

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

MAY 16, 2019

AGENDA

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

Thursday
May 16, 2019
10:00 a.m.

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

Audit Committee Meeting

- I. Call to Order
- II. Review and Ranking of Audit Proposals
- III. Other Business
- IV. Adjournment

Board of Supervisors Meeting

- I. Call to Order
- II. Public Comment
- III. Approval of Minutes of the April 18, 2019 Meeting
- IV. Ratification of Landscape Maintenance Agreement with Yellowstone
- V. Consideration of Resolution 2019-10, Approving the Proposed Budget for Fiscal Year 2020 and Setting a Public Hearing Date for Adoption
- VI. Acceptance of Audit Committee's Recommendation
- VII. Update Regarding Amenity Center Operations and Events
- VIII. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - 1. Requisition Summary

- 2. Update on Change Order No. 2 - Beacon Lake
 - 3. ETM Work Authorization No. 16 for Phase 2 Modifications
- C. District Manager – Report on the Number of Registered Voters (173)
- D. Amenity Manager – Report
- IX. Financial Reports
 - A. Balance Sheet and Income Statement
 - B. Assessment Receipts Schedule
 - C. Check Register
- X. Supervisors’ Requests and Audience Comments
- XI. Next Scheduled Meeting – April 18, 2019 at 10:00 a.m. at the offices of GMS
- XII. Adjournment

MINUTES

MINUTES OF MEETING
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Meadow View at Twin Creeks Community Development District was held on Thursday, April 18, 2019 at 10:00 a.m. at the offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

Present and constituting a quorum were:

Bruce Parker	Chairman
Blaz Kovacic	Vice Chairman
Aaron Lyman	Supervisor
Ben Bishop	Supervisor

Also present were:

Jim Oliver	District Manager
Jere Earlywine	District Counsel (by phone)
Scott Lockwood	District Engineer
Ernesto Torres	Governmental Management Services
Brian Stephens	Operations Manager
Leah Tincher	Amenity Manager
Danielle Simpson	Riverside Management Services

The following is a summary of the discussions and actions taken at the April 18, 2019 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Minutes

A. Approval of the March 21, 2019 Meeting Minutes

On MOTION by Mr. Parker seconded by Mr. Bishop with all in favor the minutes of the March 21, 2019 meeting were approved as presented.

B. Acceptance of the March 21, 2019 Audit Committee Minutes

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor the minutes of the March 21, 2019 audit committee meeting were accepted as presented.

FOURTH ORDER OF BUSINESS**Consideration of Proposals for Landscape Maintenance Services**

Mr. Oliver stated if you recall the board approved a scope of service in our project manual at the last meeting. We issued an RFP and in addition to publishing the RFP in the newspaper we also reached out to seven firms. Five landscape firms attended the pre-bid meeting and all five also provided proposals. We reached out to these five because they all have a good record in the area. Those firms are Yellowstone, BrightView, VerdeGo, R&D and Duval Landscape. They had a pre-bid meeting onsite to tour the area and ask any questions they may have. We issued two different addendums to the scope clarifying some of the points that were in the scope.

Mr. Parker stated we've all reviewed them individually. I'd like to thank all of the contractors for taking the time to go out to the pre-bid meeting and providing their bids. This is truly a class-A project and the landscaping is paramount. The numbers seem to reflect that but you do get what you pay for and we're looking for top quality here.

Mr. Oliver stated we previously approved evaluation criteria and those are broken down into six areas, personnel and equipment (20 points), proposers experience (20 points), understanding scope of RFP (15 points), financial capability (5 points), price (25 points) and reasonableness of all numbers (15 points). The price point is an objective number. We calculated those numbers based on what the overall pricing was. The lowest bidder was BrightView with an annual price of \$145,524 so they get all 25 of those points. The second lowest number was by Yellowstone with a price of \$187,846 so they get 20.3 points. The third lowest was Duval with a price of \$193,396 for 19.5 points. Fourth was R&D with a price of \$237,846 and they get 15.9 points. The highest price was VerdeGo and they came in at \$323,564 and they only got 11.5 points. The other points are more subjective. I will point out on financial capacity we looked at all of those and all of them seem to be fine.

Following discussion on the remaining criteria the Board ranked Yellowstone #1 with 95.3 points, Duval Landscape #2 with 87.5 points, BrightView #3 with 85 points, R&D #4 with 80.9 points and VerdeGo #5 with 71.5 points.

On MOTION by Mr. Bishop seconded by Mr. Lyman with all in favor ranking Yellowstone #1 was approved with staff authorized to issue a notice of award.

FIFTH ORDER OF BUSINESS

Public Hearing to Adopt Amenity Rules, Policies and Rates

A. Consideration of Resolution 2019-09

Mr. Oliver stated a couple meetings ago we approved some preliminary policies. We've had some discussions over the last couple of months with the developer and one thing we talked about was the security deposit. We have an incredible facility out there, particularly the community room. We talked about having a higher security deposit for that ranging up to \$1,000 and in my discussion with counsel previously we thought we could adopt a range for the deposit from \$250-\$1,000 and then use the discretion of the amenity manager depending on the actual events and how many attendees will be present to use a judgment call on what that should be within the range. For some of the other areas that are not subject to great damage we could have a lower deposit. Jere even gave an example that the athletic fields can really get torn up depending on what the event is. The other thing I wanted to discuss is after-hours parties in which they would have staffing. The staff may just be the amenity manager and one of her associates.

Mr. Parker stated it might make sense to have somebody there for after-hours parties. The concerns are safety and liability.

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

No members of the public were present.

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

Mr. Earlywine stated the first set of rules deals with the ins and outs of how the different facilities work and what the rules are for using them. The second set of rules is the amenity rates. The range for the reservations will be amended per our discussions today. The third set of rules are disciplinary and enforcement rules setting forth the District's, amenity manager's and the Board's ability to suspend rights and it provides for legal enforcement as well.

On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor resolution 2019-09 adopting the amenity rules, policies and rates as amended was approved.

SIXTH ORDER OF BUSINESS

Consideration of Proposal for Design Services from Basham & Lucas Design Group

Mr. Kovacic stated the scope of landscaping design services for current and ongoing phases has been carefully discussed with Basham & Lucas and we have been very careful in making sure that their design is keeping with our budget.

Mr. Earlywine stated we have a contract in place with Basham & Lucas so this is just additional scope under that existing contract.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor the proposal from Basham & Lucas Design Group was approved subject to staff finalizing the form of agreement.

SEVENTH ORDER OF BUSINESS

Consideration of ETM Work Authorization Nos. 14 and 15

Mr. Lockwood stated the work authorizations relate to phases 3B and 4, which are part of the master plan. One community has 200 units and the other 299.

Mr. Kovacic stated we have had ongoing discussions, the result of which are these two work authorizations with ETM. The budgeted numbers in terms of consulting fees have been kept in line. We are very satisfied with the quality of work that ETM has been doing thus far as a design engineer for the project and district engineer.

On MOTION by Mr. Kovacic seconded by Mr. Parker with all in favor England Thims & Miller work authorization numbers 14 and 15 were approved.

EIGHTH ORDER OF BUSINESS**Ratification of Agreement with
Environmental Resource Solutions for
Environmental Resource Permitting
Services Related to Phase 2B**

Mr. Kovacic stated phase 2B has 79 lots and extends outward from phase 2 that is currently under construction. We are very much focused to get these infrastructure improvements, and therefore the design plans and environmental components, approved as quickly as possible. We have executed this proposal in the amount of \$8,500.

Mr. Parker stated this is an existing consultant and this is in line with everything they've done in previous phases.

On MOTION by Mr. Kovacic seconded by Mr. Parker with all in favor the agreement with Environment Resource Solutions related to phase 2B was ratified.

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

Ms. Tincher stated we have an Easter egg hunt this weekend and the bunny is showing up. I have food trucks coming and they are serving brunch items. We have two family movie nights on the field coming up in May, June and July and those are very affordable for us because all we pay for is rental of the screen. They provide the movie and licensing and they set it up and run it. I don't have any big events planned yet because we are trying to see where the numbers are.

Mr. Parker stated I would just continue to talk to the residents as you get to know them and take any ideas they have and bring them back to the board. It would be nice if it were kind of homegrown as opposed to us picking events. What you've done so far is terrific.

Ms. Tincher stated the food trucks that I use have approached me to have a small food truck rally, which would bring a lot of people into our neighborhood, however only our residents would be the ones able to enter the facility itself.

Mr. Parker stated I think it's a good marketing tool for the builders that are out there.

Mr. Lyman stated I would do it.

Ms. Tincher stated two builders came down with Mattamy yesterday and they want to have realtor meetings at our facility.

Mr. Parker stated I think it makes sense we just have to have staff there and make sure it doesn't conflict with anything and the residents come first.

TENTH ORDER OF BUSINESS

Board Guidance Regarding Preparation of Proposed FY 20 Budget

Mr. Oliver stated we will plug in the new landscape numbers but we didn't know if you had any guidance regarding assessments for O&M.

Mr. Parker stated there is commitment of a period of time where the assessments will not go up and then the developer is responsible for whatever overruns there are during that period so the district doesn't suffer. I will look at that so we can start to plan on what makes sense. We will also have a better feel for what these numbers are; we have the facility up and running and we have a landscape contract in place and those are two big numbers we were doing our best to judge what they'd be.

Mr. Oliver stated I will bring a proposed budget to the next meeting. We need to get it approved and then we will adopt a budget later in the summer. We need to talk about what you want the staffing levels to be for FY20 also.

Mr. Parker stated I'd like to get some recommendations from RMS based on what we're doing and what they think the staffing ought to be to give us some idea and then we can discuss that and make some determinations.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Earlywine stated if you recall back on March 5th we sent a demand letter to the bonding company essentially giving them until April 5th to respond as to whether they were going to make payment or not on that phase 2 bid bond. On April 1st they responded back and said they are reviewing the further facts we sent them so the April 5th timeframe has come and gone. Our in-house litigator is saying why don't we draft up a short complaint, send it to them and say May 1st is your last day otherwise we are filing the attached complaint and then we can regroup at that point and see whether they respond or not.

Mr. Parker asked that counsel look into a bad faith claim.

B. District Engineer

1. Ratification of Agreement with ERS in Connection with Phase 2B at Beacon Lake

On MOTION by Mr. Kovacic seconded by Mr. Parker with all in favor the agreement with ERS related to phase 2B at Beacon Lake was ratified.

2. Ratification of Requisition 80

Mr. Lockwood stated we paid requisition number 80 to ERS ahead of time for the design work related to the wetlands.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor requisition number 80 was ratified.

3. Consideration of Requisitions 81-103

Mr. Lockwood gave an overview of requisition numbers 81-103 totaling \$.

Mr. Kovacic stated number 90 needs to be taken off. Clary & Associates revised their invoice to Heartwood 23.

Mr. Parker stated number 95 is a property association expense.

On MOTION by Mr. Lyman seconded by Mr. Parker the requisition summary, revised to exclude numbers 90 and 95, was approved.

4. Consideration of Change Order No. 1 – Beacon Lake Phase 2

5. Consideration of Change Order No. 2 – Beacon Lake Phase 2

6. Consideration of Change Order No. 1 – Beacon Lake Townhomes

7. Consideration of Change Order No. 2 – Beacon Lake Townhomes

Mr. Lockwood reviewed the change orders. ETM to verify the clearing quantity on change order number two, phase two.

On MOTION by Mr. Lyman seconded by Mr. Parker with all in favor change order numbers 1 and 2 for both phase 2 and the townhomes were approved.

Mr. Lockwood stated I wanted to bring up consideration of bidding any of the items you want to bid, i.e. phase 3A and/or phase 2B. I think the plans are in place where you could bid it legitimately without much issue.

Mr. Kovacic asked how comfortable is ETM right now that there would be no material changes to the drawings?

Mr. Lockwood stated you're in really good shape.

Mr. Lyman stated if we go to Hughes and they hold unit pricing then it's just an addendum or change order.

Mr. Parker stated I would propose that to Hughes because we just had a public bidding process within the last four months so whatever price increases for materials have come through if Hughes is able to hold their unit pricing it would make the most sense to just amend their contract and have them continue the work. Phase 2B is just a function of phase 2.

Mr. Earlywine asked how much are we thinking the work is for 2B?

Mr. Parker stated it should be south of \$2 million.

Mr. Earlywine stated Florida does not have a threshold on change orders but it obviously does require anything over \$300,000 to be bid. Given that this is related to the existing work and you've got unit pricing from this past December if the board wants to move forward with a change order why don't we authorize that today and then when we get to the next phase we can bid that.

Mr. Lockwood asked what about phase 3A?

Mr. Earlywine asked is it similar in that it's related to the existing work?

Mr. Parker stated phase 3A sits on each side of Beacon Lake and Beacon Lake is what's being dug to provide the material to 3A so it could be complicated if we have another contractor digging in the same lake as Hughes Brothers while they're finishing their work of 2A and 2B.

Mr. Earlywine stated it's not the most conservative approach but the justifications make a lot of sense to me. Why don't we make a motion to authorize change orders. What is our not to exceed if we added in 3A?

Mr. Parker stated \$5 million.

On MOTION by Mr. Kovacic seconded by Mr. Parker with all in favor a change order to the phase 2 contract to include an amount not to exceed \$5 million for phase 3A and not to exceed \$2 million for phase 2B and subject to the unit pricing remaining the same was approved.

Mr. Parker stated there has been no bond issuance for phase 2B so we will probably contact MBS and talk to them about doing that.

Mr. Lockwood stated Mattamy is granting a drainage easement to the CDD for a couple of lots in phase one. It has been recorded.

C. District Manager

There being none, the next item followed.

D. Amenity Manager – Report

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

TWELFTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet & Income Statement

Mr. Oliver stated the only negative variance I see is the landscape contract. We had budgeted \$125,000 for landscaping and of course that has run over in the last year.

B. Assessment Receipts Schedule

C. Check Register

Mr. Oliver stated some months you will see a check register, which we pay from assessments and when there are not adequate assessments you will see a developer funding request but no funding request this month.

On MOTION by Mr. Parker seconded by Mr. Bishop with all in favor the check register was approved.

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

There being none, the next item followed.

**FOURTEENTH ORDER OF BUSINESS Next Scheduled Meeting – May 16, 2019 at
10:00 a.m. at the Offices of GMS**

Mr. Oliver stated the next scheduled meeting is May 16, 2019 at 10:00 a.m.

FIFTEENTH ORDER OF BUSINESS Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

LANDSCAPE & IRRIGATION MAINTENANCE SERVICES AGREEMENT

THIS AGREEMENT (“Agreement”) is made and entered into this 9th day of May, 2019, by and between:

Meadow View at Twin Creeks Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in St. Johns County, Florida, and having offices at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“District”); and

Yellowstone Landscape – Southeast, LLC, a Florida limited liability company, whose address is 3235 North State Street, Bunnell, Florida 32110 (“Contractor,” and collectively with the District, “Parties”).

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including landscaping and irrigation; and

WHEREAS, the District has a need to retain an independent contractor to provide, for certain lands within the District, certain landscape and irrigation maintenance services; and

WHEREAS, to solicit such services, the District conducted a competitive proposal process based on a “Project Manual,” and determined to make an award of a contract for landscape and irrigation maintenance services to the Contractor, based on certain proposal pricing provided by Contractor; and

WHEREAS, Contractor desires to provide such services, and represents that it is qualified to do so.

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, it is agreed that the Contractor is hereby retained, authorized, and instructed by the District to perform in accordance with the following covenants and conditions, which both the District and the Contractor have agreed upon:

1. **INCORPORATION OF RECITALS.** The recitals stated above are true and correct and are incorporated by reference as a material part of this Agreement.

2. **SCOPE OF SERVICES.** The Contractor shall provide the services and materials described in the Scope of Services attached hereto as **EXHIBIT A** and for the areas identified in the Landscape and Irrigation Maintenance Areas Exhibit attached hereto as **EXHIBIT D** (together, “Work”). The Contractor agrees that the Landscape and Irrigation Maintenance Areas Exhibit attached hereto as **EXHIBIT D** is the District’s best estimate of the District’s landscape and irrigation needs, but that other areas may also include landscaping that requires maintenance. The Contractor agrees that the District may, in its discretion, add up to 0.5 acre(s) of landscaping area

to the Work, with no adjustment to price, and may add additional acreage of landscaping area to the Work beyond the 0.5 acre(s) using the unit pricing set forth in **EXHIBIT B**. The Contractor shall perform the Work consistent with the presently established, high quality standards of the District, and shall assign such staff as may be required for coordinating, expediting, and controlling all aspects of the Work. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. Notwithstanding any other provision of this Agreement, the District reserves the right in its discretion to remove from this Agreement any portion of the Work and to separately contract for such services. In the event that the District contracts with a third party to install certain landscaping or to otherwise perform services that might otherwise constitute a portion of the Work, Contractor agrees that it will be responsible for any such landscaping installed by the third party, and shall continue to perform all other services comprising the Work, including any future services that apply to the landscaping installed by the third party or to the areas where services were performed by the third party.

3. **MANNER OF CONTRACTOR'S PERFORMANCE.** The Contractor agrees, as an independent contractor, to undertake the Work as specified in this Agreement or any Additional Services Order (see Section 7.c. herein) issued in connection with this Agreement. All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards, such as USF, IFAS, etc. The Contractor shall document all Work using the forms attached hereto as part of **EXHIBIT C**. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

In the event that time is lost due to heavy rains ("Rain Days"), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days with prior notification to, and approval by, the District Representatives (defined below).

Contractor in conducting the Work shall use all due care to protect against any harm to persons or property. If the Contractor's acts or omissions result in any damage to property within the District, including but not limited to damage to landscape lighting, irrigation system components, entry monuments, etc., the Contractor shall immediately notify the District and repair all damage – and/or replace damaged property – to the satisfaction of the District.

Contractor shall maintain at all times strict discipline among its employees and shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen shall perform all Work on the premises in a uniform to be designed by the Contractor, and shall maintain themselves in a neat and professional manner. No smoking in or around the buildings will be permitted. No Contractor solicitation of any kind is permitted on property.

4. **MONITORING OF SERVICES.** The District shall designate in writing one or more persons to act as the District's representatives with respect to the services to be performed under this Agreement ("District Representatives"). The District Representatives shall have

complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services. This authority shall include but not be limited to verification of correct timing of services to be performed, methods of pruning, pest control and disease control. The District hereby designates Jim Oliver and Ernesto Torres, or their designee, to act as the District Representatives. The Contractor shall not take direction from anyone other than the District Representatives (e.g., the Contractor shall not take direction from individual District Board Supervisors, any representatives of any local homeowner's associations, any residents, etc.). The District shall have the right to change its designated representatives at any time by written notice to the Contractor.

The Contractor shall provide to management a written report of work performed for each week with notification of any problem areas and a schedule of work for the upcoming month. Further, the Contractor agrees to meet the District Representatives no less than one (1) time per month to inspect the property to discuss conditions, schedules, and items of concern regarding this Agreement.

If the District Representatives identify any deficient areas, the District Representatives shall notify the Contractor whether through a written report or otherwise. The Contractor shall then within the time period specified by the District Representatives, or if no time is specified within forty-eight (48) hours, explain in writing what actions shall be taken to remedy the deficiencies. Upon approval by the District, the Contractor shall take such actions as are necessary to address the deficiencies within the time period specified by the District, or if no time is specified by the District, then prior to the date of the next inspection. If the Contractor does not respond or take action within the specified times, and in addition to any rights under Section 18 or otherwise herein, the District shall have the rights to withhold some or all of the Contractor's payments under this Agreement, and to contract with outside sources to perform necessary Work with all charges for such services to be deducted from the Contractor's compensation. Any oversight by the District Representatives of Contractor's Work is not intended to mean that the District shall underwrite, guarantee, or ensure that the Work is properly done by the Contractor, and it is the Contractor's responsibility to perform the Work in accordance with this Agreement.

5. **SUBCONTRACTORS.** The Contractor shall not award any of the Work to any subcontractor without prior written approval of the District. The Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as the Contractor is for the acts and omissions of persons directly employed by the Contractor. Nothing contained herein shall create contractual relations between any subcontractor and the District.

6. **EFFECTIVE DATE.** This Agreement shall be binding and effective as of the date that the Agreement is signed by the last of the Parties hereto, and shall remain in effect as set forth in Section 7, unless terminated in accordance with the provisions of this Agreement.

7. **COMPENSATION; TERM.**

- a. Work under this Agreement shall begin May 15, 2019 and end September 30, 2020 ("Initial Term"), unless terminated earlier pursuant to the terms of

this Agreement. At the end of the Initial Term, this Agreement may be renewed on the same terms up to three times on an annual basis, in the District's sole discretion.

- b. As compensation for the Work, the District agrees to pay Contractor monthly amounts of Fifteen Thousand Six Hundred Fifty-Three Dollars and Eighty-Five Cents (\$15,653.85). Such compensation covers only the items specified in Parts 1, 2, 3 and 4 of the Contractor's Proposal Form – Part IV – Pricing ("Contract Amount"). Additionally, for the services specified in Parts 5 and 6 of the Contractor's Proposal Form – Part IV – Pricing, attached hereto as **EXHIBIT B**, and only after applying the provisions of Sections 7.c. and 7.d. below, the District agrees to pay Contractor pursuant to Section 7.d. below for such actual services rendered using the pricing specified in the Contractor's Proposal Form – Part IV – Pricing. All additional work or services, and related compensation, shall be governed by Section 7.c. of this Agreement.
- c. *Additional Work.* Should the District desire that the Contractor provide additional work and/or services relating to the District's landscaping and irrigation systems, such additional work and/or services shall be fully performed by the Contractor after prior approval of a required Additional Services Order ("ASO"). The Contractor agrees that the District shall not be liable for the payment of any additional work and/or services unless the District first authorizes the Contractor to perform such additional work and/or services through an authorized and fully executed change order. The Contractor shall be compensated for such agreed additional work and/or services based upon a payment amount derived from the prices set forth in the Contractor's proposal pricing (attached as part of **EXHIBIT B**). Nothing herein shall be construed to require the District to use the Contractor for any such additional work and/or services, and the District reserves the right to retain a different contractor to perform any additional work and/or services.
- d. *Payments by District.* The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et al. of the Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.
- e. *Payments by Contractor.* Subject to the terms herein, Contractor will promptly pay in cash for all costs of labor, materials, services and equipment used in the performance of the Work, and upon the request of the District, Contractor will provide proof of such payment. Contractor

agrees that it shall comply with Section 218.735(6), Florida Statutes, requiring payments to subcontractors and suppliers be made within ten (10) days of receipt of payment from the District. Unless prohibited by law, District may at any time make payments due to Contractor directly or by joint check, to any person or entity for obligations incurred by Contractor in connection with the performance of Work, unless Contractor has first delivered written notice to District of a dispute with any such person or entity and has furnished security satisfactory to District insuring against claims therefrom. Any payment so made will be credited against sums due Contractor in the same manner as if such payment had been made directly to Contractor. The provisions of this Section are intended solely for the benefit of District and will not extend to the benefit of any third persons, or obligate District or its sureties in any way to any third party. Subject to the terms of this Section, Contractor will at all times keep the District's property, and each part thereof, free from any attachment, lien, claim of lien, or other encumbrance arising out of the Work. The District may demand, from time to time in its sole discretion, that Contractor provide a detailed listing of any and all potential lien claimants (at all tiers) involved in the performance of the Work including, with respect to each such potential lien claimant, the name, scope of Work, sums paid to date, sums owed, and sums remaining to be paid. Contractor waives any right to file mechanic's and construction liens.

8. INSURANCE.

- a. At the Contractor's sole expense, the Contractor shall maintain throughout the term of this Agreement the following insurance:
 - i. **WORKERS' COMPENSATION/EMPLOYER'S LIABILITY:** Contractor will provide Workers' Compensation insurance on behalf of all employees who are to provide a service under this Contract, as required under applicable Florida Statutes AND Employer's Liability with limits of not less than \$100,000.00 per employee per accident, \$500,000.00 disease aggregate, and \$100,000.00 per employee per disease.
 - ii. **COMMERCIAL GENERAL LIABILITY:** Commercial General Liability including but not limited to bodily injury, property damage, contractual, products and completed operations, and personal injury with limits of not less than \$2,000,000.00 per occurrence, \$2,000,000.00 aggregate covering all work performed under this Contract.
 - iii. **AUTOMOBILE LIABILITY:** Including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than \$2,000,000.00 combined single limit covering all work performed under this Contract.
 - iv. **UMBRELLA LIABILITY:** With limits of not less than \$2,000,000.00 per occurrence covering all work performed under this Contract.

- b. Each insurance policy required by this Contract shall:
 - i. Apply separately to each insured against whom claim is made and suit is brought, except with respect to limits of the insurer's liability.
 - ii. Be endorsed to state that coverage shall not be suspended, voided, or canceled by either party except after 30 calendar days prior written notice, has been given to the District.
 - iii. Be written to reflect that the aggregate limit will apply on a per claim basis.
- c. The District shall retain the right to review, at any time, coverage, form, and amount of insurance. All insurance certificates, and endorsements, shall be received by the District before the Contractor shall commence or continue work.
- d. The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.
- e. The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.
- f. Notices of accidents (occurrences) and notices of claims associated with work being performed under this Contract shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.
- g. Insurance requirements itemized in this Contract and required of the Contractor shall be provided on behalf of all sub-contractors to cover their operations performed under this Contract. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to sub-contractors.
- h. All policies required by this Agreement, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis, shall name the District, its Supervisors, Officers, agents, employees, and representatives as additional insured as their interest may appear under this Agreement. Insurer(s), with the exception of Workers' Compensation on non-leased employees, shall agree to waive all rights of subrogation against the District, its Supervisors, Officers, agents, employees or representatives.
- i. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

9. INDEMNIFICATION. To the fullest extent permitted by law, and in addition to any other obligations of Contractor under the Agreement or otherwise, Contractor agrees to defend,

indemnify, and hold harmless the District and its officers, agents, staff, employees, successors, assigns, members, affiliates, or representatives (together, "**Indemnitees**") from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Work to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District. In the event that any indemnification, defense or hold harmless provision of this Contract is determined to be unenforceable, the provision shall be reformed to give the provision the maximum effect allowed by Florida law and for the benefit of the Indemnitees. The Contractor shall ensure that any and all subcontractors, and suppliers, include this express paragraph for the benefit of the Indemnitees. This section shall survive any termination of this Agreement.

10. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

11. WARRANTY AND COVENANT. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. The Contractor hereby warrants any materials and services for a period of one (1) year after acceptance by the District or longer as required under Florida law. With respect to any and all plant material provided pursuant to this Agreement or any separate work authorization issued hereunder, all plant material shall be guaranteed to be in a satisfactory growing condition and to live for a period of one (1) year from planting except for annuals, which will be replaced seasonally. All plants that fail to survive under the guarantee shall be replaced as they fail with the same type and size as originally specified. Contractor further warrants to the District those warranties which Contractor otherwise warrants to others and the duration of such warranties is as provided by Florida law unless longer guarantees or warranties are provided for elsewhere in the Agreement (in which case the longer periods of time shall prevail). Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the services, nor monthly or final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or services. If any of the services or materials are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct remove and

replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District. Contractor hereby certifies it is receiving the property in its as-is condition and has thoroughly inspected the property and addressed any present deficiencies, if any, with the District. Contractor shall be responsible for maintaining and warranting all plant material maintained by Contractor as of the first date of the services.

Contractor hereby covenants to the District that it shall perform the services: (i) using its best skill and judgment and in accordance with generally accepted professional standards and (ii) in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, permits and approvals (including any permits and approvals relating to water rights), including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform. Contractor hereby covenants to the District that any work product of the Contractor shall not call for the use nor infringe any patent, trademark, services mark, copyright or other proprietary interest claimed or held by any person or business entity absent prior written consent from the District.

12. **ENVIRONMENTAL ACTIVITIES.** The Contractor agrees to use best management practices, consistent with industry standards, with respect to the storage, handling and use of chemicals (e.g., fertilizers, pesticides, etc.) and fuels. The Contractor shall keep all equipment clean (e.g., chemical sprayers) and properly dispose of waste. Further, the Contractor shall immediately notify the District of any chemical or fuel spills. The Contractor shall be responsible for any environmental cleanup, replacement of any turf or plants harmed from chemical burns, and correcting any other harm resulting from the Work to be performed by Contractor.

13. **ACCEPTANCE OF THE SITE.** By executing this Agreement, the Contractor agrees that the Contractor was able to inspect the site prior to the time of submission of the proposal, and that the Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping, in its current condition, and on an “as is” basis. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping was not in good condition or otherwise differs materially from conditions ordinarily encountered.

14. **TAX EXEMPT DIRECT PURCHASES.** The parties agree that the District, in its discretion, may elect to undertake a direct purchase of any or all materials used for the landscaping services, including but not limited to the direct purchase of fertilizer. In such event, the following conditions shall apply:

- (a) The District may elect to purchase any or all materials directly from a supplier identified by Contractor.
- (b) Contractor shall furnish detailed Purchase Order Requisition Forms (“Requisitions”) for all materials to be directly purchased by the District.

(c) Upon receipt of a Requisition, the District shall review the Requisition and, if approved, issue its own purchase order directly to the supplier, with delivery to be made to the District on an F.O.B. job site basis.

(d) The purchase order issued by the District shall include the District's consumer certificate of exemption number issued for Florida sales and use tax purposes.

(e) Contractor will have contractual obligations to inspect, accept delivery of, and store the materials pending use of the materials as part of the landscaping services. The contractor's possession of the materials will constitute a bailment. The contractor, as bailee, will have the duty to safeguard, store and protect the materials while in its possession until returned to the District through use of the materials.

(f) After verifying that delivery is in accordance with the purchase order, Contractor will submit a list indicating acceptance of goods from suppliers and concurrence with the District's issuance of payment to the supplier. District will process the invoices and issue payment directly to the supplier.

(g) The District may purchase and maintain insurance sufficient to cover materials purchased directly by the District.

(h) All payments for direct purchase materials made by the District, together with any state or local tax savings, shall be deducted from the compensation provided for in this Agreement.

15. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State and Federal laws, rules, regulations, ordinances, permits (including but not limited to water use permits or regulations), licenses, or other requirements or approvals. Further, the Contractor shall notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any act or omission of the Contractor or any of its agents, servants, employees, or material men, or appliances, or any other requirements applicable to provision of services. Additionally, the Contractor shall promptly comply with any requirement of such governmental entity after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation.

16. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity for breach of this Agreement, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third

party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

17. **CUSTOM AND USAGE.** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

18. **SUCCESSORS.** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

19. **TERMINATION.** The District agrees that the Contractor may terminate this Agreement with cause by providing ninety (90) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that, notwithstanding any other provision of this Agreement, and regardless of whether any of the procedural steps set forth in Section 4 of this Agreement are taken, the District may terminate this Agreement immediately with cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days written notice of termination without cause. Any termination by the District shall not result in liability to the District for consequential damages, lost profits, or any other damages or liability. However, upon any termination of this Agreement by the District, and as Contractor's sole remedy, the Contractor shall be entitled to payment for all Work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

20. **PERMITS AND LICENSES.** All permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

21. **ASSIGNMENT.** Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other, which approval shall not be unreasonably withheld. Any purported assignment of this Agreement without such prior written approval shall be void.

22. **INDEPENDENT CONTRACTOR STATUS.** In all matters relating to this Agreement, the Contractor shall be acting as an independent Contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent

the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

23. **HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

24. **AGREEMENT.** This instrument, together with its attachments which are hereby incorporated herein, shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement.

25. **ENFORCEMENT OF AGREEMENT.** In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for trial, mediation, or appellate proceedings.

26. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.

27. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

28. **NOTICES.** Any notice, demand, request or communication required or permitted hereunder ("Notice") shall be in writing and sent by hand delivery, United States certified mail, or by recognized overnight delivery service, addressed as follows:

A. If to the District: Meadow View at Twin Creeks
Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: District Manager

With a copy to: Hopping Green & Sams, PA
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301
Attn: District Counsel

B. If to Contractor: Yellowstone Landscape – Southeast, LLC
3235 North State Street
Bunnell, Florida 32110
Attn: _____

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notice on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

29. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

30. **CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any legal actions regarding this Agreement shall be St. Johns County, Florida.

31. **PUBLIC RECORDS.** The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Contractor acknowledges that the designated public records custodian for the District is Jim Oliver ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which 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 the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FL 32092; TELEPHONE: 904-940-5850; FAX: 904-940-5899; EMAIL: JOLIVER@GMSNF.COM.

32. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

33. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. The District and the Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

34. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Parties execute this Agreement as set forth below.

ATTEST:

MEADOW VIEW AT TWIN
CREEKS COMMUNITY
DEVELOPMENT DISTRICT

By: _____

☐ Secretary

☐ Assistant Secretary

By: BLAZ KOVACIC

☐ Chairperson

☒ Vice Chairperson

Date: 5/9/2019

ATTEST:

YELLOWSTONE LANDSCAPE –
SOUTHEAST, LLC

By: Asya Oguz

Its: Asya Oguz

By: James Herth

Its: James Herth

Date: 5/1/2019

Exhibit A: Scope of Services

Exhibit B: Proposal Pricing (Part IV of Proposal Form)

Exhibit C: Other Forms

Exhibit D: Maintenance Map

EXHIBIT “A”
SCOPE OF SERVICES

SCOPE OF SERVICES

PART 1

GENERAL LANDSCAPE MAINTENANCE

1) MOWING – All grass areas will be mowed on the following schedule:

MARCH 1 – NOVEMBER 1 – Once a week

NOVEMBER 1 – MARCH 1 – Once every two weeks

This schedule estimates that there will be between 41 – 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 visits (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, debris clearing, and general detailing of property, etc.) Notwithstanding the above, at no time will the grass (or weeds within turf) be allowed to grow beyond a maximum height of five (5) inches. Each mowing should leave the St. Augustine & Bahia grass at a height of three and one half (3 1/2) to four (4) inches, Celebration Bermuda at a height of three quarter (3/4) to one and one quarter (1 1/4) inches & Zoysia at a height of one (1) to one and one half (1 1/2) inches. Rotary Mowers are preferred for heights above one (1) inch. Do not remove more than 1/3 of the height of the leaf blade at any one mowing. All blades shall be kept sharp at all times to provide a high quality cut and to minimize disease. The DISTRICT requires mowers to be equipped with a mulching type deck. Clippings may be left on the lawn as long as no readily visible clumps remain on the grass after mowing. Otherwise large clumps of clippings **MUST** either be collected and removed by the CONTRACTOR **OR** be left to dry out on the lawn for no more than one day and then re-distributed across the lawn. And the mulching kit must be left in the “closed” position at all times, specifically when mowing pond banks and all parks. Additionally , when mowing pond banks ,mowers must used in a counter clock direction. This is to re-introduce nutrients in the clippings back into the soil system. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. Contractor will be responsible for line-trimming these areas during each and every mow event. Contractor is to include in his proposal, any and all necessary equipment, protective clothing or any other gear necessary for crews to perform this work. No “extras” will be billed to the District. The CONTRACTOR shall restore any noticeable damage caused by the CONTRACTOR’S mowing equipment within twenty-four hours from the time the damage is caused at his sole cost and expense. Contractor shall be responsible for training all its personnel in the technical aspects of the District’s Landscape and Irrigation Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to lake banks & wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing, etc. Weekend work is permitted when necessary upon prior approval.

1A) POND MOWING - All ponds identified as such on the overall Meadow View at Twin Creeks Maintenance Exhibit shall be mowed incorporating the same mowing schedule as the common areas stated above. Line trimming at Bridge entrances water’s edge, control structures, mitered end sections and any other storm water structures shall

occur each and every time the pond is mowed. Each mowing shall leave the grass at a height of four (4) to four and one half (4½) inches. This is slightly higher than the mow height in common area Bahia plantings in flatter areas to minimize pond bank erosion. Pond banks will be mowed and trimmed to water's edge. Careful attention must be paid to mower height on pond banks so as not to scalp at the crest of the lake bank and increase the chances for pond bank erosion. Also when line trimming to water's edge, Contractor shall be extremely careful not to scalp at the water's edge also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height (if not slightly higher). Contractor shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. Mowers must blow all clippings away from pond banks. It is understood that trash debris of any kind and other debris within arm's reach of water's edge shall be removed & disposed of by Contractor during every normal service event.

2) EDGING AND TRIMMING – All hard-edged areas (curbs, sidewalks, bike paths, trails, etc.) shall be vertically edged at each and every mowing event and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged a minimum of every other week. All edging shall be performed to the sole satisfaction of the DISTRICT. **Chemical edging shall not be permitted anywhere on property.**

AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN TWENTY-FOUR HOURS OF NOTICE BY DISTRICT. CONTRACTOR SHALL COMPLETE ALL LAWN MAINTENANCE ACTIVITIES (MOWING, EDGING, LINE TRIMMING, BLOWING OFF SIDEWALKS, DRIVEWAYS, CURB & GUTTERS, ETC.) IN RELATIVELY SMALL, MANAGEABLE SECTIONS. CONTRACTOR IS NOT TO LEAVE GRASS CLIPPINGS, TRIMMED WEEDS, TURF, DIRT OR DEBRIS ON ANY SURFACES FOR MORE THAN TWO HOURS. PARK SITES, CLUBHOUSES, PARKING LOTS AND ALL OTHER HIGH TRAFFIC AMENITIES ON THE PROPERTY SHALL BE CLEANED UP IMMEDIATELY AFTER MOWING AND EDGING TAKES PLACE. IF A MOWING EVENT IS MISSED, EVERY EFFORT SHALL BE MADE TO PERFORM THE MOWING SERVICE THE SAME WEEK (INCLUDING SATURDAYS WITH PRIOR APPROVAL). IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROVIDE THE DISTRICT A CREDIT FOR FUTURE SERVICES OR ADD A MOWING EVENT TO BE PROVIDED AT A LATER DATE. THE DISTRICT SHALL DETERMINE WHETHER THE CREDIT OR EXTRA MOWING SHALL BE USED.

3) TREE AND SHRUB CARE – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Branches will be pruned just outside the branch collar. Contractor is responsible for the removal of all branches and limbs up to a 4" diameter and up to a 15' height to keep them from encroaching onto buildings (including roofs), signage structures, play structures, fences & walls, as well as pruned to prevent street lights and traffic signage

from being blocked. Additionally, trees shall be pruned over sidewalks, nature trails, parking lots and roadways so as not to interfere with pedestrians or cars. (This is to include maintaining at all times a minimum of ten to fifteen (10-15) feet of clearance under all limbs depending on location and species of tree but shall vary according to DOT specs.) All moss hanging from trees (as well as all ball moss) shall be removed up to a height of 15' from **all trees** on an as-needed basis. However, during the dormant season, ALL Crape Myrtles shall have ALL mosses removed from the entire tree regardless of height. Crape Myrtles are not to be "hat racked" at any time. Pencil pruning is the preferred method of Crape Myrtle pruning and should be performed after threat of frost has passed. The initial removal of all Spanish and Ball Mosses shall be completed within ninety (90) days of contract commencement.

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of Meadow View at Twin Creeks. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provisions for such supervision. Individual plants pruned into rounded balls or unnatural shapes will not be allowed. Contractor shall sterilize all pruning equipment prior to pruning the next shrub grouping; particularly when fungal diseases are known to be present. All clippings and debris from pruning will be carted away at the time pruning takes place. It is of utmost importance that all plant material within clear site lines and visibility triangles at roadway intersections and medians is maintained at or below the required heights. It is the Contractor's responsibility to bring to the attention of the District all areas that are not in compliance. If pruning will bring the area into compliance, then the Contractor, after conferring with District's representative, will proceed with the pruning activity. However, if pruning will NOT bring the area into compliance, perhaps due to permanent existing grades, then another solution will need to be proposed and executed. Contractor will also be responsible to keep mulch pulled away from the base of ALL landscape lights at ALL times, not just after a mulching event. This is specific to LED with circuit boards in base.

AREAS WHERE WETLANDS ARE ADJACENT TO TURF AREAS (WHETHER ALONG ROADWAYS OR LAKE BANKS) CONTRACTOR IS RESPONSIBLE TO KEEP ALL WETLAND MATERIAL CUT BACK AT ALL TIMES AND NOT LET THIS MATERIAL REDUCE THE SIZE OF THE TURF AREA.

Palms: All palms (regardless of height) shall receive pruning as often as necessary to appear neat and clean at all times. This includes the removal of brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary and pruning palms above the nine o'clock – three o'clock line is prohibited. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on architectural structures. Fruit pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited

to, pool decks. Contractor shall be responsible for the removal of all palm fruit stains. Contractor shall sterilize all pruning equipment prior to pruning the next palm, paying careful attention when pruning Medjool, Sylvester, Reclinata and Canary Palms.

4) WEEDS AND GRASSES – All groundcover, turf areas, shrub beds & tree rings shall be kept reasonably free of weeds and grasses, and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre & post emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the DISTRICT at its sole discretion. All shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris (leaf and other) to keep the area neat and tidy. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide. **AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. HAND PULLING MUST BE PERFORMED.** **NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, TREE RINGS, ETC.) THE FIRST OFFENSE WILL RESULT IN A VERBAL WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND VERBAL WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS CONTRACT FOR CAUSE AT THE DISTRICT'S DISCRETION. CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE REPLACEMENT OF ALL TURF DAMAGED BY THE APPLICATION OR OVERSPRAY OF HERBICIDES (SELECTIVE OR NON-SELECTIVE).**

The CONTRACTOR shall be responsible for the replacement of ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of landscape shrubs growing through, weeds, undesirable vines and overhanging limbs.

5) MAINTENANCE OF PAVED AREAS – All paved areas (including, but not limited to, pool deck pavers, other paver surfaces, sidewalk expansion joints, curb and gutters, curb and gutter expansion joints, bike lane edges along roadways) shall be kept weed & debris free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas. Contractor is not to use non-selective herbicides to eradicate weeds in curblane expansion joints where the chemical can travel back into the turf causing regularly spaced dead patches behind the curbs and sidewalks.

6) CLEAN UP – At no time will CONTRACTOR leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. CONTRACTOR shall use his own waste disposal methods, never the property dumpsters. Grass clippings

shall be blown off sidewalks, streets and curbs within a relatively short time frame and are not to be left for more than two hours, unless otherwise noted above. Also grass clippings shall be blown into turf areas, never into mulched bed areas or tree rings as these are to be maintained free of grass clippings. Grass clippings at highly trafficked areas (i.e., tennis courts, clubhouse sidewalks, pool areas, walking trails, etc.) shall be blown off immediately after mowing and edging have taken place. **NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.**

7) REPLACEMENT OF PLANT MATERIAL – Trees and shrubs in a state of decline should immediately be brought to the attention of the DISTRICT. Dead or unsightly plant material shall be removed upon notification of the DISTRICT. CONTRACTOR shall be responsible for replacement if due to his negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance.

PART 2

FERTILIZATION

Any fertilizer ordinance in place for St. Johns County specifically banning fertilizers during a specific season(s), will be followed. It is required that those practices outlined in the GIBMP guidelines be followed. Highlights are listed below.

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS DURING ONE OR MORE OF THE FOLLOWING EVENTS: i) IF IT IS RAINING AT THE APPLICATION SITE, OR ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, OR A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY PORTION OF St. Johns COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR iii) WITHIN 36 HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO 2 INCHES IN A 24 HOUR PERIOD IS LIKELY.

For purposes of bidding and until a soil test is provided to indicate otherwise, all turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for south Florida turf: (per GIBMP guidelines and University of Florida IFAS Extension, south Florida is determined by anything south of a line running east-west from coast to coast through between Tampa & Vero Beach.)

All St. Augustine Sod:

February	A complete fertilizer based on soil tests + PreM
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
July	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
September	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
November	A complete fertilizer based on soil tests + PreM

All Bahia Sod:

February	A complete fertilizer based on soil tests + Pre M
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)
June	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
October	A complete fertilizer based on soil tests + Pre M

All Zoysia Sod:

February	A complete fertilizer based on soil tests + PreM
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
July	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
September	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)
November	A complete fertilizer based on soil tests + PreM

All Bermuda Sod:

February	A complete fertilizer based on soil tests + PreM
March	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)
April	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
May	A complete fertilizer based on soil tests
June	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
July	Fe For foliar application, uses ferrous sulfate (2 oz/3-5 gal. H2O/1,000 SF)
September	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
November	A complete fertilizer based on soil tests + PreM

Prior to final fertilization selection, a complete soil test should be performed to test for soil pH as well as N, P & K levels. Should change be of merit, the Contractor shall notify the District in writing prior to the implementation of such change. At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and in top condition. It shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed.

Fertilizers containing iron shall be immediately removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the contractor to remove.

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required immediately at no additional cost to owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. **IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY THEIR MISHANDLING OF FERTILIZER.** Fertilizer shall not

be applied within ten (10) feet of the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

SHRUB, TREE & GROUNDCOVER FERTILIZATION:

For purposes of bidding, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, June, October)

A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs. N/1000 sq. ft./year. (A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO HIS MISHANDLING OF PRODUCT.**

PALM FERTILIZATION:

All Palms shall receive 1 ½ pounds of 8N-2P2O5-12K2O+4Mg with micronutrients per 100 SF of palm canopy four times per year (March, June, September & November). 100% of the N, K & Mg **MUST** be in slow release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

Fertilizer shall not be billed equally on a monthly basis, but invoiced the month after application.

CONTRACTOR shall provide the DISTRICT with all fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity. Payment will not be made until correct quantity and formulation has been verified and applied. CONTRACTOR must notify the DISTRICT five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the CONTRACTOR to so notify the DISTRICT may result in the CONTRACTOR forfeiting any and all rights to payment for the applications made without notification.

PART 3

PEST CONTROL

Insects and Disease in Turf Insect and disease control spraying in turf shall be provided by the Contractor every month with additional spot treatment as needed. During the weekly inspections

the Contractor is responsible for the identification and eradication/control of disease and insect damage including but not limited to: scale, mites, fungus, chinchbugs, grubs, nematodes, fireants, mole crickets, etc. Contractor shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for “formula” under the fertilization section in the bid form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

Insects and Disease Control for Trees, Palms and Plants The Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. Contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms. Contractor will be fully responsible in the treatment of such afflictions. At the District’s discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Texas Phoenix Palm Decline. The cost of these inoculations should be included as a separate line item in your Pest Control price. Contractor is to identify those species of palms susceptible and supply a list of species and quantities with proposal. Each susceptible palm shall receive quarterly injections. Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. Contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. **The District reserves the right to subcontract out any and all OTC Injection events. This will not be included in the Contract Amount.**

The Contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the Contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the Contractor’s full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the Contractor’s responsibility to treat these conditions in an expedient manner.

It shall also be the Contractor’s responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. Contractor shall familiarize himself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems it will be the Contractor’s responsibility to treat pest within five (5) working days of the date of notification.

Fire Ant Control Contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait. Contractor shall be responsible to knock down and spread out soil once mounds are dead.

For informational purposes only, Contractor is asked to provide the cost for the annual application of Top Choice in all finished landscape areas designated as “District Landscape Area” on the Maintenance Exhibit. These areas are indicated with a dark green color. **UNLESS OTHERWISE DIRECTED, ONLY THOSE AREAS COVERED BY AUTOMATIC IRRIGATION ARE TO BE INCLUDED IN THIS NUMBER.** This is not to include lake banks behind the residential properties or between ponds and conservation areas.

Pest Control will not be included as a standard line item in each monthly billing, but shall be invoiced as a separate line item the month after service is rendered.

Pest Control shall be included in the Contract Amount.

PART 4

IRRIGATION SYSTEM MONITORING AND MAINTENANCE

Irrigation System. Contractor shall inspect and test the irrigation system components within the limits of the District a minimum of one (1) time per month. Areas shall include all of the existing irrigation systems to date (app. 2,200 zones, 22 controllers, 2 pump stations & 1 well).

These inspections shall include:

A. Irrigation Controllers

1. Semi automatic start of the automatic irrigation controller
2. Check for proper operation
3. Program necessary timing changes based on site conditions & time DST
4. Lubricate and adjust mechanical components
5. Test back up programming support devices
6. Ensure the proper operation of each automatic rain shutoff device. If none, provide proposal for the installation to be included in the 30-day irrigation audit.

B. Water Sources

1. Visual inspection of water source
2. Clean all ground strainers and filters
3. Test each pump at design capacities **weekly**; inform District Manager of any problems immediately. This is to minimize the time a water source is down. Contractor shall also confirm weekly that all backflow preventers are on and operating properly, if applicable.
4. Test automatic protection devices

C. Irrigation Systems

1. Manual test and inspection of each irrigation zone in its entirety.
2. Clean and raise heads as necessary
3. Adjust arc pattern and distance for required coverage areas
4. Clean out irrigation valve boxes

D. Report

1. Irrigation operation time
2. Irrigation start time
3. Maintenance items performed
4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components. Locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs as well as other larger scale repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as necessary to verify proper operation. Each head, seal, nozzle and strainer is to be inspected for adjustment and shall be aligned, packed, cleaned and repaired as necessary. Shrubs, groundcovers and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest coverage. It shall be the Contractor's responsibility to ensure all drip tubing is covered with mulch prior to Contractor leaving the property. All below ground repairs including valves, pumps and wiring require an estimate for all such repairs. Upon written approval from Management, Contractor shall proceed. In the event of an emergency, Contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, Management or their assign prior to making such repair.

Upon being awarded contract, Contractor shall have a period of thirty (30) days from date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly. A separate audit may be provided by the Contractor listing those items that would improve the irrigation system. Any action taken regarding the Irrigation Audit will be at the Board of Supervisors' discretion.

Assuming the Board of Supervisors approves the repairs listed in the 30-day audit and after such repairs have been made, after the thirty (30) day period has expired and for the duration of the contract, Contractor shall assume responsibility for any and all unreported maintenance deficiencies, including parts and labor, associated with the irrigation system of 2 inches or less, to include sprinkler heads, nozzles, drip, main and delivery lines and any associated fittings. Said repairs shall be performed immediately. The District Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigation reports consisting of run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or his designee, along with the weekly report. At no time shall the Contractor leave the property knowing of the need for a repair and not reporting it.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of St. Johns County or any other governmental agencies. It is the responsibility of the Contractor to insure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately

cover the District in the allotted time, it will be the Contractor's responsibility to bring this to the attention of the District representative and apply for a variance. **Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.**

Emergency service shall be available after normal working hours and an emergency telephone number will be provided to Management or their assign. Broken mainlines and irrigation valves stuck in the "open" position are to be considered emergencies.

Freeze Protection. The Contractor shall describe ability and cost per application to provide freeze protection for pumps/wells.

PART 5

INSTALLATION OF MULCH

After prior approval by the Board of Supervisors, Contractor shall top dress all currently landscaped areas as shown on the maintenance map (landscaped beds, tree rings) with Grade "A" Medium Pine Bark Mulch up to twice per year during the months of April and October. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches after compaction.

Contractor is responsible for all necessary clean up related to this procedure.

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. In addition to the aesthetics of this, it is also done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all bedlines adjacent to concrete surfaces. Trenches shall be 3" deep and beveled. Mulched beds on slopes adjacent to turf shall also be trenched to a depth of 3" & beveled to reduce mulch washout. This procedure has not been practiced in the past and Contractor is to include any additional labor in the cost of the mulch for all trenching. Mulch shall not be piled around tree trunks or bases of plants. Any mulch "volcanoes" around tree trunks shall be corrected immediately at no additional cost to Owner.

Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch is required to attain the required total depth of 3", sufficient mulch shall be supplied by Contractor at no additional cost to District.

This item will not be included in the contract amount and shall be invoiced separately the month after service is rendered. Contractor shall provide a price per cubic yard and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid.

The District reserves the right to subcontract out any and all mulching events.

PART 6

ANNUAL INSTALLATION

Planting of Annuals. After prior approval by the Board of Supervisors, Contractor shall replace approximately **One Thousand Nine Hundred and Eighty. (1,980)** annuals in 4" pots up to four (4) times per year in designated areas and maintain annuals to ensure a healthy appearance. The Contractor will have the type of annual to be installed pre-approved by the District or its representative in writing. An Annual Options Presentation for the entire year stipulating plant options and timing for each rotation shall be submitted to the District shortly after execution of contract in order for the District or its representative to select annual choice(s). Annuals shall be hand watered at the time of installation. The Contractor will remove dead or dying annuals before the appearance of such annuals could be reasonably described as an eyesore. If the beds are left bare prior to the next planting, the Contractor will keep such beds free of weeds at all times until the next planting rotation occurs. Timing shall be centered on a holiday rotation being planted no later than the end of the first week of December and rotate accordingly every three months. (Jan., April, July, and Oct.)

Annual installation price shall include the removal of all dead annuals prior to placing new plants, regular dead-heading, necessary soil adjustments, soil additives, fungicides and **monthly slow-release** nutritional requirements **at no additional cost to District.** Contractor shall replace at his expense any annual that dies, fails to thrive or is damaged by insects/disease. Contractor shall also include in the spring rotation (March) **at no additional cost to District,** a major renovation of all annual beds. A potting mix specifically blended for annuals shall be used at this time and shall be replenished as necessary prior to each changeout throughout the year. All annual beds shall be raised at least eight inches and covered with a layer of Pine Fines 1" thick. **All this shall be provided at no additional cost to the District.**

This item will not be included in the contract amount. Contractor shall provide a price per 4" plant as requested and shall submit with bid. This work shall be invoiced separately in the month after service is rendered.

The District reserves the right to subcontract out any and all annual installation events.

[END OF SECTION]

EXHIBIT “B”

PRICING PROPOSAL (PART IV OF PROPOSAL FORM)

PROPOSAL FORM PART IV PRICING

NOTE: This pricing form is intended to cover pricing for the initial one year term of the contract. It is assumed that prices will remain the same through each of the three potential annual renewal terms. If the Proposer intends to change pricing for any renewal term, then the Proposer should submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the initial one year term, and any annual renewal terms.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance

\$ 148,951.95 Yr

- Storm Cleanup \$ 45.00 /hr

- Freeze Protection (description of ability) Identify tender foliage susceptible to freeze damage and cover with freeze cloth and remove the following mornings after freeze warning has been lifted

\$376.00/application (Contractor to identify those plants susceptible to freeze and estimate cost to cover per application)

- Hand Watering

\$45.00 /hr for employee with hand-held hose

\$45.00 /hr for water truck/tanker

These prices are informational only and NOT to be included in General Landscape Maintenance Cost

PART 2

Fertilization (All labor and materials)

\$ 23,452.70 Yr

(Include any and all turf pesticide/herbicide/fungicide mixtures you intend to use throughout the year)

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
January	0-0-29	3 oz/1000 SF	5.5 Gallons	\$1,204.20
March	24-0-11	1 lb/ 1000 SF	1000 lbs	\$1,936.60
May	40-0-0	.25 lbs/ 1000 SF	137 lbs	\$1,978.40
July	24-0-11	1 lb/ 1000 SF	1000 lbs	\$2,188.50
Sept	40-0-0	.25 lbs/ 1000 SF	137 lbs	\$2,490.60
Nov	0-0-29	3 oz/ 100 SF	5.5 Gallons	\$1,402.30

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

ZOYSIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

CELEBRATION BERMUDA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
Feb	0-0-29	3 oz/1000 SF	2 gal	\$437.60
March	24-0-11	1 lb/1000 SF	335 lbs	\$598.30
April	21-0-11	1 lb/ 1000 SF	380 lbs	\$534.60
May	40-0-0	.25 lbs / 1000 SF	50 lbs	\$507.70
June	40-0-0	.25 lbs/ 1000 SF	50 lbs	\$507.70
August	24-0-11	1 lb/ 1000 SF	335 lbs	\$698.30
Sept.	21-0-0	1 lb/ 1000 SF	380 lbs	\$634.60
Oct.	40-0-0	.25 lbs/ 1000 SF	50 lbs	\$1007.70
Dec.	0-0-29	3 oz/ 1000 SF	2 gal	\$637.60

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-4-8	4 lbs/ 1000 SF	600 lbs	\$1032.00
June	8-4-8	4 lbs/ 1000 SF	600 lbs	\$1032.00
Oct	8-4-8	4 lbs/1000 SF	600 lbs	\$1032.00

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (1.5 LBS. /100 SF PALM CANOPY)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-2-12	1 lb/ 1" CAL	420 lbs	\$596.00
May	8-2-12	1 lb/ 1" CAL	420 lbs	\$596.00
July	8-2-12	1 lb/ 1" CAL	420 lbs	\$596.00
Sept.	8-2-12	1 lb/ 1" CAL	420 lbs	\$596.00

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crape, Loropetalum, Knockout Roses, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
Jan	Bone Meal, 0-0-26	Roses	20 lbs/ 1 gal	\$322.00
April	Bone Meal, 20-20-20	Roses	20 lbs/ 31 lbs	\$282.00
June	Bone Meal, 0-0-26	Roses	20 lbs/1 gal	\$322.00
Sept	Bone Meal, 20-20-20	Roses	20 lbs/ 31 lbs	\$282.00

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials)

\$ 6,154.00 Yr
(If entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS (This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)

\$ 4,541.60 /Yr (based on quantities below)

(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations	Cost per Individual Inoculation (One Cartridge)	Total Cost per Year (4x per year)
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		per large Canary Palm per 1/4, etc.)		
Medjools	18	1	162.20	\$2,919.60
Sylvesters	10	1	162.20	\$1,622.00

The District reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. \$ 5,020.83 / Yr

**Top Choice application will be performed at the sole discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)**

PART 4

\$ 5,381.25 /Yr Not including Irrigation repairs

Irrigation (All labor and materials)

\$ 9,287.50 /Yr Including Repairs

Freeze Protection (description of ability) Shut down clocks and pumps for impending freezes

\$ 65.00 /application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate \$ 90.00 /hr. (i.e. broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid. This should be provided on a separate spreadsheet.

PART 5

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

900 CY Grade "A" Medium Pine Bark Mulch per specs for the first top-dressing at
\$ 43.00 /CY (October Application)

And

900 CY Grade "A" Medium Pine Bark Mulch per specs for the second top-dressing at
\$ 43.00 /CY (April Application)

Installation of Grade "A" Medium Pine Bark Mulch \$ 79,200.00 /Yr
(This is the total cost if both topdressings are performed - do not include in Grand Total)

Each top-dressing shall leave all beds with a depth of 3" after compaction

The District reserves the right to subcontract any mulching event to an outside vendor

PART 6

Annual Installation (All labor and materials)

Contractor shall install 1,980 (4") annuals four (4) times per year per specs at the direction of the District at \$ \$1.06 /annual.

\$ 2,633.40 /rotation

\$ 10,533.60 /Yr (based on four (4) rotations) (Do not include in Grand Total)

The District reserves the right to subcontract any annual installation to an outside vendor

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)

\$ 187,846.15 /Yr w/ Irr. Repairs

\$ 183,939.90 / YR w/o Irr. Repairs

FIRST ANNUAL RENEWAL

\$ No change /Yr*

SECOND ANNUAL RENEWAL

\$ No change /Yr*

THIRD ANNUAL RENEWAL

\$ No change /Yr*

*Unless prices are to remain the same throughout the initial contract term and each of the three possible annual renewal periods, the Proposer must supply a complete pricing form for each of the three possible annual renewal periods.

LANDSCAPE AND IRRIGATION MAINTENANCE RATES FOR ADDITIONAL SERVICES

Please provide rates for the following items (including overhead and profit) which will be used for any additional work and/or services:

A.	Mowers w/operator	\$ 35.00	Hour
B.	Bush-Hog w/operator	\$ 55.00	Hour
C.	Tractor w/operator	\$ 55.00	Hour
D.	Supervisor with Transportation	\$ 44.00	Hour
E.	Laborer with hand equipment	\$ 30.00	Hour
F.	Truck w/driver	\$ 40.00	Hour
G.	Irrigation Tech	\$ 55.00	Hour
H.	Granular Pesticide Applicator		
	Person with Drop Spreader	\$ 55.00	Hour
I.	Liquid Pesticide Applicator		
	Person with Spray Truck	\$ 55.00	Hour
J.	Granular Fertilizer Applicator		
	Person with Drop Applicator	\$ 55.00	Hour
K.	Liquid Fertilizer Applicator		
	Person with Spray Truck	\$ 55.00	Hour
L.	Granular Weed Control Applicator		
	Person with Drop Applicator	\$ 55.00	Hour
M.	Liquid Weed Control Applicator		
	Person with Spray Truck	\$ 35.00	Hour
N.	Laborer for Additional Trash Pick-Up	\$ 35.00	Hour
O.	Lump Sum Mowing (¹), entire community	\$ 2,667.50	Per Mow

¹ Mowing shall include mowing, edging, weed-eating, weeding of beds, weeding of lawns and blowing and/or vacuuming.

EMERGENCY CLEAN-UP SERVICES

In the event of a declared emergency or disaster, the following services shall be provided on a time and materials basis, at the rates (which include all costs including but not limited to overhead and profit) set forth below:

A. Debris removal personnel unit costs:

Laborer w/ chainsaw \$ 40.00 per Hour

Laborer w/ rake and blower \$ 35.00 per Hour

Driver w/ truck \$ 40.00 per Hour

B. Debris removal equipment unit costs:

Operator w/ skid steer \$ 55.00 per Hour

Driver w/ chip truck \$ 85.00 per Hour

Grapple Truck w/ operator \$ 90.00 per Hour

C. Other emergency/disaster related unit costs:

Load Removal \$ 400.00/load per Hour

Tree Staking \$ 65.00 per Hour

Tree Removals \$ 90.00 per Hour

Costs for equipment and personnel are only payable for when the equipment and personnel are operating. No stand-by time is eligible for payment. Disaster recovery assistance services shall not exceed 70 hours for each declared emergency or disaster. Contractor shall maintain and supply District all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state or federal agencies. The District reserves the right to contract with an outside vendor for any or all emergency clean-up services.

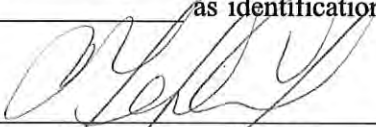
Under penalties of perjury under the laws of the State of Florida, I represent that I have authority to sign this Proposal Form (including Parts I through IV) on behalf of Yellowstone Landscape ("Proposer") and declare that I have read the foregoing Proposal Form (including Parts I through IV) and that all of the questions are fully and completely answered, and all of the information provided is true and correct.

Dated this 16th day of April, 2019.

Proposer: Yellowstone Landscape
By: Kyle Stoudenmire
Title: Bus. Dev. Manager

STATE OF FL
COUNTY OF St. Johns

The foregoing instrument was sworn and subscribed before me this 16th day of April, 2019, by Kyle Stoudenmire of Yellowstone Landscape, who is personally known to me or who has produced Florida Driver's License as identification, and did [☒] or did not [☐] take the oath.


Notary Public, State of Florida
Print Name: Melissa Cabanillas
Commission No.: GG 229013
My Commission Expires: Jun 19, 2022

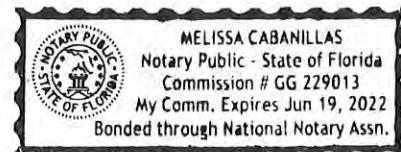


EXHIBIT “C”
OTHER FORMS

DAILY WORK JOURNAL

(this form(or a similar form) must be filled out at the end of each daily visit and turned in to the clubhouse office)

DATE: _____

DESCRIPTION OF WORK PERFORMED TODAY: _____

LOCATIONS: _____

ISSUES REQUIRING ATTENTION: _____

(Please notify District Rep. if any)

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
PEST MANAGEMENT REPORT

DATE: _____

SYMPTOMS: _____

LOCATION: _____

PROBABLE CAUSE OF DAMAGE: _____

ESTIMATED MATERIALS REQUIRED FOR TREATMENT: _____

CERTIFIED PESTICIDE APPLICATOR'S NAME: _____

HI REPRESENTATIVE NAME: _____
**(THE INVOICE FOR THIS WORK MUST MATCH THE DESCRIPTION OF THIS
SERVICE REQUEST)**

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

IRRIGATION REPAIR REQUEST FORM

DATE: _____

DAMAGE: _____

LOCATION: _____

PROBABLE CAUSE OF DAMAGE: _____

ESTIMATED COST OF MATERIALS & LABOR REQUIRED FOR REPAIR: _____

IRRIGATION TECHNICIAN'S NAME: _____

HI REPRESENTATIVE NAME: _____

**(THE INVOICE FOR THIS WORK MUST MATCH THE DESCRIPTION OF THIS
SERVICE REQUEST)**

EXHIBIT “D”
MAINTENANCE MAP

FIFTH ORDER OF BUSINESS

RESOLUTION 2019- 10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2019/2020 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (**“Board”**) of the Meadow View at Twin Creeks Community Development District (**“District”**) prior to June 15, 2019, proposed budgets (**“Proposed Budget”**) for the fiscal year beginning October 1, 2019 and ending September 30, 2020 (**“Fiscal Year 2019/2020”**); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2019/2020 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: _____, 2019

HOUR: _____

LOCATION: _____

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to St. Johns County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

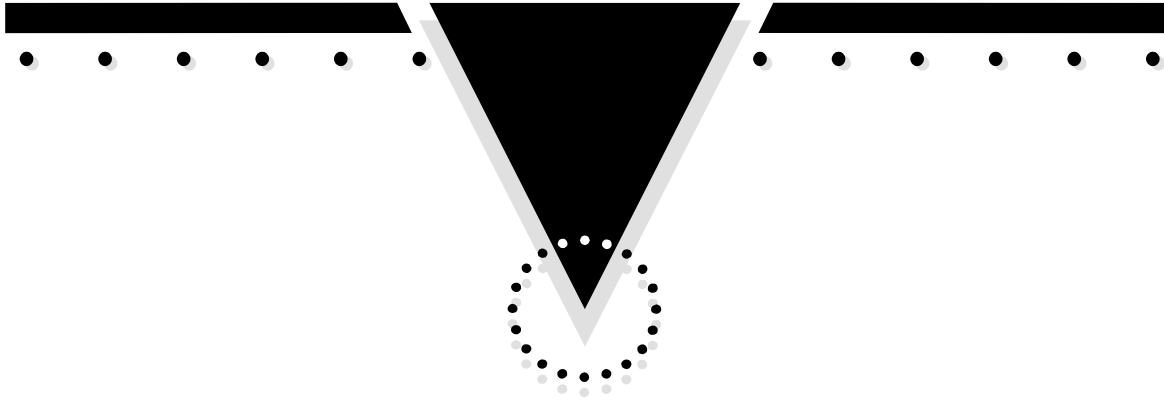
PASSED AND ADOPTED THIS 16TH DAY OF MAY, 2019.

ATTEST:

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

Secretary

By: _____
Its: _____



*Meadowview @ Twin Creeks
Community Development District*

Proposed Budget

FY 2020

May 16, 2019



Meadowview @ Twin Creeks Community Development District

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Meadow View at Twin Creek

General Fund

Community Development District

<i>Description</i>	<i>Adopted Budget FY 2019</i>	<i>Actual Thru 4/30/19</i>	<i>Projected Next 5 Months</i>	<i>Total Projected 9/30/19</i>	<i>Proposed Budget FY 2020</i>	<i>Changes Increase (Decrease)</i>
<u>Revenues</u>						
Developer Contributions	\$639,014	\$237,832	\$301,195	\$539,027	\$786,703	\$147,689
Assessments	\$301,988	\$229,009	\$72,979	\$301,988	\$301,988	\$0
Total Revenues	\$941,002	\$466,841	\$374,174	\$841,015	\$1,088,691	\$147,689
<u>Expenditures</u>						
<u>Administrative</u>						
Engineering	\$12,000	\$19,492	\$21,000	\$40,492	\$20,000	\$8,000
Attorney	\$30,000	\$18,629	\$11,000	\$29,629	\$30,000	\$0
Annual Audit	\$4,000	\$0	\$2,315	\$2,315	\$4,000	\$0
Arbitrage	\$1,200	\$0	\$1,200	\$1,200	\$1,200	\$0
Assessment Roll	\$0	\$0	\$0	\$0	\$5,000	\$5,000
Dissemination Agent	\$5,000	\$3,917	\$2,083	\$6,000	\$7,500	\$2,500
Trustee Fee	\$10,000	\$11,062	\$0	\$11,062	\$20,000	\$10,000
Management Fees	\$45,000	\$26,250	\$18,750	\$45,000	\$47,250	\$2,250
Information Technology	\$2,000	\$1,167	\$833	\$2,000	\$2,000	\$0
Telephone	\$250	\$193	\$100	\$293	\$250	\$0
Postage	\$1,000	\$183	\$200	\$383	\$1,000	\$0
Insurance	\$6,171	\$8,988	\$0	\$8,988	\$9,000	\$2,829
Printing & Binding	\$4,000	\$3,745	\$1,000	\$4,745	\$4,000	\$0
Legal Advertising	\$3,000	\$606	\$1,000	\$1,606	\$3,000	\$0
Other Current Charges	\$500	\$475	\$100	\$575	\$2,500	\$2,000
Office Supplies	\$500	\$146	\$125	\$271	\$500	\$0
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175	\$0
Administrative Expenditures	\$124,796	\$95,028	\$59,707	\$154,734	\$157,375	\$32,579
<u>AMENITY CENTER</u>						
Utilities						
Telephone/Cable/Internet	\$9,200	\$2,255	\$3,500	\$5,755	\$9,200	\$0
Electric	\$55,000	\$13,193	\$20,000	\$33,193	\$40,000	(\$15,000)
Water/Irrigation	\$20,000	\$4,826	\$6,000	\$10,826	\$20,000	\$0
Gas	\$400	\$688	\$600	\$1,288	\$1,500	\$1,100
Trash Removal	\$6,000	\$988	\$1,200	\$2,188	\$6,000	\$0
Security						
Security Monitoring	\$1,200	\$333	\$555	\$888	\$1,331	\$131
Access Cards	\$1,000	\$2,350	\$500	\$2,850	\$3,000	\$2,000
Contracted Security	\$20,000	\$0	\$10,000	\$10,000	\$20,000	\$0
Management Contracts						
Facility Management	\$125,000	\$10,000	\$30,000	\$40,000	\$125,000	\$0
Pool Attendants	\$48,000	\$1,115	\$48,000	\$49,115	\$48,000	\$0
Canoe Launch Attendant	\$28,800	\$0	\$28,800	\$28,800	\$28,800	\$0
Snack Bar Attendant	\$16,640	\$0	\$16,640	\$16,640	\$16,640	\$0
Field Mgmt / Admin	\$25,000	\$10,000	\$8,333	\$18,333	\$25,000	\$0
Pool Maintenance	\$30,000	\$5,645	\$6,825	\$12,470	\$30,000	\$0
Pool Chemicals	\$15,000	\$3,965	\$5,000	\$8,965	\$15,000	\$0
Janitorial	\$12,000	\$2,590	\$6,475	\$9,065	\$15,540	\$3,540
Facility Maintenance	\$15,000	\$9,138	\$5,862	\$15,000	\$15,000	\$0

Meadow View at Twin Creek

General Fund

Community Development District

<i>Description</i>	<i>Adopted Budget FY 2019</i>	<i>Actual Thru 4/30/19</i>	<i>Projected Next 5 Months</i>	<i>Total Projected 9/30/19</i>	<i>Proposed Budget FY 2020</i>	<i>Changes Increase (Decrease)</i>
<u>AMENITY CENTER CONT</u>						
Repairs & Maintenance	\$10,000	\$3,198	\$6,802	\$10,000	\$10,000	\$0
New Capital Projects	\$0	\$6,491	\$5,000	\$11,491	\$12,000	\$12,000
Snack Bar Inventory- CGS	\$0	\$226	\$500	\$726	\$1,000	\$1,000
Food Service License	\$250	\$697	\$0	\$697	\$500	\$250
Rental and Leases	\$0	\$9,230	\$11,538	\$20,769	\$27,691	\$27,691
Subscriptions	\$0	\$2,988	\$6,000	\$8,988	\$12,000	\$12,000
Pest Control	\$0	\$0	\$0	\$0	\$1,600	\$1,600
Supplies	\$0	\$0	\$0	\$0	\$2,000	\$2,000
Special Events	\$30,000	\$3,044	\$10,000	\$13,044	\$30,000	\$0
Holiday Decorations	\$9,000	\$0	\$9,000	\$9,000	\$9,000	\$0
Fitness Center Repairs/Supplies	\$0	\$987	\$0	\$987	\$2,000	\$2,000
Office Supplies	\$500	\$972	\$1,000	\$1,972	\$2,000	\$1,500
ASCAP/BMI Licenses	\$1,000	\$0	\$1,000	\$1,000	\$1,000	\$0
Property Insurance	\$40,000	\$20,845	\$0	\$20,845	\$30,000	(\$10,000)
<i>Amenity Center Expenditures</i>	\$518,990	\$115,764	\$249,131	\$364,895	\$560,803	\$41,813
<i>Grounds Maintenance</i>						
Hydrology Quality/Mitigation	\$6,400	\$0	\$0	\$0	\$6,400	\$0
Electric	\$2,200	\$4,104	\$5,070	\$9,174	\$15,000	\$12,800
Landscape Maintenance	\$125,000	\$147,179	\$88,270	\$235,449	\$187,847	\$62,847
Landscape Contingency	\$5,000	\$0	\$5,000	\$5,000	\$25,000	\$20,000
Lake Maintenance	\$12,000	\$0	\$12,000	\$12,000	\$12,000	\$0
Grounds Maintenance	\$12,000	\$0	\$12,000	\$12,000	\$12,000	\$0
Pump Repairs	\$2,500	\$0	\$0	\$0	\$5,000	\$2,500
Streetlighting	\$20,000	\$11,650	\$9,000	\$20,650	\$22,000	\$2,000
Streetlight Repairs	\$5,000	\$0	\$5,000	\$5,000	\$5,000	\$0
Irrigation Repairs	\$7,500	\$0	\$7,500	\$7,500	\$7,500	\$0
Miscellaneous	\$5,000	\$775	\$2,000	\$2,775	\$5,000	\$0
Contingency	\$94,616	\$5,838	\$6,000	\$11,838	\$67,766	(\$26,850)
<i>Grounds Maintenance Expenditures</i>	\$297,216	\$169,546	\$151,840	\$321,386	\$370,513	\$73,297
<i>TOTAL EXPENDITURES</i>	\$941,002	\$380,338	\$460,677	\$841,015	\$1,088,691	\$147,689
<i>Excess Revenues/ Expenditures</i>	\$0	\$86,503	(\$86,504)	\$0	\$0	\$0

Meadow View at Twin Creek Community Development District

GENERAL FUND BUDGET
FISCAL YEAR 2020

REVENUES:

Developer Contributions/ Assessments

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

EXPENDITURES:

Administrative:

Engineering

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

Attorney

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

Annual Audit

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

Arbitrage

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

Assessment Roll

The District has contracted with Governmental Management Services for the certification of the District's annual maintenance and debt service assessments to the County Tax Collector

Dissemination Fees

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

Meadow View at Twin Creek
Community Development District
GENERAL FUND BUDGET
FISCAL YEAR 2020

Trustee Fees

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

Management Fees

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

<u>Vendor</u>	<u>Monthly</u>	<u>Annually</u>
Governmental Management Services	3,750	47,250

Information Technology

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

<u>Vendor</u>	<u>Monthly</u>	<u>Annually</u>
Governmental Management Services	167	2,000

Telephone

The cost of telephone and fax machine service.

Postage

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

Insurance

Represents the estimated cost for public officials and general liability insurance for the District provided by Florida Insurance Alliance.

Printing & Binding

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

Legal Advertising

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

Meadow View at Twin Creek
Community Development District
GENERAL FUND BUDGET
FISCAL YEAR 2020

Other Current Charges

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

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

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

Amenity Center:

Telephone/Cable/Internet

The District will provide internet & cable television services for the Amenity Center through Comcast.

Electric

The cost of electric associated with the Recreation Facility provided by FPL.

<u>Account #</u>	<u>Address</u>	<u>Monthly</u>	<u>Annual</u>
67216-50049	840 Beacon Lake Parkway	3,000	36,000
	Contingency		4,000
			40,000

Water/Irrigation

Water, sewer and irrigation systems cost for the district provided by St Johns County Utility Department.

<u>Account #</u>	<u>Address</u>	<u>Monthly</u>	<u>Annual</u>
567190-135186	840 & 850 Beacon Lake Parkway	689	8,268
	Contingency for New Accounts	978	11,732
		1,667	20,000

Gas

The District has contracted with TECO and Florida Natural Gas to provide propane delivery for amenity center use.

Trash Removal

Cost of garbage disposal service will be provided by Republic Services for the District.

Meadow View at Twin Creek
Community Development District
GENERAL FUND BUDGET
FISCAL YEAR 2020

Security Monitoring

The District contracted with Atlantic Companies for security monitoring for the Amenity Center.

Access Cards

Represents the estimated cost for access cards purchased by the District's Amenity Center.

Contracted Security

Represents the annual cost for private security services.

Facility Management

Cost to provide management services for the Amenity Center.

Pool Attendants

The District has contracted with Riverside Management Services, Inc. to provide pool lifeguards/or pool attendants during the operating season for the pool.

Canoe Launch Attendant

The District has contracted with Riverside Management Services, Inc. to provide canoe launch attendants during the operating season.

Snack Bar Attendant

The District has contracted with Riverside Management Services, Inc. to provide snack bar attendants during the operating season.

Field Management and Admin

The District will contract Riverside Management Services, Inc. for onsite field management of contracts for District Services such as landscaping, amenity & pool facilities, lake maintenance, etc.

Pool Maintenance

The estimated amount based on proposed contract with Riverside Management Services, Inc. to provide maintenance of the Amenity Center swimming pool.

Pool Chemicals

The estimated amount based on proposed contract with vendor to provide chemicals to maintain the Amenity Center swimming pool.

Meadow View at Twin Creek
Community Development District
GENERAL FUND BUDGET
FISCAL YEAR 2020

Janitorial

The estimated amount based on proposed contract with Riverside Management Services, Inc. to provide janitorial services for the Amenity Center.

Facility Maintenance

The estimated amount based on proposed contract with vendor to provide routine repairs and maintenance for the Amenity Center.

Repair & Maintenance

Regular maintenance and replacement cost incurred by the Amenity Center of the District.

New Capital Projects

The District will establish a fund for the renewal and replacement of District's capital related facilities.

Snack Bar Inventory – CGS

Represents the estimated cost to purchase inventory for food or beverages in the event the District operates the snack bar.

Food Service License

Represents estimated annual cost to obtain licenses and permits to operate the snack bar and gourmet kitchen

Rental & Leases

Monthly fitness room lease payment to Municipal Asset Management in the amount of \$2,307.62

Subscriptions

All annual subscriptions to include but not limited to Department of Economic Opportunity, Wellbeats, computer software, etc.

Pest Control

The District will contract for pest control services for amenity center.

Supplies

Represents the District expenses for amenity supplies purchased for the amenity center.

Meadow View at Twin Creek
Community Development District
GENERAL FUND BUDGET
FISCAL YEAR 2020

Special Events

Represents estimated costs for the District to host special events for the community throughout the Fiscal Year.

Holiday Decorations

Represents estimated costs for the District to decorate the amenity center throughout the Fiscal Year.

Fitness Center Repairs/Supplies

Represents estimated costs for the Fitness Center repairs of equipment, purchase of supplies, and preventative maintenance contract.

Office Supplies

Represents estimated cost for office supplies for the Amenity Center.

ASCAP/BMI Licenses

License fee required to broadcast music to the amenity center.

Insurance

The District's Property insurance policy is with Florida Insurance Alliance. FIA specializes in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for property insurance related to the Amenity Center.

Grounds Maintenance:

Hydrology Quality/Mitigation

Cost to preserve beneficial aquatic plants in the wetland mitigation area and control nuisance and exotic pest plant populations.

Electric

Electric cost billed to district by FPL for common area electric.

<u>Account #</u>	<u>Address</u>	<u>Monthly</u>	<u>Annual</u>
51650-60509	45 Beacon Lake Pkwy # Pump	60	720
17096-40500	44 Beacon Lake Pkwy # Pump	460	5,520
08979-60506	333 Beacon Lake Pkwy # Pump	200	2,400
70640-86478	550 Beacon Lake Pkwy #FNTN	350	4,200
	Contingency	180	2,160
		1,250	15,000

Meadow View at Twin Creek
Community Development District
GENERAL FUND BUDGET
FISCAL YEAR 2020

Landscape Maintenance

Cost to maintain the common areas and amenity center of the District contracted with Yellowstone Landscape.

Landscape Contingency

Other landscape costs that is not under contract which includes landscape light repairs and replacements.

Lake Maintenance

Cost for the maintenance of District lakes based on a contract.

Grounds Maintenance

Contracted staff for repairs and trash pick-up on District owned property.

Pump Repairs

Provision for pool pump repair or replacements as needed.

Streetlighting

FPL provides the District street lighting cost for the community. The amount is based upon the agreement plus estimated cost for fuel charges.

<u>Account #</u>	<u>Address</u>	<u>Monthly</u>	<u>Annual</u>
11082-69190	200 Twin Creeks Dr - SL	1,800	21,600
	Contingency		400
			22,000

Streetlight Repairs

Estimated costs for street lighting and parking lot repairs and replacements.

Irrigation Repairs

Miscellaneous irrigation repairs and maintenance cost for the District.

Miscellaneous

Any unanticipated and unscheduled maintenance cost to the District.

Contingency

A contingency for any unanticipated and unscheduled cost to the District.

Meadow View at Twin Creek
Community Development District
Assessment Chart

Operation and Maintenance Assessment

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

Phase I

Product	Units	Net Per Unit	Gross Per Unit	Net Annual	Gross Annual
TH	0	\$529	\$563	\$0	\$0
43	86	\$596	\$633	\$51,295	\$54,450
53	111	\$663	\$703	\$73,562	\$78,087
63	65	\$729	\$774	\$47,384	\$50,300
73	40	\$762	\$809	\$30,485	\$32,361
90	0	\$794	\$844	\$0	\$0
Total	302			\$202,726	\$215,198

Debt Service Assessments

Phase I - Series 2016A-1 Bonds

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

Phase I - Series 2016A-2 Bonds

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

Phases 2 thru 4 - Series 2016B Bonds

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

Meadow View at Twin Creek

Community Development District

Debt Service Fund

Series 2016 A1 - A2

<i>Description</i>	<i>Adopted Budget FY 2019</i>	<i>Actual Thru 4/30/19</i>	<i>Projected Next 5 Months</i>	<i>Total Projected 9/30/19</i>	<i>Proposed Budget FY 2020</i>
Revenues					
<i>Special Assessments 2016-A1</i>	\$443,376	\$394,853	\$48,523	\$443,376	\$443,376
<i>Special Assessments 2016-A2</i>	\$229,350	\$120,571	\$26,535	\$147,106	\$0
<i>Special Assessments - Prepayments</i>	\$0	\$1,572,565	\$0	\$1,572,565	\$0
<i>Interest Income</i>	\$600	\$2,263	\$500	\$2,763	\$1,000
<i>Carry Forward Surplus</i>	\$0	1,827,064	\$0	\$1,827,064	\$228,979
TOTAL REVENUES	\$673,326	\$3,917,316	\$75,558	\$3,992,874	\$673,355
Expenditures					
<u><i>Series 2016 A1</i></u>					
<i>Interest - 11/01</i>	\$169,125	\$169,125	\$0	\$169,125	\$166,763
<i>Interest - 05/01</i>	\$169,125	\$0	\$169,125	\$169,125	\$166,763
<i>Principal - 05/01</i>	\$105,000	\$0	\$105,000	\$105,000	\$110,000
<u><i>Series 2016 A2</i></u>					
<i>Interest - 11/01</i>	\$92,510	\$92,510	\$0	\$92,510	\$0
<i>Prepayment - 11/1</i>	\$0	\$1,475,000	\$0	\$1,475,000	\$0
<i>Interest - 2/1</i>	\$0	\$11,600	\$0	\$11,600	\$0
<i>Prepayment - 2/1</i>	\$0	\$800,000	\$0	\$800,000	\$0
<i>Interest - 05/01</i>	\$92,510	\$0	\$26,535	\$26,535	\$0
<i>Prepayments - 05/01</i>	\$0	\$0	\$890,000	\$890,000	\$0
<i>Principal - 05/01</i>	\$45,000	\$0	\$25,000	\$25,000	\$0
TOTAL EXPENDITURES	\$673,270	\$2,548,235	\$1,215,660	\$3,763,895	\$443,525
EXCESS REVENUES	\$56	\$1,369,081	(\$1,140,102)	\$228,979	\$229,830

November 1, 2020 - Series 2016A-1

\$164,288

*Meadowview at Twin Creeks
Community Development District
Series 2016A-1 Special Assessment Bonds*

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
5/1/19	\$ 6,540,000.00	\$ 105,000.00	\$ 169,125.00	
11/1/19	\$ 6,435,000.00		\$ 166,762.50	\$ 440,887.50
5/1/20	\$ 6,435,000.00	\$ 110,000.00	\$ 166,762.50	
11/1/20	\$ 6,325,000.00		\$ 164,287.50	\$ 441,050.00
5/1/21	\$ 6,325,000.00	\$ 115,000.00	\$ 164,287.50	
11/1/21	\$ 6,210,000.00		\$ 161,700.00	\$ 440,987.50
5/1/22	\$ 6,210,000.00	\$ 120,000.00	\$ 161,700.00	
11/1/22	\$ 6,090,000.00		\$ 159,000.00	\$ 440,700.00
5/1/23	\$ 6,090,000.00	\$ 125,000.00	\$ 159,000.00	
11/1/23	\$ 5,965,000.00		\$ 156,187.50	\$ 440,187.50
5/1/24	\$ 5,965,000.00	\$ 130,000.00	\$ 156,187.50	
11/1/24	\$ 5,835,000.00		\$ 153,262.50	\$ 439,450.00
5/1/25	\$ 5,835,000.00	\$ 140,000.00	\$ 153,262.50	
11/1/25	\$ 5,695,000.00		\$ 150,112.50	\$ 443,375.00
5/1/26	\$ 5,695,000.00	\$ 145,000.00	\$ 150,112.50	
11/1/26	\$ 5,550,000.00		\$ 146,850.00	\$ 441,962.50
5/1/27	\$ 5,550,000.00	\$ 150,000.00	\$ 146,850.00	
11/1/27	\$ 5,400,000.00		\$ 143,475.00	\$ 440,325.00
5/1/28	\$ 5,400,000.00	\$ 160,000.00	\$ 93,225.00	
11/1/28	\$ 5,240,000.00		\$ 93,225.00	\$ 346,450.00
5/1/29	\$ 5,240,000.00	\$ 165,000.00	\$ 93,225.00	
11/1/29	\$ 5,075,000.00		\$ 93,225.00	\$ 351,450.00
5/1/30	\$ 5,075,000.00	\$ 175,000.00	\$ 93,225.00	
11/1/30	\$ 4,900,000.00		\$ 93,225.00	\$ 361,450.00
5/1/31	\$ 4,900,000.00	\$ 185,000.00	\$ 93,225.00	
11/1/31	\$ 4,715,000.00		\$ 93,225.00	\$ 371,450.00
5/1/32	\$ 4,715,000.00	\$ 195,000.00	\$ 93,225.00	
11/1/32	\$ 4,520,000.00		\$ 93,225.00	\$ 381,450.00
5/1/33	\$ 4,520,000.00	\$ 205,000.00	\$ 93,225.00	
11/1/33	\$ 4,315,000.00		\$ 93,225.00	\$ 391,450.00
5/1/34	\$ 4,315,000.00	\$ 215,000.00	\$ 93,225.00	
11/1/34	\$ 4,100,000.00		\$ 93,225.00	\$ 401,450.00
5/1/35	\$ 4,100,000.00	\$ 225,000.00	\$ 93,225.00	

*Meadowview at Twin Creeks
Community Development District
Series 2016A-1 Special Assessment Bonds*

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/1/35	\$ 3,875,000.00		\$ 93,225.00	\$ 411,450.00
5/1/36	\$ 3,875,000.00	\$ 235,000.00	\$ 93,225.00	
11/1/36	\$ 3,640,000.00		\$ 93,225.00	\$ 421,450.00
5/1/37	\$ 3,640,000.00	\$ 250,000.00	\$ 93,225.00	
11/1/37	\$ 3,390,000.00		\$ 93,225.00	\$ 436,450.00
5/1/38	\$ 3,390,000.00	\$ 260,000.00	\$ 93,225.00	
11/1/38	\$ 3,130,000.00		\$ 86,075.00	\$ 439,300.00
5/1/39	\$ 3,130,000.00	\$ 275,000.00	\$ 86,075.00	
11/1/39	\$ 2,855,000.00		\$ 78,512.50	\$ 439,587.50
5/1/40	\$ 2,855,000.00	\$ 290,000.00	\$ 78,512.50	
11/1/40	\$ 2,565,000.00		\$ 70,537.50	\$ 439,050.00
5/1/41	\$ 2,565,000.00	\$ 310,000.00	\$ 70,537.50	
11/1/41	\$ 2,255,000.00		\$ 62,012.50	\$ 442,550.00
5/1/42	\$ 2,255,000.00	\$ 325,000.00	\$ 62,012.50	
11/1/42	\$ 1,930,000.00		\$ 53,075.00	\$ 440,087.50
5/1/43	\$ 1,930,000.00	\$ 345,000.00	\$ 53,075.00	
11/1/43	\$ 1,585,000.00		\$ 43,587.50	\$ 441,662.50
5/1/44	\$ 1,585,000.00	\$ 365,000.00	\$ 43,587.50	
11/1/44	\$ 1,220,000.00		\$ 33,550.00	\$ 442,137.50
5/1/45	\$ 1,220,000.00	\$ 385,000.00	\$ 33,550.00	
11/1/45	\$ 835,000.00		\$ 22,962.50	\$ 441,512.50
5/1/46	\$ 835,000.00	\$ 405,000.00	\$ 22,962.50	
11/1/46	\$ 430,000.00		\$ 11,825.00	\$ 439,787.50
5/1/47	\$ 430,000.00	\$ 430,000.00	\$ 11,825.00	\$ 441,825.00
		\$ 6,540,000.00	\$ 5,710,925.00	\$ 12,250,925.00

*Meadowview at Twin Creeks
Community Development District
Series 2016A-2 Special Assessment Bonds*

AMORTIZATION SCHEDULE

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
5/1/19	\$ 915,000.00	5.800%	\$ 10,000.00	\$ 26,535.00	
11/01/19	\$ 905,000.00	5.800%		\$ 26,245.00	\$ 62,780.00
05/01/20	\$ 905,000.00	5.800%	\$ 15,000.00	\$ 26,245.00	
11/01/20	\$ 890,000.00	5.800%		\$ 25,810.00	\$ 67,055.00
05/01/21	\$ 890,000.00	5.800%	\$ 15,000.00	\$ 25,810.00	
11/01/21	\$ 875,000.00	5.800%		\$ 25,375.00	\$ 66,185.00
05/01/22	\$ 875,000.00	5.800%	\$ 15,000.00	\$ 25,375.00	
11/01/22	\$ 860,000.00	5.800%		\$ 24,940.00	\$ 65,315.00
05/01/23	\$ 860,000.00	5.800%	\$ 15,000.00	\$ 24,940.00	
11/01/23	\$ 845,000.00	5.800%		\$ 24,505.00	\$ 64,445.00
05/01/24	\$ 845,000.00	5.800%	\$ 15,000.00	\$ 24,505.00	
11/01/24	\$ 830,000.00	5.800%		\$ 24,070.00	\$ 63,575.00
05/01/25	\$ 830,000.00	5.800%	\$ 20,000.00	\$ 24,070.00	
11/01/25	\$ 810,000.00	5.800%		\$ 23,490.00	\$ 67,560.00
05/01/26	\$ 810,000.00	5.800%	\$ 20,000.00	\$ 23,490.00	
11/01/26	\$ 790,000.00	5.800%		\$ 22,910.00	\$ 66,400.00
05/01/27	\$ 790,000.00	5.800%	\$ 20,000.00	\$ 22,910.00	
11/01/27	\$ 770,000.00	5.800%		\$ 22,330.00	\$ 65,240.00
05/01/28	\$ 770,000.00	5.800%	\$ 20,000.00	\$ 22,330.00	
11/01/28	\$ 750,000.00	5.800%		\$ 21,750.00	\$ 64,080.00
05/01/29	\$ 750,000.00	5.800%	\$ 20,000.00	\$ 21,750.00	
11/01/29	\$ 730,000.00	5.800%		\$ 21,170.00	\$ 62,920.00
05/01/30	\$ 730,000.00	5.800%	\$ 25,000.00	\$ 21,170.00	
11/01/30	\$ 705,000.00	5.800%		\$ 20,445.00	\$ 66,615.00
05/01/31	\$ 705,000.00	5.800%	\$ 25,000.00	\$ 20,445.00	
11/01/31	\$ 680,000.00	5.800%		\$ 19,720.00	\$ 65,165.00
05/01/32	\$ 680,000.00	5.800%	\$ 25,000.00	\$ 19,720.00	
11/01/32	\$ 655,000.00	5.800%		\$ 18,995.00	\$ 63,715.00
05/01/33	\$ 655,000.00	5.800%	\$ 30,000.00	\$ 18,995.00	
11/01/33	\$ 625,000.00	5.800%		\$ 18,125.00	\$ 67,120.00
05/01/34	\$ 625,000.00	5.800%	\$ 30,000.00	\$ 18,125.00	
11/01/34	\$ 595,000.00	5.800%		\$ 17,255.00	\$ 65,380.00
05/01/35	\$ 595,000.00	5.800%	\$ 30,000.00	\$ 17,255.00	

*Meadowview at Twin Creeks
Community Development District
Series 2016A-2 Special Assessment Bonds*

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
11/01/35	\$ 565,000.00	5.800%		\$ 16,385.00	\$ 63,640.00
05/01/36	\$ 565,000.00	5.800%	\$ 35,000.00	\$ 16,385.00	
11/01/36	\$ 530,000.00	5.800%		\$ 15,370.00	\$ 66,755.00
05/01/37	\$ 530,000.00	5.800%	\$ 35,000.00	\$ 15,370.00	
11/01/37	\$ 495,000.00	5.800%		\$ 14,355.00	\$ 64,725.00
05/01/38	\$ 495,000.00	5.800%	\$ 40,000.00	\$ 14,355.00	
11/01/38	\$ 455,000.00	5.800%		\$ 13,195.00	\$ 67,550.00
05/01/39	\$ 455,000.00	5.800%	\$ 40,000.00	\$ 13,195.00	
11/01/39	\$ 415,000.00	5.800%		\$ 12,035.00	\$ 65,230.00
05/01/40	\$ 415,000.00	5.800%	\$ 40,000.00	\$ 12,035.00	
11/01/40	\$ 375,000.00	5.800%		\$ 10,875.00	\$ 62,910.00
05/01/41	\$ 375,000.00	5.800%	\$ 45,000.00	\$ 10,875.00	
11/01/41	\$ 330,000.00	5.800%		\$ 9,570.00	\$ 65,445.00
05/01/42	\$ 330,000.00	5.800%	\$ 45,000.00	\$ 9,570.00	
11/01/42	\$ 285,000.00	5.800%		\$ 8,265.00	\$ 62,835.00
05/01/43	\$ 285,000.00	5.800%	\$ 50,000.00	\$ 8,265.00	
11/01/43	\$ 235,000.00	5.800%		\$ 6,815.00	\$ 65,080.00
05/01/44	\$ 235,000.00	5.800%	\$ 55,000.00	\$ 6,815.00	
11/01/44	\$ 180,000.00	5.800%		\$ 5,220.00	\$ 67,035.00
05/01/45	\$ 180,000.00	5.800%	\$ 55,000.00	\$ 5,220.00	
11/01/45	\$ 125,000.00	5.800%		\$ 3,625.00	\$ 63,845.00
05/01/46	\$ 125,000.00	5.800%	\$ 60,000.00	\$ 3,625.00	
11/01/46	\$ 65,000.00	5.800%		\$ 1,885.00	\$ 65,510.00
05/01/47	\$ 65,000.00	5.800%	\$ 65,000.00	\$ 1,885.00	
11/01/47	\$ -	5.800%		\$ -	\$ 66,885.00
			\$ 915,000.00	\$ 975,995.00	\$ 1,890,995.00

Meadow View at Twin Creek

Community Development District

Debt Service Fund

Series 2016 B

<i>Description</i>	<i>Adopted Budget FY 2019</i>	<i>Actual Thru 4/30/19</i>	<i>Projected Next 5 Months</i>	<i>Total Projected 9/30/19</i>	<i>Proposed Budget FY 2020</i>
Revenues					
<i>Special Assessments</i>	\$564,300	\$195,978	\$274,800	\$470,778	\$274,800
<i>Interest Income</i>	\$600	\$1,823	\$300	\$2,123	\$600
<i>Prepayments</i>	\$0	\$4,825,000	\$0	\$4,825,000	\$0
<i>Carry Forward Surplus</i>	\$0	\$282,889	\$0	\$282,889	\$276,923
<i>TOTAL REVENUES</i>	\$564,900	\$5,305,690	\$275,100	\$5,580,790	\$552,323
Expenditures					
<i>Series 2016 B</i>					
<i>Interest - 11/01</i>	\$282,150	\$282,150	\$0	\$282,150	\$ 137,400
<i>Prepayment - 12/15</i>	\$0	\$3,400,000	\$0	\$3,400,000	\$0
<i>Interest - 12/15</i>	\$0	\$26,067	\$0	\$26,067	\$0
<i>Prepayment - 3/21</i>	\$0	\$1,425,000	\$0	\$1,425,000	\$0
<i>Interest - 3/21</i>	\$0	\$33,250	\$0	\$33,250	\$0
<i>Interest - 05/01</i>	\$282,150	\$0	\$137,400	\$137,400	\$ 137,400
<i>TOTAL EXPENDITURES</i>	\$564,300	\$5,166,467	\$137,400	\$5,303,867	\$274,800
<i>EXCESS REVENUES</i>	\$600	\$139,223	\$137,700	\$276,923	\$277,523

November 1, 2020 - Series 2016B

\$137,400

*Meadowview at Twin Creeks
Community Development District
Series 2016B Special Assessment Bonds*

AMORTIZATION SCHEDULE

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
5/1/19	\$ 4,580,000.00	6.000%		\$ 137,400.00	
11/01/19	\$ 4,580,000.00	6.000%		\$ 137,400.00	\$ 274,800.00
05/01/20	\$ 4,580,000.00	6.000%		\$ 137,400.00	
11/01/20	\$ 4,580,000.00	6.000%		\$ 137,400.00	\$ 274,800.00
05/01/21	\$ 4,580,000.00	6.000%		\$ 137,400.00	
11/01/21	\$ 4,580,000.00	6.000%		\$ 137,400.00	\$ 274,800.00
05/01/22	\$ 4,580,000.00	6.000%		\$ 137,400.00	
11/01/22	\$ 4,580,000.00	6.000%		\$ 137,400.00	\$ 274,800.00
05/01/23	\$ 4,580,000.00	6.000%		\$ 137,400.00	
11/01/23	\$ 4,580,000.00	6.000%		\$ 137,400.00	\$ 274,800.00
05/01/24	\$ 4,580,000.00	6.000%		\$ 137,400.00	
11/01/24	\$ 4,580,000.00	6.000%		\$ 137,400.00	\$ 274,800.00
05/01/25	\$ 4,580,000.00	6.000%		\$ 137,400.00	
11/01/25	\$ 4,580,000.00	6.000%		\$ 137,400.00	\$ 274,800.00
05/01/26	\$ 4,580,000.00	6.000%		\$ 137,400.00	
11/01/26	\$ 4,580,000.00	6.000%	\$ 4,580,000.00	\$ 137,400.00	\$ 274,800.00
			\$ 4,580,000.00	\$ 2,198,400.00	\$ 2,198,400.00

Meadow View at Twin Creek

Community Development District

Debt Service Fund

Series 2018 A1 - A2

<i>Description</i>	<i>Proposed Budget FY 2019</i>	<i>Actual Thru 4/30/19</i>	<i>Projected Next 5 Months</i>	<i>Total Projected 9/30/19</i>	<i>Proposed Budget FY 2020</i>
Revenues					
Bond Proceeds	\$1,199,623	\$1,199,623	\$0	\$1,199,623	\$0
Special Assessments 2018-A1	\$0	\$0	\$0	\$0	\$612,550
Special Assessments 2018-A2	\$0	\$0	\$0	\$0	\$520,960
Interest Income	\$2,000	\$1,312	\$1,000	\$2,312	\$1,500
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$453,126
TOTAL REVENUES	\$1,201,623	\$1,200,935	\$1,000	\$1,201,935	\$1,588,136
Expenditures					
<u>Series 2018 A1</u>					
Interest - 11/01	\$0	\$0	\$0	\$0	\$241,425
Interest - 05/01	\$217,283	\$0	\$217,283	\$217,283	\$241,425
Principal - 05/01	\$0	\$0	\$0	\$0	\$130,000
<u>Series 2018 A2</u>					
Interest - 11/01	\$0	\$0	\$0	\$0	\$210,980
Interest - 05/01	\$189,882	\$0	\$189,882	\$189,882	\$210,980
Principal - 05/01	\$0	\$0	\$0	\$0	\$100,000
TOTAL EXPENDITURES	\$407,165	\$0	\$407,165	\$407,165	\$1,134,810
EXCESS REVENUES	\$794,459	\$1,200,935	(\$406,165)	\$794,770	\$453,326

November 1, 2020 - Series 2018A-1	\$238,663
November 1, 2020 - Series 2018A-2	\$208,180
Total	<u>\$446,843</u>

*Meadowview at Twin Creeks
Community Development District
Series 2018A-1 Special Assessment Bonds*

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
5/1/19	\$ 8,955,000.00		\$ -	\$ 217,282.50	
11/1/19	\$ 8,955,000.00			\$ 241,425.00	\$ 458,707.50
5/1/20	\$ 8,955,000.00		\$ 130,000.00	\$ 241,425.00	
11/1/20	\$ 8,825,000.00			\$ 238,662.50	\$ 610,087.50
5/1/21	\$ 8,825,000.00		\$ 135,000.00	\$ 238,662.50	
11/1/21	\$ 8,690,000.00			\$ 235,793.75	\$ 609,456.25
5/1/22	\$ 8,690,000.00		\$ 140,000.00	\$ 235,793.75	
11/1/22	\$ 8,550,000.00			\$ 232,818.75	\$ 608,612.50
5/1/23	\$ 8,550,000.00		\$ 150,000.00	\$ 232,818.75	
11/1/23	\$ 8,400,000.00			\$ 229,631.25	\$ 612,450.00
5/1/24	\$ 8,400,000.00		\$ 155,000.00	\$ 229,631.25	
11/1/24	\$ 8,245,000.00			\$ 226,337.50	\$ 610,968.75
5/1/25	\$ 8,245,000.00		\$ 160,000.00	\$ 226,337.50	
11/1/25	\$ 8,085,000.00			\$ 222,337.50	\$ 608,675.00
5/1/26	\$ 8,085,000.00		\$ 170,000.00	\$ 222,337.50	
11/1/26	\$ 7,915,000.00			\$ 218,087.50	\$ 610,425.00
5/1/27	\$ 7,915,000.00		\$ 180,000.00	\$ 218,087.50	
11/1/27	\$ 7,735,000.00			\$ 213,587.50	\$ 611,675.00
5/1/28	\$ 7,735,000.00		\$ 185,000.00	\$ 213,587.50	
11/1/28	\$ 7,550,000.00			\$ 208,962.50	\$ 607,550.00
5/1/29	\$ 7,550,000.00		\$ 195,000.00	\$ 208,962.50	
11/1/29	\$ 7,355,000.00			\$ 204,087.50	\$ 608,050.00
5/1/30	\$ 7,355,000.00		\$ 205,000.00	\$ 204,087.50	
11/1/30	\$ 7,150,000.00			\$ 198,962.50	\$ 608,050.00
5/1/31	\$ 7,150,000.00		\$ 220,000.00	\$ 198,962.50	
11/1/31	\$ 6,930,000.00			\$ 192,912.50	\$ 611,875.00
5/1/32	\$ 6,930,000.00		\$ 230,000.00	\$ 192,912.50	
11/1/32	\$ 6,700,000.00			\$ 186,587.50	\$ 609,500.00
5/1/33	\$ 6,700,000.00		\$ 245,000.00	\$ 186,587.50	
11/1/33	\$ 6,455,000.00			\$ 179,850.00	\$ 611,437.50
5/1/34	\$ 6,455,000.00		\$ 260,000.00	\$ 179,850.00	
11/1/34	\$ 6,195,000.00			\$ 172,700.00	\$ 612,550.00
5/1/35	\$ 6,195,000.00		\$ 270,000.00	\$ 172,700.00	

*Meadowview at Twin Creeks
Community Development District
Series 2018A-1 Special Assessment Bonds*

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
11/1/35	\$ 5,925,000.00			\$ 165,275.00	\$ 607,975.00
5/1/36	\$ 5,925,000.00		\$ 285,000.00	\$ 165,275.00	
11/1/36	\$ 5,640,000.00			\$ 157,437.50	\$ 607,712.50
5/1/37	\$ 5,640,000.00		\$ 305,000.00	\$ 157,437.50	
11/1/37	\$ 5,335,000.00			\$ 149,050.00	\$ 611,487.50
5/1/38	\$ 5,335,000.00		\$ 320,000.00	\$ 149,050.00	
11/1/38	\$ 5,015,000.00			\$ 140,250.00	\$ 609,300.00
5/1/39	\$ 5,015,000.00		\$ 340,000.00	\$ 140,250.00	
11/1/39	\$ 4,675,000.00			\$ 130,900.00	\$ 611,150.00
5/1/40	\$ 4,675,000.00		\$ 360,000.00	\$ 130,900.00	
11/1/40	\$ 4,315,000.00			\$ 120,820.00	\$ 611,720.00
5/1/41	\$ 4,315,000.00		\$ 380,000.00	\$ 120,820.00	
11/1/41	\$ 3,935,000.00			\$ 110,180.00	\$ 611,000.00
5/1/42	\$ 3,935,000.00		\$ 400,000.00	\$ 110,180.00	
11/1/42	\$ 3,535,000.00			\$ 98,980.00	\$ 609,160.00
5/1/43	\$ 3,535,000.00		\$ 425,000.00	\$ 98,980.00	
11/1/43	\$ 3,110,000.00			\$ 87,080.00	\$ 611,060.00
5/1/44	\$ 3,110,000.00		\$ 450,000.00	\$ 87,080.00	
11/1/44	\$ 2,660,000.00			\$ 74,480.00	\$ 611,560.00
5/1/45	\$ 2,660,000.00		\$ 475,000.00	\$ 74,480.00	
11/1/45	\$ 2,185,000.00			\$ 61,180.00	\$ 610,660.00
5/1/46	\$ 2,185,000.00		\$ 500,000.00	\$ 61,180.00	
11/1/46	\$ 1,685,000.00			\$ 47,180.00	\$ 608,360.00
5/1/47	\$ 1,685,000.00		\$ 530,000.00	\$ 47,180.00	
11/1/47	\$ 1,155,000.00			\$ 32,340.00	\$ 609,520.00
5/1/48	\$ 1,155,000.00		\$ 560,000.00	\$ 32,340.00	
11/1/48	\$ 595,000.00			\$ 16,660.00	\$ 609,000.00
5/1/49	\$ 595,000.00		\$ 595,000.00	\$ 16,660.00	\$ 611,660.00
			\$ 8,955,000.00	\$ 9,589,112.50	\$ 18,761,395.00

*Meadowview at Twin Creeks
Community Development District
Series 2018A-2 Special Assessment Bonds*

AMORTIZATION SCHEDULE

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
5/1/19	\$ 7,535,000.00	5.600%		\$ 210,980.00	
11/01/19	\$ 7,535,000.00	5.600%		\$ 210,980.00	\$ 421,960.00
05/01/20	\$ 7,535,000.00	5.600%	\$ 100,000.00	\$ 210,980.00	
11/01/20	\$ 7,435,000.00	5.600%		\$ 208,180.00	\$ 519,160.00
05/01/21	\$ 7,435,000.00	5.600%	\$ 105,000.00	\$ 208,180.00	
11/01/21	\$ 7,330,000.00	5.600%		\$ 205,240.00	\$ 518,420.00
05/01/22	\$ 7,330,000.00	5.600%	\$ 110,000.00	\$ 205,240.00	
11/01/22	\$ 7,220,000.00	5.600%		\$ 202,160.00	\$ 517,400.00
05/01/23	\$ 7,220,000.00	5.600%	\$ 120,000.00	\$ 202,160.00	
11/01/23	\$ 7,100,000.00	5.600%		\$ 198,800.00	\$ 520,960.00
05/01/24	\$ 7,100,000.00	5.600%	\$ 125,000.00	\$ 198,800.00	
11/01/24	\$ 6,975,000.00	5.600%		\$ 195,300.00	\$ 519,100.00
05/01/25	\$ 6,975,000.00	5.600%	\$ 130,000.00	\$ 195,300.00	
11/01/25	\$ 6,845,000.00	5.600%		\$ 191,660.00	\$ 516,960.00
05/01/26	\$ 6,845,000.00	5.600%	\$ 140,000.00	\$ 191,660.00	
11/01/26	\$ 6,705,000.00	5.600%		\$ 187,740.00	\$ 519,400.00
05/01/27	\$ 6,705,000.00	5.600%	\$ 145,000.00	\$ 187,740.00	
11/01/27	\$ 6,560,000.00	5.600%		\$ 183,680.00	\$ 516,420.00
05/01/28	\$ 6,560,000.00	5.600%	\$ 155,000.00	\$ 183,680.00	
11/01/28	\$ 6,405,000.00	5.600%		\$ 179,340.00	\$ 518,020.00
05/01/29	\$ 6,405,000.00	5.600%	\$ 165,000.00	\$ 179,340.00	
11/01/29	\$ 6,240,000.00	5.600%		\$ 174,720.00	\$ 519,060.00
05/01/30	\$ 6,240,000.00	5.600%	\$ 175,000.00	\$ 174,720.00	
11/01/30	\$ 6,065,000.00	5.600%		\$ 169,820.00	\$ 519,540.00
05/01/31	\$ 6,065,000.00	5.600%	\$ 185,000.00	\$ 169,820.00	
11/01/31	\$ 5,880,000.00	5.600%		\$ 164,640.00	\$ 519,460.00
05/01/32	\$ 5,880,000.00	5.600%	\$ 195,000.00	\$ 164,640.00	
11/01/32	\$ 5,685,000.00	5.600%		\$ 159,180.00	\$ 518,820.00
05/01/33	\$ 5,685,000.00	5.600%	\$ 205,000.00	\$ 159,180.00	
11/01/33	\$ 5,480,000.00	5.600%		\$ 153,440.00	\$ 517,620.00
05/01/34	\$ 5,480,000.00	5.600%	\$ 220,000.00	\$ 153,440.00	
11/01/34	\$ 5,260,000.00	5.600%		\$ 147,280.00	\$ 520,720.00
05/01/35	\$ 5,260,000.00	5.600%	\$ 230,000.00	\$ 147,280.00	

*Meadowview at Twin Creeks
Community Development District
Series 2018-2 Special Assessment Bonds*

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
11/01/35	\$ 5,030,000.00	5.600%		\$ 140,840.00	\$ 518,120.00
05/01/36	\$ 5,030,000.00	5.600%	\$ 245,000.00	\$ 140,840.00	
11/01/36	\$ 4,785,000.00	5.600%		\$ 133,980.00	\$ 519,820.00
05/01/37	\$ 4,785,000.00	5.600%	\$ 260,000.00	\$ 133,980.00	
11/01/37	\$ 4,525,000.00	5.600%		\$ 126,700.00	\$ 520,680.00
05/01/38	\$ 4,525,000.00	5.600%	\$ 270,000.00	\$ 126,700.00	
11/01/38	\$ 4,255,000.00	5.600%		\$ 119,140.00	\$ 515,840.00
05/01/39	\$ 4,255,000.00	5.600%	\$ 290,000.00	\$ 119,140.00	
11/01/39	\$ 3,965,000.00	5.600%		\$ 111,020.00	\$ 520,160.00
05/01/40	\$ 3,965,000.00	5.600%	\$ 305,000.00	\$ 111,020.00	
11/01/40	\$ 3,660,000.00	5.600%		\$ 102,480.00	\$ 518,500.00
05/01/41	\$ 3,660,000.00	5.600%	\$ 320,000.00	\$ 102,480.00	
11/01/41	\$ 3,340,000.00	5.600%		\$ 93,520.00	\$ 516,000.00
05/01/42	\$ 3,340,000.00	5.600%	\$ 340,000.00	\$ 93,520.00	
11/01/42	\$ 3,000,000.00	5.600%		\$ 84,000.00	\$ 517,520.00
05/01/43	\$ 3,000,000.00	5.600%	\$ 360,000.00	\$ 84,000.00	
11/01/43	\$ 2,640,000.00	5.600%		\$ 73,920.00	\$ 517,920.00
05/01/44	\$ 2,640,000.00	5.600%	\$ 380,000.00	\$ 73,920.00	
11/01/44	\$ 2,260,000.00	5.600%		\$ 63,280.00	\$ 517,200.00
05/01/45	\$ 2,260,000.00	5.600%	\$ 405,000.00	\$ 63,280.00	
11/01/45	\$ 1,855,000.00	5.600%		\$ 51,940.00	\$ 520,220.00
05/01/46	\$ 1,855,000.00	5.600%	\$ 425,000.00	\$ 51,940.00	
11/01/46	\$ 1,430,000.00	5.600%		\$ 40,040.00	\$ 516,980.00
05/01/47	\$ 1,430,000.00	5.600%	\$ 450,000.00	\$ 40,040.00	
11/01/47	\$ 980,000.00	5.600%		\$ 27,440.00	\$ 517,480.00
05/01/48	\$ 980,000.00	5.600%	\$ 475,000.00	\$ 27,440.00	
11/01/48	\$ 505,000.00	5.600%		\$ 14,140.00	\$ 516,580.00
05/01/49	\$ 505,000.00	5.600%	\$ 505,000.00	\$ 14,140.00	\$ 519,140.00
			\$ 7,535,000.00	\$ 8,440,180.00	\$ 15,975,180.00

Meadow View at Twin Creek

Community Development District

Debt Service Fund

Series 2019 A1 - A2

<i>Description</i>	<i>Proposed Budget FY 2019</i>	<i>Actual Thru 4/30/19</i>	<i>Projected Next 5 Months</i>	<i>Total Projected 9/30/19</i>	<i>Proposed Budget FY 2020</i>
Revenues					
Bond Proceeds	\$489,702	\$489,702	\$0	\$489,702	\$0
Special Assessments 2019-A1	\$0	\$0	\$0	\$0	\$257,360
Special Assessments 2019-A2	\$0	\$0	\$0	\$0	\$315,630
Interest Income	\$100	\$141	\$100	\$241	\$500
Cary Forward Surplus	\$0	\$0	\$0	\$0	\$232,540
TOTAL REVENUES	\$489,802	\$489,843	\$100	\$489,943	\$806,030
Expenditures					
<u>Series 2019 A1</u>					
Interest - 11/01	\$0	\$0	\$0	\$0	\$103,490
Interest - 05/01	\$37,946	\$0	\$37,946	\$37,946	\$103,490
Principal - 05/01	\$0	\$0	\$0	\$0	\$50,000
<u>Series 2019 A2</u>					
Interest - 11/01	\$0	\$0	\$0	\$0	\$129,050
Interest - 05/01	\$47,318	\$0	\$47,318	\$47,318	\$129,050
Principal - 05/01	\$0	\$0	\$0	\$0	\$55,000
TOTAL EXPENDITURES	\$85,264	\$0	\$85,265	\$85,265	\$570,080
EXCESS REVENUES	\$404,538	\$489,843	(\$85,165)	\$404,678	\$235,950

November 1, 2020 - Series 2019A-1	\$102,190
November 1, 2020 - Series 2019A-2	\$127,455
Total	<u>\$229,645</u>

*Meadowview at Twin Creeks
Community Development District
Series 2019A-1 Special Assessment Bonds*

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
5/1/19	\$ 3,660,000.00		\$ -	\$ 37,946.33	
11/1/19	\$ 3,660,000.00			\$ 103,490.00	\$ 141,436.33
5/1/20	\$ 3,660,000.00		\$ 50,000.00	\$ 103,490.00	
11/1/20	\$ 3,610,000.00			\$ 102,190.00	\$ 255,680.00
5/1/21	\$ 3,610,000.00		\$ 50,000.00	\$ 102,190.00	
11/1/21	\$ 3,560,000.00			\$ 100,890.00	\$ 253,080.00
5/1/22	\$ 3,560,000.00		\$ 55,000.00	\$ 100,890.00	
11/1/22	\$ 3,505,000.00			\$ 99,460.00	\$ 255,350.00
5/1/23	\$ 3,505,000.00		\$ 60,000.00	\$ 99,460.00	
11/1/23	\$ 3,445,000.00			\$ 97,900.00	\$ 257,360.00
5/1/24	\$ 3,445,000.00		\$ 60,000.00	\$ 97,900.00	
11/1/24	\$ 3,385,000.00			\$ 96,340.00	\$ 254,240.00
5/1/25	\$ 3,385,000.00		\$ 65,000.00	\$ 96,340.00	
11/1/25	\$ 3,320,000.00			\$ 94,650.00	\$ 255,990.00
5/1/26	\$ 3,320,000.00		\$ 65,000.00	\$ 94,650.00	
11/1/26	\$ 3,255,000.00			\$ 92,960.00	\$ 252,610.00
5/1/27	\$ 3,255,000.00		\$ 70,000.00	\$ 92,960.00	
11/1/27	\$ 3,185,000.00			\$ 91,140.00	\$ 254,100.00
5/1/28	\$ 3,185,000.00		\$ 75,000.00	\$ 91,140.00	
11/1/28	\$ 3,110,000.00			\$ 89,190.00	\$ 255,330.00
5/1/29	\$ 3,110,000.00		\$ 80,000.00	\$ 89,190.00	
11/1/29	\$ 3,030,000.00			\$ 87,110.00	\$ 256,300.00
5/1/30	\$ 3,030,000.00		\$ 85,000.00	\$ 87,110.00	
11/1/30	\$ 2,945,000.00			\$ 84,900.00	\$ 257,010.00
5/1/31	\$ 2,945,000.00		\$ 90,000.00	\$ 84,900.00	
11/1/31	\$ 2,855,000.00			\$ 82,335.00	\$ 257,235.00
5/1/32	\$ 2,855,000.00		\$ 95,000.00	\$ 82,335.00	
11/1/32	\$ 2,760,000.00			\$ 79,627.50	\$ 256,962.50
5/1/33	\$ 2,760,000.00		\$ 100,000.00	\$ 79,627.50	
11/1/33	\$ 2,660,000.00			\$ 76,777.50	\$ 256,405.00
5/1/34	\$ 2,660,000.00		\$ 105,000.00	\$ 76,777.50	
11/1/34	\$ 2,555,000.00			\$ 73,785.00	\$ 255,562.50
5/1/35	\$ 2,555,000.00		\$ 110,000.00	\$ 73,785.00	

*Meadowview at Twin Creeks
Community Development District
Series 2019A-1 Special Assessment Bonds*

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
11/1/35	\$ 2,445,000.00			\$ 70,650.00	\$ 254,435.00
5/1/36	\$ 2,445,000.00		\$ 115,000.00	\$ 70,650.00	
11/1/36	\$ 2,330,000.00			\$ 67,372.50	\$ 253,022.50
5/1/37	\$ 2,330,000.00		\$ 125,000.00	\$ 67,372.50	
11/1/37	\$ 2,205,000.00			\$ 63,810.00	\$ 256,182.50
5/1/38	\$ 2,205,000.00		\$ 130,000.00	\$ 63,810.00	
11/1/38	\$ 2,075,000.00			\$ 60,105.00	\$ 253,915.00
5/1/39	\$ 2,075,000.00		\$ 140,000.00	\$ 60,105.00	
11/1/39	\$ 1,935,000.00			\$ 56,115.00	\$ 256,220.00
5/1/40	\$ 1,935,000.00		\$ 145,000.00	\$ 56,115.00	
11/1/40	\$ 1,790,000.00			\$ 51,910.00	\$ 253,025.00
5/1/41	\$ 1,790,000.00		\$ 155,000.00	\$ 51,910.00	
11/1/41	\$ 1,635,000.00			\$ 47,415.00	\$ 254,325.00
5/1/42	\$ 1,635,000.00		\$ 165,000.00	\$ 47,415.00	
11/1/42	\$ 1,470,000.00			\$ 42,630.00	\$ 255,045.00
5/1/43	\$ 1,470,000.00		\$ 175,000.00	\$ 42,630.00	
11/1/43	\$ 1,295,000.00			\$ 37,555.00	\$ 255,185.00
5/1/44	\$ 1,295,000.00		\$ 185,000.00	\$ 37,555.00	
11/1/44	\$ 1,110,000.00			\$ 32,190.00	\$ 254,745.00
5/1/45	\$ 1,110,000.00		\$ 195,000.00	\$ 32,190.00	
11/1/45	\$ 915,000.00			\$ 26,535.00	\$ 253,725.00
5/1/46	\$ 915,000.00		\$ 210,000.00	\$ 26,535.00	
11/1/46	\$ 705,000.00			\$ 20,445.00	\$ 256,980.00
5/1/47	\$ 705,000.00		\$ 220,000.00	\$ 20,445.00	
11/1/47	\$ 485,000.00			\$ 14,065.00	\$ 254,510.00
5/1/48	\$ 485,000.00		\$ 235,000.00	\$ 14,065.00	
11/1/48	\$ 250,000.00			\$ 7,250.00	\$ 256,315.00
5/1/49	\$ 250,000.00		\$ 250,000.00	\$ 7,250.00	\$ 257,250.00
			\$ 3,660,000.00	\$ 4,139,531.33	\$ 7,799,531.33

*Meadowview at Twin Creeks
Community Development District
Series 2019A-2 Special Assessment Bonds*

AMORTIZATION SCHEDULE

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
5/1/19	\$4,450,000.00	5.800%		\$ 47,318.33	
11/01/19	\$4,450,000.00	5.800%		\$ 129,050.00	\$ 176,368.33
05/01/20	\$4,450,000.00	5.800%	\$ 55,000.00	\$ 129,050.00	
11/01/20	\$4,395,000.00	5.800%		\$ 127,455.00	\$ 311,505.00
05/01/21	\$4,395,000.00	5.800%	\$ 60,000.00	\$ 127,455.00	
11/01/21	\$4,335,000.00	5.800%		\$ 125,715.00	\$ 313,170.00
05/01/22	\$4,335,000.00	5.800%	\$ 65,000.00	\$ 125,715.00	
11/01/22	\$4,270,000.00	5.800%		\$ 123,830.00	\$ 314,545.00
05/01/23	\$4,270,000.00	5.800%	\$ 70,000.00	\$ 123,830.00	
11/01/23	\$4,200,000.00	5.800%		\$ 121,800.00	\$ 315,630.00
05/01/24	\$4,200,000.00	5.800%	\$ 70,000.00	\$ 121,800.00	
11/01/24	\$4,130,000.00	5.800%		\$ 119,770.00	\$ 311,570.00
05/01/25	\$4,130,000.00	5.800%	\$ 75,000.00	\$ 119,770.00	
11/01/25	\$4,055,000.00	5.800%		\$ 117,595.00	\$ 312,365.00
05/01/26	\$4,055,000.00	5.800%	\$ 80,000.00	\$ 117,595.00	
11/01/26	\$3,975,000.00	5.800%		\$ 115,275.00	\$ 312,870.00
05/01/27	\$3,975,000.00	5.800%	\$ 85,000.00	\$ 115,275.00	
11/01/27	\$3,890,000.00	5.800%		\$ 112,810.00	\$ 313,085.00
05/01/28	\$3,890,000.00	5.800%	\$ 90,000.00	\$ 112,810.00	
11/01/28	\$3,800,000.00	5.800%		\$ 110,200.00	\$ 313,010.00
05/01/29	\$3,800,000.00	5.800%	\$ 95,000.00	\$ 110,200.00	
11/01/29	\$3,705,000.00	5.800%		\$ 107,445.00	\$ 312,645.00
05/01/30	\$3,705,000.00	5.800%	\$ 100,000.00	\$ 107,445.00	
11/01/30	\$3,605,000.00	5.800%		\$ 104,545.00	\$ 311,990.00
05/01/31	\$3,605,000.00	5.800%	\$ 105,000.00	\$ 104,545.00	
11/01/31	\$3,500,000.00	5.800%		\$ 101,500.00	\$ 311,045.00
05/01/32	\$3,500,000.00	5.800%	\$ 115,000.00	\$ 101,500.00	
11/01/32	\$3,385,000.00	5.800%		\$ 98,165.00	\$ 314,665.00
05/01/33	\$3,385,000.00	5.800%	\$ 120,000.00	\$ 98,165.00	
11/01/33	\$3,265,000.00	5.800%		\$ 94,685.00	\$ 312,850.00
05/01/34	\$3,265,000.00	5.800%	\$ 130,000.00	\$ 94,685.00	
11/01/34	\$3,135,000.00	5.800%		\$ 90,915.00	\$ 315,600.00
05/01/35	\$3,135,000.00	5.800%	\$ 135,000.00	\$ 90,915.00	

*Meadowview at Twin Creeks
Community Development District
Series 2019-2 Special Assessment Bonds*

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
11/01/35	\$3,000,000.00	5.800%		\$ 87,000.00	\$ 312,915.00
05/01/36	\$3,000,000.00	5.800%	\$ 145,000.00	\$ 87,000.00	
11/01/36	\$2,855,000.00	5.800%		\$ 82,795.00	\$ 314,795.00
05/01/37	\$2,855,000.00	5.800%	\$ 150,000.00	\$ 82,795.00	
11/01/37	\$2,705,000.00	5.800%		\$ 78,445.00	\$ 311,240.00
05/01/38	\$2,705,000.00	5.800%	\$ 160,000.00	\$ 78,445.00	
11/01/38	\$2,545,000.00	5.800%		\$ 73,805.00	\$ 312,250.00
05/01/39	\$2,545,000.00	5.800%	\$ 170,000.00	\$ 73,805.00	
11/01/39	\$2,375,000.00	5.800%		\$ 68,875.00	\$ 312,680.00
05/01/40	\$2,375,000.00	5.800%	\$ 180,000.00	\$ 68,875.00	
11/01/40	\$2,195,000.00	5.800%		\$ 63,655.00	\$ 312,530.00
05/01/41	\$2,195,000.00	5.800%	\$ 190,000.00	\$ 63,655.00	
11/01/41	\$2,005,000.00	5.800%		\$ 58,145.00	\$ 311,800.00
05/01/42	\$2,005,000.00	5.800%	\$ 205,000.00	\$ 58,145.00	
11/01/42	\$1,800,000.00	5.800%		\$ 52,200.00	\$ 315,345.00
05/01/43	\$1,800,000.00	5.800%	\$ 215,000.00	\$ 52,200.00	
11/01/43	\$1,585,000.00	5.800%		\$ 45,965.00	\$ 313,165.00
05/01/44	\$1,585,000.00	5.800%	\$ 230,000.00	\$ 45,965.00	
11/01/44	\$1,355,000.00	5.800%		\$ 39,295.00	\$ 315,260.00
05/01/45	\$1,355,000.00	5.800%	\$ 240,000.00	\$ 39,295.00	
11/01/45	\$1,115,000.00	5.800%		\$ 32,335.00	\$ 311,630.00
05/01/46	\$1,115,000.00	5.800%	\$ 255,000.00	\$ 32,335.00	
11/01/46	\$ 860,000.00	5.800%		\$ 24,940.00	\$ 312,275.00
05/01/47	\$ 860,000.00	5.800%	\$ 270,000.00	\$ 24,940.00	
11/01/47	\$ 590,000.00	5.800%		\$ 17,110.00	\$ 312,050.00
05/01/48	\$ 590,000.00	5.800%	\$ 285,000.00	\$ 17,110.00	
11/01/48	\$ 305,000.00	5.800%		\$ 8,845.00	\$ 310,955.00
05/01/49	\$ 305,000.00	5.800%	\$ 305,000.00	\$ 8,845.00	\$ 313,845.00
			\$ 4,450,000.00	\$ 5,115,648.33	\$ 9,565,648.33

SIXTH ORDER OF BUSINESS

Meadow View at Twin Creeks Community Development District
Auditor Selection Evaluation Criteria

	Ability of Personnel	Proposer's Experience	Understanding of Scope of Work	Ability to Furnish the Required Services	Price	
	(e.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing workload; proposed staffing levels, etc.)	(e.g., past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character; integrity; reputation of respondent, etc.)	Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.	Extent to which the proposal demonstrates the adequacy of proposer's financial resources and stability as a business entity necessary to complete the services required (e.g., the existence of any natural disaster plan for business operations).	Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to services.	Point Total
Proposer	20	20	20	20	20	100



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Proposal to Provide Financial Auditing Services

MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

Proposal Due: May 08, 2019 - 2:00PM

Submitted to:

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

Submitted by:

Racquel McIntosh, Partner
Grau & Associates
951 Yamato Road, Suite 280
Boca Raton, Florida 33431
Tel (561) 994-9299 / (800) 229-4728
Fax (561) 994-5823
rmcintosh@graucpa.com / www.graucpa.com

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Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road, Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823

May 08, 2019

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

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2019, with an option for two (2) additional annual renewals.

Grau & Associates (Grau) is pleased to respond to the Meadow View at Twin Creeks Community Development District's (the "District") Request for Proposal (RFP), and look forward to working with you on your audit. We are a team of knowledgeable professionals with extensive experience in audits for organizations just like yours, and we know how to work with you to complete an effective and efficient audit.

Since our focus is on government, we fully understand the professional services and work products required to meet your RFP requirements. Our team provided services in excess of 19,000 hours for our public sector clients last year, and we currently audit over 300 governmental entities. Our practice is unique as 98% of work is either audit or work related to government and non-profit entities.

In addition to our firm's focus, Grau & Associates is a great fit for your audit for a variety of other reasons, including:

- **Experience**

Grau is proud of the fact that the personnel we assign to your audit are some of the most experienced auditors in the field. Unlike many other firms, our auditors work almost exclusively with governmental entities, which mean they are more knowledgeable and efficient on audits like yours. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you. Also, due to Grau's very low turnover rate for our industry, you won't have to worry about retraining your auditors from year to year.

- **Service**

Our clients are pleased with the level of personalized service they receive from our talented professionals. Because of our extensive experience, we are adept at making the transition to a new firm as smooth as possible. We work with you to resolve any issues and keep in regular contact so there are no surprises when the final report delivers. In fact, your engagement team will report any potential audit adjustments to you on a regular basis so you will have adequate time to research and respond. Additionally, we have a disaster recovery plan that includes daily data back-ups and offsite file storage, so in the case of an emergency, your records would be safe.

- **Responsiveness**

We pride ourselves on our high level of responsiveness. We answer emails and telephone calls within 24 hours, and usually right away. We are always accessible to clients during business hours, and make every effort to answer any questions as they arise. Additionally, we don't just complete your audit and disappear. We understand the "big picture" and think beyond the traditional auditor's perspective. We remain in touch for the entire year, suggesting ways you can improve your District's performance, procedures and controls. We will update, advise and educate you on new or revised reporting requirements so you are sure to always remain compliant.

- **Reputation**

Our reputation in our field is impeccable. **We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort.** We have the professional staff available to perform the engagement and resources required to complete the work. We are financially stable and have never been involved in any bankruptcy proceedings.

- **Standards**


Grau & Associates is a professional association / licensed certified public accounting firm serving clients through the state of Florida. We are a member of the American Institute of Certified Public Accountants (AICPA) and the Florida Institute of Certified Public Accountants (FICPA). Additionally, individuals are members of both the (GFOA) and (FGFOA). Grau is also a member of the Governmental Audit Quality Center (GAQC). Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts, and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or provide additional information as needed. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA (tgrau@graucpa.com) or Racquel McIntosh, CPA (rmcintosh@graucpa.com) at 561.994.9299. We thank you for considering our firm's qualifications and experience, and look forward to serving you.

Very truly yours,

Grau & Associates



Racquel McIntosh



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Firm Qualifications & Experience

Grau & Associates is a medium-sized accounting firm providing comprehensive financial and compliance auditing, attestation and accounting, and other management consulting services and we are properly registered and licensed by the State of Florida. The Partners, Consultant and Managers of Grau are members of the American Institute of Certified Public Accountants and the Florida Institute of Certified Public Accountants.

Grau & Associates is a properly registered/licensed State of Florida professional corporation and all assigned supervisory professional staff are properly registered/licensed to practice in the State of Florida.

Grau's Focus and Experience

- We are dedicated to serving **Special Districts**.
- We currently audit over **300 Special Districts**.
- Last year, Grau performed in excess of 19,000 **hours** of services for our Public Sector Clients under *Governmental Auditing Standards*.
- Grau currently **only** provides **audit and attestation** services principally for governmental and non-profit entities under government auditing standards. The firm and staff are 100% dedicated to the audit practice.

During Grau's history we have consistently focused on providing service to the public sector. By focusing our resources on this industry, we provide the highest level of services to our Public Sector Clients.

Grau & Associates has a total of 17 employees, 15 professional staff, including 2 *Partners* and 13 *professionals* who *specialize in providing auditing, accounting, consulting, and monitoring services to the Public Sector and 2 administrative professionals*. The number of professional staff by employee classification is as follows:

Team Member	Total Professional Staff	Total CPAs	Total Government Audit Staff
Partners	2	2	2
Managers	3	3	3
Advisory Consultant	1	1	1
Supervisor / Seniors	4	2	4
Staff Accountants	5	1	5
Total	15	9	15

Compliance with Government Education Requirements

In order to maintain our high level of technical competence, we provide continuing professional education programs for all partners and professional staff members, which exceed national and state standards. **All of the audit professionals of Grau & Associates exceed the education requirements as set forth in *Government Auditing Standards*, published by the Comptroller General of the United States, and our continuing professional education programs ensure that all audit professionals meet the requirements to participate in audits of government agencies.**

Professional Staff Training

Partners - All of our Partners are CPA's and have diversified public accounting experience. They are responsible for overall engagement performance, policy, direction and quality control and have ***far exceeded minimum CPE requirements***.

Managers - All of our Audit Managers are CPA's who have demonstrated the ability to plan audit engagements, supervise personnel and maintain frequent contact with clients. They continually upgrade their skills through the firm's continuing education programs and courses sponsored by the AICPA, FICPA and GFOA. They have ***far exceeded minimum CPE Requirements***.

Seniors - All of our Seniors have a minimum of 3 years of diversified public accounting experience. They perform audits, evaluate staff, review findings and prepare audit reports. They possess the potential for upward mobility and have ***far exceeded minimum CPE requirements***.

Memberships

All of the firm's CPA's are properly licensed as CPA's and members in good standing of both the American Institute of Certified Public Accountants and the Florida Institute of Certified Public Accountants. In addition, certain firm professionals are members or have been members of the following professional groups:

- FICPA Committee on State and Local Government
- Florida Government Finance Officers Association (FGOA)
- Special Review Committee of the Government Finance Officers Association
- Florida Institute of CPA Non-Profit Conference Committee
- Florida Association of Special Districts (FASD)
- FGFOA Annual Conference Program Committee
- FASD Finance Committee
- FICPA Young CPAs Committee
- FICPA Accounting Careers Committee

In addition, we have an ongoing recruitment program that seeks only those accountants with a proven record of academic success. When we recruit at the senior and manager level, we select CPA's with proven governmental accounting and auditing experience.

Quality Control and Confidentiality

Grau participates in an external quality review program requiring an on-site independent examination of our auditing practice. Grau has consistently received an unqualified opinion on the quality of our audit practice. During our firm's last external quality control review, six audits were reviewed, including five government audits. *A copy of the report on the firm's most recent quality review can be found on the following page.*

In addition to scheduled Peer Reviews, our firm continually monitors performance to ensure the highest quality of services. Under the supervision of the Audit Partner, an Audit Manager is responsible for monitoring quality control of all appropriate engagements.

Results of State and Federal Reviews

All state and federal reviews of the firm's reports and working papers have been accepted without change or revision to issued reports.



FICPA Peer Review Program
Administered in Florida by the
Florida Institute of CPAs



AICPA Peer Review Program
Administered in Florida by the
Florida Institute of CPAs

March 2, 2017

Antonio Jose Grau Jr, CPA
Grau & Associates
2700 N Military Trl Ste 350
Boca Raton, FL 33431

Dear Mr. Grau:

It is my pleasure to notify you that on March 2, 2017 the Florida Peer Review Committee accepted the report on the most recent system peer review of your firm. The due date for your next review is December 31, 2019. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Sincerely,

Paul N. Brown, CPA, CGMA
Director of Technical Services

cc: Daniel Joseph Hevia, CPA

Firm Number: 4390114

Review Number: 474720

325 W. College Ave. | P.O. Box 5437 | Tallahassee, FL 32314 | (850) 224-2727 | (800) 342-3197 | Fax: (850) 222-8190 | www.ficpa.org



PEER REVIEW PROGRAM

is proud to present this

Certificate of Recognition

to

Grau & Associates

For having a system of quality control for its accounting and auditing practice in effect for the year ended June 30, 2016 which has been designed to meet the requirements of the quality control standards for an accounting and auditing practice established by the AICPA and which was complied with during the year then ended to provide the firm with reasonable assurance of conforming with professional standards.

Anita Ford, Chair
AICPA Peer Review Board
2016

Partial List of Clients

The following is a partial list of clients served and related experience:

COMMUNITY DEVELOPMENT DISTRICTS	Governmental Audit	Utility Audit	Current Client	Year End
Aberdeen Community Development District	✓			9/30
Allen Plantation Community Development District	✓			9/30
Amelia Concourse Community Development District	✓			9/30
Amelia National Community Development District	✓			9/30
Amelia Walk Community Development District	✓			9/30
Anthem Park Community Development District	✓			9/30
Antigua at St. Augustine Community District	✓			9/30
Aqua One Community Development District	✓			9/30
Arbor Green Community Development District	✓		✓	9/30
Arbor Green Community Development District	✓		✓	9/30
Arlington Ridge Community Development District	✓			9/30
Armstrong Community Development District	✓		✓	9/30
Artisan Lakes Community Development District	✓			9/30
Asturia Community Development District	✓		✓	9/30
Ave Maria Stewardship Community Development District	✓		✓	9/30
Aventura Isles Community Development District	✓		✓	9/30
Bahia Lakes Community Development District	✓		✓	9/30
Ballantrae Community Development District	✓		✓	9/30
Ballantrae Hillsborough Community Development District	✓		✓	9/30
Coconut Cay Community Development District	✓		✓	9/30
Bartram Springs Community Development District	✓		✓	9/30
Bay Creek Community Development District	✓		✓	9/30
Bay Laurel Community Development District	✓	✓	✓	9/30
Bay Tree Community Development District	✓		✓	9/30
Bayside Improvement Development District	✓		✓	9/30
Baywinds Community Development District	✓			9/30
Beach Community Development District	✓			9/30
Beacon Tradeport Community Development District	✓			9/30
Beeline Community Development District	✓		✓	9/30
Bella Verda East Community Development District	✓			9/30
Bella Verda Lake Community Development District	✓			9/30
Bella Vida Community Development District	✓		✓	9/30
Bellagio Community Development District	✓		✓	9/30
Belmont Community Development District	✓			9/30
Belmont Lakes Community Development District	✓		✓	9/30
Bexley Community Development District	✓		✓	9/30
Blackburn Creek Community Development District	✓			9/30
Bluewaters Community Development District	✓		✓	9/30

COMMUNITY DEVELOPMENT DISTRICTS	Governmental Audit	Utility Audit	Current Client	Year End
Bobcat Trail Community Development District	✓		✓	9/30
Boggy Creek Community Development District	✓			9/30
Bonita Landing Community Development District	✓		✓	9/30
Bonita Village Community Development District	✓		✓	9/30
Bonnett Creek Resort Community Development District	✓		✓	9/30
Bonterra Community Development District	✓		✓	9/30
Brandy Creek Community Development District	✓		✓	9/30
Bridgewater Community Development District	✓		✓	9/30
Bridgewater of Wesley Chapel Community Development District	✓			9/30
Briger Community Development District	✓		✓	9/30
Brighton Lakes Community Development District	✓		✓	9/30
Brooks of Bonita Springs I Community Development District	✓		✓	9/30
Brooks of Bonita Springs II Community Development District	✓		✓	9/30
Bull Frog Creek Community Development District	✓		✓	9/30
Candler Hills East Community Development District	✓			9/30
Capital Region Community Development District	✓			9/30
Captain's Key Dependent District	✓		✓	9/30
Caribe Palm Community Development District	✓		✓	9/30
Carlton Lakes Community Development District	✓		✓	9/30
Cascades at Groveland Community Development District	✓			9/30
Catalina at Winkler Preserve Community Development District	✓		✓	9/30
CBL/BM Port Orange West Community Development District	✓			9/30
Cedar Pointe Community Development District	✓			9/30
Celebration Point Community Development District	✓		✓	9/30
Central Lake Community Development District	✓		✓	9/30
Century Gardens Community Development District	✓		✓	9/30
Century Gardens at Tamiami Community Development District	✓		✓	9/30
Century Gardens Village Community Development District	✓		✓	9/30
Century Parc Community Development District	✓		✓	9/30
CFM (Coolidge Fort Myers) Community Development District	✓			9/30
Chapel Creek Community Development District	✓			9/30
Champions Gate Community Development District	✓		✓	9/30
Champion's Reserve Community Development District	✓		✓	9/30
Channing Park Community Development District	✓			9/30
City Center Community Development District	✓			9/30
City Place Community Development District	✓		✓	9/30
Clearwater Cay Community Development District	✓			9/30
Coastal Lake Community Development District	✓			9/30
Coconut Palms Community Development District	✓		✓	9/30
Coconut Cay Community Development District	✓		✓	9/30
Concorde Estates Community Development District	✓			9/30
Concorde Station Community Development District	✓		✓	9/30

COMMUNITY DEVELOPMENT DISTRICTS	Governmental Audit	Utility Audit	Current Client	Year End
Connerton West Community Development District	✓			9/30
Copper Creek Community Development District	✓		✓	9/30
Copper Oaks Community Development District	✓		✓	9/30
Copperstone Community Development District	✓		✓	9/30
Coral Bay Community Development District	✓		✓	9/30
Coral Keys Homes Community Development District	✓			9/30
Coral Town Park Community Development District	✓			9/30
Cordoba Ranch Community Development District	✓		✓	9/30
Corkscrew Farms Community Development District	✓		✓	9/30
Coronado Community Development District	✓		✓	9/30
Cory Lakes Community Development District	✓		✓	9/30
Country Club of Mount Dora Community Development District	✓			9/30
Country Greens Community Development District	✓		✓	9/30
Country Walk Community Development District	✓		✓	9/30
Covington Park Community Development District	✓		✓	9/30
Creeside Community Development District	✓		✓	9/30
Crestview II Community Development District	✓		✓	9/30
Crestview West Community Development District	✓		✓	9/30
Cross Country Home Services Community Development District	✓			9/30
Cross Creek Community Development District	✓			9/30
Cutler Cay Community Development District	✓			9/30
Cypress Cove Community Development District	✓		✓	9/30
Cypress Grove Community Development District	✓		✓	9/30
Cypress Lakes Community Development District	✓		✓	9/30
Cypress Shadows Community Development District	✓		✓	9/30
Deer Island Community Development District	✓			9/30
Deer Run Community Development District	✓			9/30
Diamond Hill Community Development District	✓			9/30
Double Branch Community Development District	✓		✓	9/30
Dove Pond Community Development District	✓			9/30
Downtown Doral Community Development District	✓		✓	9/30
Dunes Community Development District	✓	✓	✓	9/30
Dupree Lakes Community Development District	✓		✓	9/30
Eagle Point Community Development District	✓			9/30
East Bonita Bridge Road Community Development District	✓		✓	9/30
East Park Community Development District	✓		✓	9/30
Easton Park Community Development District	✓			9/30
Enclave at Black Point Marina Community Development District	✓		✓	9/30
Encore Community Development District	✓		✓	9/30
Enterprise Community Development District	✓	✓	✓	9/30
Epperson Ranch Community Development District	✓		✓	9/30
Estancia at Wiregrass Community Development District	✓			9/30

COMMUNITY DEVELOPMENT DISTRICTS	Governmental Audit	Utility Audit	Current Client	Year End
Estates at Cherry Lake Community Development District	✓		✓	9/30
Estuary Community Development District	✓			9/30
Falcon Trace Community Development District	✓		✓	9/30
Fallschase Community Development District	✓		✓	9/30
Fiddler's Creek Community Development District	✓			9/30
Fishhawk I Community Development District	✓		✓	9/30
Fishhawk II Community Development District	✓		✓	9/30
Fishhawk III Community Development District	✓			9/30
Fishhawk IV Community Development District	✓		✓	9/30
Fleming Island Plantation Community Development District	✓		✓	9/30
Florida Green Finance Authority	✓		✓	9/30
Founder's Ridge Community Development District	✓			9/30
Fountainbleau Lakes Community Development District	✓		✓	9/30
Forest Creek Community Development District	✓			9/30
Gardens at Millenia Community Development District	✓			9/30
Glen St. Johns Community Development District	✓			9/30
Gramercy Farms Community Development District	✓			9/30
Grand Bay at Doral Community Development District	✓		✓	9/30
Grand Hampton Community Development District	✓		✓	9/30
Grand Haven Community Development District	✓		✓	9/30
Greater Lakes/Sawgrass Community Development District	✓		✓	9/30
Green Corridor PACE District	✓		✓	9/30
Greyhawk Landing Community Development District	✓			9/30
Groves Community Development District	✓		✓	9/30
Habitat Community Development District	✓			9/30
Hacienda Lakes Community Development District	✓		✓	9/30
Hamal Community Development District	✓		✓	9/30
Hammocks Community Development District	✓		✓	9/30
Harbor Bay Community Development District	✓			9/30
Harbour Isles Community Development District	✓			9/30
Harbourage at Braden River Community Development District	✓		✓	9/30
Harmony Community Development District	✓			9/30
Harrison Ranch Community Development District	✓			9/30
Hawk's Point Community Development District	✓			9/30
Hemmingway Point Community Development District	✓		✓	9/30
Heritage Bay Community Development District	✓		✓	9/30
Heritage Greens Community Development District	✓		✓	9/30
Heritage Harbor Community Development District	✓			9/30
Heritage Harbor at Braden River Community Development District	✓			9/30
Heritage Harbour Market Place Community Development District	✓			9/30
Heritage Harbour South Community Development District	✓			9/30
Heritage Isles at Viera Community Development District	✓			9/30

COMMUNITY DEVELOPMENT DISTRICTS	Governmental Audit	Utility Audit	Current Client	Year End
Heritage Isles Community Development District	✓			9/30
Heritage Landing Community Development District	✓		✓	9/30
Heritage Oak Park Community Development District	✓		✓	9/30
Heritage Park Community Development District	✓		✓	9/30
Heritage Plantation Community Development District	✓		✓	9/30
Heritage Springs Community Development District	✓		✓	9/30
Heron Isles Community Development District	✓			9/30
Hickory Hammock Community Development District	✓			9/30
High Ridge/Quantum Community Development District	✓			9/30
Highlands Community Development District	✓		✓	9/30
Hollywood Beach Community Development District	✓		✓	9/30
Homestead 50 Community Development District	✓			9/30
Hypoluxo-Haverhill Community Development District	✓		✓	9/30
Independence Park Community Development District	✓			9/30
Indigo Community Development District	✓		✓	9/30
Indigo East Community Development District	✓		✓	9/30
Interlaken Community Development District	✓			9/30
Islands at Doral III Community Development District	✓		✓	9/30
Islands at Doral (NE) Community Development District	✓		✓	9/30
Islands at Doral (SW) Community Development District	✓		✓	9/30
Islands at Doral Townhomes Community Development District	✓		✓	9/30
Isles of Coconut Cay Community Development District	✓		✓	9/30
Journey's End Community Development District	✓		✓	9/30
Jurlington Creek Plantation Community Development District	✓			9/30
K-Bar Ranch Community Development District	✓		✓	9/30
Kendall Breeze Community Development District	✓		✓	9/30
Kendall Breeze West Community Development District	✓		✓	9/30
Key Marco Community Development District	✓		✓	9/30
Keys Cove Community Development District	✓		✓	9/30
Keys Cove II Community Development District	✓		✓	9/30
La Collina Community Development District	✓		✓	9/30
Laguna Estates Community Development District	✓			9/30
Laguna Lakes Community Development District	✓		✓	9/30
Lake Ashton Community Development District	✓		✓	9/30
Lake Ashton II Community Development District	✓		✓	9/30
Lake Francis Community Development District	✓		✓	9/30
Lake Padgett Estates Independent District	✓		✓	9/30
Lake Powell Residential Golf Community Development District	✓			9/30
Lakes by the Bay South Community Development District	✓		✓	9/30
Lakeshore Ranch Community Development District	✓			9/30
Lakeside Community Development District	✓			9/30
Lakeside Landings Community Development District	✓			9/30

COMMUNITY DEVELOPMENT DISTRICTS	Governmental Audit	Utility Audit	Current Client	Year End
Lakeside Plantation Community Development District	✓		✓	9/30
Lakewood Ranch 1 Community Development District	✓			9/30
Lakewood Ranch 2 Community Development District	✓			9/30
Lakewood Ranch 3 Community Development District	✓			9/30
Lakewood Ranch 4 Community Development District	✓			9/30
Lakewood Ranch 5 Community Development District	✓			9/30
Lakewood Ranch 6 Community Development District	✓			9/30
Legacy Springs Community Development District	✓			9/30
Legends Bay Community Development District	✓			9/30
Lexington Community Development District	✓		✓	9/30
Live Oak Lake Community Development District	✓		✓	9/30
Live Oak No. 1 Community Development District	✓		✓	9/30
Long Lake Ranch Community Development District	✓		✓	9/30
Longleaf Community Development District	✓			9/30
Lucaya Community Development District	✓		✓	9/30
Madeira Community Development District	✓			9/30
Magnolia Park Community Development District	✓			9/30
Magnolia West Community Development District	✓			9/30
Main Street Community Development District	✓			9/30
Mainstreet Community Development District	✓			9/30
Majorca Isles Community Development District	✓		✓	9/30
Maple Ridge Community Development District	✓		✓	9/30
Marsh Harbour Community Development District	✓			9/30
Marshall Creek Community Development District	✓			9/30
Mayfair Community Development District	✓			9/30
Meadow Pines Community Development District	✓		✓	9/30
Meadow Point I Community Development District	✓		✓	9/30
Meadow Point III Community Development District	✓			9/30
Meadow Point IV Community Development District	✓			9/30
Meadow Woods Community Development District	✓			9/30
Mediterra North Community Development District	✓		✓	9/30
Mediterra South Community Development District	✓		✓	9/30
Mediterranea Community Development District	✓		✓	9/30
Middle Village Community Development District	✓		✓	9/30
Mira Lago West Community Development District	✓			9/30
Mirada Community Development District	✓		✓	9/30
Miromar Lakes Community Development District	✓			9/30
Montecito Community Development District	✓		✓	9/30
Monterey/Congress Community Development District	✓		✓	9/30
Myakka Community Development District	✓		✓	9/30
Moody River Estates Community Development District	✓			9/30
Myakka Ranch Community Development District	✓		✓	9/30

COMMUNITY DEVELOPMENT DISTRICTS	Governmental Audit	Utility Audit	Current Client	Year End
Myrtle Creek Community Development District	✓			9/30
Naples Heritage Community Development District	✓		✓	9/30
Narcoossee Community Development District	✓			9/30
Newport Tampa Bay Community Development District	✓			9/30
North Dade Community Development District	✓		✓	9/30
Northern Riverwalk Community Development District	✓		✓	9/30
Northwood Community Development District	✓			9/30
Oak Creek Community Development District	✓		✓	9/30
Oakridge Community Development District	✓		✓	9/30
Oaks at Shady Creek, The Community Development District	✓		✓	9/30
Oakstead Community Development District	✓		✓	9/30
Old Palm Community Development District	✓		✓	9/30
Orchid Grove Community Development District	✓		✓	9/30
Osprey Oaks Community Development District	✓		✓	9/30
OTC Community Development District	✓		✓	9/30
Palm Bay Community Development District	✓		✓	9/30
Palm Beach Plantation Community Development District	✓			9/30
Palm Coast Park Community Development District	✓		✓	9/30
Palm Glades Community Development District	✓			9/30
Palma Sola Trace Community Development District	✓		✓	9/30
Palms of Terra Ceia Bay Community Development District	✓		✓	9/30
Pan American West Community Development District	✓			9/30
Panther Trace I Community Development District	✓		✓	9/30
Panther Trace II Community Development District	✓			9/30
Panther Trails Community Development District	✓		✓	9/30
Parker Road Community Development District	✓			9/30
Parklands Lee Community Development District	✓		✓	9/30
Parklands West Community Development District	✓		✓	9/30
Parkway Center Community Development District	✓			9/30
Paseo Community Development District	✓			9/30
PBR Community Development District	✓			9/30
Pebblewalk Village Community Development District	✓			9/30
Pelican Marsh Community Development District	✓			9/30
Pembroke Harbor Community Development District	✓		✓	9/30
Pentathlon Community Development District	✓		✓	9/30
Pine Air Lakes Community Development District	✓		✓	9/30
Pine Island Community Development District	✓			9/30
Pine Island South Community Development District	✓			9/30
Piney-Z Community Development District	✓			9/30
Pioneer Community Development District	✓			9/30
Poinciana Community Development District	✓			9/30
Poinciana West Community Development District	✓		✓	9/30

COMMUNITY DEVELOPMENT DISTRICTS	Governmental Audit	Utility Audit	Current Client	Year End
Portico Community Development District	✓		✓	9/30
Portofino Cove Community Development District	✓		✓	9/30
Portofino Isles Community Development District	✓		✓	9/30
Portofino Landings Community Development District	✓		✓	9/30
Portofino Shores Community Development District	✓		✓	9/30
Portofino Springs Community Development District	✓			9/30
Portofino Vineyards Community Development District	✓			9/30
Portofino Vista Community Development District	✓		✓	9/30
Preserve at Wilderness Lake Community Development District	✓			9/30
Principal One Community Development District	✓		✓	9/30
Quantum Community Development District	✓			9/30
Quantum Park Overlay Community Development District	✓		✓	9/30
Quarry Community Development District	✓		✓	9/30
Randal Park Community Development District	✓		✓	9/30
Remington Community Development District	✓			9/30
Renaissance Community Development District	✓		✓	9/30
Reserve Community Development District	✓			9/30
Reserve 2 Community Development District	✓		✓	9/30
Reunion East Community Development District	✓			9/30
Reunion West Community Development District	✓			9/30
River Bend Community Development District	✓			9/30
River Glen Community Development District	✓			9/30
River Hall Community Development District	✓			9/30
River Place on the St. Lucie Community Development District	✓			9/30
River Ridge Community Development District	✓		✓	9/30
Rivercrest Community Development District	✓			9/30
Rivers Edge Community Development District	✓			9/30
Sable Palm Community Development District	✓		✓	9/30
Sail Harbour Community Development District	✓		✓	9/30
Sampson Creek Community Development District	✓			9/30
Sandy Creek Community Development District	✓		✓	9/30
Sausalito Bay Community Development District	✓		✓	9/30
Seven Oaks I Community Development District	✓			9/30
Seven Oaks II Community Development District	✓			9/30
Silver Palms Community Development District	✓		✓	9/30
Silverado Community Development District	✓		✓	9/30
Six Mile Creek Community Development District	✓		✓	9/30
Somerset Community Development District	✓			9/30
Sonoma Bay Community Development District	✓		✓	9/30
South Bay Community Development District	✓			9/30
South Fork Community Development District	✓			9/30
South Fork East Community Development District	✓		✓	9/30

COMMUNITY DEVELOPMENT DISTRICTS	Governmental Audit	Utility Audit	Current Client	Year End
South Fork III Community Development District	✓		✓	9/30
South Kendall Community Development District	✓			9/30
South Shore Corporate Park Industrial Community Development District	✓		✓	9/30
South-Dade Venture Development District	✓		✓	9/30
South Village Community Development District	✓			9/30
Southaven Community Development District	✓			9/30
Southern Hills Plantation I Community Development District	✓			9/30
Southern Hills Plantation II Community Development District	✓			9/30
Southern Hills Plantation III Community Development District	✓			9/30
Spicewood Community Development District	✓		✓	9/30
Split Pine Community Development District	✓			9/30
Springridge Community Development District (formerly Killarney)	✓		✓	9/30
St. John's Forest Community Development District	✓			9/30
Sterling Hill Community Development District	✓			9/30
Stevens Plantation Community Development District	✓		✓	9/30
Stonebrier Community Development District	✓			9/30
Stonegate Community Development District	✓		✓	9/30
Stoneybrook at Venice Community Development District	✓		✓	9/30
Stoneybrook Community Development District	✓		✓	9/30
Stoneybrook Oaks Community Development District	✓			9/30
Storey Park Community Development District	✓		✓	9/30
Summerville Community Development District	✓		✓	9/30
Summit at Fern Hill Community Development District	✓		✓	9/30
Sunny Hills Units 12-15 Dependent District	✓			9/30
SWI Community Development District	✓			9/30
Talavera Community Development District	✓		✓	9/30
Tampa Palms Community Development District	✓		✓	9/30
Tampa Palms Open Space and Transport Community Development District	✓		✓	9/30
Tapestry Community Development District	✓		✓	9/30
Tara Community Development District	✓			9/30
Terra Bella Community Development District	✓			9/30
Tesoro Community Development District	✓		✓	9/30
Thousand Oaks Community Development District	✓		✓	9/30
Tison's Landing Community Development District	✓			9/30
Tolomato Community Development District	✓		✓	9/30
Tomoka Community Development District	✓		✓	9/30
Toscana Isles Community Development District	✓			9/30
Town Center at Palm Coast Community Development District	✓		✓	9/30
Tradition Community Development District	✓			9/30
Trails Community Development District	✓			9/30
Trails at Monterey Community Development District	✓		✓	9/30

COMMUNITY DEVELOPMENT DISTRICTS	Governmental Audit	Utility Audit	Current Client	Year End
Treaty Oaks Community Development District	✓			9/30
Tree Island Estates Community Development District	✓		✓	9/30
Treeline Preserve Community Development District	✓			9/30
Trevesta Community Development District	✓		✓	9/30
Triple Creek Community Development District	✓		✓	9/30
TSR Community Development District	✓		✓	9/30
Turnbull Creek Community Development District	✓		✓	9/30
Turtle Run Community Development District	✓			9/30
Tuscany Reserve Community Development District	✓			9/30
Twelve Oaks Community Development District	✓			9/30
Two Creeks Community Development District	✓		✓	9/30
University Place Community Development District	✓		✓	9/30
University Square Community Development District	✓			9/30
Urban Orlando Community Development District	✓		✓	9/30
Valencia Acres Community Development District	✓			9/30
Vasari Community Development District	✓		✓	9/30
Venetian Community Development District	✓			9/30
Venetian Isles Community Development District	✓		✓	9/30
Venetian Parc Community Development District	✓		✓	9/30
Verandah Community Development District	✓		✓	9/30
Verandah East Community Development District	✓		✓	9/30
Verandah West Community Development District	✓		✓	9/30
Verandahs Community Development District	✓		✓	9/30
Verano #1 Community Development District	✓		✓	9/30
Verano Center Community Development District	✓		✓	9/30
Verona Walk Community Development District	✓			9/30
Viera East Community Development District	✓		✓	9/30
Villa Portofino East Community Development District	✓		✓	9/30
Villa Portofino West Community Development District	✓		✓	9/30
Villa Vizcaya Community Development District	✓		✓	9/30
Village Walk of Bonita Springs Community Development District	✓			9/30
Villages at Bloomingdale Community Development District	✓			9/30
Village at Gulfstream Park Community Development District	✓		✓	9/30
Villages of Glen Creek Community Development District	✓		✓	9/30
Villages of Westport Community Development District	✓			9/30
Vista Community Development District	✓		✓	9/30
Vista Lakes Community Development District	✓		✓	9/30
Vizcaya in Kendall Community Development District	✓		✓	9/30
Walnut Creek Community Development District	✓		✓	9/30
Waterchase Community Development District	✓		✓	9/30
Waterford Estates Community Development District	✓		✓	9/30
Waterford Landing Community Development District	✓		✓	9/30

COMMUNITY DEVELOPMENT DISTRICTS	Governmental Audit	Utility Audit	Current Client	Year End
Watergrass Community Development District	✓		✓	9/30
Waterlefe Community Development District	✓			9/30
Water's Edge Community Development District	✓		✓	9/30
Waterset North Community Development District	✓			9/30
Waterstone Community Development District	✓		✓	9/30
Wentworth Estates Community Development District	✓			9/30
West Lake Community Development District	✓		✓	9/30
West Villages Independent District	✓		✓	9/30
Westchase Community Development District	✓		✓	9/30
Westchester Community Development District	✓			9/30
Westridge Community Development District	✓			9/30
Willow Creek Community Development District	✓			9/30
Winding Cypress Community Development District	✓		✓	9/30
Windsor at Westside Community Development District	✓		✓	9/30
Winston Trails East Community Development District	✓			9/30
Winter Garden Village at Fowler Groves Community Development District	✓			9/30
Woodlands Community Development District	✓			9/30
World Commerce Community Development District	✓			9/30
Wyndam Park Community Development District	✓		✓	9/30
Wynnfield Lakes Community Development District	✓			9/30
Wynnmere West Community Development District	✓		✓	9/30
TOTAL	437	3	255	

OTHER GOVERNMENTAL ENTITIES	Attestation Services	Consulting Services	Governmental Audit	Single Audit	CAFR	Current Client	Year End
Broward County School District (Joint Venture) (Assessment of Maintenance Operations)		✓					N/A
Broward County School District (Joint Venture, 20%)			✓	✓	✓		6/30
Florida Community College at Jacksonville (Internal Audit)	✓						6/30
Florida Transit Association Finance Corporation		✓	✓			✓	6/30
Highland County School District (Internal Funds Audit)			✓				6/30
Palm Beach County School District (Assessment of maintenance for Facility and Property Management) (Internal Funds Audit)		✓	✓				6/30
Palm Beach County School District (Joint Venture, 20%)			✓	✓	✓		6/30
Migrant Health Services of Palm Beach County			✓	✓			N/A
South Florida Water Management District				✓			9/30
South Florida Water Management District CERP Program Management Services (Joint Venture)	✓						N/A
State of Florida Department of Management Services (Construction)			✓				N/A
State of Florida Department of Transportation (Overhead Audits - Various)			✓			✓	N/A
TOTAL	2	3	8	4	2	2	

NON-PROFIT CLIENTS SERVED AND RELATED EXPERIENCE	Attestation Services	Financial Audit	Consulting Services	Governmental Audit	Single Audit	Tax Services	Current Client	Year End
Aid to Victims of Domestic Abuse, Inc.		✓		✓	✓	✓	✓	6/30
Alliance for Human Services, Inc.		✓				✓		6/30
Brevard Workforce Development Board, Inc.				✓	✓			6/30
Broward County Human Rights Board/Division (Joint Venture, 30%)	✓		✓					N/A
Broward Education Foundation		✓		✓	✓	✓		6/30
CareerSource Broward		✓					✓	9/30
Christian Manor	✓	✓	✓	✓	✓	✓		12/31
Delray Beach Community Land Trust				✓		✓		9/30
Family Promise	✓			✓				12/31
Florida Public Transportation Association, Inc.	✓	✓				✓		9/30
Florida Transit Association Finance Corporation		✓				✓		9/30
Hispanic Human Resources Council	✓	✓	✓	✓	✓	✓	✓	9/30
Mae Volen Senior Center	✓	✓		✓	✓	✓	✓	6/30
National Board for Registration of Registrars		✓				✓		3/31
National Cancer Registration Board		✓				✓		6/30
North Lauderdale Academy High School	✓			✓				6/30
Northwood Development Corporation	✓	✓	✓	✓	✓	✓		9/30
Palm Beach Community College Foundation			✓	✓		✓		6/30
Palm Beach County Workforce Development Board (Joint Venture, 25%)	✓							6/30
Pasco-Hernando Workforce Board		✓					✓	6/30
Southwest Florida Workforce Development Board				✓	✓		✓	6/30
Urban League of Palm Beach County				✓	✓			6/30
TOTAL	9	13	5	13	9	13	6	

RETIREMENT PLANS	Financial Audit	ERISA/DOL	Current Client	Year End
Campbell Property Management 401(k)	✓	✓	✓	12/31
City of Cooper City General Employee Retirement Plan	✓		✓	9/30
City of Lauderhill General Employee Retirement Plan	✓		✓	9/30
City of Parkland Police Pension Fund	✓		✓	9/30
City of Sunrise General Employees' Retirement System	✓		✓	9/30
Cross County Home Services and Affiliates 401(k) Plan	✓	✓	✓	9/30
Danmar Corporation 401(k) Plan	✓	✓		12/31
Florida Public Utilities 401(k) and Pension Plans	✓	✓		12/31
Jacksonville Police and Fire Pension Fund	✓			9/30
Pinetree Water Control District Defined Contribution Retirement Plan	✓			9/30
San Carlos Park Fire Protection and Rescue Service District	✓		✓	9/30
Town of Davie General Employees Retirement Plan	✓			9/30
Town of Hypoluxo Defined Contribution Retirement Plan	✓		✓	9/30
Town of Lauderdale By The Sea Volunteer Firefighters Pension Plan	✓		✓	9/30
TOTAL	14	4	9	

SPECIAL DISTRICTS	Governmental Audit	Single Audit	Utility Audit	Current Client	Year End
Belle Fontaine Improvement District	✓				9/30
Boca Raton Airport Authority	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Central County Water Control District	✓				9/30
Citrus County Mosquito Control District	✓				9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓	✓	9/30
East Naples Fire Control and Rescue District	✓			✓	9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greenway Improvement District	✓				9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Homestead Educational Facilities Benefits District	✓				9/30
Horizons Improvement District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Waste Water Treatment District	✓	✓	✓	✓	9/30
Lake Padgett Estates Independent Special District	✓				9/30
Lakewood Ranch Inter-District Authority	✓				9/30
Lost Rabbit Public Improvement District	✓				9/30
Loxahatchee Groves Water Control District	✓			✓	9/30
Myakka City Fire Control District	✓				9/30
Old Plantation Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Palm Beach Soil and Water Conservation District	✓				9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓			✓	9/30
Ranger Drainage District	✓			✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
South Central Regional Wastewater Treatment and Disposal Board	✓	✓		✓	9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
St. Lucie West Services District	✓			✓	9/30
Sun 'N Lake of Sebring Improvement District	✓		✓		9/30
Sunshine Water Control District	✓			✓	9/30
Twelve Oaks Improvement District	✓				9/30
West Lakeland Water Control District	✓				9/30
West Villages Independent District	✓			✓	9/30
TOTAL	38	3	3	24	



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

Staff Qualifications, Experience & Resumes

QUALITY AND EXPERIENCE OF FIRM'S ASSIGNED AUDITING PERSONNEL

You will have two partners available and our consultant for any technical assistance. In addition, a senior will be assigned to the engagement that will perform the majority of fieldwork. Additional staff are available to assist with the engagement should the need arise.

Name	Years performing government audits	CPE within last 2 years	Professional Memberships
ANTONIO J. GRAU, CPA (Partner)	Over 30	Government Accounting, Auditing: 66 hours Accounting, Auditing and Other: 25 hours	AICPA FICPA FGFOA GFOA
*ANTONIO S. GRAU, CPA (Concurring Review Consultant)	Over 40	Government Accounting and Auditing: 32 hours Accounting, Auditing and Other: 62 hours	AICPA FICPA ICPA
RACQUEL MCINTOSH, CPA (Partner)	Over 14	Government Accounting and Auditing hours:59 Accounting, Auditing and Other: 45 hours	AICPA FICPA FGFOA FASD

*Part-time Employee

POSITION DESCRIPTIONS

Engagement Partner

The engagement will be performed under the direct supervision of an Engagement Partner. The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel.

The Engagement Partner will also be involved in:

- ❖ coordinating all services;
- ❖ directing the development of the overall audit approach and plan;
- ❖ performing an overriding review of work papers;
- ❖ resolving technical accounting and reporting issues;
- ❖ reviewing, approving and signing reports, management letters, and other audit engagement products; and,
- ❖ ascertaining client satisfaction with all aspects of our engagement, such as services and the personnel assigned.



Concurring Review and Advisory Consultant

A Concurring Review Consultant will be available as a sounding board to advise in those areas where problems are encountered. He will also perform a second review of all reports to be issued by Grau & Associates.

Audit Manager and Senior

The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include:

- ❖ planning the audit;
- ❖ preparing or modifying audit programs, as needed;
- ❖ evaluating internal control and assessing risk;
- ❖ communicating with the client and the partners the progress of the audit; and
- ❖ determining that financial statements and all reports issued by the firm for accuracy, completeness and that they are prepared in accordance with professional standards and firm policy.

Information Technology Consultants and Personnel

In addition to the assigned personnel above, Grau and Associates has staff with significant IT auditing experience that will assist in the evaluation and testing of internal controls. Because our staff has both a financial audit and IT background, they are able to communicate effectively all IT related concerns to management. In addition, Grau contracts with an outside group of IT management consultants to assist with matters including, but not limited to; network and database security, internet security and vulnerability testing.

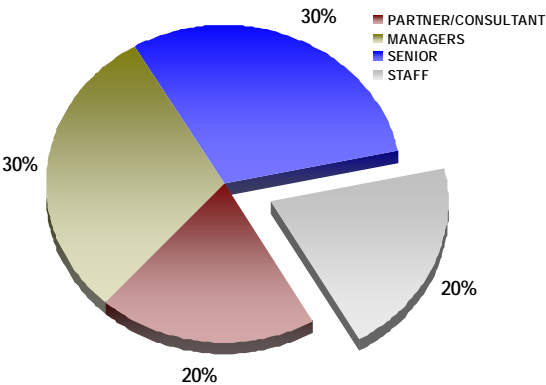
CONTINUITY OF STAFF AND AUDIT TEAM

Grau's engagement team's workload is organized in such a way that additional activities brought about by this engagement will not impact our current commitments to our clients. We have sufficient staff capacity to integrate these professional services into our present operations, while continuing to maintain the highest standards of quality and time lines for our clients.

COMPOSITION OF ENGAGEMENT TEAM

*In contrast to the majority of both national and local firms, **Grau’s proposed engagement team is comprised** of an exceptionally large percentage of high-level audit professionals. This gives us the ability to quickly recognize problems and be more efficient as a result of our Team’s **DECADES** of governmental auditing experience.*

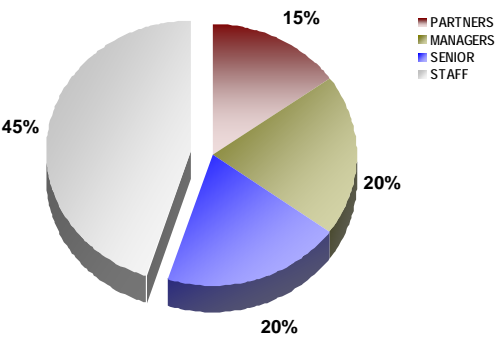
Grau & Associates



80 percent of engagement will be performed by
Partners, Management and Senior Staff

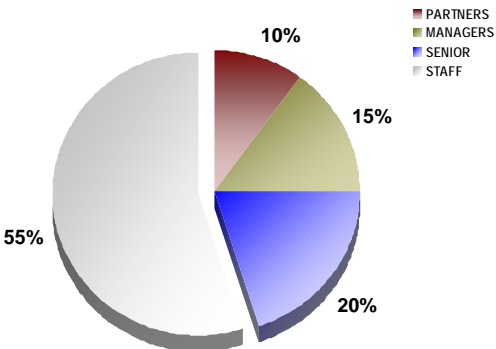
VS.

Typical Local CPA Firm:



Fifty-five percent of engagement is performed by “Management”

Typical National CPA Firm



Forty-five percent of engagement is performed by “Management”

Antonio J. Grau, CPA, Partner

e-mail: tgrau@graucpa.com

Education

Bachelor of Arts, Business Administration, 1983 University of South Florida; Certificate of Educational Achievement from the AICPA in Governmental Single Audits, 2016

Professional History

CPA, in Florida since February 28, 1985, Certificate No. 15330		
Grau & Associates	Partner	2005-Present
Grau & Company	Partner	1995-2005
Grau & Company	Audit Manager	1987-1995
International Firm	Auditor	1985-1986
Grau & Company	Staff Accountant	1983-1984

Clients Served *(partial list)*

(>300) Various Special Districts	Key Largo Water Treatment District
Brevard Workforce Board	Mae Volen Senior Center, Inc.
Broward Education Foundation	North Lauderdale Academy High School
City of Cooper City	Orlando Housing Authority
City of Lauderdale Lakes	Palm Beach County Workforce Development Board
City of Lauderhill	Peninsula Housing Programs
City of Lauderhill General Pension	School Board of Broward County
City of North Lauderdale	School Board of Miami-Dade County
City of Oakland Park	School Board of Palm Beach County
City of Weston	South Florida Water Management District
Delray Beach Housing Authority	Southwest Florida Workforce Development Board
East Central Regional Wastewater Treatment Fac.	Town of Davie
Florida Community College at Jacksonville	Town of Highland Beach
Florida Department of Management Services	Town of Hypoluxo
Greater Boca Raton Park & Beach District	Village of Golf
Highland County School District	Village of Wellington
Hispanic Human Resource Council	West Palm Beach Housing Authority

Professional Education *(over the last two years)*

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	66
Accounting, Auditing and Other	25
Total Hours	<u>91</u> <i>(includes of 4 hours of Ethics CPE)</i>

Other Qualifications

As a member of the Government Finance Officers Association Special Review Committee, Mr. Grau participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Mr. Grau was the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County.

Professional Associations/Memberships

American Institute of Certified Public Accountants	Florida Government Finance Officers Association
Florida Institute of Certified Public Accountants	Government Finance Officers Association Member
City of Boca Raton Financial Advisory Board Member	

Antonio S. Grau, CPA, Concurring Review Consultant

e-mail: asgrau@graucpa.com

Education

Bachelor Degree, Business Administration, 1966, University of Miami, Certificate of Educational Achievement from the AICPA in Governmental and Not-For-Profit Accounting and Auditing, 1994/1995

Professional History

CPA in Florida since April 29, 1970, Certificate No. 2623

Grau & Company	Partner	1977-2004
Public Company	Financial Officer	1972-1976
International Firm	Auditor	1966-1972

Clients Served *(partial list)*

Mr. Grau was the head of the governmental audit department of Grau & Company, and performs the concurring review and advises on all the governmental audits of the firm.

Atlanta Housing Authority	Hispanic Human Resource Council
Broward County Housing Authority	Mae Volen Senior Center, Inc.
City of Dania Beach	Miami Beach Housing Authority
City of Lauderdale Lakes	North Lauderdale Academy High School
City of Lauderhill	Palm Beach County Workforce Development Board
City of Lauderhill General Pension	School Board of Miami-Dade County
City of Miami Springs	South Florida Water Management District
City of Oakland Park	Town of Hypoluxo
City of Sweetwater Pension	Town of Lauderdale-By-The-Sea
Florida Community College at Jacksonville	Town of Miami Lakes
Highland County School District	Town of Southwest Ranches
Downtown Development Authority of the City of Miami	Village of Biscayne Park
Community Development Block Grants	West Palm Beach Housing Authority

Professional Education *(over the last two years)*

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	32
Accounting, Auditing and Other	62
Total Hours	94 <i>(includes of 4 hours of Ethics CPE)</i>

Other Qualifications

Mr. Grau was the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County.

Professional Associations/Memberships

Member, American Institute of Certified Public Accountants	Institute of Certified Public Accountants (1996-1997)
Member, Florida Institute of Certified Public Accountants	Institute of Certified Public Accountants (1991 - 1993)
Past member, State and Local Government Committee, Florida	
Past member, Quality Review Acceptance Committee, Florida	
Past member of BKR International Committee on Government and Non-Profit Accounting and Auditing	

Racquel C. McIntosh, CPA, Partner

e-mail: rmcintosh@graucpa.com / 561-939-6669

Education

Master of Accounting, MACC; Florida Atlantic University, December 2004;

Bachelor of Arts – Majors: Accounting and Finance; Florida Atlantic University, May 2003

Professional History

Grau & Associates	Partner	2014-Present
Grau & Associates	Manager	2009-2014
Grau & Associates	Senior Auditor	2007-2009
Grau & Associates	Staff Auditor	2006-2007
Grau & Company	Staff Auditor	2005-2006

Clients Served *(partial list)*

(>300) Various Special Districts	Pinetree Water Control District (Broward/Palm Beach)
Boca Raton Airport Authority	Ranger Drainage District
Brevard Workforce Development Board	San Carlos Park Fire Protection & Rescue District
Broward Education Foundation	South Central Reg. Wastewater Treatment & Disposal Bd.
Central Broward Water Control District	South Trail Fire Protection & Rescue
City of Cooper City	Southwest Florida Workforce Development Board
City of Pompano Beach (Joint Venture)	Sun N Lake of Sebring Improvement District
City of West Park	Town of Highland Beach
City of Weston	Town of Hypoluxo
East Central Reg. Wastewater Treatment Fac.	Town of Lantana
East Naples Fire Control & Rescue District	Town of Hillsboro Beach
Greater Boca Raton Beach & Park District	Village of Golf
Key Largo Wastewater Treatment District	Village of Wellington

Professional Education *(over the last two years)*

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	59
Accounting, Auditing and Other	45
Total Hours	<u>104</u> <i>(includes of 4 hours of Ethics CPE)</i>

Professional Associations/ Memberships

American Institute of Certified Public Accountants	FICPA State & Local Government Committee
Florida Institute of Certified Public Accountants	FICPA Atlantic Chapter Board Member
FICPA Young CPAs Committee	FGFOA Palm Beach Chapter



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

References

We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

Dunes Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 1998
Client Contact	Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850

Two Creeks Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2007
Client Contact	William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571

Journey's End Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2004
Client Contact	Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Specific Audit Approach

SCOPE / WORK PRODUCTS / RESULTS

Grau's Understanding of Work Product / Scope of Services:

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm and we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but will exceed those expectations.*** Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State or Local regulations. **We will deliver our reports in accordance with your requirements.**

Proposed segmentation of the engagement

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:

Phase I - Preliminary Planning

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

During this phase we will perform the following activities:

- Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements.
- Read minutes of meetings.
- Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems.
- Obtain an understanding of fraud detection and prevention systems.
- Obtain and document an understanding of internal control. Consider the methods that are used to process accounting information which influence the design of the internal control. This understanding includes knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation.
- Assess risk and determine what controls we are to rely upon and what tests we are going to perform. Perform test of controls.
- Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives.
- Discuss and resolve any accounting, auditing and reporting matters which have been identified.

Phase II – Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions.
- Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures.
- Perform tests of compliance.

Phase III - Completion and Delivery

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- Perform final analytical procedures.
- Review information and make inquiries for subsequent events.
- Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- Significant audit adjustments;
- Significant deficiencies or material weaknesses;
- Disagreements with management; and,
- Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:

- The recommendation must be cost effective;
- The recommendations are to be the simplest to effectuate in order to correct a problem;
- The recommendation must go to the heart of the problem and not just correct symptomatic matter; and
- The corrective action must take into account why the deficiency occurred.

To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no “surprises” in the management letter and fosters a professional, cooperative atmosphere.

Communications

We emphasize a continuous, year-round dialogue between the District and our management team. We typically begin our audit process with an entrance conference before the onsite fieldwork begins. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis. Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal. We strive to continue to keep an open line of communication through the fieldwork and ending with an exit conference.



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Cost of Services

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2019-2021 are as follows:

<u>Year Ended September 30,</u>	<u>Fee</u>
2019	\$3,800
2020	\$3,900
2021	<u>\$4,000</u>
TOTAL (2019-2021)	<u>\$11,700</u>

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or additional Bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned.



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Supplemental Information

Additional Services

CONSULTING / MANAGEMENT ADVISORY SERVICES

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

ARBITRAGE

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds. Please find a partial list of clients served on the following pages.

***GRAU HAS PROVIDED ARBITRAGE SERVICES FOR
GOVERNMENTAL CLIENTS INCLUDING:***

- Aberdeen Community Development District
- Amelia Walk Community Development District
- Arlington Ridge Community Development District
- Coconut Cay Community Development District
- Bartram Springs Community Development District
- Bayside Improvement District
- Baywinds Community Development District
- Beacon Lakes Community Development District
- Beacon Tradeport Community Development District
- Bobcat Trail Community Development District
- Boynton Village Community Development District
- Brandy Creek Community Development District
- Briger Community Development District
- Brighton Lakes Community Development District
- Brooks of Bonita Springs Community Development District
- Candler Hills East Community Development District
- Capital Region Community Development District
- Cedar Pointe Community Development District
- Championsgate Community Development District
- Chevel West Community Development District
- City Place Community Development District
- Coconut Cay Community Development District
- Colonial Country Club Community Development District
- Cory Lakes Community Development District
- Country Greens Community Development District
- Creekside Community Development District
- Double Branch Community Development District
- Dunes Community Development District
- Durbin Crossing Community Development District
- East Bonita Beach Road Plantation Comm. Development District
- East Homestead Community Development District
- East Park Community Development District
- Enclave at Black Point Marina Community Development District
- Falcon Trace Community Development District
- Fiddler's Creek Community Development District I
- Fiddler's Creek Community Development District II
- Fleming Island Plantation Comm. Dev. District
- Grand Haven Community Development District
- Griffin Lakes Community Development District
- Habitat Community Development District
- Hamal Community Development District
- Hammocks Community Development District
- Harbour Lakes Estates Comm. Development District
- Harmony Community Development District
- Heritage Bay Community Development District
- Heritage Palms Community Development District
- Heritage Pines Community Development District
- Heritage Springs Community Development District
- Huntington Community Development District
- Indigo East Community Development District
- Islands of Doral III Community Development District
- Julington Creek Plantation Comm. Dev. District
- Laguna Lakes Community Development District
- Lake Ashton Community Development District
- Lake Ashton II Community Development District
- Lake Powell Residential Golf Community Dev. District
- Lakes By The Bay South Community Dev. District
- Lakewood Ranch 1 Community Development District
- Landmark at Doral Community Development District
- Jurlington Creek Plantation Community Dev. District
- Lakewood Ranch 2 Community Development District
- Lakewood Ranch 3 Community Development District
- Lakewood Ranch 4 Community Development District
- Lakewood Ranch 5 Community Development District
- Lakewood Ranch 6 Community Development District
- Legacy Springs Improvement District No. 1
- Live Oak Community Development District
- Main Street Community Development District
- Marshall Creek Community Development District
- Meadow Pointe II Community Development District
- Mediterra North Community Development District
- Mediterra South Community Development District
- Mediterranean Community Development District
- Midtown Miami Community Development District
- Moody River Community Development District
- Monterra Community Development District
- Narcossee Community Development District
- North Springs Improvement District
- Oakstead Community Development District
- Old Palm Community Development District
- Orchid Grove Community Development District
- OTC Community Development District
- Overoaks Community Development District
- Palm Glades Community Development District
- Parklands Lee Community Development District
- Parklands West Community Development District
- Parkway Center Community Development District
- Pine Air Lakes Community Development District
- Pine Island Community Development District
- Pine Ridge Plantation Community Development District

ARBITRAGE SERVICES (Continued)

- Portofino Cove Community Development District
- Portofino Isles Community Development District
- Portofino Landings Community Development District
- Portofino Shores Community Development District
- Portofino Vista Community Development District
- Reunion East Community Development District
- Reunion West Community Development District
- Ridgewood Trails Community Development District
- River Place on the St. Lucie Community Dev. District
- Rolling Hills Community Development District
- Sampson Creek Community Development District
- South Dade Venture Community Development District
- South Village Community Development District
- Spicewood Community Development District
- Split Pine Community Development District
- Stonegate Community Development District
- Stoneybrook Community Development District
- Stoneybrook West Community Development District
- The Crossings at Fleming Island Comm. Dev. District
- Tison's Landing Community Development District
- Treeline Preserve Community Development District
- Turnbull Creek Community Development District
- Tuscany Reserve Community Development District
- University Place Community Development District
- Urban Orlando Community Development District
- Vasari Community Development District
- Verandah East Community Development District
- Verandah West Community Development District
- Verano Center Community Development District
- Villa Portofino East Community Development District
- Villa Vizcaya Community Development District
- Villages of Westport Comm. Development District
- Villasol Community Development District
- Vista Lakes Community Development District
- Vizcaya Community Development District
- Vizcaya in Kendall Community Development District
- Walnut Creek Community Development District
- Waterchase Community Development District
- Waterford Estates Community Development District
- Waterstone Community Development District
- Wentworth Estates Community Development District
- Westchester Community Development District #1
- Woodlands Community Development District
- Wynnfield Lakes Community Development District

**Grau provides value and services
above and beyond
the traditional auditor's "product"**

We look forward to providing Meadow View at Twin Creeks Community Development District with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!

**For even more information on Grau & Associates
please visit us on www.graucpa.com.**

EIGHTH ORDER OF BUSINESS

B.

1.

MEADOW VIEW AT TWIN CREEKS CDD

2018 Bond Series

REQUISITION SUMMARY

2018 SPECIAL ASSESSMENT BONDS (2018 PROJECT) REQUISITIONS

<u>Date of Requisition</u>	<u>Req #</u>	<u>Payee</u>	<u>Reference</u>	<u>Requisition Amount</u>
<u>TO BE APPROVED</u>				
	105	ETM	Beach Lakes Phase 3B (200 Lots Only) WA#15 - Invoice 190396	\$ 2,070.00
	106	ETM	Beacon Lake Phase 2B Civil Design (WA#13) Invoice 190395	\$ 30,958.75
	107	ETM	Beacon Lakes Phase 3A - Design Phase (WA#9) Invoice 190393	\$ 4,944.84
	108	ETM	Beacon Lakes Phase 2 Bidding and CEI Services (WA#11) Invoice 190391	\$ 2,362.34
	109	ETM	Beacon Lakes Townhomes Bidding & CEI Services (WA#10) Invoice 190389	\$ 2,658.09
	110	Hopping Green & Sams	Professional Services related to project construction-Bill number 105485	\$ 2,791.50
	111	Environmental Resource Solutions, Inc.	Professional Services related to Beacon Lakes Phase 2B - Invoice 36104	\$ 4,257.05
	112	Environmental Resource Solutions, Inc.	Professional Services related to Twin Creek Beacon Lake Ph 3A - Invoice 36086	\$ 5,136.25
	113	Hughes Brothers Construction, Inc.	Contractor Application for Payment #4 - Beacon Lake Townhomes	\$ 382,784.41
	114	Hughes Brothers Construction, Inc.	Contractor Application for Payment #4 - Beacon Lake Phase 2	\$ 1,302,186.31
	115	ECS	Beacon Lake Townhomes - Testing Services - 728833 (April 2019)	\$ 1,980.00
	116	ECS	Beacon Lake Phase 2 - Testing Services - 728079 (April 2019)	\$ 5,148.00
	117	Xylem Water Solutions	Beacon Lake Townhomes - Direct Purchase (April 2019)	\$ 7,511.00
	118	Feguson Water Works	Beacon Lake Townhomes - Direct Purchase (April 2019)	\$ 138,765.14
	119	Del Zotto Products of Florida Inc.	Beacon Lake Townhomes - Direct Purchase (April 2019)	\$ 48,045.00
	120	County Materials Corporation	Beacon Lake Townhomes - Direct Purchase (April 2019)	\$ 53,849.76
Requisitions to be APPROVED-2018 Special Assessment Bonds (2018 Project)				\$1,995,448.44
TOTAL REQUISITIONS TO BE APPROVED				\$1,995,448.44

3.

WORK AUTHORIZATION NO. 16
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
BEACON LAKES PHASE 2 MODIFICATIONS (266 LOTS ONLY)
DESIGN PHASE

SCOPE OF WORK

England-Thims & Miller, Inc., shall provide general engineering consultation services for the Meadow View at Twin Creeks Community Development District (CDD) for Design Services for Modification of Beacon Lake Phase 2 into two Phases which includes 266 single family lots. Services shall include, but not be limited to:

I. TASK ONE – ENGINEERING PLAN REVISIONS

This task includes modifications of the Engineering Plans into two Phases. This task will be invoiced on an hourly basis, with the estimated budget amount provided below.

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

II. TASK TWO –REGULATORY PERMITTING/APPROVALS

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

1. St. Johns County Master Development Plan Modifications
FEE HOURLY
(Budget Estimate: \$2,500.00)
2. St. Johns County DRC Submittal and Construction Plan Application
LUMP SUM FEE..... \$3,250.00
3. St. Johns County Respond to RAIs (Master Development Plan / DRC Submittal)
FEE HOURLY
(Budget Estimate: \$2,750.00)

III. TASK THREE – LANDSCAPE AND TREE MITIGATION PLAN

Modify landscape plans for changes to Phasing.

FEE HOURLY
(Budget Estimate: \$1,500.00)

REIMBURSABLE EXPENSES

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

FEE SUMMARY

TASK DESCRIPTION	FEE
Task I – Modification (Phasing) Engineering Plan Revisions (Hourly)	\$5,000.00
Task II – Phase 4 - Regulatory Permitting/Approvals	
1. SJC MDP Modification (Hourly)	\$2,500.00
2. SJC DRC Permit	\$3,250.00
2. SJC Respond to RAIs (Hourly)	\$2,750.00
Task III – Landscape and Tree Mitigation Plan (Phasing Modifications) (Hourly)	\$1,500.00
TOTAL FEE SUMMARY	\$15,000.00

ITEMS NOT INCLUDED

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

ENGLAND-THIMS & MILLER, INC.
HOURLY FEE SCHEDULE - 2017

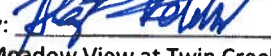
Principal – CEO/CSO/President	\$259.00/Hr.
Principal – Vice President	\$244.00/Hr.
Chief Engineer	\$244.00/Hr.
Senior Engineer	\$194.00/Hr.
Engineer	\$151.00/Hr.
Project Manager	\$178.00/Hr.
Assistant Project Manager	\$146.00/Hr.
Chief Planner	\$244.00/Hr.
Senior Planner	\$178.00/Hr.
Planner	\$146.00/Hr.
CEI Senior Engineer	\$211.00/Hr.
Senior Inspector	\$146.00/Hr.
Inspector	\$118.00/Hr.
Senior Landscape Architect	\$163.00/Hr.
Landscape Architect	\$146.00/Hr.
Senior Graphics Technician	\$146.00/Hr.
GIS Programmer	\$156.00/Hr.
GIS Analyst	\$130.00/Hr.
Senior Engineering Designer / Senior LA Designer	\$146.00/Hr.
Engineering/Landscape Designer	\$125.00/Hr.
CADD/GIS Technician	\$118.00/Hr.
Administrative Support	\$81.00/Hr.

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

APPROVAL

Submitted by: 
England-Thims & Miller, Inc.

Date: 5-13-2019

Approved by: 
Meadow View at Twin Creeks Community Development District
BLAZ KOVACIC, VICE-CHAIR

Date: 5/13/2019

4.

ENGINEER'S 2019 ANNUAL REPORT

FOR THE

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

ST. JOHNS COUNTY, FLORIDA

PREPARED FOR:

**BOARD OF SUPERVISORS
MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT**

PREPARED BY



Engineers – Planners – Surveyors – Landscape Architects
14775 Old St. Augustine Road
Jacksonville, Florida 32258
Certificate of Authorization Number: 2584

ETM Job Number: E 17-348

Date: May 15, 2019

England-Thims & Miller, Inc.
Phone: (904) 642-8990 • Fax: (904) 646-9485 • <http://www.etminc.com>

Table of Contents and Engineer's Signature Page

Project Name: **MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT**
Project Location: Adjacent to County Road 210 and east of Philips Highway (US No. 1)
Project City / State: St. Johns County, Florida
Programs used: Microsoft Word and Excel 2016, AutoCAD C3D 2019
Etm Job No. E 17-348

TABLE OF CONTENTS:

<u>Sections</u>	<u>Item</u>
A	Table of Contents and Engineer's Signature Page
B	Master Site Plan
C	Amenity Center Site Plan
D	General Information
E	Project Background
F	Public Agency Ownership
G	Entrance Signage, Decorative Wall And Associated Landscaping:
H	Security Gates, Gate House And Associated Landscaping:
I	Amenity Center (Manor House) And Recreational Facilities:
J	Pockets Parks And Associated Landscaping:
K	Road Right Of Ways And Associated Landscaping:
L	Storm Water Management Facilities:
M	Conservation / Preservation Areas
N	Long Term Maintenance:
O	Project Photographs

Portion of pages or sections of this report signed and sealed by Engineer
Sections A-O Only

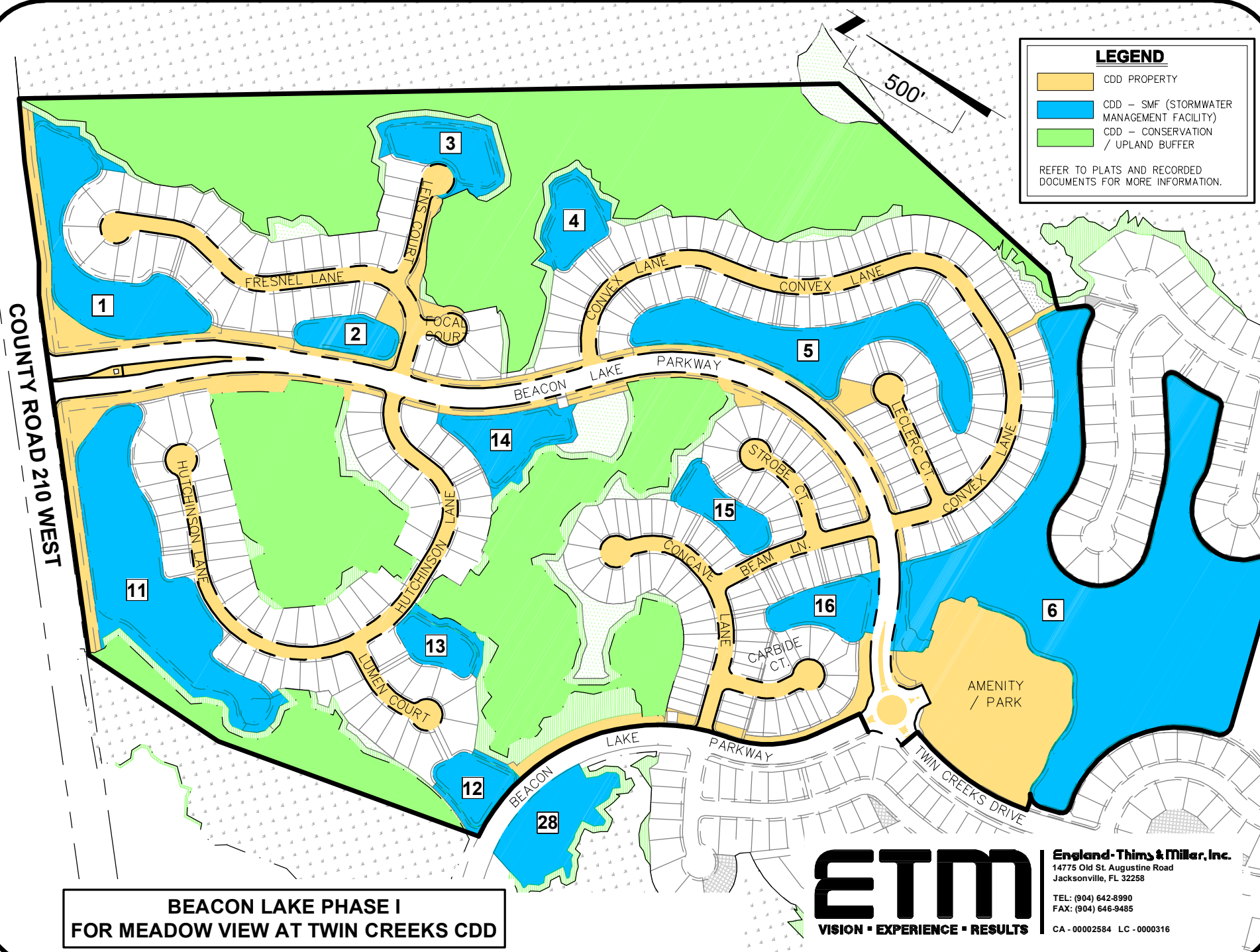


England - Thims & Miller, Inc.
14775 Old St. Augustine Rd., Jacksonville, Fl. 32258
Phone (904) 642-8990 CA No: 2584

Scott Jordan Lockwood, P.E.
P.E. No. 68426

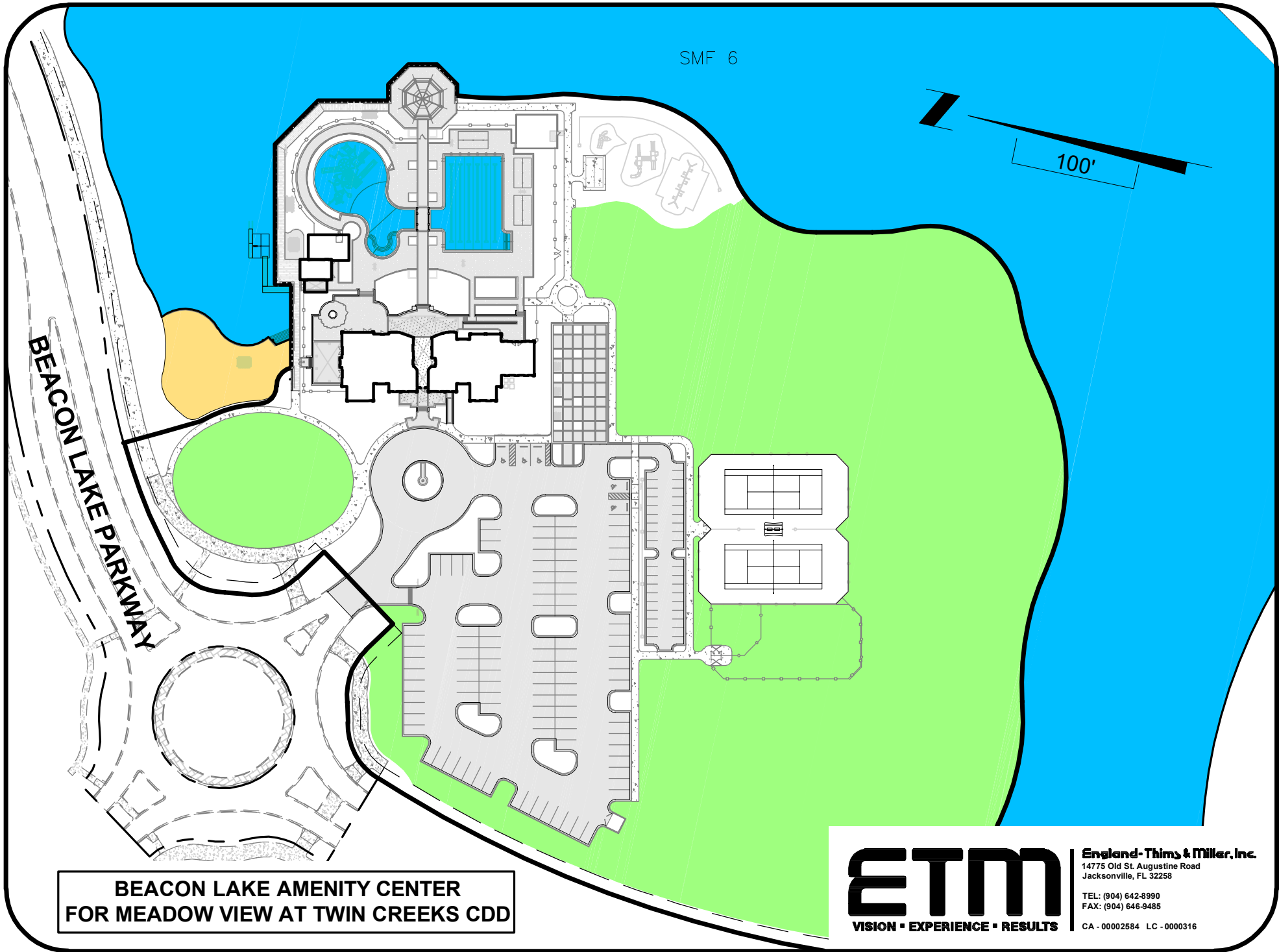
Notes:

1. This document is prepared in for use by the Southaven Community Development District, St. Johns County Florida and it is not intended for any other agency or third party use.
2. This document has been Digitally signed and sealed, printed copies of this document are not considered signed and sealed



ETM
VISION • EXPERIENCE • RESULTS

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316



ETM
VISION • EXPERIENCE • RESULTS

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316

D. GENERAL INFORMATION:

This Annual Report is prepared in general compliance with Section 9.21 of the Master Trust Indenture for the Meadow View at Twin Creeks Community Development District (“CDD” or the “District”). ETM (England, Thims & Miller, Inc) performed a site review on May 7, 2019. Based on this limited field review, we found that the CDD owned facilities generally appeared to be in good condition and appeared to be well maintained and operational at the time of our site visit. It should be noted that because this report is based on limited field review only, it is not intended to be exhaustive or comprehensive, but only an annual review to of the District owned, and operated facilities to verify if these facilities appeared to be well maintained and in good condition. Currently at the time of this report, the District only owns and maintains improvements within Phase I. Furthermore, at this time of this report, other phases are under construction. A map showing the CDD owned facilities is included with this report.

E. PROJECT BACKGROUND:

The Meadow View at Twin Creeks CDD is located in St. Johns County, Florida (“County”), south of County Road 210 and east of Philips Highway (US No 1). The overall project is approximately 630.22 acres+/- and the land within the District is wholly located within the Meadow View at Twin Creeks PUD – St. Johns County Ordinance No. 2014-21 (the “Development”). The authorized land uses within the District allows for residential development as well as open space and recreational amenities. The Meadow View at Twin Creeks PUD approval provides for the development of 1280 single family lots 196 Townhome lots, an amenity center, neighborhood and community parks.

F. PUBLIC AGENCY OWNERSHIP:

The following improvements are currently owned and maintained by other Public Agencies as follows:

- A. Offsite turn lane and road improvements within County Road 210 are owned and maintained by the St. Johns County.
- B. The onsite and offsite potable water distribution system, water distribution system, sanitary sewer collection system within public right of ways and utility easements are owned and maintained by St. Johns County Utility Department.
- C. Electric facilities within public right of ways and power line easements are owned and maintained by the Florida Power and Light (FPL).
- D. The following onsite and offsite utilities located within the public rights of way are owned and maintained by the following entities. Gas mains are owned and maintained by TECO gas, Fiber optic cables are owned and maintained by either AT&T or Comcast.
- E. The onsite and offsite reuse system, at the time of this report, is owned and maintained by the Developer of the project. St. Johns County Utility Department (SJCUD) and the Jacksonville Electric Authority (JEA) are working on an agreement to supply reuse to the project. The exact timeframe and associated conditions have yet to be determined.

G. ENTRY FEATURES, SIGNAGE AND ASSOCIATED LANDSCAPING:

The District owned improvements include a large entry monument with project signage, and associated landscaping. The entry monument is located within Beacon Lake Parkway within a median near the intersection with County Road 210 and Beacon Lake Parkway (project entrance). The project improvements also include landscaping along County Road 210 right of way near the project entrance on both sides of Beacon Lake Parkway. Based on limited field review, these improvements appeared to be in good condition and appeared to be well maintained. Therefore, we recommend ongoing maintenance, as may be required throughout the year.

H. BEACON LAKE PARKWAY AND ASSOCIATED LANDSCAPING:

Beacon Lake Parkway and Twin Creeks Drive is owned and maintained by St. Johns County. However, the District owns and maintains all of the landscaping and the landscape islands, including a round about within Beacon Lake Parkway near the Amenity Center. It should be noted that at the time of this report there is only one lift of asphalt on the paved roadways. This is because St. Johns County requires that 90 percent of the certificates of occupancy (COs) be issued in a phase prior to the installation of the second lift of asphalt. Based on limited field review it did not appear that 90 percent of the homes were constructed. Based on limited field review, these improvements appeared to be in good condition and appeared to be well maintained. Therefore, we recommend ongoing maintenance, as may be required throughout the year.

I. AMENITY CENTER (LAKE HOUSE) AND RECREATIONAL FACILITIES:

The District owned recreational improvements for this project include an Amenity Center (Lake House) with associated parking areas, an indoor fitness area with workout equipment, indoor eating and meeting areas, outdoor seating areas, restroom facilities, adult pool, kid pool with splash equipment, fire pit with seating area, tennis courts, fenced play scape area, detailed landscaping, lighting and a floating dock within Storm Water Management Facility Number 6. However, during our site visit there was a shared fence in the tennis court / dog park area that was damaged and in need of repair. In talking to the site manager, there was a heavy wind storm some time ago that damaged the fence. They were aware of the condition and they were in the process of having the fence repaired. Based on limited field review on the date(s) specified in Section D, these improvements appeared to be well maintained and in good condition. Therefore, we recommend ongoing maintenance as may be required throughout the year.

J. POCKETS PARKS AND ASSOCIATED LANDSCAPING:

The District owned improvements include several small grassed park areas located throughout the project. Based on limited field review on the dates specified in this report (see section D), these improvements appeared to be in good condition and appeared to be well maintained. Therefore, we recommend ongoing maintenance, as may be required throughout the year.

K. ROAD RIGHT OF WAYS AND ASSOCIATED LANDSCAPING:

The road right of ways within Beacon Lake Phase I are all owned and maintained by the District with the exception of Beacon Lake Phase Parkway and Twin Creeks Drive (refer to Section H above). Some of these rights of ways include landscape islands, brick pavers, hardscape, curb, gutter, pavement, signage, lighting, and landscape features that are all owned and maintained by the District. Based on limited field review on the date(s) specified in this report (see section D) these road rights of way and other features generally appeared to be in good shape and well maintained. It should be noted that at the time of this report there is only one lift of asphalt on the paved roadways. This is because St. Johns County requires that 90 percent of the certificates of occupancy (COs) be issued in a phase prior to the installation of the second lift of asphalt. During our site visit on the date(s) specified, it did not appear that 90 percent of the homes were constructed. In order to maintain the roadway system in good condition, we recommend ongoing maintenance, as may be required throughout the year to ensure that the structures are functioning properly.

L. STORM WATER MANAGEMENT FACILITIES:

The District owned improvements include numerous Storm Water Management Facilities (Smfs). These Smfs are interconnected via a storm water pipes throughout the project. These Smfs are used for storage, attenuation and treatment of storm water throughout the project. There are numerous control structures for these Smfs located throughout the project. These control structures attenuate flow and set normal water levels for the Smfs. Most of these Smfs drain into Smf 28 which is located outside of Beacon Lake Phase I. The main outlet control structure is located in this facility.

Based on this limited field review on the date(s) specified in Section D, these Smfs and associated control structures generally appeared to be in good shape and functioning properly. It should be noted that some of the Smfs appeared to be below the normal water elevations. We would anticipate over time that the water levels will rise to normal levels. However, in general the storm water system appeared to be in good condition and functioning as designed. Furthermore, we recommend ongoing maintenance for the storm water management facilities as may be required throughout the year to ensure that this system is functioning properly.

M. CONSERVATION / PRESERVATION AREAS:

The District owned conservation areas / preservation areas throughout the project. These areas are lands that were required to be preserved by various agencies, including but not limited to the Army Corps of Engineers, the St. Johns River Water Management District, and St. Johns County. These areas are natural with many trees and heavy overgrowth; therefore, these areas were not reviewed. However, we recommend ongoing maintenance and removal of trees that are dead or dying or trees that appear to be a hazard as may be required throughout the year.

N. LONG TERM MAINTENANCE:

In general, based on limited field review on the date(s) specified in Section D, it appears that the District owned facilities are well maintained and generally in good condition. However, it should also be noted that our field review was not exhaustive or comprehensive. As a Civil Engineering Consultant Firm, we do not have expertise in the maintenance and operation of the recreational facilities as well as the other CDD owned and operated facilities. Therefore, we recommend that the District Manager and the CDD Board consult to determine the best approach to operate and maintain these facilities. Moreover, it should be anticipated that over the life of these facilities, items such as, but not limited to: roofing, pavement, curb, gutter, striping, signage, sidewalks, recreational equipment, etc. will need to be either repaired or replaced over time. Therefore, we recommend that the District Manager and the CDD Board set aside monies or look for alternatives sources of capital, such as: refinancing bonds and / or issuing new long-term bonds, as may be needed over the life of the project for maintenance, repair and or replacement of these facilities over time as may be required. The appropriate amount of monies should be determined by the District Manager and the CDD Board, as soon as possible, so that each year a fund is established for this purpose. Furthermore, as a Civil Engineering Consultant Firm, we do not have expertise to advise the CDD Board for the appropriate amount of insurance coverage or the insurance rates that should be paid. Therefore, we recommend the District Manager and the CDD Board work with an insurance company or some other insurance expert to determine the appropriate coverage and rates that will work for this project. Finally, we recommend ongoing maintenance as may be required throughout the year to ensure that the District owned facilities, equipment, etc. are functioning properly.

O. PROJECT PHOTOGRAPHS



Beacon Lake Parkway (project entrance) (5-7-2019)



Beacon Lake Tower (project entrance) (5-7-2019)



Beacon Lake Parkway (project exit lane) (Facing Northernly) (5-7-2019)



Beacon Lake Parkway Landscaping (at project entrance) (5-7-2019)



Fresnel Lane (facing Easterly) (5-7-2019)



Lens Court with Model Homes (facing Southernly) (5-7-2019)



Culvert Equilizer structure (Hutchinson Lane) (5-7-2019)



Lift station No 1 at Beacon Lake Parkway (near Smf 14) (5-7-2019)



Convex Lane at the intersection of Convex Lane and Leclerc Court) (facing Easterly) (5-7-2019)



Multi-use sidewalk on Beacon Lake Parkway (5-7-2019)



Beam Lane (facing Northwesterly) (5-7-2019)



Cocave Lane (facing Southernly) (5-7-2019)



Carbide Court (facing Easterly) (5-7-2019)



Beacon Lake Parkway roundabout (facing Northwesterly) (5-7-2019)



Amenity Center – Front Entrance (5-7-2019)



Amenity Center – "Lake House" sign (5-7-2019)



Amenity Center – Front Entrance (5-7-2019)



Amenity Center – “Charlotte” (5-7-2019)



Amenity Center – Parking Lot (facing tennis courts) (5-7-2019)



Amenity Center – Entrance and Roundabout (facing Beacon Lake Parkway) (5-7-2019)



Amenity Center – Beach area (5-7-2019)



Amenity Center – Floating Dock (5-7-2019)



Amenity Center – Fitness center (5-7-2019)



Amenity Center – Interior living area (5-7-2019)



Amenity Center – Dining and home theater area (5-7-2019)



Amenity Center – Kitchen (5-7-2019)



Amenity Center – Kitchen (5-7-2019)



Amenity Center – Exterior living area (5-7-2019)



Amenity Center – Adult Pool (5-7-2019)



Amenity Center – Splash Park (5-7-2019)



Amenity Center – Pool deck and exterior dining area (5-7-2019)



Amenity Center – Rear (5-7-2019)



Amenity Center – Gazebo area (5-7-2019)



Amenity Center – Park and Picnic area (5-7-2019)



Amenity Center – Tennis Courts (5-7-2019)



Amenity Center – Dog park (5-7-2019)



Amenity Center – Tennis court perimeter damaged (during a wind storm date) (5-7-2019)



Smf 1 (5-7-2019)



Smf 2 (5-7-2019)



Smf 3 (5-7-2019)



Smf 4 – with control structure (5-7-2019)



Smf 4 (5-7-2019)



Smf 5 (5-7-2019)



Smf 6 (5-7-2019)



Smf 11 (5-7-2019)



Smf 11 – with control structure (5-7-2019)



Smf 12 (5-7-2019)



Smf 13 (5-7-2019)



Smf 14 (5-7-2019)



Smf 15 (5-7-2019)



Smf 28 (Main Outfall structure) (5-7-2019)



Lift Station Number 2 near Concave Lane (5-7-2019)

C.

April 22, 2019

Meadow View at Twin Creeks CDD
Attn: Courtney Hogge, Recording Secretary
475 West Town Place, Suite 114
St. Augustine, FL 32092

Dear Ms. Hogge:

In response to your request regarding Section 190.006(3)(a)(2)(d), Florida Statutes, the following information is applicable for:

Meadow View at Twin Creeks CDD

173 registered voters in St. Johns County

This number is based on the streets within the legal description on file with our office.

Please contact us if we may be of further assistance.

Sincerely,



Vicky C. Oakes
Supervisor of Elections

VO/ew

D.

Meadow View at Twin Creeks Community Development District

9655 Florida Mining Blvd., Bldg. 300, Suite 305, Jacksonville, Florida 32257

Memorandum

Date: May 16, 2019
To: Meadow View at Twin Creek Board of Supervisors
Jim Oliver, Richard Whetsel
From: Leah Tinchler Brian Stephens
Facility Manager Operations Manager
Re: Meadow View at Twin Creeks CDD
Monthly Operations Report

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

Landscape/Irrigation:

- Yellowstone is scheduled to start the new contract on 5-15-2019.
- New annual flowers have been installed.
- Multiple trees have been replanted due to being uprooted during our last storm.

Amenity Area:

- RMS continues to service the pool three (3) days a week.
- Two (2) proposals were received for blinds to be installed in the gym windows.
- The First Annual Beacon Lake Easter Egg Hunt was well attended and enjoyed by all.
- Family Food Truck Friday's will be held every Friday in May from 5pm-8pm.
- Family Movie Nights have been planned for May 11th & May 31st. The movies will start at dark.
- Janitorial services is being done Three (3) days a week by RMS.
- Rentals for the Clubhouse & Gazebo are starting to be booked by the residents.
- Two (2) clocks have been purchased and installed in the gym.
- Yoga mats have been purchased.
- The storm damaged fence at the Tennis Court is scheduled to be repaired the week of 5-13-2019.
- An Epoxy coating has been applied to the Crew House floor.
- RMS is continuing to pressure clean the pool furniture weekly.
- RMS staffed the facility with additional employees for the Tapas and Tour event.

Other Projects:

- Black Creek Outfitters is scheduled to deliver the Kayaks and accessories by 5-13-2019.

Should you have any questions or comments regarding the above information, please feel free to contact Brian Stephens at (904) 627-9271 or Leah Tinchler at (904) 874-7377.

NINTH ORDER OF BUSINESS

A.

Meadow View at Twin Creeks
Community Development District

Unaudited Financial Statements

as of

April 30, 2019

Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

April 30, 2019

	<u>General</u>	<u>Debt Service</u>	<u>Capital Project</u>	<u>Totals</u>
<u>Assets:</u>				
Cash	\$123,990	---	---	\$123,990
Investments:				
<u>Series 2016 A1</u>				
Reserve	---	\$133,484	---	\$133,484
Interest	---	\$0	---	\$0
Revenue	---	\$398,489	---	\$398,489
<u>Series 2016 A2</u>				
Reserve	---	\$68,870	---	\$68,870
Interest	---	---	---	\$0
Revenue	---	\$75,678	---	\$75,678
Prepayment	---	\$825,901	---	\$825,901
Construction	---	---	\$339	\$339
<u>Series 2016 B</u>				
Reserve	---	\$282,150	---	\$282,150
Interest	---	\$137,482	---	\$137,482
Revenue	---	\$3	---	\$3
Prepayment	---	\$1,246	---	\$1,246
Construction	---	---	\$798	\$798
<u>Series 2018 A1</u>				
Reserve	---	\$183,966	---	\$183,966
Interest	---	\$458,708	---	\$458,708
Revenue	---	\$502	---	\$502
Construction	---	---	\$5,579,038	\$5,579,038
COI	---	---	\$15,518	\$15,518
<u>Series 2018 A2</u>				
Reserve	---	\$156,288	---	\$156,288
Interest	---	\$400,862	---	\$400,862
Revenue	---	\$438	---	\$438
<u>Series 2019 A1</u>				
Reserve	---	\$77,230	---	\$77,230
Interest	---	\$141,436	---	\$141,436
Sinking Fund	---	\$0	---	\$0
Revenue	---	\$41	---	\$41
Prepayment	---	\$0	---	\$0
Construction	---	---	\$7,311,628	\$7,311,628
Cost of Issuance	---	---	\$17,006	\$17,006
<u>Series 2019 A2</u>				
Reserve	---	\$94,689	---	\$94,689
Interest	---	\$176,368	---	\$176,368
Sinking Fund	---	\$0	---	\$0
Revenue	---	\$51	---	\$51
Prepayment	---	\$0	---	\$0
Due From Other	---	---	---	\$0
Electric Deposits	\$3,385	---	---	\$3,385
Total Assets	\$127,375	\$3,613,882	\$12,924,327	\$16,665,583
<u>Liabilities:</u>				
Accounts Payable	\$20,330	---	---	\$20,330
<u>Fund Balances:</u>				
Restricted for Capital Projects	---	---	\$12,924,327	\$12,924,327
Restricted for Debt Service	---	\$3,613,882	---	\$3,613,882
Unassigned	\$107,045	---	---	\$107,045
Total Liabilities & Fund Equity	\$127,375	\$3,613,882	\$12,924,327	\$16,665,583

Meadow View at Twin Creeks

Community Development District

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending April 30, 2019

	<i>Adopted Budget</i>	<i>Prorated Thru 4/30/19</i>	<i>Actual Thru 4/30/19</i>	<i>Variance</i>
<u>REVENUES:</u>				
Developer Contributions	\$639,014	\$237,832	\$237,832	\$0
Assessments - Direct	\$301,988	\$229,009	\$229,009	\$0
TOTAL REVENUES	\$941,002	\$466,841	\$466,841	\$0
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Engineering	\$12,000	\$7,000	\$19,492	(\$12,492)
Attorney Fees	\$30,000	\$17,500	\$18,629	(\$1,129)
Annual Audit	\$4,000	\$0	\$0	\$0
Arbitrage	\$1,200	\$0	\$0	\$0
Dissemination	\$5,000	\$2,917	\$3,917	(\$1,000)
Trustee Fees	\$10,000	\$10,000	\$11,062	(\$1,062)
Management Fees	\$45,000	\$26,250	\$26,250	\$0
Information Technology	\$2,000	\$1,167	\$1,167	(\$0)
Telephone	\$250	\$146	\$193	(\$47)
Postage	\$1,000	\$583	\$183	\$401
Insurance	\$6,171	\$6,171	\$8,988	(\$2,817)
Printing and Binding	\$4,000	\$2,333	\$3,745	(\$1,412)
Legal Advertising	\$3,000	\$1,750	\$606	\$1,144
Other Current Charges	\$500	\$292	\$475	(\$184)
Office Supplies	\$500	\$292	\$146	\$146
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
ADMINISTRATIVE EXPENDITURES	\$124,796	\$76,575	\$95,028	(\$18,453)
<u>AMENITY CENTER:</u>				
Utilities				
Telephone/Cable/Internet	\$9,200	\$5,367	\$2,255	\$3,111
Electric	\$55,000	\$32,083	\$13,193	\$18,891
Water/Irrigation	\$20,000	\$11,667	\$4,826	\$6,841
Gas	\$400	\$233	\$688	(\$455)
Trash Removal	\$6,000	\$3,500	\$988	\$2,512
Security				
Security Monitoring	\$1,200	\$700	\$333	\$367
Access Cards	\$1,000	\$583	\$2,350	(\$1,767)
Contracted Security	\$20,000	\$11,667	\$0	\$11,667
Management Contracts				
Facility Management	\$125,000	\$72,917	\$10,000	\$62,917
Pool Attendants	\$48,000	\$28,000	\$1,115	\$26,885
Canoe Launch Attendant	\$28,800	\$16,800	\$0	\$16,800
Snack Bar Attendant	\$16,640	\$9,707	\$0	\$9,707
Field Mgmt / Admin	\$25,000	\$14,583	\$10,000	\$4,583
Pool Maintenance	\$30,000	\$17,500	\$5,645	\$11,855
Pool Chemicals	\$15,000	\$8,750	\$3,965	\$4,785
Janitorial	\$12,000	\$7,000	\$2,590	\$4,410
Facility Maintenance	\$15,000	\$8,750	\$9,138	(\$388)

Meadow View at Twin Creeks

Community Development District

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending April 30, 2019

	<i>Adopted</i>	<i>Prorated</i>	<i>Actual</i>	
	<i>Budget</i>	<i>Thru 4/30/19</i>	<i>Thru 4/30/19</i>	<i>Variance</i>
AMENITY CENTER CONTINUED				
Repairs & Maintenance	\$10,000	\$5,833	\$3,198	\$2,635
Maintenance Reserves	\$0	\$0	\$0	\$0
Capital Projects	\$0	\$0	\$6,491	(\$6,491)
Snack Bar Inventory- CGS	\$0	\$0	\$226	(\$226)
Food Service License	\$250	\$250	\$697	(\$447)
Rental and Leases	\$0	\$0	\$9,230	(\$9,230)
Subscriptions	\$0	\$0	\$2,988	(\$2,988)
Special Events	\$30,000	\$17,500	\$3,044	\$14,456
Holiday Decorations	\$9,000	\$5,250	\$0	\$5,250
Fitness Center Repairs/Supplies	\$0	\$0	\$987	(\$987)
Office Supplies	\$500	\$292	\$972	(\$681)
ASCAP/BMI Licenses	\$1,000	\$583	\$0	\$583
Property Insurance	\$40,000	\$40,000	\$20,845	\$19,155
AMENITY CENTER EXPENDITURES	\$518,990	\$319,515	\$115,764	\$203,751
GROUND MAINTENANCE EXPENDITURES				
Hydrology Quality/Mitigation	\$6,400	\$3,733	\$0	\$3,733
Electric	\$2,200	\$1,283	\$4,104	(\$2,821)
Landscape Maintenance	\$125,000	\$72,917	\$147,179	(\$74,263)
Landscape Contingency	\$5,000	\$2,917	\$0	\$2,917
Lake Maintenance	\$12,000	\$7,000	\$0	\$7,000
Grounds Maintenance	\$12,000	\$7,000	\$0	\$7,000
Pump Repairs	\$2,500	\$1,458	\$0	\$1,458
Streetlighting	\$20,000	\$11,667	\$11,650	\$17
Streetlight Repairs	\$5,000	\$2,917	\$0	\$2,917
Irrigation Repairs	\$7,500	\$4,375	\$0	\$4,375
Miscellaneous	\$5,000	\$2,917	\$775	\$2,142
Contingency	\$94,616	\$55,193	\$5,838	\$49,355
GROUNDS MAINTENANCE EXPENDITURES	\$297,216	\$173,376	\$169,546	\$3,830
TOTAL EXPENDITURES	\$941,002	\$569,466	\$380,338	\$189,129
EXCESS REVENUES (EXPENDITURES)	\$0		\$86,503	
FUND BALANCE - Beginning	\$0		\$20,541	
FUND BALANCE - Ending	\$0		\$107,045	

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

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>Revenues:</u>													
Developer Contributions	\$15,543	\$28,841	\$31,743	\$65,879	\$95,826	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$237,832
Assessments - Tax Roll	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Assessments - Direct	\$56,676	\$23,585	\$40,828	\$91,132	\$0	\$15,847	\$941	\$0	\$0	\$0	\$0	\$0	\$229,009
Miscellaneous Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$72,219	\$52,426	\$72,571	\$157,011	\$95,826	\$15,847	\$941	\$0	\$0	\$0	\$0	\$0	\$466,841
<u>Expenditures:</u>													
<u>Administrative</u>													
Engineering	\$2,276	\$1,207	\$1,803	\$1,245	\$2,507	\$10,455	\$0	\$0	\$0	\$0	\$0	\$0	\$19,492
Attorney Fees	\$4,217	\$8,255	\$6,157	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,629
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination	\$917	\$417	\$417	\$417	\$917	\$417	\$417	\$0	\$0	\$0	\$0	\$0	\$3,917
Trustee Fees	\$1,580	\$0	\$9,482	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,062
Management Fees	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$0	\$0	\$0	\$0	\$0	\$26,250
Information Technology	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$0	\$0	\$0	\$0	\$0	\$1,167
Telephone	\$20	\$53	\$16	\$15	\$20	\$22	\$48	\$0	\$0	\$0	\$0	\$0	\$193
Postage	\$24	\$54	\$5	\$0	\$3	\$60	\$36	\$0	\$0	\$0	\$0	\$0	\$183
Insurance	\$8,988	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,988
Printing and Binding	\$1,654	\$191	\$351	\$262	\$130	\$830	\$327	\$0	\$0	\$0	\$0	\$0	\$3,745
Legal Advertising	\$444	\$0	\$0	\$0	\$0	\$162	\$0	\$0	\$0	\$0	\$0	\$0	\$606
Other Current Charges	\$426	\$9	\$17	\$11	\$12	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$475
Office Supplies	\$24	\$24	\$24	\$21	\$18	\$18	\$18	\$0	\$0	\$0	\$0	\$0	\$146
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Capital Outlay	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Administrative Expenditures	\$24,662	\$14,126	\$22,188	\$5,887	\$7,523	\$15,879	\$4,763	\$0	\$0	\$0	\$0	\$0	\$95,028
<u>Amenity Center</u>													
Telephone	\$0	\$0	\$0	\$0	\$0	\$1,562	\$694	\$0	\$0	\$0	\$0	\$0	\$2,255
Electric	\$1,340	\$406	\$0	\$3,835	\$2,427	\$2,503	\$2,682	\$0	\$0	\$0	\$0	\$0	\$13,193
Water/Irrigation	\$0	\$0	\$141	\$2,563	\$955	\$569	\$597	\$0	\$0	\$0	\$0	\$0	\$4,826
Gas	\$102	\$82	\$83	\$43	\$19	\$251	\$108	\$0	\$0	\$0	\$0	\$0	\$688
Trash Removal	\$0	\$0	\$0	\$0	\$225	\$185	\$578	\$0	\$0	\$0	\$0	\$0	\$988
Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Security Monitoring	\$0	\$0	\$0	\$0	\$111	\$111	\$111	\$0	\$0	\$0	\$0	\$0	\$333
Access Cards	\$0	\$0	\$0	\$0	\$0	\$0	\$2,350	\$0	\$0	\$0	\$0	\$0	\$2,350
Contracted Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Contracts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Facility Management	\$0	\$0	\$0	\$0	\$0	\$5,000	\$5,000	\$0	\$0	\$0	\$0	\$0	\$10,000
Pool Attendants	\$0	\$0	\$0	\$0	\$0	\$1,115	\$0	\$0	\$0	\$0	\$0	\$0	\$1,115
Canoe Launch Attendant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Snack Bar Attendant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Field Mgmt / Admin	\$0	\$1,667	\$1,667	\$1,667	\$1,667	\$1,667	\$1,667	\$0	\$0	\$0	\$0	\$0	\$10,000
Pool Maintenance	\$0	\$0	\$0	\$1,749	\$1,166	\$1,365	\$1,365	\$0	\$0	\$0	\$0	\$0	\$5,645
Pool Chemicals	\$0	\$0	\$0	\$1,650	\$0	\$980	\$1,335	\$0	\$0	\$0	\$0	\$0	\$3,965
Janitorial	\$0	\$0	\$0	\$0	\$0	\$1,295	\$1,295	\$0	\$0	\$0	\$0	\$0	\$2,590
Facility Maintenance	\$0	\$0	\$0	\$2,520	\$5,803	\$815	\$0	\$0	\$0	\$0	\$0	\$0	\$9,138

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

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Amenity Center Continued													
Repairs & Maintenance	\$0	\$0	\$0	\$2,027	\$501	\$571	\$99	\$0	\$0	\$0	\$0	\$0	\$3,198
New Capital Projects	\$0	\$0	\$0	\$0	\$4,728	\$1,763	\$0	\$0	\$0	\$0	\$0	\$0	\$6,491
Snack Bar Inventory- CGS	\$0	\$0	\$0	\$0	\$0	\$226	\$0	\$0	\$0	\$0	\$0	\$0	\$226
Food Service License	\$0	\$0	\$0	\$0	\$175	\$230	\$292	\$0	\$0	\$0	\$0	\$0	\$697
Rental and Leases	\$0	\$0	\$0	\$0	\$2,308	\$4,615	\$2,308	\$0	\$0	\$0	\$0	\$0	\$9,230
Subscriptions	\$0	\$0	\$0	\$0	\$2,988	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,988
Special Events	\$0	\$0	\$0	\$0	\$150	\$470	\$2,424	\$0	\$0	\$0	\$0	\$0	\$3,044
Holiday Decorations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fitness Center Repairs/Supplies	\$0	\$0	\$0	\$0	\$987	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$987
Office Supplies	\$0	\$0	\$0	\$618	\$13	\$138	\$204	\$0	\$0	\$0	\$0	\$0	\$972
ASCAP/BMI Licenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Insurance	\$0	\$0	\$0	\$20,845	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,845
Total Amenity Center Expenditures	\$1,442	\$2,154	\$1,891	\$37,517	\$24,221	\$25,431	\$23,108	\$0	\$0	\$0	\$0	\$0	\$115,764
Ground Maintenance Expenditures													
Hydrology Quality/Mitigation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electric	\$370	\$667	\$186	\$267	\$760	\$840	\$1,015	\$0	\$0	\$0	\$0	\$0	\$4,104
Landscape Maintenance	\$17,000	\$20,461	\$27,430	\$27,430	\$27,430	\$27,430	\$0	\$0	\$0	\$0	\$0	\$0	\$147,179
Landscape Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lake Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grounds Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pump Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Streetlights	\$1,545	\$1,545	\$1,545	\$1,739	\$1,747	\$1,747	\$1,780	\$0	\$0	\$0	\$0	\$0	\$11,650
Streetlight Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Irrigation Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$775	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$775
Contingency	\$0	\$0	\$0	\$5,395	\$443	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,838
Total Administrative	\$18,915	\$22,674	\$29,160	\$34,831	\$31,154	\$30,017	\$2,795	\$0	\$0	\$0	\$0	\$0	\$169,546
Total Expenses	\$45,019	\$38,954	\$53,239	\$78,235	\$62,898	\$71,327	\$30,665	\$0	\$0	\$0	\$0	\$0	\$380,338
Excess Revenues (Expenditures)	\$27,199	\$13,472	\$19,332	\$78,776	\$32,928	(\$55,480)	(\$29,724)	\$0	\$0	\$0	\$0	\$0	\$86,503

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

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

*County Materials Corp Dep

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2016 A1 & A2

Statement of Revenues & Expenditures

For The Period Ending April 30, 2019

<i>Adopted Budget</i>	<i>Prorated Thru 4/30/19</i>	<i>Actual Thru 4/30/19</i>	<i>Variance</i>
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REVENUES:

<i>Special Assessments - 2016 A1</i>	\$443,376	\$394,853	\$394,853	\$0
<i>Special Assessments - 2016 A2</i>	\$229,350	\$120,571	\$120,571	\$0
<i>Prepayments A2</i>	\$0	\$0	\$1,572,565	\$1,572,565
<i>Interest Income</i>	\$600	\$350	\$2,263	\$1,913

TOTAL REVENUES

\$673,326	\$515,774	\$2,090,252	\$1,574,478
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EXPENDITURES:

Series 2016 A1

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

Series 2016 A2

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

TOTAL EXPENDITURES

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

<i>Interfund Transfer In/(Out)</i>	\$0	\$0	(\$143)	(\$143)
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TOTAL OTHER SOURCES AND USES

\$0	\$0	(\$143)	(\$143)
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EXCESS REVENUES (EXPENDITURES)

\$56	(\$458,126)
------	-------------

FUND BALANCE - Beginning

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

\$322,361	\$1,502,422
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Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2016 B

Statement of Revenues & Expenditures

For The Period Ending April 30, 2019

<i>Adopted Budget</i>	<i>Prorated Thru 4/30/19</i>	<i>Actual Thru 4/30/19</i>	<i>Variance</i>
---------------------------	----------------------------------	--------------------------------	-----------------

REVENUES:

<i>Special Assessments - 2016 B</i>	\$564,300	\$195,978	\$195,978	\$0
<i>Special Assessments - Prepayments</i>	\$0	\$0	\$4,825,000	\$4,825,000
<i>Interest Income</i>	\$600	\$350	\$1,823	\$1,473

TOTAL REVENUES

\$564,900	\$196,328	\$5,022,801	\$4,826,473
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EXPENDITURES:

<i>Interest Expense - 11/01</i>	\$282,150	\$282,150	\$282,150	\$0
<i>Principal Expense - 12/15 (Prepayment)</i>	\$0	\$0	\$3,400,000	(\$3,400,000)
<i>Interest Expense - 12/15</i>	\$0	\$0	\$26,067	(\$26,067)
<i>Principal Expense - 3/21 (Prepayment)</i>	\$0	\$0	\$1,425,000	(\$1,425,000)
<i>Interest Expense - 3/21</i>	\$0	\$0	\$33,250	(\$33,250)
<i>Interest Expense - 05/01</i>	\$282,150	\$0	\$0	\$0
<i>Principal Expense - 05/01</i>	\$0	\$0	\$0	\$0

TOTAL EXPENDITURES

\$564,300	\$282,150	\$5,166,467	(\$4,884,317)
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OTHER SOURCES/(USES)

<i>Interfund Transfer In/(Out)</i>	\$0	\$0	(\$492)	(\$492)
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TOTAL OTHER SOURCES AND USES

\$0	\$0	(\$492)	(\$492)
-----	-----	---------	---------

EXCESS REVENUES (EXPENDITURES)

\$600	(\$144,158)
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FUND BALANCE - Beginning

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

\$600	\$420,881
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Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2018 A1/A2

Statement of Revenues & Expenditures

For The Period Ending April 30, 2019

	<i>Proposed Budget</i>	<i>Prorated Thru 4/30/19</i>	<i>Actual Thru 4/30/19</i>	<i>Variance</i>
<u>REVENUES:</u>				
Special Assessments - 2016 B	\$0	\$0	\$0	\$0
Special Assessments - Prepayments	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$1,312	\$1,312
TOTAL REVENUES	\$0	\$0	\$1,312	\$1,312
<u>EXPENDITURES:</u>				
<u>2018 A1</u>				
Interest Expense - 11/01	\$0	\$0	\$0	\$0
Interest Expense - 05/01	\$0	\$0	\$0	\$0
Principal Expense - 05/01	\$0	\$0	\$0	\$0
<u>2018 A2</u>				
Interest Expense - 11/01	\$0	\$0	\$0	\$0
Interest Expense - 05/01	\$0	\$0	\$0	\$0
Principal Expense - 05/01	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	(\$171)	(\$171)
Bonds Proceeds	\$0	\$0	\$1,199,623	\$1,199,623
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$1,199,452	\$1,199,452
EXCESS REVENUES (EXPENDITURES)	\$0		\$1,200,764	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$0		\$1,200,764	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2019 A1/A2

Statement of Revenues & Expenditures

For The Period Ending April 30, 2019

	<i>Proposed Budget</i>	<i>Prorated Thru 4/30/19</i>	<i>Actual Thru 4/30/19</i>	<i>Variance</i>
<u>REVENUES:</u>				
Special Assessments	\$0	\$0	\$0	\$0
Special Assessments - Prepayments	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$141	\$141
TOTAL REVENUES	\$0	\$0	\$141	\$141
<u>EXPENDITURES:</u>				
<u>2018 A1</u>				
Interest Expense - 11/01	\$0	\$0	\$0	\$0
Interest Expense - 05/01	\$0	\$0	\$0	\$0
Principal Expense - 05/01	\$0	\$0	\$0	\$0
<u>2018 A2</u>				
Interest Expense - 11/01	\$0	\$0	\$0	\$0
Interest Expense - 05/01	\$0	\$0	\$0	\$0
Principal Expense - 05/01	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	(\$27)	(\$27)
Bonds Proceeds	\$0	\$0	\$489,702	\$489,702
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$489,674	\$489,674
EXCESS REVENUES (EXPENDITURES)	\$0		\$489,815	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$0		\$489,815	

Meadow View at Twin Creeks

Community Development District

Capital Projects Fund Series 2016

Statement of Revenues & Expenditures

For The Period Ending April 30, 2019

	Series 2016 A1/A2	Series 2016 B	Series 2018	Series 2019
<u>REVENUES:</u>				
Interest Income	\$0	\$69	\$10,517	\$2,109
<u>TOTAL REVENUES</u>	\$0	\$69	\$10,517	\$2,109
<u>EXPENDITURES:</u>				
Capital Outlay	\$0	\$34,000	\$9,227,895	\$0
Cost of Issuance	\$0	\$0	\$478,575	\$293,800
<u>TOTAL EXPENDITURES</u>	\$0	\$34,000	\$9,706,470	\$293,800
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer In (Out)	\$143	\$492	\$131	\$27
Bond Proceeds	\$0	\$0	\$15,290,378	\$7,620,298
<u>TOTAL OTHER SOURCES/(USES)</u>	\$143	\$492	\$15,290,509	\$7,620,326
<u>EXCESS REVENUES (EXPENDITURES)</u>	\$143	(\$33,439)	\$5,594,556	\$7,328,634
<u>FUND BALANCE - Beginning</u>	\$195	\$34,237	\$0	\$0
<u>FUND BALANCE - Ending</u>	\$339	\$798	\$5,594,556	\$7,328,634

Meadow View at Twin Creeks
Community Development District
Long Term Debt Report

Series 2016 A1 Special Assessment Bonds	
Interest Rate:	4.5% -5.5%
Maturity Date:	11/1/47
Reserve Fund Definition:	30% of Max Annual Debt Service
Reserve Fund Requirement:	\$133,012.50
Reserve Balance:	\$133,483.58
Bonds outstanding - 10/26/2016	\$6,640,000
Less: May 1, 2017	\$0
Less: May 1, 2018	(\$100,000)
Current Bonds Outstanding	\$6,540,000

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

Series 2016 B Special Assessment Bonds	
Interest Rate:	6.00%
Maturity Date:	11/1/26
Reserve Fund Definition:	6 months of Interest
Reserve Fund Requirement:	\$282,150.00
Reserve Balance:	\$282,150.00
Bonds outstanding - 10/26/2016	\$9,405,000
Less: May 1, 2017	\$0
Less: December 15, 2018 (Prepayment)	(\$3,400,000)
Less: March 21, 2019 (Prepayment)	(\$1,425,000)
Current Bonds Outstanding	\$4,580,000

Series 2018 A1 Special Assessment Bonds	
Interest Rate:	4.25%-5.8%
Maturity Date:	5/1/49
Reserve Fund Definition:	30% of MADS
Reserve Fund Requirement:	\$183,765.00
Reserve Balance:	\$183,965.97
Bonds outstanding - 11/19/2018	\$8,955,000
Current Bonds Outstanding	\$8,955,000

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

Series 2019 A1 Special Assessment Bonds	
Interest Rate:	5.20%-5.70%
Maturity Date:	5/1/49
Reserve Fund Definition:	30% of MADS
Reserve Fund Requirement:	\$77,208.00
Reserve Balance:	\$77,230.21
Bonds outstanding - 2/25/2019	\$3,660,000
Current Bonds Outstanding	\$3,660,000

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

B.

MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2019 ASSESSMENT RECEIPTS

ASSESSED	# UNITS	SERIES 2016A-1 DEBT SERVICE NET	SERIES 2016A-2 DEBT SERVICE NET	SERIES 2016B DEBT SERVICE NET	FY19 O&M NET	TOTAL ASSESSED
HEARTWOOD 23 LLC	727	140,085.67	120,570.83	274,800.00	163,313.64	698,770.14
MATTAMY JACKSONVILLE, LLC	91	138,636.33	-	-	63,389.23	202,025.56
DREAM FINDERS HOMES, LLC	114	164,653.53	-	-	75,285.00	239,938.53
SUBTOTAL SERIES 2016 LOTS	932	443,375.53	120,570.83	274,800.00	301,987.87	1,140,734.23
TAX ROLL ASSESSED	0	-	-	-	-	-
TOTAL ASSESSED	932	443,375.53	120,570.83	274,800.00	301,987.87	1,140,734.23

DUE / RECEIVED	BALANCE DUE	SERIES 2016A-1 DEBT SERVICE RECEIVED	SERIES 2016A-2 DEBT SERVICE RECEIVED	SERIES 2016B DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL RECEIVED
HEARTWOOD 23 LLC	178,228.41	140,085.67	120,570.83	137,400.00	122,485.23	520,541.73
MATTAMY JACKSONVILLE, LLC	64,370.02	90,113.61	-	-	47,541.93	137,655.54
DREAM FINDERS HOMES, LLC	-	164,653.53	-	-	75,285.00	239,938.53
DIRECT RECEIPTS	242,598.43	394,852.81	120,570.83	137,400.00	245,312.16	898,135.80
TAX ROLL RECEIPTS	-	-	-	-	-	-
TOTAL RECEIPTS	242,598.43	394,852.81	120,570.83	137,400.00	245,312.16	898,135.80

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

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

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

PERCENT COLLECTED DIRECT	89%	100%	50%	81.2%	78.7%
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C.

*Meadow View at Twin Creeks
Community Development District*

Check Run Summary

4/1/19 - 4/30/19

<i>Date</i>	<i>Check Numbers</i>	<i>Amount</i>	<i>Amount</i>
<i>General Fund</i>			
4/2/19	229-231	\$2,481.83	
4/4/19	232-234	\$2,676.02	
4/11/19	235-238	\$12,646.29	
4/22/19	239-243	\$1,617.14	
4/25/19	244-245	\$2,067.24	
<i>Total Checks</i>			<u>\$21,488.52</u>
4/8/19	St Johns County Utility Dept	\$597.17	
4/20/19	FPL	\$7,331.79	
4/30/19	TECO	\$107.64	
<i>Total Paid Electronically</i>			<u>\$8,036.60</u>
<i>Total General Fund</i>			<u>\$29,525.12</u>

* Fedex Invoices will be available upon request

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/02/19	00031	3/27/19 03272019	201903 320-57200-49400		*	300.28	
		EVENT 4/20/19					
		3/27/19 03272019	201903 320-57200-44202		*	299.58	
		FOLDING CHAIRS					
		3/27/19 03272019	201903 320-57200-44202		*	106.99	
		BENCHES					
		3/27/19 03272019	201903 320-57200-44202		*	315.11	
		COAT RACKS					
		3/27/19 03272019	201903 320-57200-44202		*	1,041.53	
		BENCHES/PICNIC TABLES					
				LEAH TINCHER			2,063.49 000229
4/02/19	00027	3/26/19 4077	201903 320-57200-44204		*	230.00	
		FOOD MANAGER CLASS/EXAM					
				RESTAURANT COMPLIANCE SOLUTIONS			230.00 000230
4/02/19	00033	3/20/19 4452185	201903 320-57200-44200		*	188.34	
		3'X5' COMFORT FLOW					
				SOUTHEASTERN PAPER GROUP, INC			188.34 000231
4/04/19	00036	4/01/19 06012019	201904 320-57200-49400		*	1,600.00	
		4 MOVIE NIGHTS					
				BOUNCERS,SLIDES, AND MORE INC			1,600.00 000232
4/04/19	00035	3/27/19 03272019	201904 310-51300-41000		*	693.66	
		APR PHONE/CABLE/INTERNET					
				COMCAST			693.66 000233
4/04/19	00033	3/22/19 4450792	201903 320-57200-44200		*	382.36	
		WIPES/TISSUE/PEROXIDE					
				SOUTHEASTERN PAPER GROUP, INC			382.36 000234
4/11/19	00036	4/04/19 04042019	201904 320-57200-49400		*	720.00	
		EVENT 4/20/19					
				BOUNCERS,SLIDES, AND MORE INC			720.00 000235
4/11/19	00037	4/11/19 04112019	201904 320-57200-44204		*	292.00	
		FOOD LICENSE PERMIT					
				DEPARTMENT OF BUSINESS			292.00 000236
4/11/19	00014	4/01/19 617214	201904 320-57200-45915		*	2,307.62	
		APR LEASE PAYMENT					
				MUNICIPAL ASSET MANAGEMENT, INC			2,307.62 000237
4/11/19	00020	4/01/19 14	201904 320-57200-45507		*	1,295.00	
		APR JANITORIAL SERVICES					

MVTP MEADOW VIEW TP BPEREGRINO

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	5/09/19	PAGE	2
*** CHECK DATES 04/01/2019 - 04/30/2019 ***														
MEADOW VIEW @ TWIN CREEKS GF														
BANK A MEADOW VIEW-GENERAL														

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/01/19	14	201904	320-57200-45505		*	1,365.00	
		APR POOL MAINTENANCE					
4/01/19	14	201904	320-57200-45504		*	1,666.67	
		APR OPERATIONS MANAGER					
4/01/19	14	201904	320-57200-45500		*	5,000.00	
		APR FACILITY MANAGEMENT					
RIVERSIDE MANAGEMENT SERVICES						9,326.67	000238

4/22/19	00021	4/09/19	281907ES	201903 320-57200-45913	*	67.93	
		MAR GAS					
FLORIDA NATURAL GAS						67.93	000239

4/22/19	00031	4/18/19	04182019	201904 320-57200-44208	*	204.00	
		CONSTANT CONTACT YRLY FEE					
		4/18/19	04182019	201904 320-57200-49400	*	87.19	
		EASTER BUNNY COSTUME					
		4/18/19	04182019	201904 320-57200-44200	*	99.30	
		STORAGE CONTAINERS					
		4/18/19	04182019	201904 320-57200-49400	*	17.12	
		SUPPLIES EASTER EGG HUNT					
LEAH TINCHER						407.61	000240

4/22/19	00022	3/05/19	13129558	201903 320-57200-45506	*	195.00	
		BULK POOL CHEMICALS					
POOLSURE						195.00	000241

4/22/19	00022	3/05/19	13129558	201903 320-57200-45506	*	785.00	
		BULK POOL CHEMICALS					
POOLSURE						785.00	000242

4/22/19	00002	3/11/19	I0315214	201903 310-51300-48000	*	94.24	
		MEETING NOTICE 3/21/19					
		3/18/19	I0315216	201903 310-51300-48000	*	67.36	
		NOTICE OF RULE DEVELOPMNT					
ST AUGUSTINE RECORD						161.60	000243

4/25/19	00020	3/31/19	16	201903 320-57200-45501	*	1,114.56	
		MAR LIFEGUARD HOURS					
RIVERSIDE MANAGEMENT SERVICES						1,114.56	000244

4/25/19	00020	4/15/19	15	201903 320-57200-45508	*	815.00	
		MAR FACILITY MAINTENANCE					
		4/15/19	15	201903 320-57200-44208	*	137.68	
		MAR OFFICE SUPPLIES					
RIVERSIDE MANAGEMENT SERVICES						952.68	000245

TOTAL FOR BANK A						21,488.52	

MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
TOTAL FOR REGISTER						21,488.52	

MVTP MEADOW VIEW TP BPEREGRINO



BEACON LAKE
LEAH TINCHER
11502 EAGLE CREST LN
JACKSONVILLE, FL 32258

Purchase Order Number		Date Ordered	Date Shipped	Back Orders	Terms	
Service Representative		Number of Cartons	Weight LBS	Shipped Via		
Item Number	Order Qty	Ship Qty	Description		Unit Price	Ext. Amount
IN-13830164	1 UN	1	MEGA FILLED EASTER EGG ASST (504PC)		134.98	134.98
			Consists of:			
IN-13680547	11 DZ	11	FILLED EASTER PUPPY EGGS ORIGIN: CN TARIFF: 9503.00.0090			
IN-13739550	10 DZ	10	FILLED BUBBLES EASTER EGGS ORIGIN: CN TARIFF: 9505.90.6000			
IN-13753654	10 DZ	10	SPACE BUNNY FILLED CARROT ROCKET EGG ORIGIN: CN TARIFF: 9503.00.0090			
IN-13818850	3 DZ	3	PAINT SPLATTER PRINTED FILLED EASTER ORIGIN: CN TARIFF: 9609.90.8000			
IN-37/47	4 UN	4	BRIGHT TOY FILLED EGGS (2DZ) ORIGIN: CN TARIFF: 9503.00.0090			
IN-37/49	2 UN	2	CANDY FILLED BRIGHT EGGS (2DZ) ORIGIN: US TARIFF: 1704.90.3550		7.98	15.96
IN-37/381	2 UN	2	CANDY FILLED BRIGHT PRINTED EGGS (2 DZ) ORIGIN: CN TARIFF: 1704.90.3550 ORIGIN: CN TARIFF: 3924.90.5650		7.98	15.96
IN-37/50	2 UN	2	CANDY FILLED PASTEL EGGS (2DZ) ORIGIN: US TARIFF: 1704.90.3550		7.98	15.96
IN-37/380	2 UN	2	CANDY FILLED PASTEL PRINTED EGGS(2DZ) ORIGIN: CN TARIFF: 1704.90.3550 ORIGIN: CN TARIFF: 3924.90.5650		7.98	15.96
IN-5/912	1 GR	1	PLASTIC BRIGHT EGGS (144PC-UN) ORIGIN: CN TARIFF: 9505.90.6000		8.48	8.48
IN-5/913	1 GR	1	PASTEL EASTER EGGS (144PC-UN) ORIGIN: CN TARIFF: 9505.90.6000		8.48	8.48
IN-13689205	5 UN	5	HARIBO HAPPY HOPPERS GUMMY FUN PACKS ORIGIN: US TARIFF: 1704.90.3550		4.19	20.95
IN-/K956	1 UN	1	REESE S CHOCOLATE EGGS (10 OZ) ORIGIN: US TARIFF: 1806.90.9011		6.99	6.99
IN-13773674	1 UN	1	EASTER GRAB BAG EGG HUNT MIX (155PC) ORIGIN: US TARIFF: 1704.90.3550		17.99	17.99
IN-13724331	1 UN	1	EGG JUMBO PLASTIC YARD SIGNS ORIGIN: CN TARIFF: 9505.90.6000		19.99	19.99
IN-37/489	2 PC	2	EASTER EGG HUNT PENNANT BANNER(100FT ORIGIN: CN TARIFF: 9505.90.6000		9.29	18.58
*** CONTINUED ON NEXT PAGE ***						

Oriental Trading



00900

* COMMERCIAL INVOICE *

DINGALISE

Invoice #: 695461011-01

Date: 3/27/2019

Page #: 2

SOLD TO:

SHIP TO:

BEACON LAKE
LEAH TINCHER
11502 EAGLE CREST LN
JACKSONVILLE, FL 32258

BEACON LAKE
LEAH TINCHER
11502 EAGLE CREST LN
JACKSONVILLE, FL 32258

Purchase Order Number		Date Ordered 3/26/2019	Date Shipped	Back Orders NO	Terms	
Service Representative		Number of Cartons	Weight LBS	Shipped Via		
Item Number	Order Qty	Ship Qty	Description			Unit Price Ext. Amount
AO-13916110	1 PC	1	OTC.MARCH ENV INSERT			
			ORIGIN: US TARIFF: 4911.99.8000			
AO-13913030	1 PC	1	OTC.NW FLYER INSERT JAN			
			ORIGIN: US TARIFF: 4911.99.8000			
AO-14010010	1 PC	1	OTC MAIN 1 D2 #4800B CATALOG			
			ORIGIN: US TARIFF: 4911.99.8000			
			All Prices Are In US Dollars			
			FOB Omaha, NE U.S.A.			
<p>Certified true and correct by DIANE INGALISE</p>						

Call to speak to a customer service representative:

Merchandise	Shipping & Handling	Sales Tax	Total Amount	Certificate/Other	Payments	Balance Due
300.28			300.28		300.28-	.00

See Important Sales Tax Information Regarding the Tax You May Owe Directly to Your State on the Reverse Hereof

vv PLEASE DETACH AND RETURN WITH REMITTANCE vv

** To Insure PROPER Payment to your ACCOUNT, Please Return the COUPON **

Name: BEACON LAKE

Due Date:

Account: 70888444

Order #: 695461011-01

Balance Due: .00

Please mail your payment to:

Amount

Paid:

\$ 300.28

OTC Brands, Inc.
PO Box 14502
Des Moines, IA 50306

Please do not write below this line. Do not fold, staple, or paper clip this coupon.

0708884440 695461011 01 000000000007

**Final Details for Order #114-5888713-2029027**Print this page for your records.**Order Placed:** March 22, 2019**Amazon.com order number:** 114-5888713-2029027**Order Total: \$106.99****Shipped on March 24, 2019****Items Ordered****Price**

1 of: *Goujxyc Dining Bench, 2Pcs Dining Chairs Seat Iron Frame Banquette* \$106.99
Bench Entryway Bench Footrest Contemporary Narrow Bench for Dining
Party Garden
Sold by: HOBbyn ([seller profile](#)) *2 Benches*

Condition: New

Shipping Address:

Kevin Tincher
11502 EAGLE CREST LN
JACKSONVILLE, FL 32258-1505
United States

Item(s) Subtotal: \$106.99

Shipping & Handling: \$0.00

Total before tax: \$106.99

Sales Tax: \$0.00

Shipping Speed:

Standard Shipping

Total for This Shipment: \$106.99

Payment information**Payment Method:**

Amazon.com Visa Signature
| Last digits: 0300

Item(s) Subtotal: \$106.99

Shipping & Handling: \$0.00

Total before tax: \$106.99

Estimated tax to be collected: \$0.00

Billing address

Kevin Tincher
11502 EAGLE CREST LN
JACKSONVILLE, FL 32258-1505
United States

Grand Total: \$106.99**Credit Card transactions**

Visa ending in 0300: March 24, 2019: \$106.99

To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2019, Amazon.com, Inc. or its affiliates

**Final Details for Order #114-0283506-3659475**Print this page for your records.**Order Placed:** March 22, 2019**Amazon.com order number:** 114-0283506-3659475**Order Total:** \$299.58**Shipped on March 23, 2019****Items Ordered**1 of: *Flash Furniture 10 Pk. HERCULES Series 800 lb. Capacity Premium* \$139.99*White Plastic Folding Chair*

Sold by: Amazon.com Services, Inc

Condition: New

*10 Folding Chairs***Shipping Address:**

Kevin Tincher

11502 EAGLE CREST LN

JACKSONVILLE, FL 32258-1505

United States

Item(s) Subtotal: \$139.99

Shipping & Handling: \$0.00

Total before tax: \$139.99

Sales Tax: \$9.80

Shipping Speed:

Standard Shipping

Total for This Shipment: \$149.79

Shipped on March 23, 2019**Items Ordered**1 of: *Flash Furniture 10 Pk. HERCULES Series 800 lb. Capacity Premium* \$139.99*White Plastic Folding Chair*

Sold by: Amazon.com Services, Inc

Condition: New

*10 Folding Chairs***Shipping Address:**

Kevin Tincher

11502 EAGLE CREST LN

JACKSONVILLE, FL 32258-1505

United States

Item(s) Subtotal: \$139.99

Shipping & Handling: \$0.00

Total before tax: \$139.99

Sales Tax: \$9.80

Shipping Speed:

Standard Shipping

Total for This Shipment: \$149.79

Payment information**Payment Method:**

Amazon.com Visa Signature

| Last digits: 0300

Item(s) Subtotal: \$279.98

Shipping & Handling: \$0.00

Billing address

Kevin Tinch
11502 EAGLE CREST LN
JACKSONVILLE, FL 32258-1505
United States

Total before tax: \$279.98
Estimated tax to be collected: \$19.60

Grand Total:\$299.58

Credit Card transactions

Visa ending in 0300: March 23, 2019:\$299.58

To view the status of your order, return to [Order Summary](#).

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amazon.com

Final Details for Order #114-8954035-8139418Print this page for your records.**Order Placed:** March 22, 2019**Amazon.com order number:** 114-8954035-8139418**Order Total:** \$315.11**Shipped on March 22, 2019****Items Ordered**

2 of: *Office Star Steel Dolly for RC88 Folding Chairs, Holds up to 15 Chairs* \$112.96
 Sold by: Amazon.com Services, Inc

Condition: New

*2 chair Dollies***Shipping Address:**

Kevin Tincher
 11502 EAGLE CREST LN
 JACKSONVILLE, FL 32258-1505
 United States

Item(s) Subtotal: \$225.92

Shipping & Handling: \$0.00

Total before tax: \$225.92

Sales Tax: \$15.82

Shipping Speed:

Two-Day Shipping

Total for This Shipment: \$241.74

Shipped on March 23, 2019**Items Ordered**

2 of: *Goplus Adjustable Pedestal Poster Stand Aluminum Snap-in Frame Sign* \$25.99
Holder with Telescoping Post, Both Vertical and Horizontal View Sign
Displayed (Silver, 9.5" x 13")

Sold by: Super buy ([seller profile](#))

Condition: New

*2 stands***Shipping Address:**

Kevin Tincher
 11502 EAGLE CREST LN
 JACKSONVILLE, FL 32258-1505
 United States

Item(s) Subtotal: \$51.98

Shipping & Handling: \$0.00

Total before tax: \$51.98

Sales Tax: \$0.00

Shipping Speed:

Two-Day Shipping

Total for This Shipment: \$51.98

Shipped on March 23, 2019**Items Ordered****Price**

\$19.99

**Final Details for Order #114-3093020-4637837**

Print this page for your records.

Order Placed: March 22, 2019**Amazon.com order number:** 114-3093020-4637837**Order Total:** \$211.00**Shipped on March 25, 2019****Items Ordered****Price**4 of: *Cosco Products, 6-foot Centerfold Folding Table, Color: White Specked* \$49.30*Pewter (Complete Set)*Sold by: PLENTY OF THAT ([seller profile](#))

Condition: New

*4 Folding Tables***Shipping Address:**

Kevin Tincher

11502 EAGLE CREST LN

JACKSONVILLE, FL 32258-1505

United States

Item(s) Subtotal: \$197.20

Shipping & Handling: \$0.00

Total before tax: \$197.20

Sales Tax: \$13.80

Shipping Speed:

Economy Shipping

Total for This Shipment: \$211.00

Payment information**Payment Method:**

Amazon.com Visa Signature

| Last digits: 0300

Item(s) Subtotal: \$197.20

Shipping & Handling: \$0.00

Total before tax: \$197.20

Estimated tax to be collected: \$13.80

Billing address

Kevin Tincher

11502 EAGLE CREST LN

JACKSONVILLE, FL 32258-1505

United States

Grand Total: \$211.00**Credit Card transactions**

Visa ending in 0300: March 25, 2019: \$211.00

To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2019, Amazon.com, Inc. or its affiliates

1 of: MyGift Stainless Steel Coat Stand, 6-Hook Entryway Storage Rack,
Silver-Tone

Sold by: MyGift ([seller profile](#))

\ Coat Rack

Condition: New

Shipping Address:

Kevin Tincher
11502 EAGLE CREST LN
JACKSONVILLE, FL 32258-1505
United States

Item(s) Subtotal: \$19.99
Shipping & Handling: \$0.00

Total before tax: \$19.99
Sales Tax: \$1.40

Shipping Speed:

Two-Day Shipping

Total for This Shipment: \$21.39

Payment information**Payment Method:**

Amazon.com Visa Signature
| Last digits: 0300

Item(s) Subtotal: \$297.89
Shipping & Handling: \$0.00

Billing address

Kevin Tincher
11502 EAGLE CREST LN
JACKSONVILLE, FL 32258-1505
United States

Total before tax: \$297.89
Estimated tax to be collected: \$17.22

Grand Total: \$315.11

Credit Card transactions

Visa ending in 0300: March 22, 2019: \$241.74
Visa ending in 0300: March 23, 2019: \$73.37

To view the status of your order, return to [Order Summary](#).

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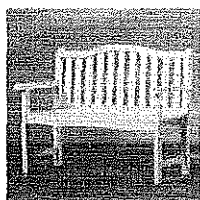
[Orders](#) [Projects](#) [Account](#) [Cart](#)


Q Find anything home...


[Furniture](#) [Outdoor](#) [Bed & Bath](#) [Rugs](#) [Décor & Pillows](#) [Storage](#) [Lighting](#) [Kitchen](#) [Baby & Kids](#) [Renovation](#) [Appliances](#) [Pet](#)


Invoice #: 2820926911
 Invoice Date: Mar 22, 2019
 Order Date: Mar 22, 2019
 Total: \$1,041.53

Shipping Address	Billing Address	Payment Method	Amount
Leah Tincher 850 Beacon Parkway St. Augustine, FL 32095, US 9048747377	Leah Tincher 11502 Eagle Crest Lane Jacksonville, FL 32258, US 9048747377	Credit Card AMEX:****2004 Marked 03/22/2019	\$1,041.53



ANDV4769 | Embry Wood Garden Bench
 Andover Mills

Color: White
 Quantity: 2

\$437.98



SEHO3298 | Windermere Picnic Table
 Beachcrest Home

Table Size: 28" W x 72" D Umbrella Hole: Without Umbrella Hole
 Quantity: 2

\$539.98

Subtotal	\$977.96
Shipping	\$0.00
Tax:	\$63.57
Total	\$1,041.53

Wayfair, LLC, 4 Copley Place, Floor 7, Boston, MA 02116, US

Questions? Contact Us

BusinessQuestions@wayfair.com

844-251-0720

Post-Order Support

Restaurant Compliance Solutions

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



Invoice

BILL TO

Danielle Simpson
Meadow View at Twin Creeks
CDD
850 Beacon Lake Parkway
St Augustine, FL

INVOICE # 4077**DATE** 03/26/2019**DUE DATE** 04/09/2019**TERMS** Net 14

1.32.572.44204
27

Food license

DATE	ACTIVITY	QTY	RATE	AMOUNT
03/25/2019	Food Manager Training Class and Exam	2	115.00	230.00

We appreciate your business.

BALANCE DUE**\$230.00**

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

Kate Trivelpiece, Leah Tincher

Please make checks payable to:
Restaurant Compliance Solutions



Southeastern Paper Group, Inc.

1-800-632-1296



Supply Systems ♦ Service ♦ Solutions

PO Box 6220
Spartanburg SC 29304-6220

RECEIVED
MAR 25 2019

BY: _____

245



Customer No.	Invoice No.	Invoice Date
91037	4452185	03/20/2019
Sales Person	P.O. Number	Terms
Bob Jones	LEAH T	NET 30 DAYS
Ship VIA	Due Date	
DIRECT	04/19/2019	

Ship To:

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

BEACON LAKE SUBDIVISION
850 BEACON PARKWAY
ST. AUGUSTINE FL 32095

1-32-572-442
33

Page 1 of 1

Product Number	Quantity Ordered	Unit	Description	Quantity Shipped	Back Ordered	Unit Price	Amount	Taxable
665344 999995	2 1	EACH EACH	420 3'X5' COMFORT FLOW 3/8" MAT FREIGHT CREATED FROM DIRECT LOG# 42655 Vendor Inv# SI03495551	2 1		\$84.34 \$19.66	\$168.68 \$19.66	9 9
ASK ABOUT EMAILED INVOICES AND STATEMENTS						SUBTOTAL	\$188.34	
						SALES TAX	\$0.00	
						SHIPPING&HANDLING	\$0.00	
						TOTAL DUE	\$188.34	

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

Thank you for your business!

Customer Name	Customer No.	Invoice No.	Invoice Date	Amount Due
MEADOW VIEW O TWIN CREEKS CDD	91037	4452185	03/20/2019	\$188.34

Check No.	Amount Paid

Please write your customer number on your check.

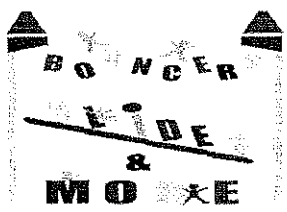
Make checks payable to:

Southeastern Paper Group, Inc.

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



Cont 3-26

		Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003		Invoice Date: June 2019 Invoice No.: 06012019.01		
<u>Name / Address</u> Attn: Leah Tinscher Beacon Lakes 850 Beacon Parkway St. John's, FL 32092		Additional Details: <div style="border: 1px solid black; padding: 5px; display: inline-block;"> RECEIVED APR 03 2019 By _____ </div>				
	<u>Description</u>	<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>Subtotal</u>	<u>Extended</u>
1	Movie Nights	4	\$500.00	20%	\$400.00	\$1,600.00
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
Comments:		Subtotal				\$1,600.00
		Sales Tax (0.0%)				N/A
		Total				\$1,600.00

1-32-572-494
36

Hello,

Thanks for choosing Comcast Business.

1-31-513-43

35

Your bill at a glance

For 850 BEACON LAKE PKWY, SAINT AUGUSTINE, FL,
32095-7499

Previous balance		\$1,561.60
One-time EFT Payment - thank you	Mar 12	-\$1,561.60
Balance forward		\$0.00
Regular monthly charges	Page 3	\$663.49
Taxes, surcharges & fees	Page 3	\$30.17
New charges		\$693.66

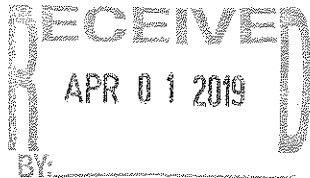
Amount due Apr 17, 2019 \$693.66

Your bill explained

- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.
- Any payments received or account activity after Mar 27, 2019 will show up on your next bill. View your most up-to-date account balance at business.comcast.com/myaccount.

Need help?

- Visit business.comcast.com/myaccount or see page 2 for other ways to contact us.



Detach the bottom portion of this bill and enclose with your payment

Please write your account number on your check or money order

COMCAST
BUSINESS141 NW 16TH ST
POMPANO BEACH FL 33060-5250
96330310 NO RP 27 20190327 NNNNNNNY 0000321 0001MEADOW VIEW AT TWIN CREEK
ATTN ERNESTO TORRES
475 W TOWN PL STE 114
SAINT AUGUSTINE, FL 32092-3649

849574140143638500693663

Account number

8495 74 140 1436385

Payment due

Apr 17, 2019

Please pay

\$693.66

Amount enclosed

\$

Make checks payable to Comcast
Do not send cashCOMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

Regular monthly charges

\$663.49

Comcast Business services	\$489.60
TV Preferred	\$74.95
Business Video	
HD Technology Fee	\$9.95
Business Internet 1g	\$289.95
Includes \$210.00 Service Discount	
Wifi Pro	\$29.90
Expanded Coverage	
Static IP - 1	\$19.95
Mobility Voice Line	\$59.90
Business Voice	
Qty 2 @ \$29.95 each	
Includes \$30.00 Service Discount	
Voice Mail Service	\$5.00

Equipment & services

\$149.45

TV Adapter	\$0.50
Service To Additional TV	\$124.00
With TV Adapter	
Qty 16 @ \$7.75 each	
Equipment Fee	\$10.00
Access Point	
Qty 2 @ \$5.00 each	
Equipment Fee	\$14.95
Voice	

Other charges

\$24.44

Universal Connectivity Charge	\$2.04
Regulatory Recovery Fees	\$0.80
Broadcast TV Fee	\$10.00
Regional Sports Fee	\$7.60
Voice Network Investment	\$2.00
Directory Listing Management Fee	\$2.00

Taxes, surcharges & fees

\$30.17

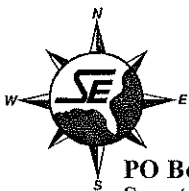
Taxes & surcharges	\$30.17
State And Local Sales Tax	\$2.11
State Communications Services Tax	\$21.58
Local Communications Services Tax	\$5.55
FCC Regulatory Fee	\$0.06
County Sales Tax	\$0.07
911 Fee(s)	\$0.80

What's included?

**Internet:** Fast, reliable internet on our Gig-speed network**TV:** Keep your employees informed and customers entertained**Voice Numbers:** (904)217-3052, (904)342-0678Visit business.comcast.com/myaccount for more details

You've saved \$240.00 this month with your service discounts.





Southeastern Paper Group, Inc.

1-800-632-1296



Supply Systems ♦ Service ♦ Solutions

PO Box 6220
Spartanburg SC 29304-6220

Customer No.	Invoice No.	Invoice Date
91037	4450792	03/22/2019
Sales Person	P.O. Number	Terms
Bob Jones	LEAH T	NET 30 DAYS
Ship VIA		Due Date
OUR TRUCK		04/21/2019

116



Ship To:

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

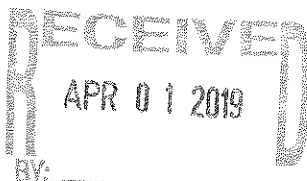
BEACON LAKE SUBDIVISION
850 BEACON PARKWAY
32095

1.32.572.442

33

Page 1 of 1

Product Number	Quantity Ordered	Unit	Description	Quantity Shipped	Back Ordered	Unit Price	Amount	Taxable
600033	2	CASE	600033 SMART JR JUMBO T/ISSUE(B140	2		\$24.27	\$48.54	9
086657	1	CASE	6100795 FACILIPRO QC57 PEROXIDE	1		\$45.58	\$45.58	9
086539	1	CASE	6100300 FACILIPRO 93 ACID BATHROOM			\$69.98		9
580008	2	CASE	37402 ALCOHOL FREE SANITIZING WIPES	2		\$122.54	\$245.08	9
218007	12	EACH	5032HG 32OZ HANDI-HOLD BOTTLE	12		\$0.63	\$7.56	9
218457	12	EACH	4906 RED/WHITE 9" TRIGGER SPRAYER	12		\$0.66	\$7.92	9
067073	1	CASE	KL-260 KRAFT SANISAC WAXED BAG	1		\$22.68	\$22.68	9
998100	1		FUEL ADJUSTMENT	1		\$5.00	\$5.00	9
ASK ABOUT EMAILED INVOICES AND STATEMENTS						SUBTOTAL	\$382.36	
						SALES TAX	\$0.00	
						SHIPPING&HANDLING	\$0.00	
						TOTAL DUE	\$382.36	



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

Thank you for your business!

Customer Name	Customer No.	Invoice No.	Invoice Date	Amount Due
MEADOW VIEW O TWIN CREEKS CDD	91037	4450792	03/22/2019	\$382.36
				Check No.
				Amount Paid

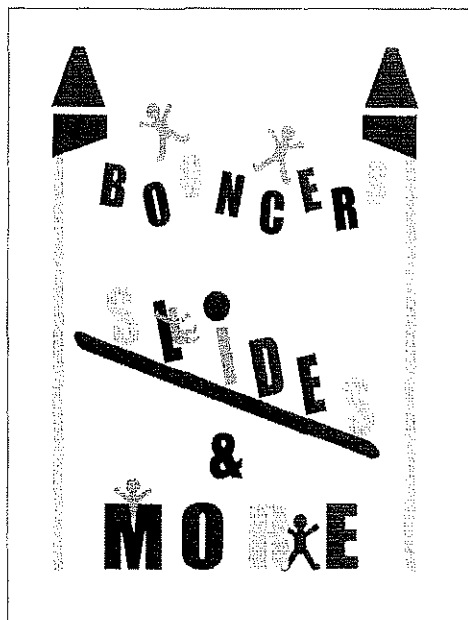
Please write your customer number on your check.

Make checks payable to:

Southeastern Paper Group, Inc.

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





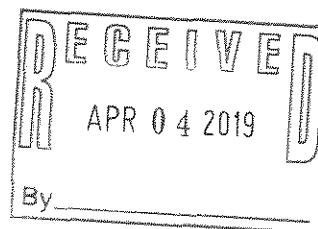
Bouncers, Slides, and More Inc.

Bouncers, Slides, and More Inc
 1915 Bluebonnet Way
 Fleming Island, Florida
 32003

Date : 4/4/19

Date of Event :
 4/20/19

Delivery Attention:
 Leah Tincher
 850 Beacon Lake Parkway
 St. John's, Florida 32092
 #904-217-3052



1-32-572-494
 36

Date	Description	Quantity	Rate	Discount	Subtotal	Extended
4/20/19	Obstacle Course	1	\$300	20%	\$240	\$240
	Large Slide	1	\$300	20%	\$240	\$240
	Kids Combo bounce house	1	\$300	20%	\$240	\$240
Subtotal						\$720
Less cash advanced						
Total owed to you						
Total due						\$720

Employee signature: Items ordered 4-1-19

Date:

Approved by: _____

Date:

**Meadow View at Twin Creeks
COMMUNITY DEVELOPMENT DISTRICT**

General Fund

Check Request

Date	Amount	Authorized By
April 11, 2019	\$292.00	Daniel Laughlin

Payable to:

Department of Business and Professional Regulation (#37)
--

Date Check Needed:

Budget Category:

ASAP	1-320-572-44204
------	-----------------

Intended Use of Funds Requested:

Food License Permit
<i>(Attach supporting documentation for request.)</i>

DIVISION OF HOTELS AND RESTAURANTS LICENSE FEE CALCULATOR
PUBLIC FOOD SERVICE ESTABLISHMENTS

NOTE: The results of the calculation are only as good as the information input. If you are unsure of your input or have questions, please call the Customer Contact Center at 850.487.1395 before paying. License fees are only part of the requirements for licensure. For renewals, please check DBPR Online Services.

1. What Florida county is your business in?
 Choose one.

Polk	↑
Putnam	
St. Johns	
St. Lucie	
Santa Rosa	
Sarasota	
Seminole	↓

Applications should be submitted online or mailed to:
Division of Hotels and Restaurants
Bureau of Central Intake
2601 Blair Stone Rd
Tallahassee, FL 32399-0783

That county is in District 5
 The district office is located at:
 Suite 254B, 3300 Building
 4161 Carmichael Avenue
 Jacksonville, Florida
 32207-2353

2. What kind of license are you applying for?
 Choose one.

Permanent Food Service - Seating	↑
Permanent Food Service - Nonseating	
Theme Park Food Cart	
Catering	
Mobile Food Dispensing Vehicle or Hot Dog	
Vending Machine	
Temporary Event Vendor: 1-3 days	
Temporary Event Vendor: 4-30 days	↓

Next renewal: **June 1, 2019**
 Last renewal: **June 1, 2018**

3. Enter a number for how many seats will be covered under this license: Permanent Food Service Seating ONLY.

****All other license types are 0****

0

4. Are you filing for plan review with your license?
 (Forms 7030 & 7031 only)

☒ Yes

5. Is this a:

- ☒ New License
 or Owner Change?
☐ Renewal?

6. Opening date?

6/1/19

*Half-year fees are not applicable to renewals, temporary event vendors or new licenses of more than 180 days.

Plan Review Fee	
Application Fee	\$ 50.00
Basic Fee	\$ 220.00
Capacity Fee	
HEP Fee	\$ 10.00
Epi Fee	\$ 12.00
*1/2 Yr Basic	
*1/2 Yr Capacity	
*1/2 Yr HEP	
*1/2 Yr Epi	

Total Fee \$292.00

LICENSE TYPE DEFINITION (Scroll down for more information)

Rule 61C-1.002(5)(a)1., Florida Administrative Code: Permanent – Permanent nonseating establishments are classified as those fixed public food service establishments for which the sole service provided is intended as take-out or delivery, or which do not otherwise provide accommodations for consumption of food by guests on the premises, or premises under the control of the operator. For the purposes of this section, establishments located at food courts and malls are classified in this manner as long as seating is not provided within the premises of the establishment itself.

Municipal Asset Management, Inc.

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

INVOICE

INVOICE NO: 0617214

DATE: 4/1/2019

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



1-32-572-45915
14

DUE DATE	RENTAL PERIOD
5/7/2019	

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

TOTAL DUE

\$2,307.62

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

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

THANK YOU FOR YOUR BUSINESS!

Invoice #	Due Date	Total Due	Amount Enclosed
0617214	5/7/2019	\$2,307.62	

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

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

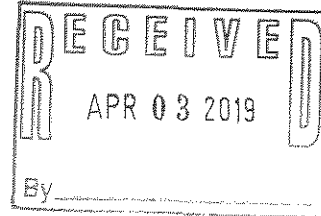
Riverside Management Services, Inc

9655 Florida Mining Blvd West
Suite 305
Jacksonville, FL 32257

Invoice

Date	Invoice #
4/1/2019	14

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



P.O. No.	Terms	Project

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

2000
4.1.19



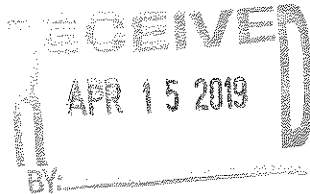
Phone: 877-436-4427 Fax: 844-393-9006
Email: customerservice@onlyfng.com

Invoice

MDG2019 00000115 01



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



Billing Group #:	39005
Invoice Date:	April 09, 2019
Invoice #:	281907ES
Due Date:	May 02, 2019
Current Charges:	\$65.76
Last Payment:	\$19.17
Payment Date:	March 29, 2019
Prior Balance Due:	\$2.17
Total Amount Due:	\$67.93



Description	Term	Therm	Cost
INSIDE FERC FGT Z3	03/04/19 - 04/02/19	97.60	\$35.72
Fuel	03/04/19 - 04/02/19	3.15	\$1.15
Commodity Charges Sub Total:		100.75	\$36.87
Transportation			\$9.54
Transportation Charges Sub Total:			\$9.54
Customer Charge			\$5.95
Finance Charge			\$10.00
Miscellaneous Charges Sub Total:			\$15.95
Pre-Tax Sub Total:			\$62.36
Sales Taxes			\$3.40
Taxes Sub Total:			\$3.40
Total Current Charges:			\$65.76
Prior Balance Due:			\$2.17
Total Amount Due:			\$67.93

Thank you for your business.

1-32-572-45913
21

Please detach and remit this portion with your payment

Billing Group #:	39005	Meadow View at Twin Creeks C
Invoice Date:	April 09, 2019	Accounts Payable
Invoice #:	281907ES	475 W. Town Place #114
Due Date:	May 02, 2019	St Augustine, FL 32092-0000
Current Charges:	\$65.76	
Last Payment:	\$19.17	
Payment Date:	March 29, 2019	
Prior Balance Due:	\$2.17	
Total Amount Due:	\$67.93	
Amount Paid:		

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

Wire/ACH Payment To:

Bank: Wells Fargo Bank Atlanta GA

ABA #: 121000248

Acct Name: Florida Natural Gas

Account #: 2000036933330

Mail Payment To:

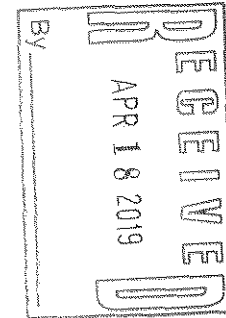
Florida Natural Gas
P.O. Box 934726
Atlanta, GA 31193-4726

Leah Tincher - Reimbursements for Beacon Lake

Constant Contact - Yearly Fee <i>os</i>	\$204.00	\$204.00
Easter Bunny Costume- For Easter Egg Hunt <i>SE</i>	\$87.19	\$87.19
Big Lots- Lost & Found Container -- Storage Containers <i>RR</i>	\$99.30	\$99.30
Dollar Store - Supplies for the Easter Egg Hunt <i>SE</i>	\$17.12	\$17.12

TOTAL

\$407.61



beaconmanager@rmsnf.com

From: Constant Contact Billing <notification@constantcontact.com>
Sent: Monday, April 8, 2019 9:47 AM
To: beaconmanager@rmsnf.com
Subject: Constant Contact Payment Receipt for Leah Tincher

Thank you for your recent payment. Your payment receipt is found below.



Payment Receipt
for April 8, 2019

Beacon Lake
Attn.: Leah Tincher
11502 Eagle Crest Lane
850 Beacon Parkway
Jacksonville, FL 32258
US
904-217-3052

Today's Date: April 8, 2019
Payment Date: April 8, 2019
Payment Method: American Express (last 4 digits: 2004)
User Name: beaconmanager@rmsnf.com

Thank you for your payment!

Description	Amount Paid
Payment - Credit Card - 2004	\$204.00

Amounts shown may reflect sales tax which is applicable in certain areas.

Note you can continue to view payment receipts online. Log into your Constant Contact account, click the [My Account](#) link in the upper right hand corner of the Home page, and choose the View Payment Receipts option.

You may also use the Opt In/Out of Payment Receipt E-Mails link on the [My Account](#) page to opt out of receiving payment receipt emails in the future.

We appreciate your business.
Best Regards,
Constant Contact Billing
1601 Trapelo Road, Suite 329 - Waltham, MA 02451

Questions? Please give us a call!
US / Canada Toll Free: (855) 229-5506
UK Toll Free: 0808-234-0942
Outside US / Canada: 0808-234-0945

Need to cancel your account? Just give us a call!
US / Canada Toll Free: 855-229-5506
UK Toll Free: 0808-234-0945
Outside US / Canada: +1 781-472-8120

132057200 44302

Please do not reply to this email, as the reply address does not go to a monitored mailbox. If you have additional questions, please visit our Help Center at <http://www.constantcontact.com/help>.



Search



Order #3681993-650024

1 item

Apr 7, 2019

\$87.19Arrives by **Fri, Apr 12**[Track Shipment](#)

On its way

Order received

Delivered

Shipping to: Leah Tincer

11502 Eagle Crest Lane, Jacksonville, FL 32258



Deluxe Easter Bunny Men's Adult Halloween Costume, L

Sold by Pure Costumes

\$87.19[Contact seller](#)[Return or replace](#) until Sat, Jul 13

Order summary

Subtotal (1 item)	\$87.19
Shipping	Free
Tax ⓘ	\$0.00
Total	\$87.19

Payment method

American Express ending in 2004

1300 57010 49400
Special Thanks

[Feedback](#)

BIG LOTS

BIG LOTS STORE #0517
BEAUTIFUL VILLAGE SHOPPING CEN
9718 OLD SAINT AUGUSTINE RD
JACKSONVILLE FL 32257-0540
904-242-2293

04/14/2019 5:12 PM

01756425

SALE



050517 0001 12200 020100414 200
040 GALVINIZED HAMPER W. 24.00 T C
010412742 1 @ 24.00
CLEAR STORAGE CUBO 08 30 T C
170005493 8 @ 8.60
Sub-Total 92.80
FL 7% Taxable 92.80
FL 7% Tax 6.50
Total Sales Tax 6.50
Total 99.30

AMEX 050499.00
Account: 2004
Token: 2004
Authorization Code: 089742
CTrout: 02040032
Card Entry Mode: ChipRead

CVM: Signature
CVM Results: 1E0000
AID: A0000000025010001
App Label: AMERICAN EXPRESS
App Country: am 5757B299A2523056

Total Tender 99.30
Change Due 0.00

Loyalty #XXXXXX200445

Visit www.biglots.com/rewards
to access your rewards account

Thank you for shopping at Big Lots!

See back of receipt for refund details

LET US KNOW HOW WE ARE DOING!
TAKE THE BIG LOTS CUSTOMER SURVEY
AND TELL US WHAT YOU THINK!
YOU COULD WIN A \$1000 BIG LOTS GIFT
CARD!

Comparta su opinión en una breve
encuesta para la oportunidad de ganar

No Purchase Necessary. Enter for a
chance to win a \$1000.00 Gift Card. One
Prize Winner is awarded monthly.
Sweepstakes ends 05/04/19. Must be 18
years old to enter. Please visit
www.BigLotsSurvey.com or Call
806-219-5606 for Official Rules and how
to enter without making a Purchase or
completing a survey. Void where
prohibited.

To donate to Nationwide Children's
Hospital, please ask a cashier
or to donate online go to
www.biglots.com/give4kids
and select the Donate Online button.

BIG Rewards benefits! Earn a
reward every 3 purchases. Plus, win
a furniture bonus reward and
birthday surprise. Sign up in store or
go to www.biglots.com/rewards to
learn more and register online.

RETURNS WITH THIS RECEIPT WILL
BE ACCEPTED THROUGH

DOLLAR TREE

Store# 260

(904) 880-5707

11250 St Augustine Plaza
Suite 29

Jacksonville FL 32257-1088

DESCRIPTION	QTY	PRICE	TOTAL
FLUFFY STUFF	1	1.00	1.00T
FLUFFY STUFF	1	1.00	1.00T
SIXLETS PASTEL	1	1.00	1.00T
SIXLETS PASTEL	1	1.00	1.00T
SIXLETS PASTEL	1	1.00	1.00T
SIXLETS PASTEL	1	1.00	1.00T
SIXLETS PASTEL	1	1.00	1.00T
SIXLETS PASTEL	1	1.00	1.00T
SIXLETS PASTEL	1	1.00	1.00T
SIXLETS PASTEL	1	1.00	1.00T
STREAMER BTRCUP 2P	1	1.00	1.00T
STREAMER BTRCUP 2P	1	1.00	1.00T
POM POM BUTTERCUP	1	1.00	1.00T
POM POM BUTTERCUP	1	1.00	1.00T
POM POM BUTTERCUP	1	1.00	1.00T
POM POM BUTTERCUP	1	1.00	1.00T

Sub Total \$16.00
SALES TAX \$1.12
Total \$17.12
Cash \$20.12

CHANGE =====> \$-3.00

Thank You for Shopping at Dollar Tree
Where Everything's \$1.00
Now Shop On-Line at DollarTree.com

* WE VALUE YOUR OPINION! *
* Please provide your feedback at *
* www.dollartreefeedback.com *
* Receive chances to win \$1,000 daily plus *
* instant prizes valued at \$1,500 weekly *
* or by calling 1-877-368-2540. *
* For complete rules, eligibility and sweepstakes *
* period and previous winners please visit *
* www.dollartreefeedback.com *
* No purchase/survey required to enter. *
* Sweepstakes sponsored by Empathica, Inc. *
* across multiple international clients. *
* Survey Code: 4406 0423 1202 0104 *
* *
* We will gladly exchange any unopened item *
* with original receipt. We do not offer refunds. *

4123 00260 02 022 21467313 4/14/19 17:34
Sales Associate:Hanan

1320 57200 49400
Special Parents



Invoice

Date
Invoice #3/5/2019
131295584502

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

Terms	Net 20
Due Date	3/25/2019
PO #	
Delivery Ticket #	Sales Order #1325458
Delivery Date	3/1/2019
Delivery Location	Meadow View at Twin Creeks CDD Activity Po...
Customer #	13BEA030

Bill To

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

Ship To

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

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

1.32.572.45506
22

Item ID	Item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	100	gal	1.50	150.00
160-050	Pool Acid bulk by Gallon	15	gal	3.00	45.00
<div data-bbox="446 955 763 1165"><div>RECEIVED</div><div>APR 17 2019</div><div>By _____</div></div>					

Total 195.00
Amount Due \$195.00

Remittance Slip

Customer
13BEA030
Invoice #
131295584502

Amount Due \$195.00

Amount Paid _____

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295584502



Invoice

Date
Invoice #3/5/2019
131295584510

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

Terms	Net 20
Due Date	3/25/2019
PO #	
Delivery Ticket #	Sales Order #1325459
Delivery Date	3/1/2019
Delivery Location	Meadow View at Twin Creeks CDD Pool
Customer #	13BEA030

Bill To

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

Ship To

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

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

1-32-572-45506
22

Item ID	Item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	400	gal	1.50	600.00
160-050	Pool Acid bulk by Gallon	45	gal	3.00	135.00
135-010	Sodium Bicarbonate 50# bag	2		25.00	50.00
<div>RECEIVED APR 17 2019 By _____</div>					

Total 785.00
Amount Due \$785.00

Remittance Slip

Customer
13BEA030
Invoice #
131295584510

Amount Due \$785.00

Amount Paid _____

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295584510

10	11	12	13	14	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT	
03/03		Balance Forward							\$-511.54
03/11 03/11	103152140-03112019	March Audit Comm and BOS Meetings	SA St Augustine Record	1.00 x 5.2500	5.25	1	\$8.98		\$47.15
03/11 03/11	103152140-03112019	March Audit Comm and BOS Meetings	SA St Aug Record Online	1.00 x 5.2500	5.25	1	\$8.97		\$47.09
03/18 03/18	103152168-03182019	Rule Development	SA St Augustine Record	1.00 x 3.7500	3.75	1	\$8.98		\$33.68
03/18 03/18	103152168-03182019	Rule Development	SA St Aug Record Online	1.00 x 3.7500	3.75	1	\$8.97		\$33.64
03/19 03/19	103152274-03192019	RULEMAKING HEARING	SA St Augustine Record	2.00 x 8.2500	16.5	1	\$8.98		\$148.17
03/19 03/19	103152274-03192019	RULEMAKING HEARING	SA St Aug Record Online	2.00 x 8.2500	16.5	1	\$8.97		\$148.01
03/27 03/27	103158347-03272019	REQUEST FOR PROPOSALS LANDSCAPE AND IRRIGATION MAINTENANCE	SA St Augustine Record	2.00 x 6.0000	12	1	\$8.98		\$107.76
03/27 03/27	103158347-03272019	REQUEST FOR PROPOSALS LANDSCAPE AND IRRIGATION MAINTENANCE	SA St Aug Record Online	2.00 x 6.0000	12	1	\$8.97		\$107.64
PREVIOUS AMOUNT OWED:				\$-511.54					
NEW CHARGES THIS PERIOD:				\$673.14					
CASH THIS PERIOD:				\$0.00					
DEBIT ADJUSTMENTS THIS PERIOD:				\$0.00					
CREDIT ADJUSTMENTS THIS PERIOD:				\$0.00					
We appreciate your business.									
So that we may serve you better, please remit the amount due. New business is dependent on prompt payments. Please include the remittance stub and input your account number on your check. Thank you.									
<div>RECEIVED APR 10 2019 BY: _____</div>									
1-31-513-48 2									

INVOICE AND STATEMENT OF ACCOUNT

AGING OF PAST DUE ACCOUNTS

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE



21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS	* UNAPPLIED AMOUNT	23	TOTAL AMOUNT DUE	
	\$673.14		\$80.78	\$0.00	\$0.00	\$592.32		\$161.60	
SALES REP/PHONE #		25	ADVERTISER INFORMATION						
Melissa Rhinehart 904-819-3423		1	BILLING PERIOD	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	2	ADVERTISER/CLIENT NAME
			03/04/2019 - 03/31/2019		15651		15651		MEADOW VIEW AT TWIN CREEKS CDD

MAKE CHECKS PAYABLE TO

The St. Augustine Record Dept 1261
 PO Box 121261
 Dallas, TX 75312-1261

Payment is due upon receipt.

The St. Augustine Record

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



The St. Augustine Record Dept 1261
 PO Box 121261
 Dallas, TX 75312-1261

1		BILLING PERIOD		2		ADVERTISER/CLIENT NAME			
		03/04/2019 - 03/31/2019				MEADOW VIEW AT TWIN CREEKS CDD			
COMPANY	23	TOTAL AMOUNT DUE		* UNAPPLIED AMOUNT		3	TERMS OF PAYMENT		
SA 7		\$161.60		\$592.32		NET 15 DAYS			
21	CURRENT NET AMOUNT		22	30 DAYS		60 DAYS		OVER 90 DAYS	
		\$673.14		\$80.78		\$0.00		\$0.00	
4	PAGE #	5	BILLING DATE	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	24	STATEMENT NUMBER
		03/31/2019		15651		15651		0000041953	

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS



8 - 3222

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



The St. Augustine Record
 Dept 1261
 PO Box 121261
 Dallas, TX 75312-1261

Mon, Mar 18, 2019
9:11:26AM

Legal Ad Invoice

The St. Augustine Record

Send Payments to:
The St. Augusting Record Dept 1261
PO Box 121261
Dallas, TX 75312-1261

Acct: 15651
Phone: 9049405850
E-Mail:

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

Client: MEADOW VIEW AT TWIN CREEKS (City: SAINT AUGUSTINE State: FL Zip: 32092

Ad Number: 0003152168-01

Start: 03/18/2019

Placement: SA Legals

Copy Line: NOTICE OF RULE DEVELOPMENT BY THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

Caller: COURTNEY HOGGE

Issues: 1

Rep: Melissa Rhinehart

Paytype: BILL

Stop: 03/18/2019

Lines 43
Depth 3.75
Columns 1

Price \$67.32

~~\$67.32~~

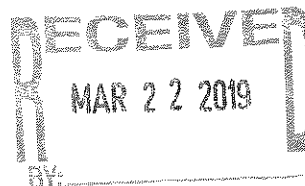
NOTICE OF RULE DEVELOPMENT BY THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

In accord with Chapters 190 and 120, *Florida Statutes*, the Meadow View at Twin Creeks Community Development District ("District") hereby gives notice of its intent to adopt its Amenities Rules and Policies, Amenity Rates and Disciplinary and Enforcement Rule (together, "Amenity Rules"), all of which govern the operation of the District's amenity facilities and other properties.

The purpose and effect of the Amenity Rules is to provide for efficient and effective District operations of the District's amenity facilities and other properties by setting policies, regulations, rates and fees to implement the provisions of Section 190.035, *Florida Statutes*. Specific legal authority for the rules includes Sections 190.035(2), 190.011(5), 190.012, 120.54, 120.69 and 120.81, *Florida Statutes* (2018).

A public hearing will be conducted by the District on Thursday, April 18, 2019, at 10:00 a.m., at the offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092. A copy of the proposed Amenity Rules may be obtained by contacting the District Manager at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling (904) 940-5850.

Jim Oliver
District Manager
0003152168 March 18, 2019



THE ST. AUGUSTINE RECORD
Affidavit of Publication

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

SAINT AUGUSTINE, FL 32092

ACCT: 15651
AD# 0003152168-01

PO#

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF INTENT** in the matter of **Rule Development** was published in said newspaper on 03/18/2019.

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

**NOTICE OF RULE DEVELOPMENT
BY THE MEADOW VIEW AT TWIN
CREEKS COMMUNITY
DEVELOPMENT DISTRICT**

In accord with Chapters 190 and 120, *Florida Statutes*, the Meadow View at Twin Creeks Community Development District ("District") hereby gives notice of its intent to adopt its Amenities Rules and Policies, Amenity Rates and Disciplinary and Enforcement Rule (together, "Amenity Rules"), all of which govern the operation of the District's amenity facilities and other properties.

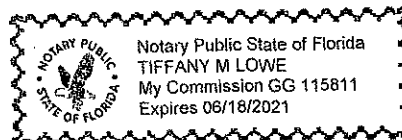
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Jim Oliver
District Manager
0003152168 March 18, 2019

Sworn to and subscribed before me this MAR 18 2019 day of _____
by [Signature] who is personally known to me
or who has produced as identification

[Signature]
(Signature of Notary Public)



Mon, Mar 11, 2019
7:52:36AM

Legal Ad Invoice

The St. Augustine Record

Send Payments to:
The St. Augustine Record Dept 1261
PO Box 121261
Dallas, TX 75312-1261

Acct: 15651
Phone: 9049405850

E-Mail:

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

Client: MEADOW VIEW AT TWIN CREEKS (**City:** SAINT AUGUSTINE **State:** FL **Zip:** 32092

Ad Number: 0003152140-01

Start: 03/11/2019

Placement: SA Legals

Copy Line: NOTICE OF AUDIT COMMITTEE MEETING AND REGULAR MEETING OF THE BOARD OF SUPERVISORS OF THE ME

Caller: COURTNEY HOGGE

Issues: 1

Rep: Melissa Rhinehart

Paytype: BILL

Stop: 03/11/2019

Lines 62
Depth 5.25
Columns 1

Price \$94.24

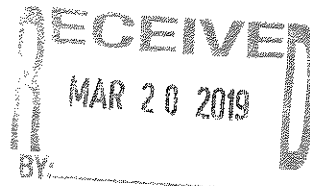
**NOTICE OF AUDIT COMMITTEE
MEETING AND REGULAR
MEETING OF THE BOARD OF
SUPERVISORS OF THE MEADOW
VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT
DISTRICT**

The Board of Supervisors of the Meadow View at Twin Creeks Community Development District will hold a regular meeting on Thursday, March 21, 2019 at 10:00 a.m. at the offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092. Immediately prior to the regular meeting will be an audit committee meeting for the purpose of determining auditor selection evaluation criteria. The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling (904) 940-5850.

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

A person who decides to appeal any decision made at these meetings with respect to any matter considered 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 Oliver
District Manager
0003152140 March 11, 2019



THE ST. AUGUSTINE RECORD
Affidavit of Publication

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

SAINT AUGUSTINE, FL 32092

ACCT: 15651
AD# 0003152140-01
PO#

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF MEETING** in the matter of **March Audit Comm and BOS Meetings** was published in said newspaper on 03/11/2019.

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

Sworn to and subscribed before me this _____ day of **MAR 11 2019**

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

Tiffany M. Lowe
(Signature of Notary Public)

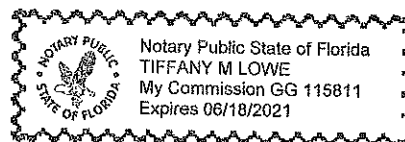
NOTICE OF AUDIT COMMITTEE
MEETING AND REGULAR
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James Oliver
District Manager
0003152140 March 11, 2019



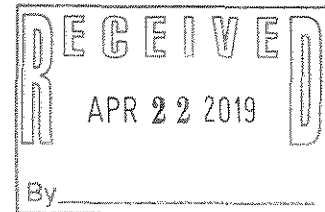
Riverside Management Services, Inc

9655 Florida Mining Blvd West
Suite 305
Jacksonville, FL 32257

Invoice

Date	Invoice #
3/31/2019	16

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



P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
69.66	Lifeguard Services - March 2019 320,572,45501 20	16.00	1,114.56
Total			\$1,114.56

RHW
4,17,19

Riverside Management Services, Inc.
9835 Florida Mining Blvd., Building 300, Suite 305, Jacksonville, Florida 32257

MVTC CDD

LIFEGUARD INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
69.66	Lifeguard Services	\$ 16.00	\$ 1,114.56
	Covers Period: March 2019		<u>\$ 1,114.56</u>

LIFEGUARDS #320-572-45501

MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
LIFEGUARD BILLABLE HOURS

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/16/19	4.5	A.S.	Lifeguarding
3/16/19	4.5	O.N.	Lifeguarding
3/16/19	4.75	J.S.	Lifeguarding
3/17/19	3.75	A.S.	Lifeguarding
3/17/19	3.75	O.N.	Lifeguarding
3/17/19	4	J.S.	Lifeguarding
3/22/19	6.5	J.S.	Lifeguarding
3/23/19	5.67	A.S.	Lifeguarding
3/23/19	4.4	K.S.	Lifeguarding
3/23/19	6.17	A.V.	Lifeguarding
3/24/19	5.9	A.S.	Lifeguarding
3/24/19	5.9	A.V.	Lifeguarding
3/30/19	2.1	A.V.	Lifeguarding
3/31/19	3.97	A.V.	Lifeguarding
3/31/19	3.8	K.S.	Lifeguarding

TOTAL	<u>69.66</u>
-------	--------------

Supervisor	
Lifeguarding	69.66

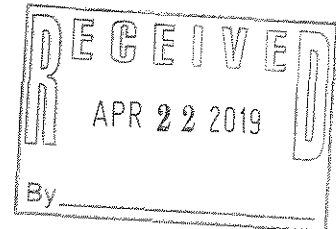
Riverside Management Services, Inc

9655 Florida Mining Blvd West
Suite 305
Jacksonville, FL 32257

Invoice

Date	Invoice #
4/15/2019	15

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



P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Facility Maintenance March 1 - March 31, 2019	570.39	570.39
	Maintenance Supplies	382.29	382.29
	 Facility Maint. \$ 815.00 320,572,45508		
	 Office Supplies \$ 137.68 320,572,44208 20		
		Total	\$952.68

Rmw
4, 18, 19

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/5/19	1	K.B.	Replaced signage that had been blown down by wind at the Boat House
3/5/19	3	B.L.	Modify & Install 2 Thermostat covers - one in gym area and one in kitchen area; p/u supplies
3/8/19	0.5	C.P.	Performed maintenance work on tennis court windscreen
3/11/19	3	B.L.	Modify and install 1 Thermostat cover in gym (bike area); Home Depot trip for product - bring back to shop to modify to fit size of thermostat
3/13/19	2	C.P.	Removed trash and debris around amenity center, parking lot, round a bout, dog park, sand at
3/15/19	0.5	C.P.	Blow off leaves and debris from tennis courts
3/18/19	0.5	C.P.	Removed debris around amenity center, parking lot and dog park
3/20/19	0.5	C.P.	Blow off leaves and debris from tennis courts, picked up trash around parking lot
3/29/19	1	K.B.	Sprayed deck chairs at pool to remove ash and pollen residue
3/29/19	3	B.L.	Cleaned pool side furniture to remove burned ash from contractors

TOTAL 15

MILES 102

*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.446

MAINTENANCE BILLABLE PURCHASES

Period Ending 04/5/19

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
(MVTC)				
MEADOWVIEW AT				
TWIN CREEKS CDD				
	3/5/19	Thermostat Covers (2)	45.95	B.S.
	3/5/19	Windex Cleaner	4.57	B.L.
	3/11/19	Wall Anchors	11.91	B.L.
	3/11/19	Thermostat Cover	21.71	B.L.
	3/19/19	Site Map Copy (5)	21.97	B.S.
	3/22/19	Ink, Stamps	104.93	L.T.
	3/27/19	100' Hose (2)	91.95	B.S.
	3/27/19	Hose Mount (2)	28.70	B.S.
	3/27/19	Trigger Hose Nozzle (2)	11.43	B.S.
	3/27/19	Wall Cover Plate	2.12	B.S.
	3/27/19	Tapcon	4.51	B.S.
	3/27/19	Wood Screws	1.36	B.S.
	3/28/19	Site Map Prints	9.42	B.S.
	3/29/19	Heavy Duty Trashbags	21.76	R.M.

TOTAL \$382.29