.00
5	8/18/16	9/6/16	\$12,386.27	\$12,386.27		\$0.00
6	9/30/16	11/16/16	\$4,394.13	\$4,394.13		\$0.00
7	9/30/16	3/6/17	\$3,977.71	\$3,977.71		\$0.00
8	11/1/16	3/6/17	\$4,522.75	\$0.00	\$4,522.75	\$0.00
9	1/11/17	3/6/17	\$6,359.49	\$150.00	\$6,209.49	\$0.00
10	2/8/17	3/6/17	\$10,190.50		\$10,190.50	\$0.00
11	3/7/17	3/29/17	\$11,138.71		\$11,138.71	\$0.00
12	4/5/17	4/24/17	\$4,986.51		\$4,986.51	\$0.00
13	5/5/17	7/12/17	\$8,538.72		\$8,538.72	\$0.00
14	6/8/17	7/12/17	\$5,917.72		\$5,917.72	\$0.00
15	7/12/17	8/12/17	\$12,469.67		\$12,469.67	\$0.00
16	8/4/17				\$8,268.86	\$8,268.86
17	9/7/17				\$10,290.67	\$10,290.67
TOTAL			\$125,733.25	\$61,759.18	\$82,533.60	\$18,559.53

# 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, 2017

	Adopted Budget	Prorated Thru 9/30/17	Actual Thru 9/30/17	Variance
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$1,009	\$1,009
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,009</b>	<b>\$1,009</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Series 2016 A1</u></b>				
Interest Expense - 11/01	\$0	\$0	\$0	\$0
Interest Expense - 05/01	\$169,471	\$169,471	\$169,471	\$0
Principal Expense - 05/01	\$0	\$0	\$0	\$0
<b><u>Series 2016 A2</u></b>				
Interest Expense - 11/01	\$0	\$0	\$0	\$0
Interest Expense - 05/01	\$154,573	\$154,573	\$154,573	(\$0)
Principal Expense - 05/01	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$324,044</b>	<b>\$324,044</b>	<b>\$324,044</b>	<b>(\$0)</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
Interfund Transfer In/(Out)	\$0	\$0	(\$156)	(\$156)
Bond Proceeds	\$899,225	\$899,225	\$899,225	\$0
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$899,225</b>	<b>\$899,225</b>	<b>\$899,068</b>	<b>(\$156)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$575,181</b>		<b>\$576,034</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$0</b>	
<b>FUND BALANCE - Ending</b>	<b>\$575,181</b>		<b>\$576,034</b>	

# Meadow View at Twin Creeks

## Community Development District

### *Debt Service Fund Series 2016 B*

#### *Statement of Revenues & Expenditures For The Period Ending September 30, 2017*

	<i>Adopted Budget</i>	<i>Prorated Thru 9/30/17</i>	<i>Actual Thru 9/30/17</i>	<i>Variance</i>
<b><u>REVENUES:</u></b>				
<i>Interest Income</i>	\$0	\$0	\$963	\$963
<i>Special Assessments - Tax Collector</i>	\$0	\$0	\$0	\$0
<i>Special Assessments - Prepayments</i>	\$0	\$0	\$0	\$0
<b><i>TOTAL REVENUES</i></b>	<b>\$0</b>	<b>\$0</b>	<b>\$963</b>	<b>\$963</b>
<b><u>EXPENDITURES:</u></b>				
<i>Interest Expense - 11/01</i>	\$0	\$0	\$0	\$0
<i>Interest Expense - 05/01</i>	\$279,015	\$279,015	\$279,015	\$0
<i>Principal Expense - 05/01</i>	\$0	\$0	\$0	\$0
<b><i>TOTAL EXPENDITURES</i></b>	<b>\$279,015</b>	<b>\$279,015</b>	<b>\$279,015</b>	<b>\$0</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
<i>Interfund Transfer In/(Out)</i>	\$0	\$0	(\$385)	(\$385)
<i>Bond Proceeds</i>	\$843,315	\$843,315	\$843,315	\$0
<b><i>TOTAL OTHER SOURCES AND USES</i></b>	<b>\$843,315</b>	<b>\$843,315</b>	<b>\$842,930</b>	<b>(\$385)</b>
<b><i>EXCESS REVENUES (EXPENDITURES)</i></b>	<b>\$564,300</b>		<b>\$564,878</b>	
<b><i>FUND BALANCE - Beginning</i></b>	<b>\$0</b>		<b>\$0</b>	
<b><i>FUND BALANCE - Ending</i></b>	<b>\$564,300</b>		<b>\$564,878</b>	



***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, 2017***

Series 2016 A1/A2
----------------------

**REVENUES:**

Interest Income	\$11,100
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<b>TOTAL REVENUES</b>	<b>\$11,100</b>
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**EXPENDITURES:**

Capital Outlay	\$7,678,596
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Cost of Issuance	\$346,555
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<b>TOTAL EXPENDITURES</b>	<b>\$8,025,151</b>
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**OTHER SOURCES/(USES)**

Bond Proceeds	\$11,130,775
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Interfund Transfer In (Out)	\$156
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<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$11,130,932</b>
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<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$3,116,881</b>
---------------------------------------	--------------------

<b>FUND BALANCE - Beginning</b>	<b>\$0</b>
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<b>FUND BALANCE - Ending</b>	<b>\$3,116,881</b>
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***Meadow View at Twin Creeks***  
***Community Development District***  
***Capital Projects Fund Series 2016 B***  
***Statement of Revenues & Expenditures***  
***For The Period Ending September 30, 2017***

Series 2016 B
------------------

**REVENUES:**

Interest Income	\$11,316
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<b>TOTAL REVENUES</b>	<b>\$11,316</b>
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**EXPENDITURES:**

Capital Outlay	\$0
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Cost of Issuance	\$270,845
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<b>TOTAL EXPENDITURES</b>	<b>\$270,845</b>
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**OTHER SOURCES/(USES)**

Bond Proceeds	\$8,561,685
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Interfund Transfer In (Out)	\$385
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<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$8,562,070</b>
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<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$8,302,541</b>
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<b>FUND BALANCE - Beginning</b>	<b>\$0</b>
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<b>FUND BALANCE - Ending</b>	<b>\$8,302,541</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:	\$133,194.03
Bonds outstanding - 10/26/2016	\$6,640,000
Less: May 1, 2017	\$0
Current Bonds Outstanding	\$6,640,000

<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
Current Bonds Outstanding	\$5,390,000

<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

*B.*

# Meadow View at Twin Creek

Community Development District

Funding Request #18

October 11, 2017

PAYEE	GENERAL FUND
<b>1 England Thims &amp; Miller</b>	
April Professional Services Inv #0184110 5/11/17	\$ 5,196.90
April Engineering Report Inv #0184091 5/11/17	\$ 106.92
July Professional Services Inv #0184788 8/10/17	\$ 5,133.50
August Professional Services Inv #0185068 9/14/17	\$ 1,728.80
<b>2 Governmental Management Services, LLC</b>	
October Management Fees Inv #21 10/2/17	\$ 4,617.24
<b>3 Hopping Green &amp; Sams</b>	
July General Counsel Inv #95754 8/31/17	\$ 1,485.26
<b>4 St. Augustine Record</b>	
2nd Rescheduled Meeting Inv #17413642 9/14/17	\$ 236.94
FY18 Meeting Schedule Inv #17428729 9/22/17	\$ 99.08
<b>Total Funding Request</b>	<b>\$ 18,604.64</b>

Please make check payable to:

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

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

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



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



May 11, 2017  
Project No: 16156.00000  
Invoice No: 0184110

Project 16156.00000 Meadow View at Twin Creeks CDD Interim District Engineer

**Professional Services rendered through April 30, 2017**

**Professional Personnel**

	Hours	Rate	Amount	
Senior Engineer	6.50	185.00	1,202.50	
Administrative Support	1.50	77.00	115.50	
Totals	8.00		1,318.00	
<b>Total Labor</b>				<b>1,318.00</b>

**Expenses**

Reproductions			17.00	
Wireless Telephone			4.81	
<b>Total Expenses</b>	<b>1.15 times</b>		<b>21.81</b>	<b>25.08</b>

**Invoice Total this Period \$1,343.08**

**Outstanding Invoices**

Number	Date	Balance
0183619	2/28/2017	1,333.50
0183888	3/31/2017	2,520.32
<b>Total</b>		<b>3,853.82</b>

**Total Now Due \$5,196.90**

**England, Thiny & Miller, Inc.**

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS  
15775 • 351 Augustine Road • Jacksonville, Florida 32218 • Tel: 904-512-5590 • Fax: 904-642-5435  
CAG000254 LC-000015



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

May 11, 2017  
Project No: 14165.04000  
Invoice No: 0184091

Project 14165.04000 Twin Creeks (Heartwood) CDD Engineering Report

**Professional Services rendered through April 30, 2017**

**Expenses**

Reproductions			92.97	
<b>Total Expenses</b>	<b>1.15 times</b>	<b>92.97</b>	<b>106.92</b>	

	<b>Current</b>	<b>Prior</b>	<b>To-Date</b>	
Labor	0.00	22,355.00	22,355.00	
Contract Limit			40,000.00	
Remaining			17,645.00	

**Invoice Total this Period \$106.92**



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

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS  
14775 Old St. Augustine Road • Jacksonville, Florida 32226 • tel 904-642-8993 • fax 904-645-6455  
CA 00002884 LC 0000316



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

August 10, 2017  
Project No: 16156.00000  
Invoice No: 0184788

Project 16156.00000 Meadow View at Twin Creeks CDD Interim District Engineer  
**Professional Services rendered through July 31, 2017**

**Professional Personnel**

	Hours	Rate	Amount
Senior Engineer	26.50	185.00	4,902.50
Administrative Support	3.00	77.00	231.00
Totals	29.50		5,133.50
<b>Total Labor</b>			<b>5,133.50</b>

**Invoice Total this Period \$5,133.50**

**Outstanding Invoices**

Number	Date	Balance
0184110	4/30/2017	1,343.08
0184558	6/30/2017	3,592.00
<b>Total</b>		<b>4,935.08</b>

**Total Now Due \$10,068.58**



**England, Thim & Miller, Inc.**

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS  
14775 Old St. Augustine Road • Jacksonville, Florida 32298 • Tel 904-642-8990 • Fax 904-642-9435  
CA-00002641 LC-0500008





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

September 14, 2017  
Project No: 16156.00000  
Invoice No: 0185068

Project 16156.00000 Meadow View at Twin Creeks CDD Interim District Engineer

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

**Professional Personnel**

	Hours	Rate	Amount
Senior Engineer	8.50	185.00	1,572.50
Administrative Support	2.00	77.00	154.00
Totals	10.50		1,726.50
<b>Total Labor</b>			<b>1,726.50</b>

**Expenses**

Reproductions		2.00	
<b>Total Expenses</b>	<b>1.15 times</b>	<b>2.00</b>	<b>2.30</b>

**Invoice Total this Period \$1,728.80**

**Outstanding Invoices**

Number	Date	Balance
0184110	4/30/2017	1,343.08
0184558	6/30/2017	3,592.00
0184788	7/31/2017	5,133.50
<b>Total</b>		<b>10,068.58</b>

**Total Now Due \$11,797.38**



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

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS  
11775 Old St. Augustine Road • Jacksonville, Florida 32228 • Tel 904 442-8990 • Fax 904 442-9443  
CA#0002254 LC#000015

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

Invoice #: 21

Invoice Date: 10/2/17

Due Date: 10/2/17

Case:

P.O. Number:

**Bill To:**

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



Description	Hours/Qty	Rate	Amount
Management Fees October 2017		3,750.00	3,750.00
Information Technology - October 2017		166.67	166.67
Dissemination Agent Services - October 2017		416.67	416.67
Office Supplies		15.15	15.15
Postage		20.60	20.60
Copies		221.10	221.10
Telephone		27.05	27.05
		<b>Total</b>	<b>\$4,617.24</b>
		<b>Payments/Credits</b>	<b>\$0.00</b>
		<b>Balance Due</b>	<b>\$4,617.24</b>

# Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

August 31, 2017

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

Bill Number 95754  
Billed through 07/31/2017



1-31-513-315  
3

General Counsel  
MVTCD 00001 JLE

## FOR PROFESSIONAL SERVICES RENDERED

07/17/17	JLE	Confer with Perry regarding budget documents and upcoming Board meeting; confer with staff regarding bid; follow-up regarding the same; prepare funding agreement, appropriation resolution and assessment collection resolution; follow-up regarding the same; conference call regarding construction RFPs.	1.20 hrs
07/17/17	KEM	Research status of budget and assessment resolution adoption.	0.10 hrs
07/19/17	JLE	Confer with Hogge regarding budget documents.	0.20 hrs
07/20/17	JLE	Prepare for, travel to and from, and attend Board meeting.	3.40 hrs
07/31/17	JBC	Analyze records retention rules update; prepare memorandum regarding same.	0.10 hrs
Total fees for this matter			\$1,356.00

## DISBURSEMENTS

Document Reproduction	0.50
Travel	121.74
Conference Calls	7.02
Total disbursements for this matter	\$129.26

## MATTER SUMMARY

Cooksey, Jennings B.	0.10 hrs	215 /hr	\$21.50
Earlywine, Jere L.	4.80 hrs	275 /hr	\$1,320.00
Ibarra, Katherine E. - Paralegal	0.10 hrs	145 /hr	\$14.50

TOTAL FEES	\$1,356.00
TOTAL DISBURSEMENTS	\$129.26

**TOTAL CHARGES FOR THIS MATTER** **\$1,485.26**

## BILLING SUMMARY

=====

Cooksey, Jennings B.	0.10 hrs	215 /hr	\$21.50
Earlywine, Jere L.	4.80 hrs	275 /hr	\$1,320.00
Ibarra, Katherine E. - Paralegal	0.10 hrs	145 /hr	\$14.50

TOTAL FEES	\$1,356.00
TOTAL DISBURSEMENTS	\$129.26

<b>TOTAL CHARGES FOR THIS BILL</b>	<b>\$1,485.26</b>
------------------------------------	-------------------

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

Wed, Sep 20, 2017  
08:34:58

Receipt No:

# Classified Ad Invoice

## The St. Augustine Record

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

Name: MEADOW VIEW AT TWIN CREEK  
Address: 475 WEST TOWN PLACE, SUITE  
City: SAINT AUGUSTINE State: FL Zip: 32092  
Caller: 2ND RESCHEDULED

Ad Name: 17413642A  
Ad Id: 17413642

Reply Request  
Standby Type:

Start: 09/13/2017  
Class: 7524  
Copy Line: 2ND RESCHEDULED  
Editions: RE/INS/

Issues: 2  
Rate: L01  
Rep: SAR BARBARA KELLY  
G. D. #

Stop: 09/20/2017  
Paytype: BL  
Colors:  
Tearsheets:

Earliest Production Deadline: 00/00/00

Lines.....	92.00
Depth.....	6.60
Columns...	1
Price:	236.94
Other Charges:	0.00
Discounts:	0.00
Total	236.94

### MEADOW VIEW AT TWIN CREEK COMMUNITY DEVELOPMENT DISTRICT

#### NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2018 BUDGET(S), AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Meadow View at Twin Creek Community Development District ("District") will hold a public hearing on September 20, 2017 at 10:00 a.m. at the offices of Governmental Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 744-5172 ("District's Office"), during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be conducted by a date, time, and place to be specified in the notice of the meeting. There may be discussion with Board Supervisors of District Staff may participate in such discussion.

Any person requesting a printed document of this meeting because of a disability or physical requirement should contact the District Manager's Office at least four (4) days prior to the meeting. If you are having difficulty reaching the District Manager's Office, please contact the District Manager's Office at 1-800-955-8774 (TDD) or 1-800-955-8774 (TTY) or 1-800-955-8774 (Voice). We will do our best to accommodate your needs.

Each person who desires to present a decision made by the Board with respect to any matter considered by the public hearing or meeting is advised that person will need a record of proceedings and will need to provide the person with a record of proceedings in order to have the testimony and evidence upon which such record is to be used.

James Pears  
District Manager  
17413642A September 13, 2017

Ad shown is not actual print size

Thank you and have a nice day!

# THE ST. AUGUSTINE RECORD

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

Ref.#: 17413642A  
P.O.#:

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

STATE OF FLORIDA,  
COUNTY OF ST. JOHNS

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

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

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

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

In the matter of **2ND RESCHEDULED - 2ND RESCHEDULED**

was published in said newspaper on **09/13/2017, 09/20/2017**

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

Sworn to and subscribed before me this \_\_\_\_\_ day of **SEP 20 2017**

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

*[Signature of Notary Public]*

(Signature of Notary Public)



**ERIC DAMIEN MCBRIDE**  
MY COMMISSION # FF925198  
EXPIRES October 07, 2019

671-390-0153 FloridaNotaryService.com

(Seal)

COPY C

MEADOW VIEW AT TWIN  
CREEKS  
COMMUNITY DEVELOPMENT  
DISTRICT

NOTICE OF PUBLIC HEARING TO  
CONSIDER THE ADOPTION OF  
THE FISCAL YEAR 2017/2018  
BUDGET(S); AND NOTICE OF  
REGULAR BOARD OF  
SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Meadow View at Twin Creeks Community Development District ("District") will hold a public hearing on September 29, 2017 at 10:00 a.m. at the offices of Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida for the purpose of hearing comments and objections on the adoption of the proposed budget(s) ("Proposed Budget") of the District for the fiscal year beginning October 1, 2017 and ending September 30, 2018 ("Fiscal Year 2017/2018"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 ("District Manager's Office"), during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (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 Manager's Office.

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

James Perry  
District Manager  
17413642A-September 13, 20, 2017



Fri, Sep 22, 2017  
09:37:40

Receipt No:

# Classified Ad Invoice

## The St. Augustine Record

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

Name: MEADOW VIEW AT TWIN CREEK  
Address: 475 WEST TOWN PLACE, SUITE

City: SAINT AUGUSTINE

State: FL Zip: 32092

Caller: FY18 MEETING SCHEDULE

Ad Name: 17428729A

Reply Request

Ad Id: 17428729

Standby Type:

Start: 09/22/2017

Issues: 1

Stop: 09/22/2017

Class: 7524

Rate: L01

Paytype: BL

Copy Line: FY18 MEETING SCHE

Rep: SAR BARBARA KELLY

Colors:

Editions: INS/RE/

G. D. #

Tearsheets:

Earliest Production Deadline: 00/00/00

Lines.....	77.00
Depth.....	5.52
Columns...	1
Price:	99.08
Other Charges:	0.00
Discounts:	0.00
Total	99.08

### NOTICE OF MEETINGS MEADOW VIEW AT TWIN CREEK 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 at the offices of Governmental Consulting 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 noted otherwise) as follows:

October 19, 2017  
November 15, 2017  
December 14, 2017  
January 18, 2018  
February 15, 2018  
March 15, 2018  
April 19, 2018  
May 17, 2018  
June 21, 2018  
July 19, 2018  
August 16, 2018  
September 20, 2018

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. The meetings may be confined to a date, time, and place to be specified in the record of the meeting. There may be occasions when staff or other individuals may participate by speaker invitation.

Any person requiring special accommodations for the meetings because of a disability or physical impairment should contact the District Office of (904) 248-5550 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8778 for aid in contacting the District Office.

Each person who decides to attend any action taken at the meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such record is to be based.

James Perry  
District Manager  
12/28/2017 September 22, 2017

Ad shown is not actual print size

Thank you and have a nice day!

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

Ref.#: 17428729A  
P.O.#:

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

STATE OF FLORIDA,  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **TIFFANY LOWE**

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

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

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

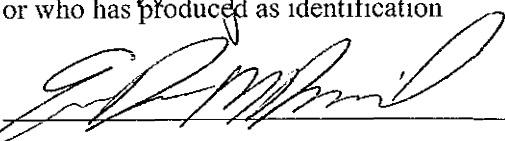
In the matter of **FY18 MEETING SCHEDUL - FY18 MEETING SCHEDULE**

was published in said newspaper on **09/22/2017**

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

Sworn to and subscribed before me this 22<sup>nd</sup> day of September

by Tiffany Lowe who is personally known to me  
or who has produced as identification



(Signature of Notary Public)



(Seal)

Notice of Meeting

**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 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 19, 2017  
November 16, 2017  
December 21, 2017  
January 18, 2018  
February 15, 2018  
March 15, 2018  
April 19, 2018  
May 17, 2018  
June 21, 2018  
July 19, 2018  
August 16, 2018  
September 20, 2018

The meetings are open to the public and will be conducted in accordance with the provisions 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. There may be occasions when staff or other individuals may participate by speaker telephone.

Any person requiring special accommodations for the meetings because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at the meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Perry  
District Manager  
17428729A September 22, 2017