

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

*JUNE 20, 2019*

# *Meadow View at Twin Creeks*

## *Community Development District*

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

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

June 13, 2019

Board of Supervisors  
Meadow View at Twin Creeks  
Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Meadow View at Twin Creeks Community Development District is scheduled for **Thursday, June 20, 2019 at 10:00 a.m.** at the offices of **Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092**. Following are the advance agendas for the meetings:

- I. Call to Order
- II. Public Comment
- III. Minutes
  - A. Approval of the Minutes of the May 16, 2019 Board of Supervisors Meeting
  - B. Acceptance of the Minutes of the May 16, 2019 Audit Committee Meeting
- IV. Acceptance of the FY19 Audit Engagement Letter with Grau & Associates
- V. Ratification of Agreements
  - A. Clary & Associates – Platting of Phase 2A
  - B. Clary & Associates – Platting of Phase 2C
  - C. ECS Florida, LLC – Construction Material Testing for Phase 3A
- VI. Consideration of Proposals for Lake Maintenance
- VII. Update Regarding the Fiscal Year 2020 Budget
- VIII. Update Regarding Process and Timeline for Next Bond Series Issue
- IX. Update Regarding Amenity Center Operations and Events
- X. Staff Reports
  - A. District Counsel
  - B. District Engineer - Requisition Summary
  - C. District Manager
  - D. Amenity Manager – Report
- XI. Financial Reports
  - A. Balance Sheet and Income Statement
  - B. Assessment Receipts Schedule
  - C. Check Register
  - D. Funding Request No. 36
- XII. Supervisors' Requests and Audience Comments
- XIII. Next Scheduled Meeting – July 18, 2019 at 10:00 a.m. at the offices of GMS

#### XIV. Adjournment

Enclosed under the third order of business are copies of the minutes of the May 16, 2019 Board of Supervisors meeting and audit committee meeting for your review.

The fourth order of business is acceptance of the FY19 audit engagement letter with Grau & Associates. A copy of the engagement letter is enclosed for your review.

The fifth order of business is ratification of agreements. Copies of executed agreements with Clary & Associates (for patting services) and ECS, Florida, LLC (for material testing) are enclosed for your review and approval.

The sixth order of business is consideration of proposals for lake maintenance. Copies of proposals from Lake Doctors and Future Horizons are enclosed for your review and approval.

The seventh order of business is update regarding the FY20 budget. A copy of the approved budget is enclosed for discussion purposes.

Enclosed under financial reports is the balance sheet and income statement, assessment receipts schedule, funding request and check register for your review.

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

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

Sincerely,

*James Oliver*

James Oliver

District Manager  
Meadow View at Twin Creeks  
Community Development District

## *AGENDA*



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

Thursday  
June 20, 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.meadowviewattwincreeksbdd.com](http://www.meadowviewattwincreeksbdd.com)

- I. Call to Order
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  - A. Approval of the Minutes of the May 16, 2019 Board of Supervisors Meeting
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  - B. District Engineer - Requisition Summary

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

XI. Financial Reports

- A. Balance Sheet and Income Statement
- B. Assessment Receipts Schedule
- C. Check Register
- D. Funding Request No. 36

XII. Supervisors' Requests and Audience Comments

XIII. Next Scheduled Meeting – July 18, 2019 at 10:00 a.m. at the offices of GMS

XIV. Adjournment

## *MINUTES*

*A.*

MINUTES OF MEETING  
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Meadow View at Twin Creeks Community Development District was held on Thursday, May 16, 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
Daniel Blanchard	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
Lisa Cathell	BBX Capital

The following is a summary of the discussions and actions taken at the May 16, 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 10:00 a.m.

**SECOND ORDER OF BUSINESS**

**Public Comment**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the April 18, 2019 Meeting**

On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor the minutes of the April 18, 2019 meeting were approved as presented.
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**FOURTH ORDER OF BUSINESS****Ratification of Landscape Maintenance Agreement with Yellowstone**

Mr. Oliver stated you went through the RFP process and Yellowstone was selected. Counsel prepared the contract and it has been signed by both the CDD and Yellowstone and their start date was actually May 15<sup>th</sup>.

On MOTION by Mr. Lyman seconded by Mr. Parker with all in favor the agreement with Yellowstone Landscape was ratified.

**FIFTH ORDER OF BUSINESS****Consideration of Resolution 2019-10, Approving the Proposed Budget for Fiscal Year 2020 and Setting a Public Hearing Date for Adoption**

Mr. Oliver stated the public hearing date will be August 15<sup>th</sup> at 10:00 a.m. at this location. We're required by Florida Statutes to approve a proposed budget by June 15<sup>th</sup> and set a public hearing no sooner than 60 days thereafter so we will refine the budget over the next 90 days. The budget that you see in your agenda package is the first hack at that budget and although you see anticipated growth in the expenditures we don't necessarily have to spend all of that line item. We are funded in two ways; the assessments on the lands out there and the developer makes up the difference. Those developer contributions are paid only for actual expenditures.

Mr. Parker stated I've been through the budget and I'm okay making a motion to approve with this with the understanding that we're going to look into any refinements, such as whether there's going to be an increase in assessment.

On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor resolution 2019-10, approving the proposed budget for fiscal year 2020 and setting a public hearing date for August 15, 2019 at 10:00 a.m. at the offices of GMS was approved.

**SIXTH ORDER OF BUSINESS****Acceptance of the Audit Committee's Recommendation**

Mr. Oliver stated the audit committee ranked the one proposal we received and selected Grau & Associates.

On MOTION by Mr. Parker seconded by Mr. Lyman with all in favor accepting the audit committee's ranking and authorizing staff to enter into a contract with Grau & Associates was approved.

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

Mr. Stephens stated the fencing of the tennis court from the storm damage is scheduled for next week as they are waiting for the materials to come in. The epoxy paint coating has been applied to the crew house floor and Riverside Management is continuing to pressure clean all of the pool furniture weekly. The locks for the kitchen doors are in and those will be installed next week. We installed hooks in the crew house for all of the kayak equipment and all of the kayaks and the accessories are in.

We currently don't have a service provider for spraying the lakes. Do we want to start soliciting proposals for them? I know it's in the budget.

Mr. Lyman stated yes we do.

Mr. Oliver stated get those proposals and we will get with the Chairman on it so we can go ahead and get it in motion and we can ratify it at the next meeting.

Ms. Tinchler stated we have events going on every week during the summer. Last Friday we had the first movie night and there were over 50 families there. The residents really enjoy the food trucks every Friday and the families and their friends can join in. I decided to have a 4<sup>th</sup> of July party so we have a DJ coming and he's going to do water games. Then we're going to do a Back to School Bash.

Mr. Parker stated one of the other things we talked about between the builders, Leah and us is to do something for the parents such as a wine tasting so Leah is going to give it something thought, I invited the builders to give some feedback and maybe that will be on a Saturday night.

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

Mr. Earlywine stated we had briefly spoken about trying to recover our bid bonds from December and ultimately we were able to get the bonding company to pay over the amount of the bond so we have an extra \$50,000 and I believe it's in place in the construction account.

**B. District Engineer**

#### **4. Acceptance of the 2019 Annual Report**

Mr. Lockwood stated you are required annually per your indenture to provide an annual report on the facilities. Last year you really didn't own much of anything. We went through the property and most everything looks good. There was a minor issue with tennis courts, which you guys are aware of. It wasn't in the report but I had mentioned to Aaron there was a tree that was leaning pretty far so I think it should probably come down but other than that the facility is phenomenal.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor the 2019 annual engineer's report was accepted.

#### **1. Requisition Summary**

A copy of the requisition summary was included in the agenda package.

On MOTION by Mr. Bishop seconded by Mr. Kovacic with all in favor requisition numbers 105-120 were approved.

#### **3. ETM Work Authorization No. 16 for Phase 2 Modifications**

Mr. Lockwood stated this is for modifying phase two. We talked to the county and they are fine with it.

On MOTION by Mr. Kovacic seconded by Mr. Lyman with all in favor work authorization number 16 was ratified.

#### **2. Update on Change Order No. 2 – Beacon Lake**

Mr. Lockwood stated the board approved change order number two for Beacon Lake phase two subject to reviewing it further. When Rhett had done it they had overcharged us for clearing so I just wanted to let the board know we pulled it back. It wasn't intentional it was just the way the maps were laid out so I explained it to them and so the change order has a lesser amount than what the board had approved previously.

#### **C. District Manager – Report on the Number of Registered Voters (173)**

Mr. Oliver stated we have a letter from the St. Johns County Supervisor of Elections and it states that as of April 15, 2019 there are 172 registered voters in the district. It's required to put this on the record each year and the reason being is that when a district becomes at least



six years old and has 250 registered voters in the district it begins the transition to general elections so you will start the general elections in November 2022.

**D. Amenity Manager – Report**

The operations manager and amenity manager reviewed their reports under item VII.

**NINTH ORDER OF BUSINESS**

**Financial Reports**

**A. Balance Sheet & Income Statement**

**B. Assessment Receipts Schedule**

**C. Check Register**

Mr. Oliver stated we are at 81% collected on your assessment receipts schedule. You will be on the assessment roll next year.

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

**TENTH ORDER OF BUSINESS**

**Supervisors' Requests and Audience Comments**

Mr. Earlywine stated I wanted to touch base and see when you all might be looking to get bond proceeds.

Mr. Parker stated I would say we will probably get started on that in the next several weeks. I'm trying to pin down the timing of when we need that but it would probably make sense to go through it and we can time the closing to when we need it.

**ELEVENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – June 20, 2019 at 10:00 a.m. at the Offices of GMS**

Mr. Oliver stated the next scheduled meeting is June 20, 2019 at 10:00 a.m.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

*B.*

MINUTES OF MEETING  
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

The Meadow View at Twin Creeks Community Development District audit committee meeting was held on Thursday, May 16, 2019 at 10:00 a.m. at the offices of Governmental Management Services, 475 West Town Place, St. Augustine, Florida 32092.

Present and constituting a quorum were:

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

Also present were:

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Review and Ranking of Audit Proposals**

Mr. Oliver stated at a previous audit committee meeting the board approved the evaluation criteria. We've published a request for proposals and we received one audit proposal back from Grau & Associates. They've come in with a price of \$3,800, which is below the budgeted amount of \$5,000. Based on the complexities of a new district with all of this construction and additional bond issues that is a good price and I would recommend accepting their proposal.

On MOTION by Mr. Parker seconded by Mr. Kovacic with all in favor Grau & Associates proposal for audit services was accepted.
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**THIRD ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**FOURTH ORDER OF BUSINESS**

**Adjournment**

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

## *FOURTH ORDER OF BUSINESS*



# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
[www.graucpa.com](http://www.graucpa.com)

May 24, 2019

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

We are pleased to confirm our understanding of the services we are to provide Meadow View at Twin Creeks Community Development District, St. John's County, Florida ("the District") for the fiscal year ended September 30, 2019, with the option of two (2) additional one-year renewals. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Meadow View at Twin Creeks Community Development District as of and for the fiscal year ended September 30, 2019, with the option of two (2) additional one-year renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis.
- 2) Budgetary comparison schedule

## Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards

and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

### **Examination Objective**

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

### **Management Responsibilities**

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and

recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

#### **Audit Procedures—General**

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

#### **Audit Procedures—Internal Control**

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

#### **Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

#### **Engagement Administration, Fees, and Other**

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may



provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is **Jillian Burns** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates 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 Auditor 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 Grau & Associate'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 Grau & Associates, Grau & Associates 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 GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT (407) 841-5524, [jburns@gmscfl.com](mailto:jburns@gmscfl.com), OR AT 135 W. CENTRAL BLVD., SUITE 320, ORLANDO, FLORIDA 32801.**

This agreement provides for a contract period of one (1) year with the option of two (2) additional, one-year renewals upon the written consent of both parties. Our fee for these services will not exceed \$3,800 for the September 30, 2019 audit. The fees for the fiscal years 2020 and 2021 will not exceed \$3,900 and \$4,000, respectively, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District may terminate this agreement, with or without consent, upon thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the date of the notice of termination subject to any offsets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2016 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Meadow View at Twin Creeks Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



---

Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Meadow View at Twin Creeks Community Development District.

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

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

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



## 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.

A handwritten signature in black ink, reading "Anita Ford", written over a horizontal line.

Anita Ford, Chair  
AICPA Peer Review Board  
2016

*FIFTH ORDER OF BUSINESS*

*A.*





**bkovacic@bbxcapital.com**

May 30, 2019

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

Attn: Jim Oliver

Re: Beacon Lakes Phase 2A  
75 lots, 10 tracts  
St. Johns, Florida

Dear Mr. Oliver:

Pursuant to your request, we are pleased to submit to you our proposal for the surveying and mapping services on the above referenced property. The scope of our services to be provided is outlined as follows:

1. Perform a **Boundary Survey** of the site in accordance with the Standards of Practice of the State of Florida, Chapter 5J-17.05-FAC, F.S. and set **Permanent Reference Monuments**, both as required for platting per Chapter 177 F.S.
2. **Computation and Preparation of Plat**, per Chapter 177 F.S. and the St. Johns County requirements.
3. **Administer and Coordinate Plat Review** through St. Johns County.
4. Set **Front Lot Corners (one time)** (as required per Chapter 177 F.S. and the St. Johns County requirements).
5. Set **Rear Lot Corners (one time)** (as required per Chapter 177 F.S. and the St. Johns County requirements).
6. Set **Permanent Control Points** within twelve (12) months of recording plat (per Chapter 177 F.S.)

Initial \_\_\_\_\_  
May 30, 2019

Our fees to perform the above outlined scope of services will be according to the following schedule:

1. \$6,000.00 (Six Thousand Dollars)
2. \$2,850.00 (Two Thousand Eight Hundred Fifty Dollars)
3. \$1,500.00 + fees (One Thousand Five Hundred Dollars plus fees)
4. \$5,740.00 (Five Thousand Seven Hundred Forty Dollars)
5. \$3,825.00 (Three Thousand Eight Hundred Twenty-Five Dollars)
6. \$2,325.00 (Two Thousand Three Hundred Twenty-Five Dollars)

Whether this proposal is executed or not, the ordering of, acceptance of, or reliance on services performed by Clary & Associates, Inc. constitutes acceptance of the price and terms contained in the proposal.

**Any additional work or additional certifications requested outside of the above outlined scope of work can be quoted at that time on a lump sum basis or will be billed to you at our current hourly rates.** In addition to the lump sum fees in this contract, any out-of-pocket expenses, such as long-distance calls, printing, photostating, etc. will be billed to you at our cost.

**TERMS:**

The CLIENT will be billed on a progress-completed basis, and the **BILL WILL BE DUE UPON RECEIPT**. Balances outstanding more than thirty (30) days from the date of billing shall bear interest at the rate of one and one-half percent (1-1/2%) per month. All collection costs, including reasonable attorney's fees, shall be paid by the CLIENT. This agreement may be terminated without cause by either party upon fifteen (15) days written notice. In the event of termination, Clary & Associates, Inc. shall be compensated, as provided herein, for services performed to termination date and for all termination expenses.

We certainly appreciate the opportunity of submitting this proposal to you and if the above meets with your approval, please execute one copy of this agreement by initialing the preceding pages, signing below, and returning this to our office for our files. If you have any questions, please do not hesitate to call.

May 30, 2019

Page 3

Meadow View at Twin Creeks

This proposal consists of 4 pages. Any additions or exclusions to this document are not considered a part hereof.

Sincerely,  
Clary & Associates, Inc.  
*Professional Surveyors & Mappers*



Jeff Stenle  
President

JS/kml or bct

Company  
(CLIENT) Name: MEADOW VIEW AT TWIN CREEKS  
COMMUNITY DEVELOPMENT DISTRICT

Address: 475 WEST TOWN PLACE, SUITE 114

City: ST. AUGUSTINE State: FL Zip: 32092

Phone No: 904-940-5856 ~~Fax No:~~ JOLIVER@GMSNF.COM

E-Mail Address: BKOVACIC@BBXCAPITAL.COM

Name/Signature: BLAZE KOVACIC 

Title: VICE CHAIR Date: 6/11/2019



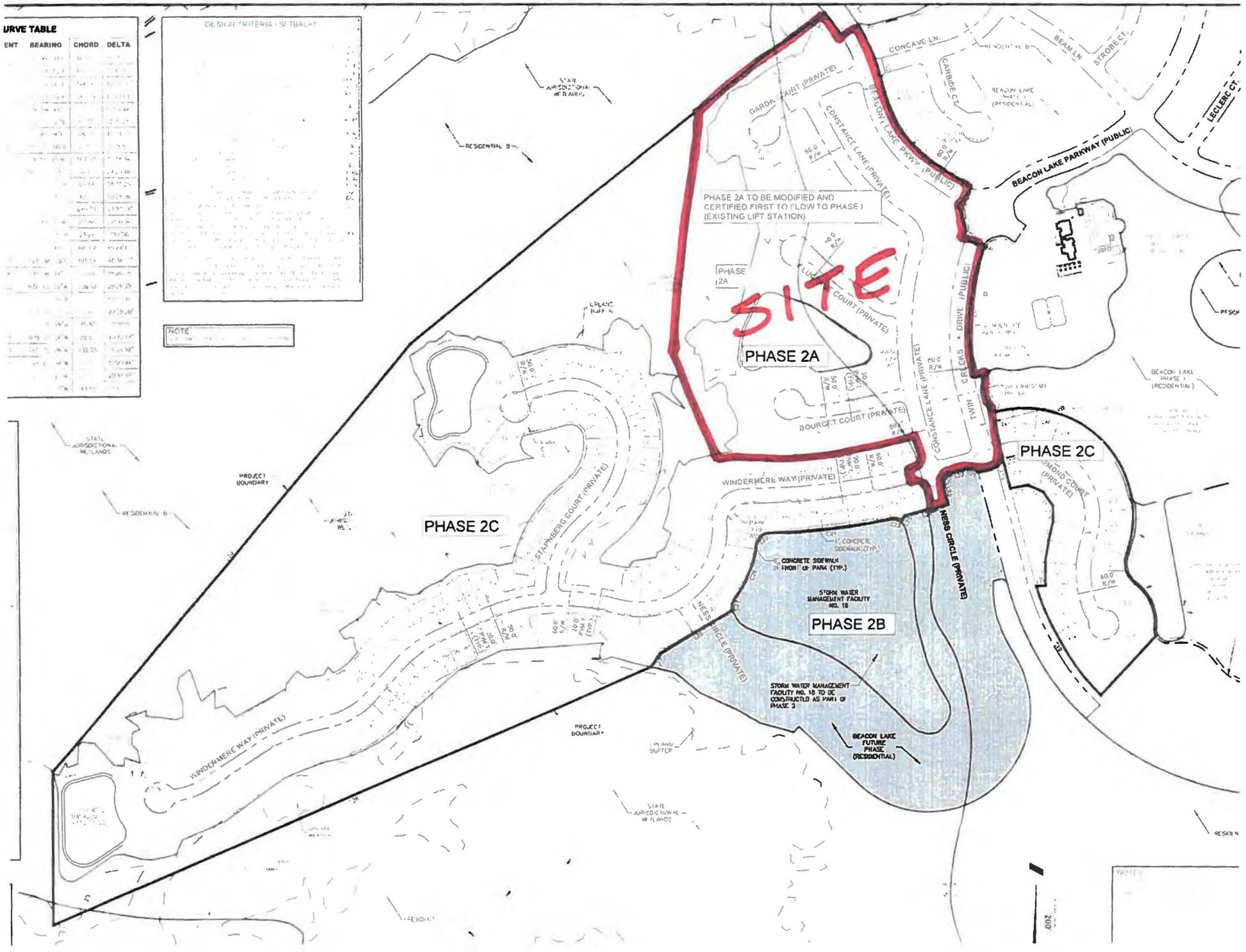
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NOTE



200

*B.*



**bkovacic@bbxcapital.com**

May 30, 2019

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

Attn: Jim Oliver

Re: Beacon Lakes Phase 2C  
191 lots, 11 tracts  
St. Johns, Florida

Dear Mr. Oliver:

Pursuant to your request, we are pleased to submit to you our proposal for the surveying and mapping services on the above referenced property. The scope of our services to be provided is outlined as follows:

1. Perform a **Boundary Survey** of the site in accordance with the Standards of Practice of the State of Florida, Chapter 5J-17.05-FAC, F.S. and set **Permanent Reference Monuments**, both as required for platting per Chapter 177 F.S.
2. **Computation and Preparation of Plat**, per Chapter 177 F.S. and the St. Johns County requirements.
3. **Administer and Coordinate Plat Review** through St. Johns County.
4. Set **Front Lot Corners (one time)** (as required per Chapter 177 F.S. and the St. Johns County requirements).
5. Set **Rear Lot Corners (one time)** (as required per Chapter 177 F.S. and the St. Johns County requirements).
6. Set **Permanent Control Points** within twelve (12) months of recording plat (per Chapter 177 F.S.)

Initial \_\_\_\_\_  
May 30, 2019

Our fees to perform the above outlined scope of services will be according to the following schedule:

1. \$ 9,000.00 (Nine Thousand Dollars)
2. \$ 4,750.00 (Four Thousand Seven Hundred Fifty Dollars)
3. \$ 1,500.00 + fees (One Thousand Five Hundred Dollars plus fees)
4. \$13,635.00 (Thirteen Thousand Six Hundred Thirty-Five Dollars)
5. \$ 9,090.00 (Nine Thousand Ninety Dollars)
6. \$ 3,100.00 (Three Thousand One Hundred Dollars)

Whether this proposal is executed or not, the ordering of, acceptance of, or reliance on services performed by Clary & Associates, Inc. constitutes acceptance of the price and terms contained in the proposal.

**Any additional work or additional certifications requested outside of the above outlined scope of work can be quoted at that time on a lump sum basis or will be billed to you at our current hourly rates.** In addition to the lump sum fees in this contract, any out-of-pocket expenses, such as long-distance calls, printing, photostating, etc. will be billed to you at our cost.

**TERMS:**

The CLIENT will be billed on a progress-completed basis, and the **BILL WILL BE DUE UPON RECEIPT**. Balances outstanding more than thirty (30) days from the date of billing shall bear interest at the rate of one and one-half percent (1-1/2%) per month. All collection costs, including reasonable attorney's fees, shall be paid by the CLIENT. This agreement may be terminated without cause by either party upon fifteen (15) days written notice. In the event of termination, Clary & Associates, Inc. shall be compensated, as provided herein, for services performed to termination date and for all termination expenses.

We certainly appreciate the opportunity of submitting this proposal to you and if the above meets with your approval, please execute one copy of this agreement by initialing the preceding pages, signing below, and returning this to our office for our files. If you have any questions, please do not hesitate to call.

May 30, 2019  
Page 3  
Meadow View at Twin Creeks

This proposal consists of 4 pages. Any additions or exclusions to this document are not considered a part hereof.

Sincerely,  
Clary & Associates, Inc.  
Professional Surveyors & Mappers

  
Jeff Steinle  
President

JS/kml or bct

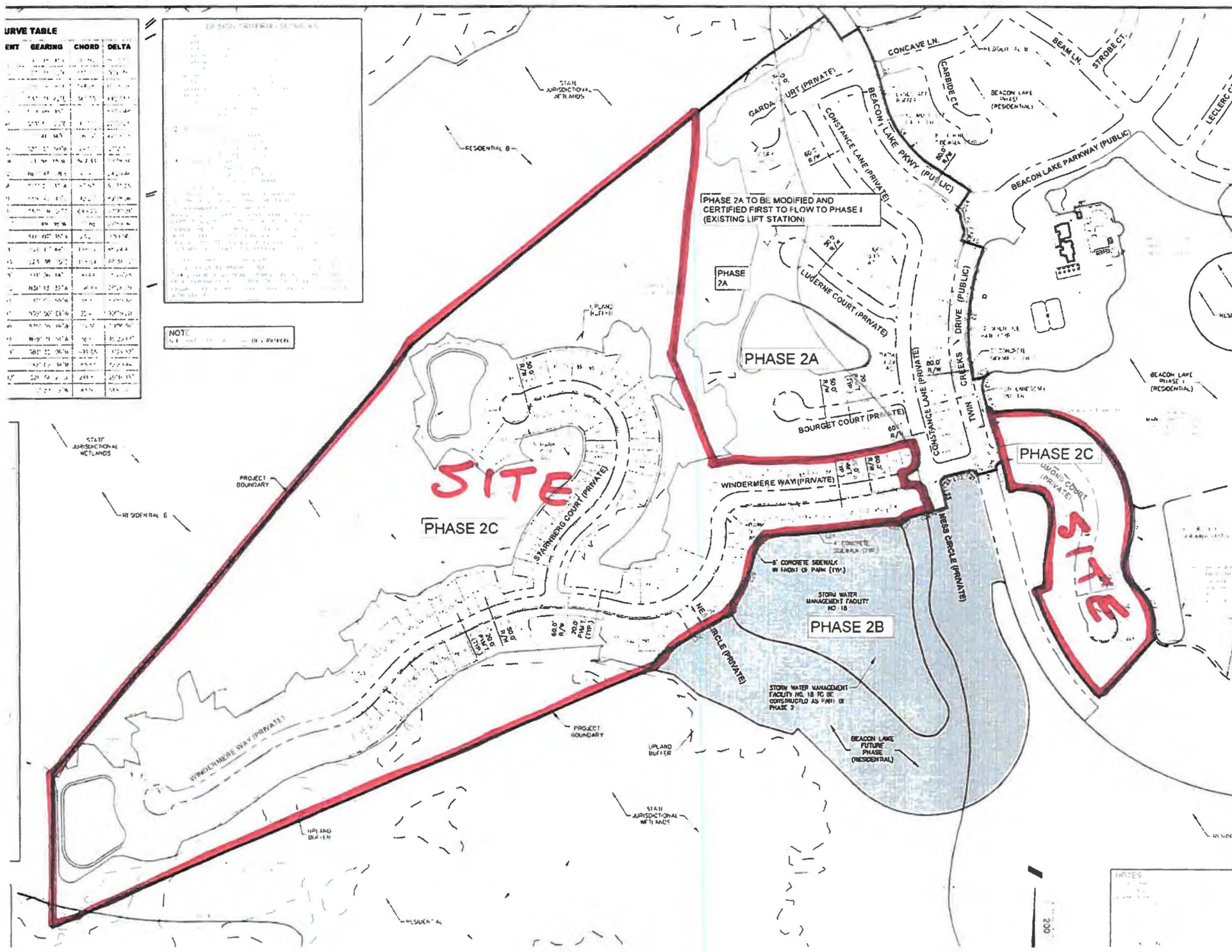
MEADOW VIEW AT TWIN CREEKS  
Company  
(CLIENT) Name: COMMUNITY DEVELOPMENT DISTRICT  
Address: 475 WEST TOWN PLACE, SUITE 114  
City: ST. AUGUSTINE State: FL Zip: 32092  
Phone No: 904-940-5850 Fax No: JOLIVER@GMSNF.COM  
E-Mail Address: BKOVACIC@BBXCAPITAL.COM  
Name/Signature: BLAZE KOVACIC / [Signature]  
Title: VICE CHAIR Date: 6/11/2019



# URVE TABLE

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NOTE: 1" = 100' HORIZONTAL



NOTES:  
1. SEE ATTACHED SHEETS FOR DETAILS.  
2. SEE ATTACHED SHEETS FOR DETAILS.

*C.*



**ECS FLORIDA, LLC**

*"Setting the Standard for Service"*

Geotechnical • Construction Materials • Environmental • Facilities

May 14, 2019

Mr. Blaz Kovacic, P.E.  
Meadow View at Twin Creeks CDD  
c/o Governmental Management Services, Inc.  
475 Town Place, Suite 114  
St. Augustine, FL 32092

ECS Proposal No. 35:15355

Reference: Proposal to Provide Construction Material Testing  
**Beacon Lake- Phase 3A**  
St. Johns County, Florida

Dear Mr. Kovacic:

Thank you for allowing ECS Florida, LLC the opportunity to submit this proposal to provide Construction Materials Testing (CMT) services. We understand we will be retained to provide CMT services for stripping and grubbing observation, fill, underground utilities, subgrade, base and asphalt coring at the request of the client's representative(s) and/or contractor(s). We will require a 24 hour advance notice for all testing and inspection services.

Based on our experience with similar projects, we estimate the fee to complete our services to be: **\$31,800.00.**

Our invoices will be based on testing as it is completed per the unit rates attached to this proposal. Our services are proposed on a time and materials basis and will vary depending on the needs of this project. Compensation for our services will be based upon the actual time spent and tests performed in accordance with the attached condensed unit rate fee schedule. Our work will be performed in accordance with our General Conditions, a copy of which is attached and made a part of this proposal. A returned copy of the attached authorization sheet, date and signed by a responsible signatory, will formally authorize the testing services identified in this proposal.

#### **LIMITATIONS**

We will perform engineering and CMT services in general accordance with applicable standards of the industry in the Northeast Florida area. Our representatives will not direct the contractor or his subcontractors in performance of the work. We accept no responsibility for job site safety, which is the sole responsibility of the contractor, other than our personnel.

#### **CLOSURE**

ECS Florida, LLC endeavors to achieve sustainable growth through client-focused partnerships, and we sincerely look forward to continue developing our professional relationship with your company. Should you have any questions regarding this proposed fee estimate please contact our office.

Respectfully submitted,  
**ECS FLORIDA, LLC**

Chance Leonard  
CMT Department Manager



**2019 FEE SCHEDULE****Construction Materials Testing – Florida**

<b>I. <u>SOILS TESTING</u></b>	<b>Unit Rate</b>
A. In-Place Density Testing (Minimum 4 tests/trip) .....	\$ 16.00/EA
B. Sand Cone Density Testing .....	\$ 25.00/EA
C. Moisture/Density Relationship of Soils (Proctor) .....	\$ 95.00/EA
D. Limerock Bearing Ratio (LBR) .....	\$225.00/EA
E. Percent Fines Content (-200 wash) .....	\$ 35.00/EA
F. Full Gradation, Fine Aggregate .....	\$ 55.00/EA
G. Full Gradation, Coarse Aggregate .....	\$ 70.00/EA
H. Sample Pickup (when no other work performed) .....	\$ Hourly
<b>II. <u>ASPHALT TESTING</u></b>	
A. Asphalt Paving Monitoring/Coring .....	\$ Hourly
B. Asphalt Cores (Minimum 3) .....	\$ 25.00/EA
C. Asphalt Extraction & Gradation .....	\$175.00/EA
D. Bulk Density Cores .....	\$ 25.00/EA
<b>III. <u>CONCRETE/MASONRY TESTING</u></b>	
A. Concrete Sampling (Cylinders/Cubes/Prisms) .....	\$ 16.00/EA
B. Compressive Strength Testing (Cylinders/Cubes/Prisms) .....	\$ 10.00/EA
C. Concrete Coring .....	\$ Hourly
Cores (Minimum 3) .....	\$ 35.00/EA
Core Prep and Testing .....	\$ 35.00/EA
D. Compressive Strength Testing of Samples Made by Others .....	\$ 20.00/EA
E. Sample Pickup (when no other work performed) .....	\$ Hourly
<b>IV. <u>MISCELLANEOUS INSPECTION TESTING</u></b>	
A. Engineering Technician .....	\$ 60.00/HR
B. Sr. Engineering Technician .....	\$ 70.00/HR
C. CWI, Visual Weld Inspection and Bolt Torqueing (4 Hr. Minimum). .....	\$ 95.00/HR
D. Ultrasonic Testing .....	\$100.00/HR
E. Project Manager .....	\$105.00/HR
F. Senior Project Manager .....	\$125.00/HR
G. Project Engineer .....	\$125.00/HR
H. Senior Engineer, P.E. ....	\$160.00/HR
I. Chief Engineer, P.E. ....	\$175.00/HR

**NOTES:** All hourly rates are portal-to-portal. Overtime multiplier of 1.25 applies to all services (units and hourly rates) performed before 7 A.M. and after 5 P.M. Monday through Friday, weekends and recognized holidays. A minimum of two hours will be assessed for all hourly services in which no other testing is performed. On all testing, technician time will be assessed for standby or waiting for testing to occur per the rates included in Section IV above. Engineering review and project management time will be invoiced in accordance with the above rates.

**PROPOSAL ACCEPTANCE FORM  
ECS FLORIDA, LLC**

**Project Name:** Beacon Lake- Phase 3A  
**Location:** St. Johns County, Florida  
**Estimate:** \$31,800.00

Please complete and return this Proposal Acceptance Form to ECS as shown at the bottom of this form. By signing and returning this form, you are authorizing ECS to proceed, providing ECS permission to enter the site, and making this proposal the agreement between ECS and Corner Lot Development Group. Your signature also indicates you have read this document and the Terms and Conditions of Service in their entirety and agree to pay for services as above set forth.

**CLIENT AND BILLING INFORMATION**

**Name of Client:** MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT  
**Contact Person:** BLAZE KOVACIC, VICE CHAIR  
**Telephone No.** 954-940-4944  
**E-mail:** BKOVACIC@BBXCAPITAL.COM

	<u>Responsible for Payment</u>	<u>Approval of Invoice (if different)</u>
<b>Contact Name:</b>	JAMES OLIVER	BLAZE KOVACIC
<b>Company Name:</b>	GOVERNMENTAL MGMT SRVC'S INC.	
<b>Address</b>	475 TOWN PLACE	
<b>Address</b>	SUITE 114	
<b>City, State, Zip</b>	ST. AUGUSTINE, FL 32092	
<b>Telephone No.:</b>	904-940-5850 x 406	954-940-4944
<b>Fax No:</b>		
<b>E-mail Address:</b>	JOLIVER@GMSNF.COM	BKOVACIC@BBXCAPITAL.COM

The reports are normally e-mailed directly to client. If you require copies to others, please provide their names, e-mail addresses and fax numbers below.

<u>Name</u>	<u>E-mail Address</u>	<u>Phone Number</u>	<u>Fax Number</u>
AARON LYMAN	ALYMAN@BBXCAPITAL.COM		
RHETT NIEWINSKI	RNIEWINSKI@HUGHESBROTHERSINC.COM		
BLAZE KOVACIC	BKOVACIC@BBXCAPITAL.COM		

**Special Instructions:** \_\_\_\_\_

**Client Signature:** x  **Date:** 5/17/2019  
BLAZE KOVACIC, VICE-CHAIR



## ECS FLORIDA, LLC TERMS AND CONDITIONS OF SERVICE

The professional services ("Services") to be provided by ECS Florida, LLC ("ECS") pursuant to the Proposal shall be provided in accordance with these Terms and Conditions of Service ("Terms"), including any addenda as may be incorporated or referenced in writing and shall form the Agreement between ECS and CLIENT.

**1.0 INDEPENDENT CONSULTANT STATUS** - ECS shall serve as an independent professional consultant to CLIENT for Services on the Project and shall have control over, and responsibility for, the means and methods for providing the Services identified in the Proposal, including the retention of Subcontractors and Subconsultants

**2.0 SCOPE OF SERVICES** - It is understood that the fees, reimbursable expenses and time schedule defined in the Proposal are based on information provided by CLIENT and/or CLIENT'S, agents, contractors and consultants ("Contractors"). CLIENT acknowledges that if this information is not current, is incomplete or inaccurate, if conditions are discovered that could not be reasonably foreseen, or if CLIENT orders additional services, the scope of services will change, even while the Services are in progress.

### **3.0 STANDARD OF CARE**

**3.1** In fulfilling its obligations and responsibilities enumerated in the Proposal, ECS shall be expected to comply with and its performance evaluated in light of the standard of care expected of professionals in the industry performing similar services on projects of like size and complexity at that time in the region (the "Standard of Care"). Nothing contained in the Proposal, the agreed-upon scope of Services, these Terms or any ECS report, opinion, plan or other document prepared by ECS shall constitute a warranty or guarantee of any nature whatsoever.

**3.2** CLIENT understands and agrees that ECS will rely on the facts learned from data gathered during performance of Services as well as those facts provided by the CLIENT. CLIENT acknowledges that such data collection is limited to specific areas that are sampled, bored, tested, observed and/or evaluated. Consequently, CLIENT waives any and all claims based upon erroneous facts provided by the CLIENT, facts subsequently learned or regarding conditions in areas not specifically sampled, bored, tested, observed or evaluated by ECS.

**3.3** If a situation arises that causes ECS to believe compliance with CLIENT'S directives would be contrary to sound engineering practices, would violate applicable laws, regulations or codes, or will expose ECS to legal claims or charges, ECS shall so advise CLIENT. If ECS' professional judgment is rejected, ECS shall have the right to terminate its Services in accordance with the provisions of Section 25.0, below.

**3.4** If CLIENT decides to disregard ECS' recommendations with respect to complying with applicable laws or regulations, ECS shall determine if applicable law requires ECS to notify the appropriate public officials. CLIENT agrees that such determinations are ECS' sole right to make.

### **4.0 CLIENT DISCLOSURES**

**4.1** Where the Services requires ECS to penetrate a surface, CLIENT shall furnish and/or shall direct CLIENT'S or CLIENT'S Contractors to furnish ECS information identifying the type and location of utility lines and other man-made objects known, suspected, or assumed to be located beneath or behind the Site's surface. ECS shall be entitled to rely on such information for completeness and accuracy without further investigation, analysis, or evaluation.

**4.2** "Hazardous Materials" shall include but not be limited to any substance that poses or may pose a present or potential hazard to human health or the environment whether contained in a product, material, by-product, waste, or sample, and whether it exists in a solid, liquid, semi-solid or gaseous form. CLIENT shall notify ECS of any known, assumed, or suspected regulated, contaminated, or other similar Hazardous Materials that may exist at the Site prior to ECS mobilizing to the Site.

**4.3** If any Hazardous Materials are discovered, or are reasonably suspected by ECS after its Services begin, ECS shall be entitled to amend the scope of Services and adjust its fees or fee schedule to reflect the additional work or personal protective equipment and/or safety precautions required by the existence of such Hazardous Materials.

**5.0 INFORMATION PROVIDED BY OTHERS** - CLIENT waives, releases and discharges ECS from and against any claim for damage, injury or loss allegedly arising out of or in connection with errors, omissions, or inaccuracies in documents and other information in any form provided to ECS by CLIENT or CLIENT'S Contractors, including such information that becomes incorporated into ECS documents.

**6.0 CONCEALED RISKS** - CLIENT acknowledges that special risks are inherent in sampling, testing and/or evaluating concealed conditions that are hidden from view and/or neither readily apparent nor easily accessible, e.g., subsurface conditions, conditions behind a wall, beneath a floor, or above a ceiling. Such circumstances require that certain assumptions be made regarding existing conditions, which may not be verifiable without expending additional sums of money or destroying otherwise adequate or serviceable portions of a building or component thereof. Accordingly, ECS shall not be responsible for the verification of such conditions unless verification can be made by simple visual observation. CLIENT agrees to bear any and all costs, losses, damages and expenses (including, but not limited to, the cost of ECS' additional services) in any way arising from or in connection with the existence or discovery of such concealed or unknown conditions.

### **7.0 RIGHT OF ENTRY/DAMAGE RESULTING FROM SERVICES**

**7.1** CLIENT warrants that it possesses the authority to grant ECS right of entry to the site for the performance of Services. CLIENT hereby grants ECS and its agents, subcontractors and/or subconsultants ("Subconsultants"), the right to enter from time to time onto the property in order for ECS to perform its Services. CLIENT agrees to indemnify and hold ECS and its Subconsultants harmless from any claims arising from allegations that ECS trespassed or lacked authority to access the Site.

**7.2** CLIENT warrants that it possesses all necessary permits, licenses and/or utility clearances for the Services to be provided by ECS except where ECS' Proposal explicitly states that ECS will obtain such permits, licenses, and/or utility clearances.

**7.3** ECS will take reasonable precautions to limit damage to the Site and its improvements during the performance of its Services. CLIENT understands that the use of exploration, boring, sampling, or testing equipment will cause damage to the Site. The correction and restoration of such common damage is CLIENT'S responsibility unless specifically included in ECS' Proposal.

**7.4** CLIENT agrees that it will not bring any claims for liability or for injury or loss against ECS arising from (i) procedures associated with the exploration, sampling or testing activities at the Site, (ii) discovery of Hazardous Materials or suspected Hazardous Materials, or (iii) ECS' findings, conclusions, opinions, recommendations, plans, and/or specifications related to discovery of contamination.

### **8.0 UNDERGROUND UTILITIES**

**8.1** ECS shall exercise the Standard of Care in evaluating client-furnished information as well as information readily and customarily available from public utility locating services (the "Underground Utility Information") in its effort to identify underground utilities. The extent of such evaluations shall be at ECS' sole discretion.

**8.2** CLIENT recognizes that the Underground Utility Information provided to or obtained by ECS may contain errors or be incomplete. CLIENT understands that ECS may be unable to identify the locations of all subsurface utility lines and man-made features.

**8.3** CLIENT waives, releases, and discharges ECS from and against any claim for damage, injury or loss allegedly arising from or related to subterranean structures (pipes, tanks, cables, or other utilities, etc.) which are not called to ECS' attention in writing by CLIENT, not correctly shown on the Underground Utility Information and/or not properly marked or located by the utility owners, governmental or quasi-governmental locators, or private utility locating services as a result of ECS' or ECS' Subconsultant's request for utility marking services made in accordance with local industry standards.

### **9.0 SAMPLES**

**9.1** Soil, rock, water, building materials and/or other samples and sampling by-products obtained from the Site are and remain the property of CLIENT. Unless other arrangements are requested by CLIENT and mutually agreed upon by ECS in writing, ECS will retain samples not consumed in laboratory testing for up to sixty (60) calendar days after the first issuance of any document containing data obtained from such samples. Samples consumed by laboratory testing procedures will not be stored.

**9.2** Unless CLIENT directs otherwise, and excluding those issues covered in Section 10.0, CLIENT authorizes ECS to dispose of CLIENT'S non-hazardous samples and sampling or testing by-products in accordance with applicable laws and regulations.

### **10.0 ENVIRONMENTAL RISKS**

**10.1** When Hazardous Materials are known, assumed, suspected to exist, or discovered at the Site, ECS will endeavor to protect its employees and address public health, safety, and environmental issues in accordance with the Standard of Care. CLIENT agrees to compensate ECS for such efforts.

**10.2** When Hazardous Materials are known, assumed, or suspected to exist, or discovered at the Site, ECS and/or ECS' subcontractors will exercise the Standard of Care in containerizing and labeling such Hazardous Materials in accordance with applicable laws and regulations, and will leave the containers on Site. CLIENT is responsible for the retrieval, removal, transport and disposal of such contaminated samples, and sampling process byproducts in accordance with applicable law and regulation.

**10.3** Unless explicitly stated in the Scope of Services, ECS will neither subcontract for nor arrange for the transport, disposal, or treatment of Hazardous Materials. At CLIENT'S written request, ECS may assist CLIENT in identifying appropriate alternatives for transport, off-site treatment, storage, or disposal of such substances, but CLIENT shall be solely responsible for the final selection of methods and firms to provide such services. CLIENT shall sign all manifests for the disposal of substances affected by contaminants and shall otherwise exercise prudence in arranging for lawful disposal.

**10.4** In those instances where ECS is expressly retained by CLIENT to assist CLIENT in the disposal of Hazardous Materials, samples, or wastes as part of the Proposal, ECS shall do so only as CLIENT'S agent (notwithstanding any other provision of this Agreement to the contrary). ECS will not assume the role of, nor be considered a generator, storer, transporter, or disposer of Hazardous Materials.

**10.5** Subsurface sampling may result in unavoidable cross-contamination of certain subsurface areas, as when a probe or excavation/boring device moves through a contaminated zone and links it to an aquifer, underground stream, pervious soil stratum, or other hydrous body not previously contaminated, or connects an uncontaminated zone with a contaminated zone. Because sampling is an essential element of the Services indicated herein, CLIENT agrees this risk cannot be eliminated. Provided such services were performed in accordance with the Standard of Care, CLIENT waives, releases and discharges ECS from and against any claim for damage, injury, or loss allegedly arising from or related to such cross-contamination.

**10.6** CLIENT understands that a Phase I Environmental Site Assessment (ESA) is conducted solely to permit ECS to render a professional opinion about the likelihood of the site having a Recognized Environmental Condition on, in, beneath, or near the Site at the time the Services are conducted. No matter how thorough a Phase I ESA study may be, findings derived from its conduct are highly limited and ECS cannot know or state for an absolute fact that the Site is unaffected or adversely



affected by one or more Recognized Environmental Conditions. CLIENT represents and warrants that it understands the limitations associated with Phase I ESAs.

#### 11.0 OWNERSHIP OF DOCUMENTS

- 11.1 ECS shall be deemed the author and owner (or licensee) of all documents, technical reports, letters, photos, boring logs, field data, field notes, laboratory test data, calculations, designs, plans, specifications, reports, or similar documents and estimates of any kind furnished by it (the "Documents of Service") and shall retain all common law, statutory and other reserved rights, including copyrights. CLIENT shall have a limited, non-exclusive license to use copies of the Documents of Service provided to it in connection with its Project for which the Documents of Service are provided until the completion of the Project.
- 11.2 ECS' Services are performed and Documents of Service are provided for the CLIENT'S sole use. CLIENT understands and agrees that any use of the Documents of Service by anyone other than the CLIENT and its Contractors is not permitted. CLIENT further agrees to indemnify and hold ECS harmless for any errors, omissions or damage resulting from its contractors' use of ECS' Documents of Service.
- 11.3 Without ECS' prior written consent, CLIENT agrees to not use ECS' Documents of Service for the Project if the Project is subsequently modified in scope, structure or purpose. Any reuse without ECS' written consent shall be at CLIENT'S sole risk and without liability to ECS or its Subconsultants. CLIENT agrees to indemnify and hold ECS harmless for any errors, omissions or Damage resulting from its use of ECS' Documents of Service after any modification in scope, structure or purpose.
- 11.4 CLIENT agrees to not make any modification to the Documents of Service without the prior written authorization of ECS. To the fullest extent permitted by law, CLIENT agrees to indemnify, defend, and hold ECS harmless from any damage, loss, claim, liability or cost (including reasonable attorneys' fees and defense costs) arising out of or in connection with any unauthorized modification of the Documents of Service by CLIENT or any person or entity that acquires or obtains the Documents of Service from or through CLIENT. CLIENT represents and warrants that the Documents of Service shall be used only as submitted by ECS.

#### 12.0 SAFETY

- 12.1 Unless expressly agreed to in writing in its Proposal, CLIENT agrees that ECS shall have no responsibility whatsoever for any aspect of site safety other than for its own employees. Nothing herein shall be construed to relieve CLIENT and/or its Contractors from their responsibility for site safety. CLIENT also represents and warrants that the General Contractor is solely responsible for Project site safety and that ECS personnel may rely on the safety measures provided by the General Contractor.
- 12.2 In the event ECS assumes in writing limited responsibility for specified safety issues, the acceptance of such responsibilities does not and shall not be deemed an acceptance of responsibility for any other non-specified safety issues, including, but not limited to those relating to excavating, fall protection, shoring, drilling, backfilling, blasting, or other construction activities.

#### 13.0 CONSTRUCTION TESTING AND REMEDIATION SERVICES

- 13.1 CLIENT understands that construction testing and observation services are provided in an effort to reduce, but cannot eliminate, the risk of problems arising during or after construction or remediation. CLIENT agrees that the provision of such Services does not create a warranty or guarantee of any type.
- 13.2 Monitoring and/or testing services provided by ECS shall not in any way relieve the CLIENT'S contractor(s) from their responsibilities and obligations for the quality or completeness of construction as well as their obligation to comply with applicable laws, codes, and regulations.
- 13.3 ECS has no responsibility whatsoever for the means, methods, techniques, sequencing or procedures of construction selected, for safety precautions and programs incidental to work or services provided by any contractor or other consultant. ECS does not and shall not have or accept authority to supervise, direct, control, or stop the work of any of CLIENT'S Contractors or any of their subcontractors.
- 13.4 ECS strongly recommends that CLIENT retain ECS to provide construction monitoring and testing services on a full time basis to lower the risk of defective or incomplete work being installed by CLIENT'S Contractors. If CLIENT elects to retain ECS on a part-time or on-call basis for any aspect of construction monitoring and/or testing, CLIENT accepts the risk that a lower level of construction quality may occur and that defective or incomplete work may result and not be detected by ECS' part time monitoring and testing in exchange for CLIENT'S receipt of an immediate cost savings. Unless the CLIENT can show that ECS' errors or omissions are contained in ECS' reports, CLIENT waives, releases and discharges ECS from and against any other claims for errors, omissions, damages, injuries, or loss alleged to arise from defective or incomplete work that was monitored or tested by ECS on a part-time or on-call basis. Except as set forth in the preceding sentence, CLIENT agrees to indemnify and hold ECS harmless from all Damages, costs, and attorneys' fees, for any claims alleging errors, omissions, damage, injury or loss allegedly resulting from work that was monitored or tested by ECS on a part-time or on-call basis.

14.0 **CERTIFICATIONS** - CLIENT may request, or governing jurisdictions may require, ECS to provide a "certification" regarding the Services provided by ECS. Any "certification" required of ECS by the CLIENT or jurisdiction(s) having authority over some or all aspects of the Project shall consist of ECS' inferences and professional opinions based on the limited sampling, observations, tests, and/or analyses performed by ECS at discrete locations and times. Such "certifications" shall constitute ECS' professional opinion of a condition's existence, but ECS does not guarantee that such condition exists, nor does it relieve other parties of the responsibilities or obligations such parties have with respect to the possible existence of such a condition. CLIENT agrees it cannot make the resolution of any dispute with ECS or payment of any amount due to ECS contingent upon ECS signing any such "certification."

#### 15.0 BILLINGS AND PAYMENTS

- 15.1 Billings will be based on the unit rates, plus travel costs, and other reimbursable expenses as stated in the professional fees section of the Proposal. Any estimate of professional fees stated shall not be considered as a not-to-exceed or lump sum

amount unless otherwise explicitly stated. CLIENT understands and agrees that even if ECS agrees to a lump sum or not-to-exceed amount, that amount shall be limited to number of hours, visits, trips, tests, borings, or samples stated in the Proposal.

- 15.2 CLIENT agrees that all professional fees and other unit rates may be adjusted annually to account for inflation based on the most recent 12-month average of the Consumer Price Index (CPI-U) for all items as established by www.bls.gov when the CPI-U exceeds an annual rate of 2.0%.
- 15.3 Should ECS identify a Changed Condition(s), ECS shall notify the CLIENT of the Changed Condition(s). ECS and CLIENT shall promptly and in good faith negotiate an amendment to the scope of Services, professional fees, and time schedule.
- 15.4 CLIENT recognizes that time is of the essence with respect to payment of ECS' invoices, and that timely payment is a material consideration for this Agreement. All payment shall be in U.S. funds drawn upon U.S. banks and in accordance with the rates and charges set forth in the professional Fees. Invoices are due and payable upon receipt.
- 15.5 If CLIENT disputes all or part of an invoice, CLIENT shall provide ECS with written notice stating in detail the facts of the dispute within fifteen (15) calendar days of the invoice date. CLIENT agrees to pay the undisputed amount of such invoice promptly.
- 15.6 ECS reserves the right to charge CLIENT an additional charge of one-and-one-half (1.5) percent (or the maximum percentage allowed by Law, whichever is lower) of the invoiced amount per month for any payment received by ECS more than thirty (30) calendar days from the date of the invoice, excepting any portion of the invoiced amount in dispute. All payments will be applied to accrued interest first and then to the unpaid principal amount. Payment of invoices shall not be subject to unilateral discounting or set-offs by CLIENT.
- 15.7 CLIENT agrees that its obligation to pay for the Services is not contingent upon CLIENT'S ability to obtain financing, zoning, approval of governmental or regulatory agencies, permits, final adjudication of a lawsuit, CLIENT'S successful completion of the Project, settlement of a real estate transaction, receipt of payment from CLIENT's client, or any other event unrelated to ECS provision of Services. Retainage shall not be withheld from any payment, nor shall any deduction be made from any invoice on account of penalty, liquidated damages, or other sums incurred by CLIENT. It is agreed that all costs and legal fees including actual attorney's fees, and expenses incurred by ECS in obtaining payment under this Agreement, in perfecting or obtaining a lien, recovery under a bond, collecting any delinquent amounts due, or executing judgments, shall be reimbursed by CLIENT.
- 15.8 Unless CLIENT has provided notice to ECS in accordance with Section 16.0 of these Terms, payment of any invoice by the CLIENT shall mean that the CLIENT is satisfied with ECS' Services and is not aware of any defects in those Services.

#### 16.0 DEFECTS IN SERVICE

- 16.1 CLIENT and CLIENT'S Contractors shall promptly inform ECS during active work on any project of any actual or suspected defects in the Services so to permit ECS to take such prompt, effective remedial measures that in ECS' opinion will reduce or eliminate the consequences of any such defective Services. The correction of defects attributable to ECS' failure to perform in accordance with the Standard of Care shall be provided at no cost to CLIENT. However, ECS shall not be responsible for the correction of any deficiency attributable to client-furnished information, the errors, omissions, defective materials, or improper installation of materials by CLIENT's personnel, consultants or contractors, or work not observed by ECS. CLIENT shall compensate ECS for the costs of correcting such defects.
- 16.2 Modifications to reports, documents and plans required as a result of jurisdictional reviews or CLIENT requests shall not be considered to be defects. CLIENT shall compensate ECS for the provision of such Services.

17.0 **INSURANCE** - ECS represents that it and its subcontractors and subconsultants maintain workers compensation insurance, and that ECS is covered by general liability, automobile and professional liability insurance policies in coverage amounts it deems reasonable and adequate. ECS shall furnish certificates of insurance upon request. The CLIENT is responsible for requesting specific inclusions or limits of coverage that are not present in ECS insurance package. The cost of such inclusions or coverage increases, if available, will be at the expense of the CLIENT.

#### 18.0 LIMITATION OF LIABILITY

- 18.1 CLIENT AGREES TO ALLOCATE CERTAIN RISKS ASSOCIATED WITH THE PROJECT BY LIMITING ECS' TOTAL LIABILITY TO CLIENT ARISING FROM ECS' PROFESSIONAL LIABILITY, I.E. PROFESSIONAL ACTS, ERRORS, OR OMISSIONS AND FOR ANY AND ALL CAUSES INCLUDING NEGLIGENCE, STRICT LIABILITY, BREACH OF CONTRACT, OR BREACH OF WARRANTY, INJURIES, DAMAGES, CLAIMS, LOSSES, EXPENSES, OR CLAIM EXPENSES (INCLUDING REASONABLE ATTORNEY'S FEES) RELATING TO PROFESSIONAL SERVICES PROVIDED UNDER THIS AGREEMENT TO THE FULLEST EXTENT PERMITTED BY LAW. THE ALLOCATION IS AS FOLLOWS.
- 18.1.1 If the proposed fees are \$10,000 or less, ECS' total aggregate liability to CLIENT shall not exceed \$20,000, or the total fee received for the services rendered, whichever is greater.
- 18.1.2 If the proposed fees are in excess of \$10,000, ECS' total aggregate liability to CLIENT shall not exceed \$50,000, or the total fee for the services rendered, whichever is greater.
- 18.2 CLIENT agrees that ECS shall not be responsible for any injury, loss or damage of any nature, including bodily injury and property damage, arising directly or indirectly, in whole or in part, from acts or omissions by the CLIENT, its employees, agents, staff, consultants, contractors, or subcontractors to the extent such injury, damage, or loss is caused by acts or omissions of CLIENT, its employees, agents, staff, consultants, contractors, subcontractors or person/entities for whom CLIENT is legally liable.
- 18.3 CLIENT agrees that ECS' liability for all non-professional liability arising out of this Agreement or the services provided as a result of the Proposal be limited to \$500,000.



## 19.0 INDEMNIFICATION

19.1 Subject to Section 18.0, ECS agrees to hold harmless and indemnify CLIENT from and against damages arising from ECS' negligent performance of its Services, but only to the extent that such damages are found to be caused by ECS' negligent acts, errors or omissions, (specifically excluding any damages caused by any third party or by the CLIENT.)

19.2 To the fullest extent permitted by law, CLIENT agrees to indemnify, and hold ECS harmless from and against any and all liability, claims, damages, demands, fines, penalties, costs and expenditures (including reasonable attorneys' fees and costs of litigation defense and/or settlement) ("Damages") caused in whole or in part by the acts, errors, or omissions of the CLIENT or CLIENT's employees, agents, staff, contractors, subcontractors, consultants, and clients, provided such Damages are attributable to: (a) the bodily injury, personal injury, sickness, disease and/or death of any person; (b) the injury to or loss of value to tangible personal property; or (c) a breach of these Terms. The foregoing indemnification shall not apply to the extent such Damage is found to be caused by the sole negligence, errors, omissions or willful misconduct of ECS.

19.3 It is specifically understood and agreed that in no case shall ECS be required to pay an amount of Damages disproportionate to ECS' culpability. IF CLIENT IS A HOMEOWNER, HOMEOWNERS' ASSOCIATION, CONDOMINIUM OWNER, CONDOMINIUM OWNER'S ASSOCIATION, OR SIMILAR RESIDENTIAL OWNER, ECS RECOMMENDS THAT CLIENT RETAIN LEGAL COUNSEL BEFORE ENTERING INTO THIS AGREEMENT TO EXPLAIN CLIENT'S RIGHTS AND OBLIGATIONS HEREUNDER, AND THE LIMITATIONS, AND RESTRICTIONS IMPOSED BY THIS AGREEMENT. CLIENT AGREES THAT FAILURE OF CLIENT TO RETAIN SUCH COUNSEL SHALL BE A KNOWING WAIVER OF LEGAL COUNSEL AND SHALL NOT BE ALLOWED ON GROUNDS OF AVOIDING ANY PROVISION OF THIS AGREEMENT.

19.4 IF CLIENT IS A RESIDENTIAL BUILDER OR RESIDENTIAL DEVELOPER, CLIENT SHALL INDEMNIFY AND HOLD HARMLESS ECS AGAINST ANY AND ALL CLAIMS OR DEMANDS DUE TO INJURY OR LOSS INITIATED BY ONE OR MORE HOMEOWNERS, UNIT-OWNERS, OR THEIR HOMEOWNER'S ASSOCIATION, COOPERATIVE BOARD, OR SIMILAR GOVERNING ENTITY AGAINST CLIENT WHICH RESULTS IN ECS BEING BROUGHT INTO THE DISPUTE.

19.5 IN NO EVENT SHALL THE DUTY TO INDEMNIFY AND HOLD ANOTHER PARTY HARMLESS UNDER THIS SECTION 19.0 INCLUDE THE DUTY TO DEFEND.

## 20.0 CONSEQUENTIAL DAMAGES

20.1 CLIENT shall not be liable to ECS and ECS shall not be liable to CLIENT for any consequential damages incurred by either due to the fault of the other or their employees, consultants, agents, contractors or subcontractors, regardless of the nature of the fault or whether such liability arises in breach of contract or warranty, tort, statute, or any other cause of action. Consequential damages include, but are not limited to, loss of use and loss of profit.

20.2 ECS shall not be liable to CLIENT, or any entity engaged directly or indirectly by CLIENT, for any liquidated damages due to any fault, or failure to act, in part or in total by ECS, its employees, agents, or subcontractors.

## 21.0 SOURCES OF RECOVERY

21.1 All claims for damages related to the Services provided under this Agreement shall be made against the ECS entity contracting with the CLIENT for the Services, and no other person or entity. CLIENT agrees that it shall not name any affiliated entity including parent, peer, or subsidiary entity in any lawsuit brought under this Agreement.

21.2 In the event of any dispute or claim between CLIENT and ECS arising out of in connection with the Project and/or the Services, CLIENT and ECS agree that they will look solely to each other for the satisfaction of any such dispute or claim. Moreover, notwithstanding anything to the contrary contained in any other provision herein, CLIENT and ECS' agree that their respective shareholders, principals, partners, members, agents, directors, officers, employees, and/or owners shall have no liability whatsoever arising out of or in connection with the Project and/or Services provided hereunder. In the event CLIENT brings a claim against an affiliated entity, parent entity, subsidiary entity, or individual officer, director or employee in contravention of this Section 21, CLIENT agrees to hold ECS harmless from and against all damages, costs, awards, or fees (including attorneys' fees) attributable to such act.

21.3 Pursuant to Fla. Stat. Sections 558.002 and 558.0035, CLIENT agrees that an individual employee or agent of ECS may not be held individually liable for negligence for acts or omissions arising out of the Services.

22.0 THIRD PARTY CLAIMS EXCLUSION - CLIENT and ECS agree that the Services are performed solely for the benefit of the CLIENT and are not intended by either CLIENT or ECS to benefit any other person or entity. To the extent that any other person or entity is benefited by the Services, such benefit is purely incidental and such other person or entity shall not be deemed a third party beneficiary to the Agreement. No third-party shall have the right to rely on ECS' opinions rendered in connection with ECS' Services without written consent from both CLIENT and ECS, which shall include, at a minimum, the third-party's agreement to be bound to the same Terms and Conditions contained herein and third-party's agreement that ECS' Scope of Services performed is adequate.

## 23.0 DISPUTE RESOLUTION

23.1 In the event any claims, disputes, and other matters in question arising out of or relating to these Terms or breach thereof (collectively referred to as "Disputes"), the parties shall promptly attempt to resolve all such Disputes through executive negotiation between senior representatives of both parties familiar with the Project. The parties shall arrange a mutually convenient time for the senior representative of each party to meet. Such meeting shall occur within fifteen calendar (15) days of either party's written request for executive negotiation or as otherwise mutually

agreed. Should this meeting fail to result in a mutually agreeable plan for resolution of the Dispute, CLIENT and ECS agree that either party may bring litigation.

23.2 CLIENT shall make no claim (whether directly or in the form of a third-party claim) against ECS unless CLIENT shall have first provided ECS with a written certification executed by an independent engineer licensed in the jurisdiction in which the Project is located, reasonably specifying each and every act or omission which the certifier contends constitutes a violation of the Standard of Care. Such certificate shall be a precondition to the institution of any judicial proceeding and shall be provided to ECS thirty (30) days prior to the institution of such judicial proceedings.

23.3 Litigation shall be instituted in a court of competent jurisdiction in the county or district in which ECS' office contracting with the CLIENT is located. The parties agree that the law applicable to these Terms and the Services provided pursuant to the Proposal shall be the laws of the Commonwealth of Virginia, but excluding its choice of law rules. Unless otherwise mutually agreed to in writing by both parties, CLIENT waives the right to remove any litigation action to any other jurisdiction. Both parties agree to waive any demand for a trial by jury.

## 24.0 CURING A BREACH

24.1 A party that believes the other has materially breached these Terms shall issue a written cure notice identifying its alleged grounds for termination. Both parties shall promptly and in good faith attempt to identify a cure for the alleged breach or present facts showing the absence of such breach. If a cure can be agreed to or the matter otherwise resolved within thirty (30) calendar days from the date of the termination notice, the parties shall commit their understandings to writing and termination shall not occur.

24.2 Either party may waive any right provided by these Terms in curing an actual or alleged breach; however, such waiver shall not affect future application of such provision or any other provision.

## 25.0 TERMINATION

25.1 CLIENT or ECS may terminate this Agreement for breach, non-payment, or a failure to cooperate. In the event of termination, the effecting party shall so notify the other party in writing and termination shall become effective fourteen (14) calendar days after receipt of the termination notice.

25.2 Irrespective of which party shall effect termination, or the cause therefore, ECS shall promptly render to CLIENT a final invoice and CLIENT shall immediately compensate ECS for Services rendered and costs incurred including those Services associated with termination itself, including without limitation, demobilizing, modifying schedules, and reassigning personnel.

26.0 TIME BAR TO LEGAL ACTION - Unless prohibited by law, and notwithstanding any Statute that may provide additional protection, CLIENT and ECS agree that a lawsuit by either party alleging a breach of this Agreement, violation of the Standard of Care, non-payment of invoices, or arising out of the Services provided hereunder, must be initiated in a court of competent jurisdiction no more than two (2) years from the time the party knew, or should have known, of the facts and conditions giving rise to its claim, and shall under no circumstances shall such lawsuit be initiated more than three (3) years from the date of substantial completion of ECS' Services.

27.0 ASSIGNMENT - CLIENT and ECS respectively bind themselves, their successors, assigns, heirs, and legal representatives to the other party and the successors, assigns, heirs and legal representatives of such other party with respect to all covenants of these Terms. Neither CLIENT nor ECS shall assign these Terms, any rights thereunder, or any cause of action arising therefrom, in whole or in part, without the written consent of the other. Any purported assignment or transfer, except as permitted above, shall be deemed null, void and invalid, the purported assignee shall acquire no rights as a result of the purported assignment or transfer and the non-assigning party shall not recognize any such purported assignment or transfer.

28.0 SEVERABILITY - Any provision of these Terms later held to violate any law, statute, or regulation, shall be deemed void, and all remaining provisions shall continue in full force and effect. CLIENT and ECS shall endeavor to quickly replace a voided provision with a valid substitute that expresses the intent of the issues covered by the original provision.

29.0 SURVIVAL - All obligations arising prior to the termination of the agreement represented by these Terms and all provisions allocating responsibility or liability between the CLIENT and ECS shall survive the substantial completion of Services and the termination of the Agreement.

## 30.0 TITLES: ENTIRE AGREEMENT

30.1 The titles used herein are for general reference only and are not part of the Terms.

30.2 These Terms together with the Proposal, including all exhibits, appendices, and other documents appended to it, constitute the entire agreement between CLIENT and ECS ("Agreement"). CLIENT acknowledges that all prior understandings and negotiations are superseded by this Agreement.

30.3 CLIENT and ECS agree that subsequent modifications to the Agreement shall not be binding unless made in writing and signed by authorized representatives of both parties.

30.4 All preprinted terms and conditions on CLIENT'S purchase order, Work Authorization, or other service acknowledgement forms, are inapplicable and superseded by these Terms and Conditions of Service.

30.5 CLIENT's execution of a Work Authorization, the submission of a start work authorization (oral or written) or issuance of a purchase order constitutes CLIENT's acceptance of this Proposal and these Terms and their agreement to be fully bound to them. If CLIENT fails to provide ECS with a signed copy of these Terms or the attached Work Authorization, CLIENT agrees that by authorizing and accepting the services of ECS, it will be fully bound by these Terms as if they had been signed by CLIENT.

*SIXTH ORDER OF BUSINESS*

# Proposal

**FUTURE HORIZONS, INC.**  
"Tomorrow's Products & Services Today"  
P.O. Box 1115  
HASTINGS, FL 32145  
Phone: 1-800-682-1187

PROPOSAL SUBMITTED TO Beacon Lakes Phase I		PHONE 904-627-9271	DATE 05/29/2019
STREET 9655 Florida Mining Blvd.		JOB NAME Aquatic Weed Control	
CITY, STATE AND ZIP CODE Bldg. 300, Ste. 305		JOB LOCATION Twin Creeks CDD	
ARCHITECT Jacksonville, FL 32257	DATE OF PLANS May, 2019	bstephens@riversidemgtsvc.com	

We propose hereby to furnish material and labor complete in accordance with specifications below, for the sum of:

Eleven Thousand Two Hundred Twenty Dollars and No/100----- dollars (\$ 11,220.00 ).

Payment to be made as follows:

Monthly payments of \$935.00; invoiced at the completion of treatment for each month  
and payable within thirty days.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications below involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon siting, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature

*Carol Moore*

Note: This proposal may be withdrawn by us if not accepted within 30 days.

We hereby submit specifications and estimates for:

FUTURE HORIZONS, INC. will implement and maintain a monthly Aquatic Plant management program for thirteen lakes (approximately 35 surface acres) located within St. Augustine, Florida. (Note: Lake # 6 (Beacon Lake ) is only partially excavated. Total property acreage will increase to 45.7 acre when complete).

FUTURE HORIZONS, INC. will provide all labor, equipment, herbicides and technology to control Cattails, Torpedo Grass, Pennywort, Alligator Weed, Filamentous Algae, Southern Naiad, and Bladderwort in the designated area.

FUTURE HORIZONS, INC will inspect and/or apply the herbicides once a month to control and prevent the vegetation from reestablishing in the designated area.

FUTURE HORIZONS, INC. will use only State approved herbicides, application techniques and certified applicators in treating the designated area.

FUTURE HORIZONS, INC. will furnish proof of one million dollars liability and vehicle insurance and workers compensation upon request.

FUTURE HORIZONS, INC. reserves the right to stop the aquatic management program should customer fail to pay each invoice within sixty (60) days. Once delinquent invoices are paid in full, there will be an additional start up fee of ten percent of the remaining contract balance. This start up fee will be paid before additional treatments are made by the Contractor. This start up fee is necessary because of regrowth of aquatic vegetation.

This on going contract maybe canceled by either party with a sixty day written notice. Should legal services become necessary in collection of the outstanding debt of this contract, it would become the financial obligation of the proposed client.

Upon acceptance, please sign and return this Proposal and retain a copy for your files. 1.5 % interest will be added to payments for every thirty days past the due date.

**\*Credit Card purchases will incur a 3% Administrative Processing Fee\***

## Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature

Date of Acceptance:

Signature

# Proposal

**FUTURE HORIZONS, INC.**  
"Tomorrow's Products & Services Today"  
P.O. Box 1115  
HASTINGS, FL 32145  
Phone: 1-800-682-1187

PROPOSAL SUBMITTED TO Beacon Lakes Phase I		PHONE 904-627-9271	DATE 05/29/2019
STREET 9655 Florida Mining Blvd.		JOB NAME Aquatic Weed Control	
CITY, STATE and ZIP CODE Bldg. 300, Ste. 305		JOB LOCATION Twin Creeks CDD	
ARCHITECT Jacksonville, FL 32257	DATE OF PLANS May, 2019	bstephens@riversidemgtlsv.com	

We Propose hereby to furnish material and labor complete in accordance with specifications below, for the sum of:

Thirteen Thousand Three Hundred Twenty Dollars and No/100----- dollars (\$ 13,320.00 ).

Payment to be made as follows:

Monthly payments of \$1,110.00; invoiced at the completion of treatment for each month and payable within thirty days.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications below involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon delays, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature Carol Moore

Note: This proposal may be withdrawn by us if not accepted within 30 days.

We hereby submit specifications and estimates for:

FUTURE HORIZONS, INC. will implement and maintain a bi-monthly Aquatic Plant management program for thirteen lakes (approximately 35 surface acres) located within St. Augustine, Florida. (Note: Lake # 6 (Beacon Lake ) is only partially excavated. Total property acreage will increase to 45.7 acre when complete).

FUTURE HORIZONS, INC. will provide all labor, equipment, herbicides and technology to control Cattails, Torpedo Grass, Pennywort, Alligator Weed, Filamentous Algae, Southern Naiad, and Bladderwort in the designated area.

FUTURE HORIZONS, INC will inspect and/or apply the herbicides twice per month to control and prevent the vegetation from reestablishing in the designated area.

FUTURE HORIZONS, INC. will use only State approved herbicides, application techniques and certified applicators in treating the designated area.

FUTURE HORIZONS, INC. will furnish proof of one million dollars liability and vehicle insurance and workers compensation upon request.

FUTURE HORIZONS, INC. reserves the right to stop the aquatic management program should customer fail to pay each invoice within sixty (60) days. Once delinquent invoices are paid in full, there will be an additional start up fee of ten percent of the remaining contract balance. This start up fee will be paid before additional treatments are made by the Contractor. This start up fee is necessary because of regrowth of aquatic vegetation.

This on going contract maybe canceled by either party with a sixty day written notice. Should legal services become necessary in collection of the outstanding debt of this contract, it would become the financial obligation of the proposed client.

Upon acceptance, please sign and return this Proposal and retain a copy for your files. 1.5 % interest will be added to payments for every thirty days past the due date.

**\*Credit Card purchases will incur a 3% Administrative Processing Fee\***

**Acceptance of Proposal** The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature \_\_\_\_\_

Date of Acceptance: \_\_\_\_\_

Signature \_\_\_\_\_



ATTACH PAYMENT HERE



**The Lake Doctors, Inc.**  
Aquatic Management Services

Corporate Offices  
3543 State Road 419  
Winter Springs, FL 32708  
1-800-666-5253  
lakes@lakedoctors.com  
www.lakedoctors.com

## Water Management Agreement

**MAS**

This Agreement, made this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ is between The Lake Doctors, Inc., a Florida Corporation, hereinafter called "THE LAKE DOCTORS" and

NAME \_\_\_\_\_

BILLING ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ PHONE ( ) \_\_\_\_\_

EMAIL ADDRESS \_\_\_\_\_

IF YOU WOULD LIKE YOUR INVOICE EMAILED, CHECK HERE: \_\_\_\_\_

Hereinafter called "CUSTOMER"

REQUESTED START DATE: \_\_\_\_\_

PURCHASE ORDER #: \_\_\_\_\_

The parties hereto agree to follows:

- A. THE LAKE DOCTORS agrees to manage certain lakes and/or waterways for a period of twelve (12) months from the date of execution of this Agreement in accordance with the terms and conditions of this Agreement in the following location(s):

**Thirteen (13) lakes associated with Beacon Lake CDD, Jacksonville, Florida.**

Includes a minimum of twelve (12) inspections and treatments, as necessary, for control and prevention of noxious aquatic weeds and algae.

- B. CUSTOMER agrees to pay THE LAKE DOCTORS, its agents or assigns, the following sum for specified aquatic management services:

1. Underwater and Floating Vegetation Control Program	\$	<b>1,300.00 monthly</b>
2. Shoreline Grass and Brush Control Program	\$	<b>INCLUDED</b>
3. Free Callback Service	\$	<b>INCLUDED</b>
4. Additional Treatments, if required	\$	<b>INCLUDED</b>
5. Detailed Written Service Reports	\$	<b>INCLUDED</b>
6. Water Quality Testing and Analysis as needed.	\$	<b>INCLUDED</b>
7. Stocking 200 Triploid Grass Carp @ \$8.00 each upon FWC approval	\$	<b>1,600.00</b>
Total of Services Accepted	\$	<b>1,300.00 monthly</b>

**\$1,300.00 shall be due and payable upon execution of this Agreement**, the balance shall be payable in advance in monthly installments of **\$1,300.00**, including any additional costs such as sales taxes, permitting fees, monitoring, reporting, water testing and related costs mandated by any governmental or regulatory body related to service under this Agreement.

- C. THE LAKE DOCTORS uses products which, in its sole discretion, will provide effective and safe results.
- D. THE LAKE DOCTORS agrees to commence treatment within **fifteen (15)** business days, weather permitting, from the date of receipt of this executed Agreement plus initial deposit and/or required government permits.
- E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to THE LAKE DOCTORS on or before July 11, 2019.
- F. The terms and conditions appearing on the reverse side form an integral part of this Agreement, and CUSTOMER hereby acknowledges that he has read and is familiar with the contents thereof. Agreement must be returned in its entirety to be considered valid.

THE LAKE DOCTORS, INC.

CUSTOMER

Signed

  
**MARK A. SEYMOUR, SALES MANAGER**

Signed \_\_\_\_\_ Dated \_\_\_\_\_

Name \_\_\_\_\_



**The Lake Doctors, Inc.**  
Aquatic Management Services

Corporate Offices  
3543 State Road 419  
Winter Springs, FL 32708  
1-800-666-5253  
lakes@lakedoctors.com  
www.lakedoctors.com

## Water Management Agreement

**MAS**

This Agreement, made this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ is between The Lake Doctors, Inc., a Florida Corporation, hereinafter called "THE LAKE DOCTORS" and

NAME \_\_\_\_\_

BILLING ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ PHONE ( ) \_\_\_\_\_

EMAIL ADDRESS \_\_\_\_\_

IF YOU WOULD LIKE YOUR INVOICE EMAILED, CHECK HERE: \_\_\_\_\_

Hereinafter called "CUSTOMER"

REQUESTED START DATE: \_\_\_\_\_

PURCHASE ORDER #: \_\_\_\_\_

The parties hereto agree to follows:

- A. THE LAKE DOCTORS agrees to manage certain lakes and/or waterways for a period of twelve (12) months from the date of execution of this Agreement in accordance with the terms and conditions of this Agreement in the following location(s):

**Thirteen (13) lakes associated with Beacon Lake CDD, Jacksonville, Florida.**

Includes a minimum of twenty four (24) inspections and treatments, as necessary, for control and prevention of noxious aquatic weeds and algae.

- B. CUSTOMER agrees to pay THE LAKE DOCTORS, its agents or assigns, the following sum for specified aquatic management services:

1. Underwater and Floating Vegetation Control Program	\$	<u>1,690.00 monthly</u>
2. Shoreline Grass and Brush Control Program	\$	<u>INCLUDED</u>
3. Free Callback Service	\$	<u>INCLUDED</u>
4. Additional Treatments, if required	\$	<u>INCLUDED</u>
5. Detailed Written Service Reports	\$	<u>INCLUDED</u>
6. Water Quality Testing and Analysis as needed.	\$	<u>INCLUDED</u>
7. Stocking 200 Triploid Grass Carp @ \$8.00 each upon FWC approval	\$	<u>1,600.00</u>
Total of Services Accepted	\$	<u>1,690.00 monthly</u>

**\$1,690.00 shall be due and payable upon execution of this Agreement**, the balance shall be payable in advance in monthly installments of **\$1,690.00**, including any additional costs such as sales taxes, permitting fees, monitoring, reporting, water testing and related costs mandated by any governmental or regulatory body related to service under this Agreement.

- C. THE LAKE DOCTORS uses products which, in its sole discretion, will provide effective and safe results.
- D. THE LAKE DOCTORS agrees to commence treatment within **fifteen (15)** business days, weather permitting, from the date of receipt of this executed Agreement plus initial deposit and/or required government permits.
- E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to THE LAKE DOCTORS on or before July 11, 2019.
- F. The terms and conditions appearing on the reverse side form an integral part of this Agreement, and CUSTOMER hereby acknowledges that he has read and is familiar with the contents thereof. Agreement must be returned in its entirety to be considered valid.

THE LAKE DOCTORS, INC.

CUSTOMER

Signed

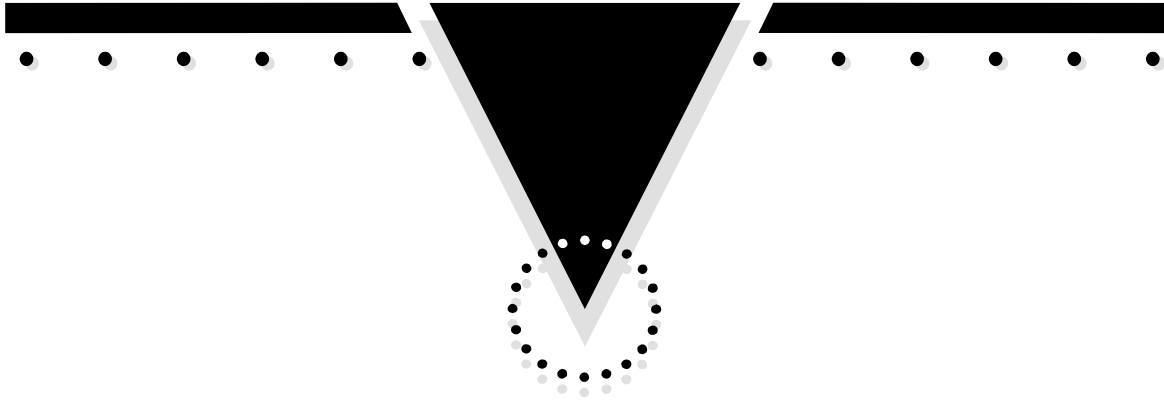
MARK A. SEYMOUR, SALES MANAGER

Signed \_\_\_\_\_

Dated \_\_\_\_\_

Name \_\_\_\_\_

## *SEVENTH ORDER OF BUSINESS*



*Meadow View @ Twin Creeks  
Community Development District*

*Approved Budget*

*FY 2020*

*June 20, 2019*



# *Meadowview at Twin Creeks Community Development District*

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# Meadow View at Twin Creek

## Community Development District

## General Fund

<i>Description</i>	<i>Adopted Budget FY 2019</i>	<i>Actual Thru 5/31/19</i>	<i>Projected Next 4 Months</i>	<i>Total Projected 9/30/19</i>	<i>Approved Budget FY 2020</i>	<i>Changes Increase (Decrease)</i>
<b><u>Revenues</u></b>						
<i>Developer Contrib/Assessments</i>	\$941,002	\$483,144	\$350,839	\$833,983	\$1,088,441	\$147,439
<b><u>Total Revenues</u></b>	<b>\$941,002</b>	<b>\$483,144</b>	<b>\$350,839</b>	<b>\$833,983</b>	<b>\$1,088,441</b>	<b>\$147,439</b>
<b><u>Expenditures</u></b>						
<b><u>Administrative</u></b>						
<i>Engineering</i>	\$12,000	\$13,381	\$21,000	\$34,381	\$20,000	\$8,000
<i>Attorney</i>	\$30,000	\$25,409	\$11,000	\$36,409	\$30,000	\$0
<i>Annual Audit</i>	\$4,000	\$0	\$2,315	\$2,315	\$4,000	\$0
<i>Arbitrage</i>	\$1,200	\$0	\$1,200	\$1,200	\$1,200	\$0
<i>Assessment Roll</i>	\$0	\$0	\$0	\$0	\$5,000	\$5,000
<i>Dissemination Agent</i>	\$5,000	\$4,333	\$1,667	\$6,000	\$7,500	\$2,500
<i>Trustee Fee</i>	\$10,000	\$11,062	\$0	\$11,062	\$20,000	\$10,000
<i>Management Fees</i>	\$45,000	\$30,000	\$15,000	\$45,000	\$47,250	\$2,250
<i>Information Technology</i>	\$2,000	\$1,333	\$667	\$2,000	\$2,000	\$0
<i>Telephone</i>	\$250	\$250	\$188	\$438	\$500	\$250
<i>Postage</i>	\$1,000	\$196	\$131	\$327	\$500	-\$500
<i>Insurance</i>	\$6,171	\$8,988	\$0	\$8,988	\$9,000	\$2,829
<i>Printing &amp; Binding</i>	\$4,000	\$4,145	\$1,600	\$5,745	\$4,000	\$0
<i>Legal Advertising</i>	\$3,000	\$705	\$1,000	\$1,705	\$3,000	\$0
<i>Other Current Charges</i>	\$500	\$475	\$100	\$575	\$2,500	\$2,000
<i>Office Supplies</i>	\$500	\$179	\$100	\$279	\$500	\$0
<i>Dues, Licenses &amp; Subscriptions</i>	\$175	\$175	\$0	\$175	\$175	\$0
<b><u>Administrative Expenditures</u></b>	<b>\$124,796</b>	<b>\$100,632</b>	<b>\$55,967</b>	<b>\$156,599</b>	<b>\$157,125</b>	<b>\$32,329</b>
<b><u>AMENITY CENTER</u></b>						
<i>Utilities</i>						
<i>Telephone/Cable/Internet</i>	\$9,200	\$2,949	\$2,800	\$5,749	\$9,200	\$0
<i>Electric</i>	\$55,000	\$13,193	\$10,800	\$23,993	\$40,000	(\$15,000)
<i>Water/Irrigation</i>	\$20,000	\$5,657	\$3,600	\$9,257	\$20,000	\$0
<i>Gas</i>	\$400	\$959	\$800	\$1,759	\$1,500	\$1,100
<i>Trash Removal</i>	\$6,000	\$1,191	\$800	\$1,991	\$6,000	\$0
<i>Security</i>						
<i>Security Monitoring</i>	\$1,200	\$333	\$555	\$888	\$1,331	\$131
<i>Access Cards</i>	\$1,000	\$2,350	\$500	\$2,850	\$3,000	\$2,000
<i>Contracted Security</i>	\$20,000	\$0	\$10,000	\$10,000	\$20,000	\$0
<i>Management Contracts</i>						
<i>Facility Management</i>	\$125,000	\$15,000	\$20,000	\$35,000	\$125,000	\$0
<i>Pool Attendants</i>	\$48,000	\$3,376	\$44,624	\$48,000	\$48,000	\$0
<i>Canoe Launch Attendant</i>	\$28,800	\$0	\$14,400	\$14,400	\$28,800	\$0
<i>Snack Bar Attendant</i>	\$16,640	\$0	\$8,320	\$8,320	\$16,640	\$0
<i>Field Mgmt / Admin</i>	\$25,000	\$11,667	\$6,667	\$18,333	\$25,000	\$0
<i>Pool Maintenance</i>	\$30,000	\$7,010	\$5,460	\$12,470	\$30,000	\$0
<i>Pool Chemicals</i>	\$15,000	\$5,345	\$5,520	\$10,865	\$15,000	\$0
<i>Janitorial</i>	\$12,000	\$3,885	\$5,180	\$9,065	\$15,540	\$3,540
<i>Facility Maintenance</i>	\$15,000	\$12,290	\$2,710	\$15,000	\$15,000	\$0

# Meadow View at Twin Creek

## Community Development District

## General Fund

<i>Description</i>	<i>Adopted Budget FY 2019</i>	<i>Actual Thru 5/31/19</i>	<i>Projected Next 4 Months</i>	<i>Total Projected 9/30/19</i>	<i>Approved Budget FY 2020</i>	<i>Changes Increase (Decrease)</i>
<b><u>AMENITY CENTER CONT</u></b>						
Repairs & Maintenance	\$10,000	\$4,335	\$5,665	\$10,000	\$10,000	\$0
New Capital Projects	\$0	\$7,071	\$4,000	\$11,071	\$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	\$11,538	\$9,230	\$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	\$5,185	\$7,859	\$13,044	\$30,000	\$0
Holiday Decorations	\$9,000	\$0	\$9,000	\$9,000	\$9,000	\$0
Fitness Center Repairs/Supplies	\$0	\$1,180	\$0	\$1,180	\$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)
<b><i>Amenity Center Expenditures</i></b>	<b>\$518,990</b>	<b>\$140,242</b>	<b>\$186,990</b>	<b>\$327,232</b>	<b>\$560,803</b>	<b>\$41,813</b>
<b><i>Grounds Maintenance</i></b>						
Hydrology Quality/Mitigation	\$6,400	\$0	\$0	\$0	\$6,400	\$0
Electric	\$2,200	\$4,892	\$4,056	\$8,948	\$15,000	\$12,800
Landscape Maintenance	\$125,000	\$188,323	\$47,126	\$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	\$13,430	\$7,200	\$20,630	\$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)
<b><i>Grounds Maintenance Expenditures</i></b>	<b>\$297,216</b>	<b>\$213,258</b>	<b>\$107,882</b>	<b>\$321,140</b>	<b>\$370,513</b>	<b>\$73,297</b>
<b><i>TOTAL EXPENDITURES</i></b>	<b>\$941,002</b>	<b>\$454,132</b>	<b>\$350,839</b>	<b>\$804,971</b>	<b>\$1,088,441</b>	<b>\$147,439</b>
<b><i>Excess Revenues/ Expenditures</i></b>	<b>\$0</b>	<b>\$29,012</b>	<b>\$0.00</b>	<b>\$29,012</b>	<b>\$0</b>	<b>\$0</b>

# *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	333	4,000
		\$ 3,333	\$ 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>
<b>11082-69190</b>	200 Twin Creeks Dr - SL	\$ 1,800	\$ 21,600
	Contingency	33	400
		\$ 1,833	\$ 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 5/31/19</i>	<i>Projected Next 4 Months</i>	<i>Total Projected 9/30/19</i>	<i>Approved Budget FY 2020</i>
<b>Revenues</b>					
<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	\$2,623	\$1,200	\$3,823	\$1,000
<i>Carry Forward Surplus</i>	\$0	1,827,032	\$0	\$1,827,032	\$230,006
<b>TOTAL REVENUES</b>	<b>\$673,326</b>	<b>\$3,917,643</b>	<b>\$76,258</b>	<b>\$3,993,901</b>	<b>\$674,382</b>
<b>Expenditures</b>					
<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	\$169,125	\$0	\$169,125	\$166,763
<i>Principal - 05/01</i>	\$105,000	\$105,000	\$0	\$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	\$26,535	\$0	\$26,535	\$0
<i>Prepayments - 05/01</i>	\$0	\$890,000	\$0	\$890,000	\$0
<i>Principal - 05/01</i>	\$45,000	\$25,000	\$0	\$25,000	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$673,270</b>	<b>\$3,763,895</b>	<b>\$0</b>	<b>\$3,763,895</b>	<b>\$443,525</b>
<b>EXCESS REVENUES</b>	<b>\$56</b>	<b>\$153,748</b>	<b>\$76,258</b>	<b>\$230,006</b>	<b>\$230,857</b>

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
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
		<b>\$ 6,435,000.00</b>	<b>\$ 5,541,800.00</b>	<b>\$ 12,250,925.00</b>

# 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 5/31/19</i>	<i>Projected Next 4 Months</i>	<i>Total Projected 9/30/19</i>	<i>Approved Budget FY 2020</i>
<b>Revenues</b>					
<i>Special Assessments</i>	\$564,300	\$137,400	\$137,400	\$274,800	\$274,800
<i>Interest Income</i>	\$600	\$1,907	\$260	\$2,167	\$600
<i>Prepayments</i>	\$0	\$4,883,578	\$0	\$4,883,578	\$0
<i>Carry Forward Surplus</i>	\$0	\$282,889	\$0	\$282,889	\$139,566
<b><i>TOTAL REVENUES</i></b>	<b>\$564,900</b>	<b>\$5,305,773</b>	<b>\$137,660</b>	<b>\$5,443,433</b>	<b>\$414,966</b>
<b>Expenditures</b>					
<b><i>Series 2016 B</i></b>					
<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	\$137,400	\$0	\$137,400	\$ 137,400
<b><i>TOTAL EXPENDITURES</i></b>	<b>\$564,300</b>	<b>\$5,303,867</b>	<b>\$0</b>	<b>\$5,303,867</b>	<b>\$274,800</b>
<b><i>EXCESS REVENUES</i></b>	<b>\$600</b>	<b>\$1,906</b>	<b>\$137,660</b>	<b>\$139,566</b>	<b>\$140,166</b>

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>
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
			<b>\$ 4,580,000.00</b>	<b>\$ 2,061,000.00</b>	<b>\$ 2,198,400.00</b>

# 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 5/31/19</i>	<i>Projected Next 4 Months</i>	<i>Total Projected 9/30/19</i>	<i>Approved Budget FY 2020</i>
<b>Revenues</b>					
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	\$1,608	\$1,000	\$2,608	\$1,500
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$453,126
<b>TOTAL REVENUES</b>	<b>\$1,201,623</b>	<b>\$1,201,231</b>	<b>\$1,000</b>	<b>\$1,202,231</b>	<b>\$1,588,136</b>
<b>Expenditures</b>					
<u>Series 2018 A1</u>					
Interest - 11/01	\$0	\$0	\$0	\$0	\$241,425
Interest - 05/01	\$217,283	\$217,283	\$0	\$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	\$189,882	\$0	\$189,882	\$210,980
Principal - 05/01	\$0	\$0	\$0	\$0	\$100,000
<b>TOTAL EXPENDITURES</b>	<b>\$407,165</b>	<b>\$407,165</b>	<b>\$0</b>	<b>\$407,165</b>	<b>\$1,134,810</b>
<b>EXCESS REVENUES</b>	<b>\$794,459</b>	<b>\$794,066</b>	<b>\$1,000</b>	<b>\$795,066</b>	<b>\$453,326</b>

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>
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
			<b>\$ 8,955,000.00</b>	<b>\$ 9,589,112.50</b>	<b>\$ 18,761,395.00</b>

*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>
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 2018A-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
			<b>\$ 7,535,000.00</b>	<b>\$ 8,229,200.00</b>	<b>\$ 15,975,180.00</b>

# 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 5/31/19</i>	<i>Projected Next 4 Months</i>	<i>Total Projected 9/30/19</i>	<i>Approved Budget FY 2020</i>
<b>Revenues</b>					
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	\$262	\$460	\$722	\$500
Cary Forward Surplus	\$0	\$0	\$0	\$0	\$232,540
<b>TOTAL REVENUES</b>	<b>\$489,802</b>	<b>\$489,964</b>	<b>\$460</b>	<b>\$490,424</b>	<b>\$806,030</b>
<b>Expenditures</b>					
<u>Series 2019 A1</u>					
Interest - 11/01	\$0	\$0	\$0	\$0	\$103,490
Interest - 05/01	\$37,946	\$37,946	\$37,946	\$75,892	\$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	\$47,318	\$47,318	\$94,636	\$129,050
Principal - 05/01	\$0	\$0	\$0	\$0	\$55,000
<b>TOTAL EXPENDITURES</b>	<b>\$85,264</b>	<b>\$85,264</b>	<b>\$85,265</b>	<b>\$170,529</b>	<b>\$570,080</b>
<b>EXCESS REVENUES</b>	<b>\$404,538</b>	<b>\$404,700</b>	<b>(\$84,805)</b>	<b>\$319,895</b>	<b>\$235,950</b>

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>
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
			<b>\$ 3,660,000.00</b>	<b>\$ 4,101,585.00</b>	<b>\$ 7,799,531.33</b>

*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>
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 2019A-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
			<b>\$ 4,450,000.00</b>	<b>\$ 5,068,330.00</b>	<b>\$ 9,565,648.33</b>

## *TENTH ORDER OF BUSINESS*

*B.*



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

**2018 Bond Series  
REVISED  
REQUISITION SUMMARY  
June 20, 2019**

**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>
<b>TO BE RATIFIED</b>				
5/17/2019	121	Xylem Water Solutions USA, Inc.	Direct Purchase of Construction Materials to be incorporated into Beacon Lake Ph 2	\$ 44,595.00
<b>Requisitions to be RATIFIED-2018 Special Assessment Bonds (2018 Project)</b>				<b>\$44,595.00</b>
<u>Date of Requisition</u>	<u>Req #</u>	<u>Payee</u>	<u>Reference</u>	<u>Requisition Amount</u>
<b>TO BE APPROVED</b>				
6/20/2019	122	Hughes Brothers Construction, Inc.	Contractor Application for Payment #5 - Beacon Lake Townhomes	\$ 635,038.47
6/20/2019	123	Hughes Brothers Construction, Inc.	Contractor Application for Payment #28 - Beacon Lake Phase 1	\$ 56,207.08
6/20/2019	124	Hughes Brothers Construction, Inc.	Contractor Application for Payment #4 - Beacon Lake Phase 2	\$ 1,313,216.02
6/20/2019	125	ETM	Beacon Lakes Phase 2 Bidding and CEI Services (WA#11) Invoice 190753	\$ 7,031.64
6/20/2019	126	ETM	Beacon Lakes Townhomes Bidding & CEI Services (WA#10) Invoice 190743	\$ 2,874.75
6/20/2019	127	ETM	Beacon Lakes Phase 4 (200 Lots Only) WA#14 - Invoice 190750	\$ 3,660.00
6/20/2019	128	ETM	Beacon Lakes Phase 3B (200 Lots Only) WA#15 - Invoice 190751	\$ 3,810.69
6/20/2019	129	ETM	Beacon Lakes Phase 2 Modifications (266 Lots Only) WA#16 - Invoice 190752	\$ 1,802.50
6/20/2019	130	ETM	Beacon Lakes Phase 3A - Design Phase (WA#9) Invoice 190746	\$ 2,923.93
6/20/2019	131	ETM	Beacon Lake Phase 2B Civil Design (WA#13) Invoice 190749	\$ 7,417.05
6/20/2019	132	ECS	Beacon Lake Phase 3A - Engineering and Reporting Services - 735791	\$ 517.00
6/20/2019	133	ECS	Beacon Lake Phase 2 - Engineering and Reporting Services - Invoice 735755	\$ 7,832.00
6/20/2019	134	ECS	Beacon Lake Townhomes - Engineering and Reporting Services - Invoice 733513	\$ 3,118.50
6/20/2019	135	Environmental Resource Solutions, Inc.	Professional Services related to Beacon Lakes Phase 2B - Invoice 36166	\$ 2,760.00
6/20/2019	136	Environmental Resource Solutions, Inc.	Professional Services related to Beacon Lakes Phase 3A - Invoice 36163	\$ 1,113.75
6/20/2019	137	Environmental Resource Solutions, Inc.	Professional Services related to Beacon Lakes Phase 2 - Invoice 35896	\$ 643.50
6/20/2019	138	Environmental Resource Solutions, Inc.	Professional Services related to Beacon Lakes Townhomes - Invoice 35895	\$ 388.50
6/20/2019	139	Steamline Permitting	Permitting Services - Beacon Lake Townhomes - Invoice 19-0078	\$ 233.37
6/20/2019	140	Clary & Associates, Inc.	Beacon Lake Unit 3A- Maps & Descriptions - Invoice 2019-191	\$ 3,300.00
6/20/2019	141	Basham Lucas	Beacon Lake Phase 2 Site - Invoice 7836	\$ 25,150.00
6/20/2019	142	Del Zotto Products of Florida Inc.	Beacon Lake Townhomes - Direct Purchase (May 2019)	\$ 58,255.00
6/20/2019	143	Xylem Water Solutions	Beacon Lake Townhomes - Direct Purchase (May 2019)	\$ 16,993.00
6/20/2019	144	County Materials Corporation	Beacon Lake Townhomes - Direct Purchase (May 2019)	\$ 90,694.83
6/20/2019	145	Ferguson Water Works	Beacon Lake Phase 2 - Direct Purchase (May 2019)	\$ 36,703.24
6/20/2019	146	Xylem Water Solutions	Beacon Lake Townhomes - Direct Purchase (May 2019)	\$ 28,713.00
6/20/2019	147	County Materials Corporation	Beacon Lake Phase 2 - Direct Purchase (May 2019)	\$ 36,305.12
6/20/2019	148	Del Zotto Products of Florida Inc.	Beacon Lake Phase 2 - Direct Purchase (May 2019)	\$ 99,015.00
6/20/2019	149	Ferguson Water Works	Beacon Lake Townhomes - Direct Purchase (May 2019)	\$ 235,538.71
6/20/2019	150	Sterling Specialties, Inc.	Beacon Lake playground fence - Invoice 1906106 (50% Deposit)	\$ 3,948.00
<b>Requisitions to be APPROVED-2018 Special Assessment Bonds (2018 Project)</b>				<b>\$2,685,204.65</b>
<b>TOTAL REQUISITIONS TO BE APPROVED</b>				<b>\$2,729,799.65</b>

*D.*

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

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

**Memorandum**

**Date:** June 20, 2019

**To:** Meadow View at Twin Creek Board of Supervisors  
Jim Oliver, Richard Whetsel

**From:** Brian Stephens - Operations Manager  
Leah Tincher - Facility 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 Creek Community Development District.

**Landscape/Irrigation:**

- RMS and Yellowstone are conducting weekly landscape inspections.
- All of the Turf has been fertilized.
- Two (2) irrigation main line repairs were made.

**Amenities Complex:**

- RMS continues to service both pools three (3) days a week.
- Beacon Lake Food Truck Friday & Family Movie Nights are still well attended.
- Movie nights are planned for June 7th, 14th and 23rd. The movie will start as Dusk.
- RMS continues Janitorial services three (3) days a week.
- Rentals for the Clubhouse & Gazebo are starting to be booked by the residents.
- Southeast Fitness repaired a treadmill and did the preventive maintenance on all other gym equipment.
- A storage cabinet was installed in the Fitness Center for the AED.
- RMS is pressure washing the pool deck furniture & Lake House once (1) weekly.
- All of the trash cans and area rugs have been pressure washed.
- The Tennis Fence is scheduled to be repaired on 6-14-2019.

**Common Areas and Lakes:**

- The Beacon Lake Banner Flags were removed due to damage from a storm.
- Multiple street signs have been straightened.
- RMS received Two (2) proposals for Lake Maintenance.
- A nuisance Alligator has been reported to the FWC.

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

## *ELEVENTH ORDER OF BUSINESS*

*A.*

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

*Unaudited Financial Statements*

*as of*

*May 31, 2019*



*Meadow View at Twin Creeks*

Community Development District

*Combined Balance Sheet*

May 31, 2019

	<u>General</u>	<u>Debt Service</u>	<u>Capital Project</u>	<u>Totals</u>
<b><u>Assets:</u></b>				
Cash	\$32,450	---	---	\$32,450
Investments:				
Custody - US Bank	\$16,303	---	---	\$16,303
<b><u>Series 2016 A1</u></b>				
Reserve	---	\$133,516	---	\$133,516
Interest	---	\$0	---	\$0
Revenue	---	\$124,452	---	\$124,452
<b><u>Series 2016 A2</u></b>				
Reserve	---	---	---	\$0
Interest	---	---	---	\$0
Revenue	---	\$28,933	---	\$28,933
Prepayment	---	\$204	---	\$204
Construction	---	---	\$356	\$356
<b><u>Series 2016 B</u></b>				
Reserve	---	\$282,150	---	\$282,150
Interest	---	\$95	---	\$95
Revenue	---	\$3	---	\$3
Prepayment	---	\$1,247	---	\$1,247
Construction	---	---	\$868	\$868
<b><u>Series 2018 A1</u></b>				
Reserve	---	\$184,011	---	\$184,011
Interest	---	\$241,425	---	\$241,425
Revenue	---	\$615	---	\$615
Construction	---	---	\$3,623,875	\$3,623,875
<b><u>Series 2018 A2</u></b>				
Reserve	---	\$156,288	---	\$156,288
Interest	---	\$210,980	---	\$210,980
Revenue	---	\$537	---	\$537
<b><u>Series 2019 A1</u></b>				
Reserve	---	\$77,249	---	\$77,249
Interest	---	\$103,490	---	\$103,490
Sinking Fund	---	\$0	---	\$0
Revenue	---	\$76	---	\$76
Construction	---	---	\$7,313,455	\$7,313,455
Cost of Issuance	---	---	\$17,010	\$17,010
<b><u>Series 2019 A2</u></b>				
Reserve	---	\$94,689	---	\$94,689
Interest	---	\$129,050	---	\$129,050
Revenue	---	\$94	---	\$94
Electric Deposits	\$3,385	---	---	\$3,385
<b>Total Assets</b>	<b>\$52,138</b>	<b>\$1,769,105</b>	<b>\$10,955,564</b>	<b>\$12,776,806</b>
<b><u>Liabilities:</u></b>				
Accounts Payable	\$2,585	---	---	\$2,585
<b><u>Fund Balances:</u></b>				
Restricted for Capital Projects	---	---	\$10,955,564	\$10,955,564
Restricted for Debt Service	---	\$1,769,105	---	\$1,769,105
Unassigned	\$49,553	---	---	\$49,553
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$52,138</b>	<b>\$1,769,105</b>	<b>\$10,955,564</b>	<b>\$12,776,806</b>

# Meadow View at Twin Creeks

## Community Development District

### GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending May 31, 2019

	<i>Adopted Budget</i>	<i>Prorated Thru 5/31/19</i>	<i>Actual Thru 5/31/19</i>	<i>Variance</i>
<b><u>REVENUES:</u></b>				
Developer Contributions	\$639,014	\$237,832	\$237,832	\$0
Assessments - Direct	\$301,988	\$245,312	\$245,312	\$0
<b>TOTAL REVENUES</b>	<b>\$941,002</b>	<b>\$483,144</b>	<b>\$483,144</b>	<b>\$0</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>ADMINISTRATIVE:</u></b>				
Engineering	\$12,000	\$8,000	\$13,381	(\$5,381)
Attorney Fees	\$30,000	\$20,000	\$25,409	(\$5,409)
Annual Audit	\$4,000	\$0	\$0	\$0
Arbitrage	\$1,200	\$0	\$0	\$0
Dissemination	\$5,000	\$3,333	\$4,333	(\$1,000)
Trustee Fees	\$10,000	\$10,000	\$11,062	(\$1,062)
Management Fees	\$45,000	\$30,000	\$30,000	\$0
Information Technology	\$2,000	\$1,333	\$1,333	(\$0)
Telephone	\$250	\$167	\$250	(\$83)
Postage	\$1,000	\$667	\$196	\$470
Insurance	\$6,171	\$6,171	\$8,988	(\$2,817)
Printing and Binding	\$4,000	\$2,667	\$4,145	(\$1,478)
Legal Advertising	\$3,000	\$2,000	\$705	\$1,295
Other Current Charges	\$500	\$333	\$475	(\$142)
Office Supplies	\$500	\$333	\$179	\$154
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
<b>ADMINISTRATIVE EXPENDITURES</b>	<b>\$124,796</b>	<b>\$85,179</b>	<b>\$100,632</b>	<b>(\$15,453)</b>
<b><u>AMENITY CENTER:</u></b>				
Utilities				
Telephone/Cable/Internet	\$9,200	\$6,133	\$2,949	\$3,185
Electric	\$55,000	\$36,667	\$13,193	\$23,474
Water/Irrigation	\$20,000	\$13,333	\$5,657	\$7,676
Gas	\$400	\$267	\$959	(\$693)
Trash Removal	\$6,000	\$4,000	\$1,191	\$2,809
Security				
Security Monitoring	\$1,200	\$800	\$333	\$467
Access Cards	\$1,000	\$667	\$2,350	(\$1,683)
Contracted Security	\$20,000	\$13,333	\$0	\$13,333
Management Contracts				
Facility Management	\$125,000	\$83,333	\$15,000	\$68,333
Pool Attendants	\$48,000	\$32,000	\$3,376	\$28,624
Canoe Launch Attendant	\$28,800	\$19,200	\$0	\$19,200
Snack Bar Attendant	\$16,640	\$11,093	\$0	\$11,093
Field Mgmt / Admin	\$25,000	\$16,667	\$11,667	\$5,000
Pool Maintenance	\$30,000	\$20,000	\$7,010	\$12,990
Pool Chemicals	\$15,000	\$10,000	\$5,345	\$4,655
Janitorial	\$12,000	\$8,000	\$3,885	\$4,115
Facility Maintenance	\$15,000	\$10,000	\$12,290	(\$2,290)

# Meadow View at Twin Creeks

## Community Development District

### GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending May 31, 2019

	<i>Adopted</i> <i>Budget</i>	<i>Prorated</i> <i>Thru 5/31/19</i>	<i>Actual</i> <i>Thru 5/31/19</i>	<i>Variance</i>
<b>AMENITY CENTER CONTINUED</b>				
Repairs & Maintenance	\$10,000	\$6,667	\$4,335	\$2,332
Maintenance Reserves	\$0	\$0	\$0	\$0
Capital Projects	\$0	\$0	\$7,071	(\$7,071)
Snack Bar Inventory- CGS	\$0	\$0	\$226	(\$226)
Food Service License	\$250	\$250	\$697	(\$447)
Rental and Leases	\$0	\$0	\$11,538	(\$11,538)
Subscriptions	\$0	\$0	\$2,988	(\$2,988)
Special Events	\$30,000	\$20,000	\$5,185	\$14,815
Holiday Decorations	\$9,000	\$6,000	\$0	\$6,000
Fitness Center Repairs/Supplies	\$0	\$0	\$1,180	(\$1,180)
Office Supplies	\$500	\$333	\$972	(\$639)
ASCAP/BMI Licenses	\$1,000	\$667	\$0	\$667
Property Insurance	\$40,000	\$40,000	\$20,845	\$19,155
<b>AMENITY CENTER EXPENDITURES</b>	<b>\$518,990</b>	<b>\$359,410</b>	<b>\$140,242</b>	<b>\$219,168</b>
<b>GROUND MAINTENANCE EXPENDITURES</b>				
Hydrology Quality/Mitigation	\$6,400	\$4,267	\$0	\$4,267
Electric	\$2,200	\$1,467	\$4,892	(\$3,426)
Landscape Maintenance	\$125,000	\$83,333	\$188,323	(\$104,990)
Landscape Contingency	\$5,000	\$3,333	\$0	\$3,333
Lake Maintenance	\$12,000	\$8,000	\$0	\$8,000
Grounds Maintenance	\$12,000	\$8,000	\$0	\$8,000
Pump Repairs	\$2,500	\$1,667	\$0	\$1,667
Streetlighting	\$20,000	\$13,333	\$13,430	(\$96)
Streetlight Repairs	\$5,000	\$3,333	\$0	\$3,333
Irrigation Repairs	\$7,500	\$5,000	\$0	\$5,000
Miscellaneous	\$5,000	\$3,333	\$775	\$2,559
Contingency	\$94,616	\$63,077	\$5,838	\$57,240
<b>GROUNDS MAINTENANCE EXPENDITURES</b>	<b>\$297,216</b>	<b>\$198,144</b>	<b>\$213,258</b>	<b>(\$15,114)</b>
<b>TOTAL EXPENDITURES</b>	<b>\$941,002</b>	<b>\$642,733</b>	<b>\$454,132</b>	<b>\$188,601</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$29,012</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$20,541</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$49,553</b>	

**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
<b><u>Revenues:</u></b>													
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	\$16,303	\$15,847	\$941	\$0	\$0	\$0	\$0	\$0	\$245,312
Miscellaneous Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$72,219</b>	<b>\$52,426</b>	<b>\$72,571</b>	<b>\$157,011</b>	<b>\$112,128</b>	<b>\$15,847</b>	<b>\$941</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$483,144</b>
<b><u>Expenditures:</u></b>													
<b><u>Administrative</u></b>													
Engineering	\$2,276	\$1,207	\$1,803	\$1,245	\$2,507	\$4,343	\$0	\$0	\$0	\$0	\$0	\$0	\$13,381
Attorney Fees	\$4,217	\$8,255	\$6,157	\$1,825	\$0	\$1,735	\$3,220	\$0	\$0	\$0	\$0	\$0	\$25,409
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	\$417	\$0	\$0	\$0	\$0	\$4,333
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	\$3,750	\$0	\$0	\$0	\$0	\$30,000
Information Technology	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$0	\$0	\$0	\$0	\$1,333
Telephone	\$20	\$53	\$16	\$15	\$20	\$22	\$48	\$57	\$0	\$0	\$0	\$0	\$250
Postage	\$24	\$54	\$5	\$0	\$3	\$60	\$36	\$14	\$0	\$0	\$0	\$0	\$196
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	\$399	\$0	\$0	\$0	\$0	\$4,145
Legal Advertising	\$444	\$0	\$0	\$0	\$0	\$162	\$99	\$0	\$0	\$0	\$0	\$0	\$705
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	\$33	\$0	\$0	\$0	\$0	\$179
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
<b>Total Administrative Expenditures</b>	<b>\$24,662</b>	<b>\$14,126</b>	<b>\$22,188</b>	<b>\$7,712</b>	<b>\$7,523</b>	<b>\$11,503</b>	<b>\$8,081</b>	<b>\$4,837</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$100,632</b>
<b><u>Amenity Center</u></b>													
Telephone	\$0	\$0	\$0	\$0	\$0	\$1,562	\$694	\$693	\$0	\$0	\$0	\$0	\$2,949
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	\$831	\$0	\$0	\$0	\$0	\$5,657
Gas	\$102	\$82	\$83	\$43	\$19	\$251	\$270	\$109	\$0	\$0	\$0	\$0	\$959
Trash Removal	\$0	\$0	\$0	\$0	\$225	\$185	\$578	\$203	\$0	\$0	\$0	\$0	\$1,191
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	\$5,000	\$0	\$0	\$0	\$0	\$15,000
Pool Attendants	\$0	\$0	\$0	\$0	\$0	\$1,115	\$1,530	\$731	\$0	\$0	\$0	\$0	\$3,376
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	\$1,667	\$0	\$0	\$0	\$0	\$11,667
Pool Maintenance	\$0	\$0	\$0	\$1,749	\$1,166	\$1,365	\$1,365	\$1,365	\$0	\$0	\$0	\$0	\$7,010
Pool Chemicals	\$0	\$0	\$0	\$1,650	\$0	\$980	\$1,335	\$1,380	\$0	\$0	\$0	\$0	\$5,345
Janitorial	\$0	\$0	\$0	\$0	\$0	\$1,295	\$1,295	\$1,295	\$0	\$0	\$0	\$0	\$3,885
Facility Maintenance	\$0	\$0	\$0	\$2,520	\$5,803	\$815	\$3,153	\$0	\$0	\$0	\$0	\$0	\$12,290

**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
<b>Amenity Center Continued</b>													
Repairs & Maintenance	\$0	\$0	\$0	\$2,027	\$501	\$571	\$177	\$1,060	\$0	\$0	\$0	\$0	\$4,335
New Capital Projects	\$0	\$0	\$0	\$0	\$4,728	\$1,763	\$580	\$0	\$0	\$0	\$0	\$0	\$7,071
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	\$2,308	\$0	\$0	\$0	\$0	\$11,538
Subscriptions	\$0	\$0	\$0	\$0	\$2,988	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,988
Special Events	\$0	\$0	\$0	\$0	\$150	\$470	\$2,732	\$1,833	\$0	\$0	\$0	\$0	\$5,185
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	\$130	\$63	\$0	\$0	\$0	\$0	\$1,180
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
<b>Total Amenity Center Expenditures</b>	<b>\$1,442</b>	<b>\$2,154</b>	<b>\$1,891</b>	<b>\$37,517</b>	<b>\$24,221</b>	<b>\$25,431</b>	<b>\$29,048</b>	<b>\$18,538</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$140,242</b>
<b>Ground Maintenance Expenditures</b>													
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	\$788	\$0	\$0	\$0	\$0	\$4,892
Landscape Maintenance	\$17,000	\$20,461	\$27,430	\$27,430	\$27,430	\$27,430	\$27,430	\$13,715	\$0	\$0	\$0	\$0	\$188,323
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	\$1,780	\$0	\$0	\$0	\$0	\$13,430
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
<b>Total Administrative</b>	<b>\$18,915</b>	<b>\$22,674</b>	<b>\$29,160</b>	<b>\$34,831</b>	<b>\$31,154</b>	<b>\$30,017</b>	<b>\$30,225</b>	<b>\$16,283</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$213,258</b>
<b>Total Expenses</b>	<b>\$45,019</b>	<b>\$38,954</b>	<b>\$53,239</b>	<b>\$80,060</b>	<b>\$62,898</b>	<b>\$66,950</b>	<b>\$67,353</b>	<b>\$39,658</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$454,132</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$27,199</b>	<b>\$13,472</b>	<b>\$19,332</b>	<b>\$76,951</b>	<b>\$49,231</b>	<b>(\$51,103)</b>	<b>(\$66,412)</b>	<b>(\$39,658)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$29,012</b>

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

<i>Funding Request #</i>	<i>Date of Request</i>	<i>Check Date Received Developer</i>	<i>Check Amount Developer</i>	<i>Requested Funding Amount FY 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 May 31, 2019*

<i>Adopted Budget</i>	<i>Prorated Thru 5/31/19</i>	<i>Actual Thru 5/31/19</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	\$400	\$2,623	\$2,223

#### **TOTAL REVENUES**

\$673,326	\$515,824	\$2,090,612	\$1,574,788
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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	\$169,125	\$169,125	\$0
<i>Principal Expense - 05/01</i>	\$105,000	\$105,000	\$105,000	\$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	\$92,510	\$26,535	\$65,975
<i>Principal Expense - 05/01</i>	\$45,000	\$45,000	\$25,000	\$20,000
<i>Principal - Prepayment 5/1</i>	\$0	\$0	\$890,000	(\$890,000)

#### **TOTAL EXPENDITURES**

\$673,270	\$673,270	\$3,763,895	(\$3,090,625)
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#### **OTHER SOURCES/(USES)**

<i>Interfund Transfer In/(Out)</i>	\$0	\$0	(\$160)	(\$160)
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#### **TOTAL OTHER SOURCES AND USES**

\$0	\$0	(\$160)	(\$160)
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#### **EXCESS REVENUES (EXPENDITURES)**

\$56	(\$1,673,443)
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#### *FUND BALANCE - Beginning*

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

\$322,361	\$287,105
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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 May 31, 2019*

<i>Adopted Budget</i>	<i>Prorated Thru 5/31/19</i>	<i>Actual Thru 5/31/19</i>	<i>Variance</i>
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#### **REVENUES:**

<i>Special Assessments - 2016 B</i>	\$564,300	\$282,150	\$137,400	(\$144,750)
<i>Special Assessments - Prepayments</i>	\$0	\$0	\$4,883,578	\$4,883,578
<i>Interest Income</i>	\$600	\$400	\$1,907	\$1,507

#### **TOTAL REVENUES**

\$564,900	\$282,550	\$5,022,884	\$4,740,334
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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	\$282,150	\$137,400	\$144,750
<i>Principal Expense - 05/01</i>	\$0	\$0	\$0	\$0

#### **TOTAL EXPENDITURES**

\$564,300	\$564,300	\$5,303,867	(\$4,739,567)
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#### **OTHER SOURCES/(USES)**

<i>Interfund Transfer In/(Out)</i>	\$0	\$0	(\$561)	(\$561)
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#### **TOTAL OTHER SOURCES AND USES**

\$0	\$0	(\$561)	(\$561)
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#### **EXCESS REVENUES (EXPENDITURES)**

\$600	(\$281,544)
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#### **FUND BALANCE - Beginning**

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

\$600	\$283,495
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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 May 31, 2019

<i>Proposed Budget</i>	<i>Prorated Thru 5/31/19</i>	<i>Actual Thru 5/31/19</i>	<i>Variance</i>
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### REVENUES:

Special Assessments - 2016 B	\$0	\$0	\$0	\$0
Special Assessments - Prepayments	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$1,608	\$1,608

### **TOTAL REVENUES**

\$0	\$0	\$1,608	\$1,608
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### EXPENDITURES:

#### 2018 A1

Interest Expense - 11/01	\$0	\$0	\$0	\$0
Interest Expense - 05/01	\$217,283	\$217,283	\$217,283	\$0
Principal Expense - 05/01	\$0	\$0	\$0	\$0

#### 2018 A2

Interest Expense - 11/01	\$0	\$0	\$0	\$0
Interest Expense - 05/01	\$189,882	\$189,882	\$189,882	\$0
Principal Expense - 05/01	\$0	\$0	\$0	\$0

### **TOTAL EXPENDITURES**

\$407,165	\$407,165	\$407,165	\$0
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### OTHER SOURCES/(USES)

Interfund Transfer In/(Out)	\$0	\$0	(\$209)	(\$209)
Bonds Proceeds	\$1,199,623	\$1,199,623	\$1,199,623	\$0

### **TOTAL OTHER SOURCES AND USES**

\$1,199,623	\$1,199,623	\$1,199,413	(\$209)
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### **EXCESS REVENUES (EXPENDITURES)**

\$792,458	\$793,857
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### **FUND BALANCE - Beginning**

\$0	\$0
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### **FUND BALANCE - Ending**

\$792,458	\$793,857
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# Meadow View at Twin Creeks

## Community Development District

Debt Service Fund Series 2019 A1/A2

Statement of Revenues & Expenditures

For The Period Ending May 31, 2019

<i>Proposed Budget</i>	<i>Prorated Thru 5/31/19</i>	<i>Actual Thru 5/31/19</i>	<i>Variance</i>
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### REVENUES:

Special Assessments	\$0	\$0	\$0	\$0
Special Assessments - Prepayments	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$262	\$262

### **TOTAL REVENUES**

\$0	\$0	\$262	\$262
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### EXPENDITURES:

#### 2018 A1

Interest Expense - 11/01	\$0	\$0	\$0	\$0
Interest Expense - 05/01	\$37,946	\$37,946	\$37,946	\$0
Principal Expense - 05/01	\$0	\$0	\$0	\$0

#### 2018 A2

Interest Expense - 11/01	\$0	\$0	\$0	\$0
Interest Expense - 05/01	\$47,318	\$47,318	\$47,318	\$0
Principal Expense - 05/01	\$0	\$0	\$0	\$0

### **TOTAL EXPENDITURES**

\$85,265	\$85,265	\$85,265	\$0
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### OTHER SOURCES/(USES)

Interfund Transfer In/(Out)	\$0	\$0	(\$51)	(\$51)
Bonds Proceeds	\$489,702	\$489,702	\$489,702	\$0

### **TOTAL OTHER SOURCES AND USES**

\$489,702	\$489,702	\$489,651	(\$51)
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### **EXCESS REVENUES (EXPENDITURES)**

\$404,437	\$404,648
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### **FUND BALANCE - Beginning**

\$0	\$0
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### **FUND BALANCE - Ending**

\$404,437	\$404,648
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# Meadow View at Twin Creeks

## Community Development District

### Capital Projects Fund Series 2016

#### Statement of Revenues & Expenditures

*For The Period Ending May 31, 2019*

	Series 2016 A1/A2	Series 2016 B	Series 2018	Series 2019
<b><u>REVENUES:</u></b>				
Interest Income	\$1	\$70	\$12,218	\$3,916
<b><u>TOTAL REVENUES</u></b>	<b>\$1</b>	<b>\$70</b>	<b>\$12,218</b>	<b>\$3,916</b>
<b><u>EXPENDITURES:</u></b>				
Capital Outlay	\$0	\$34,000	\$11,200,277	\$0
Cost of Issuance	\$0	\$0	\$478,575	\$293,800
<b><u>TOTAL EXPENDITURES</u></b>	<b>\$0</b>	<b>\$34,000</b>	<b>\$11,678,852</b>	<b>\$293,800</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
Interfund Transfer In (Out)	\$160	\$561	\$131	\$51
Bond Proceeds	\$0	\$0	\$15,290,378	\$7,620,298
<b><u>TOTAL OTHER SOURCES/(USES)</u></b>	<b>\$160</b>	<b>\$561</b>	<b>\$15,290,509</b>	<b>\$7,620,349</b>
<b><u>EXCESS REVENUES (EXPENDITURES)</u></b>	<b>\$160</b>	<b>(\$33,369)</b>	<b>\$3,623,875</b>	<b>\$7,330,465</b>
<b><u>FUND BALANCE - Beginning</u></b>	<b>\$195</b>	<b>\$34,237</b>	<b>\$0</b>	<b>\$0</b>
<b><u>FUND BALANCE - Ending</u></b>	<b>\$356</b>	<b>\$868</b>	<b>\$3,623,875</b>	<b>\$7,330,465</b>

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

<b>Series 2016 A1 Special Assessment Bonds</b>	
Interest Rate:	4.5% -5.5%
Maturity Date:	11/1/47
Reserve Fund Definition:	30% of Max Annual Debt Service
Reserve Fund Requirement:	\$133,012.50
Reserve Balance:	\$133,516.49
Bonds outstanding - 10/26/2016	\$6,640,000
Less: May 1, 2017	\$0
Less: May 1, 2018	(\$100,000)
Less: May 1, 2019	(\$105,000)
Current Bonds Outstanding	\$6,435,000

<b>Series 2016 A2 Special Assessment Bonds</b>	
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:	---
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)
Less: May 1, 2019	(\$25,000)
Less: May 1, 2019 (Prepayment)	(\$890,000)
Current Bonds Outstanding	\$0

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

<b>Series 2018 A1 Special Assessment Bonds</b>	
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:	\$184,011.33
Bonds outstanding - 11/19/2018	\$8,955,000
Current Bonds Outstanding	\$8,955,000

<b>Series 2018 A2 Special Assessment Bonds</b>	
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

<b>Series 2019 A1 Special Assessment Bonds</b>	
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:	\$77,249.25
Bonds outstanding - 2/25/2019	\$3,660,000
Current Bonds Outstanding	\$3,660,000

<b>Series 2019 A2 Special Assessment Bonds</b>	
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
<b>SUBTOTAL SERIES 2016 LOTS</b>	<b>932</b>	<b>443,375.53</b>	<b>120,570.83</b>	<b>274,800.00</b>	<b>301,987.87</b>	<b>1,140,734.23</b>
<b>TAX ROLL ASSESSED</b>	<b>0</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL ASSESSED</b>	<b>932</b>	<b>443,375.53</b>	<b>120,570.83</b>	<b>274,800.00</b>	<b>301,987.87</b>	<b>1,140,734.23</b>

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
<b>DIRECT RECEIPTS</b>	<b>242,598.43</b>	<b>394,852.81</b>	<b>120,570.83</b>	<b>137,400.00</b>	<b>245,312.16</b>	<b>898,135.80</b>
<b>TAX ROLL RECEIPTS</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL RECEIPTS</b>	<b>242,598.43</b>	<b>394,852.81</b>	<b>120,570.83</b>	<b>137,400.00</b>	<b>245,312.16</b>	<b>898,135.80</b>

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*

5/1/19 - 5/31/19

<i>Date</i>	<i>Check Numbers</i>	<i>Amount</i>	<i>Amount</i>
<i>General Fund</i>			
5/2/19	246-256	\$15,770.23	
5/15/19	257-266	\$40,694.49	
5/16/19	267	\$251.04	
5/23/19	268-278	\$42,863.48	
5/30/19	279-280	\$3,322.88	
	<i>Total Checks</i>		<i>\$102,902.12</i>
5/8/19	St Johns County Utility Dept	\$831.19	
5/20/19	FPL	\$2,568.05	
5/30/19	TECO	\$109.00	
	<i>Total Paid Electronically</i>		<i>\$3,508.24</i>
<i>Total General Fund</i>			<i>\$106,410.36</i>

*\* 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 #
5/02/19	00038	2/14/19 121699	201902 320-57200-45400 FEB SECURITY MONITORING	ATLANTIC SECURITY	*	110.95	110.95 000246
5/02/19	00038	2/15/19 121711	201902 320-57200-44300 ACCESS CARDS	ATLANTIC SECURITY	*	1,400.00	1,400.00 000247
5/02/19	00038	3/19/19 122302	201903 320-57200-45400 MAR SECURITY MONITORING	ATLANTIC SECURITY	*	110.95	110.95 000248
5/02/19	00038	4/09/19 122978	201904 320-57200-45400 APR SECURITY MONITORING	ATLANTIC SECURITY	*	110.95	110.95 000249
5/02/19	00038	4/25/19 123973	201904 320-57200-44300 ACCESS CARDS	ATLANTIC SECURITY	*	950.00	950.00 000250
5/02/19	00005	3/06/19 189901	201902 310-51300-31100 FEB PROFESSIONAL SERVICES	ENGLAND THIMS & MILLER, INC	*	6,111.50	.00 000251
5/02/19	00005	3/06/19 189901	201902 310-51300-31100 FEB PROFESSIONAL SERVICES	ENGLAND THIMS & MILLER, INC	V	6,111.50-	4,343.08 000252
5/02/19	00005	4/10/19 190217	201903 310-51300-31100 MAR PROFESSIONAL SERVICES	ENGLAND THIMS & MILLER, INC	*	4,343.08	480.00 000253
5/02/19	00022	4/22/19 13129558	201904 320-57200-45506 POOL CHEMICALS	POOLSURE	*	480.00	855.00 000254
5/02/19	00022	4/22/19 13129558	201904 320-57200-45506 POOL CHEMICALS	POOLSURE	*	855.00	855.00 000255
5/02/19	00028	4/16/19 687-9746	201905 320-57200-45914 MAY REFUSE	REPUBLIC SERVICES #687	*	202.90	202.90 000256
5/02/19	00032	1/24/19 INV78918	201901 320-57200-44200 LIFEGUARD EQUIPMENT	THE LIFEGUARD STORE, INC	*	1,094.90	

MVTP MEADOW VIEW TP BPEREGRINO





CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
5/23/19	00020	4/30/19 20 APR LIFEGUARD HOURS	201904 320-57200-45501	RIVERSIDE MANAGEMENT SERVICES	*	1,530.08	1,530.08 000270
5/23/19	00020	5/14/19 21 APR FACILITY MAINTENANCE	201904 320-57200-45508	RIVERSIDE MANAGEMENT SERVICES	*	3,152.66	3,152.66 000271
5/23/19	00033	5/03/19 4492142 FLOOR MODEL DISPENSER	201905 320-57200-44200	SOUTHEASTERN PAPER GROUP, INC	*	579.70	579.70 000272
5/23/19	00002	4/17/19 I0316311 PRORSAL FOR AUDIT SRV	201904 310-51300-48000	ST AUGUSTINE RECORD	*	98.73	98.73 000273
5/23/19	00015	5/08/19 05082019 APR GAS	201904 320-57200-45913	TECO PEOPLES GAS	*	109.00	109.00 000274
5/23/19	00013	4/01/19 11563 APR LANDSCAPE MAINT-AMEN	201904 320-53800-45003	WEST ORANGE NURSERIES, INC	*	6,968.21	6,968.21 000275
5/23/19	00013	4/01/19 11564 APR LANDSCAPE MAINTENENCE	201904 320-53800-45003	WEST ORANGE NURSERIES, INC	*	20,461.29	20,461.29 000276
5/23/19	00013	5/01/19 11592 MAY LANDSCAPE MAINT-AMEN	201905 320-53800-45003	WEST ORANGE NURSERIES, INC	*	3,484.10	3,484.10 000277
5/23/19	00013	5/01/19 11593 MAY LANDSCAPE MAINTENANCE	201905 320-53800-45003	WEST ORANGE NURSERIES, INC	*	10,230.64	10,230.64 000278
5/30/19	00003	5/28/19 107593 APR GENERAL COUNSEL	201904 310-51300-31500	HOPPING GREEN & SAMS	*	3,220.00	3,220.00 000279
5/30/19	00028	5/16/19 687-9808 JUN REFUSE	201906 320-57200-45914	REPUBLIC SERVICES #687	*	102.88	102.88 000280
TOTAL FOR BANK A						102,902.12	
MVTP MEADOW VIEW TP BPEREGRINO							

AP300R  
 \*\*\* CHECK DATES 05/01/2019 - 05/31/2019 \*\*\*  
 YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 6/11/19 PAGE 5  
 MEADOW VIEW @ TWIN CREEKS GF  
 BANK A MEADOW VIEW-GENERAL

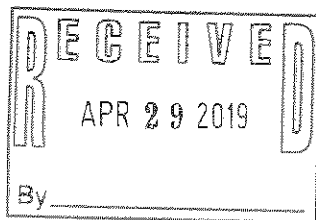
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
TOTAL FOR REGISTER						102,902.12	

MVTP MEADOW VIEW TP BPEREGRINO



Tel. 904-743-8444  
www.smarthome.biz  
sales@smarthome.biz

Meadow View at Twin Creeks CCD  
475 West Town Place  
Suite #114  
St Augustine FL 32092



PLEASE PAY BY	AMOUNT	INVOICE DATE
03/07/2019	\$121.70	02/14/2019

## INVOICE NO. 121699

**Site:** Beacon Lakes Amenities  
Center(Meadow View @ Twin  
Creeks)  
**Site Address:** 850 Beacon Lakes Pkwy  
St Augustine FL 32092  
**Period:** 02/01/2019 to 02/28/2019  
**Recurring No.:** 170  
**Request No.:**  
**Order No.:**

### Description

Meadow View @ Twin Creeks

### Security Monitoring

Item	Quantity	Unit Price	Total
Cellular Fire Monitoring	1.00	\$79.00	\$79.00
Monitoring with Cellular Communicator	1.00	\$31.95	\$31.95
Sub-Total ex Tax			\$110.95
Tax			\$7.21
Total			\$118.16

V-38 (A)

001-320-57200-45200

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There will be a 1.5% interest charge per month on late invoices.

Sub-Total ex Tax	\$110.95
Tax	\$7.21
Total inc Tax	\$118.16
Late Payment Fee	\$3.54
Amount Applied	\$0.00
Balance Due	\$121.70



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PLEASE PAY BY	AMOUNT	INVOICE DATE
03/07/2019	\$121.70	02/14/2019

**INVOICE NO. 121699**

## How To Pay

**INVOICE NO. 121699**



**Credit Card (MasterCard, Visa, Amex )**

Credit Card No.

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Card Holder's Name: \_\_\_\_\_ CCV: \_\_\_\_\_

Expiry Date:  /  Signature: \_\_\_\_\_

**DUE DATE:** 03/07/2019 **AMOUNT DUE:** \$121.70



**Mail**

*Detach this section and mail check to:*

**Atlantic Security  
1714 Cesery Blvd  
Jacksonville, FL 32211**



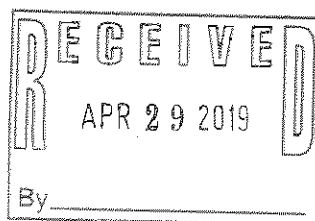
**Direct Deposit**

Bank  
Acc. Name  
Routing  
Number  
Acc. No.



Tel. 904-743-8444  
 www.smarthome.biz  
 sales@smarthome.biz

Meadow View at Twin Creeks CCD  
 475 West Town Place  
 Suite #114  
 St Augustine FL 32092



PLEASE PAY BY	AMOUNT	INVOICE DATE
03/08/2019	\$1,491.00	02/15/2019

## INVOICE NO. 121711

**Site:** Beacon Lakes Amenities  
 Center(Meadow View @ Twin  
 Creeks)  
**Site Address:** 850 Beacon Lakes Pkwy  
 St Augustine FL 32092  
**Job No.:** 52240  
**Request No.:**  
**Order No.:**

### Equipment (Delivered) Access Control System Credentials

Item	Quantity	Unit Price	Total
Proximity Cards - 25 Pack	4.00	\$100.00	\$400.00
Proximity Fob	8.00	\$125.00	\$1,000.00
<b>Sub-Total ex Tax</b>			<b>\$1,400.00</b>
<b>Tax</b>			<b>\$91.00</b>
<b>Total</b>			<b>\$1,491.00</b>

(A) V-38  
 001-320-57200-44300

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<b>Sub-Total ex Tax</b>	<b>\$1,400.00</b>
<b>Tax</b>	<b>\$91.00</b>
<b>Total inc Tax</b>	<b>\$1,491.00</b>
<b>Amount Applied</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$1,491.00</b>

There will be a 1.5% interest charge per month on late invoices.





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PLEASE PAY BY	AMOUNT	INVOICE DATE
03/08/2019	\$1,491.00	02/15/2019

**INVOICE NO. 121711**

## How To Pay

**INVOICE NO. 121711**



**Credit Card (MasterCard, Visa, Amex )**

Credit Card No.

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Card Holder's Name: \_\_\_\_\_ CCV: \_\_\_\_\_

Expiry Date:  /  Signature: \_\_\_\_\_

**DUE DATE: 03/08/2019 AMOUNT DUE: \$1,491.00**



**Mail**

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**Atlantic Security  
1714 Cesery Blvd  
Jacksonville, FL 32211**



**Direct Deposit**

Bank  
Acc. Name  
Routing  
Number  
Acc. No.



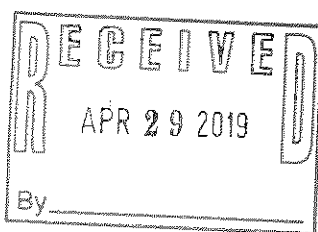
Tel. 904-743-8444  
 www.smarthome.biz  
 sales@smarthome.biz

PLEASE PAY BY	AMOUNT	INVOICE DATE
04/09/2019	\$119.93	03/19/2019

Meadow View at Twin Creeks CCD  
 475 West Town Place  
 Suite #114  
 St Augustine FL 32092

## INVOICE NO. 122302

**Site:** Beacon Lakes Amenities  
 Center(Meadow View @ Twin  
 Creeks)  
**Site Address:** 850 Beacon Lakes Pkwy  
 St Augustine FL 32092  
**Period:** 03/01/2019 to 03/31/2019  
**Recurring No.:** 170  
**Request No.:**  
**Order No.:**



### Description

Meadow View @ Twin Creeks

### Security Monitoring

Item	Quantity	Unit Price	Total
Cellular Fire Monitoring	1.00	\$79.00	\$79.00
Monitoring with Cellular Communicator	1.00	\$31.95	\$31.95
<b>Sub-Total ex Tax</b>			<b>\$110.95</b>
<b>Tax</b>			<b>\$7.21</b>
<b>Total</b>			<b>\$118.16</b>

(A) V-38  
 001-320-57200-45400

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There will be a 1.5% interest charge per month on late invoices.

<b>Sub-Total ex Tax</b>	<b>\$110.95</b>
<b>Tax</b>	<b>\$7.21</b>
<b>Total inc Tax</b>	<b>\$118.16</b>
<b>Late Payment Fee</b>	<b>\$1.77</b>
<b>Amount Applied</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$119.93</b>



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PLEASE PAY BY	AMOUNT	INVOICE DATE
04/09/2019	\$119.93	03/19/2019

**INVOICE NO. 122302**

## How To Pay

**INVOICE NO. 122302**



**Credit Card (MasterCard, Visa, Amex )**

Credit Card No.

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Card Holder's Name: \_\_\_\_\_ CCV: \_\_\_\_\_

Expiry Date:  /  Signature: \_\_\_\_\_

**DUE DATE:** 04/09/2019 **AMOUNT DUE:** \$119.93



**Mail**

*Detach this section and mail check to:*

**Atlantic Security**  
**1714 Cesery Blvd**  
**Jacksonville, FL 32211**



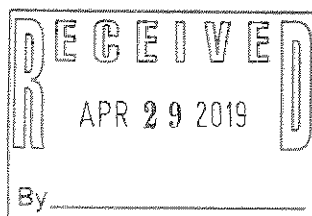
**Direct Deposit**

Bank  
Acc. Name  
Routing  
Number  
Acc. No.



Tel. 904-743-8444  
 www.smarthome.biz  
 sales@smarthome.biz

Meadow View at Twin Creeks CCD  
 475 West Town Place  
 Suite #114  
 St Augustine FL 32092



PLEASE PAY BY	AMOUNT	INVOICE DATE
04/30/2019	\$118.16	04/09/2019

## INVOICE NO. 122978

**Site:** Beacon Lakes Amenities  
 Center(Meadow View @ Twin  
 Creeks)  
**Site Address:** 850 Beacon Lakes Pkwy  
 St Augustine FL 32092  
**Period:** 04/01/2019 to 04/30/2019  
**Recurring No.:** 170  
**Request No.:**  
**Order No.:**

### Description

Meadow View @ Twin Creeks

### Security Monitoring

Item	Quantity	Unit Price	Total
Cellular Fire Monitoring	1.00	\$79.00	\$79.00
Monitoring with Cellular Communicator	1.00	\$31.95	\$31.95
<b>Sub-Total ex Tax</b>			<b>\$110.95</b>
<b>Tax</b>			<b>\$7.21</b>
<b>Total</b>			<b>\$118.16</b>

(A)  
 V-38

001-320-57207-45400

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<b>Sub-Total ex Tax</b>	<b>\$110.95</b>
<b>Tax</b>	<b>\$7.21</b>
<b>Total inc Tax</b>	<b>\$118.16</b>
<b>Amount Applied</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$118.16</b>

There will be a 1.5% interest charge per month on late invoices.



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PLEASE PAY BY	AMOUNT	INVOICE DATE
04/30/2019	\$118.16	04/09/2019

**INVOICE NO. 122978**

## How To Pay

**INVOICE NO. 122978**



**Credit Card (MasterCard, Visa, Amex )**

Credit Card No.

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Card Holder's Name: \_\_\_\_\_ CCV: \_\_\_\_\_

Expiry Date:  /  Signature: \_\_\_\_\_

**DUE DATE: 04/30/2019 AMOUNT DUE: \$118.16**



**Mail**

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**Atlantic Security  
1714 Cesery Blvd  
Jacksonville, FL 32211**



**Direct Deposit**

Bank  
Acc. Name  
Routing  
Number  
Acc. No.

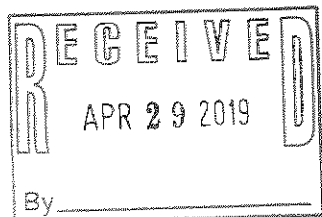


Tel. 904-743-8444  
www.smarthome.biz  
sales@smarthome.biz

PLEASE PAY BY	AMOUNT	INVOICE DATE
05/16/2019	\$1,011.75	04/25/2019

Meadow View at Twin Creeks CCD  
475 West Town Place  
Suite #114  
St Augustine FL 32092

**INVOICE NO. 123973**



**Site:** Beacon Lakes Amenities  
Center(Meadow View @ Twin  
Creeks)  
**Site Address:** 850 Beacon Lakes Pkwy  
St Augustine FL 32092  
**Job No.:** 52335  
**Request No.:**  
**Order No.:**

**Equipment (To be Delivered)**  
**Access Control Credentials**

Item	Quantity	Unit Price	Total
Proximity Cards - 25 Pack	8.00	\$100.00	\$800.00
<b>Sub-Total ex Tax</b>			\$800.00
<b>Tax</b>			\$52.00
<b>Total</b>			\$852.00

**Change Order**  
**Replace Door Contact / Move Camera**

Item	Quantity	Unit Price	Total
<b>Sub-Total ex Tax</b>			\$150.00
<b>Tax</b>			\$9.75
<b>Total</b>			\$159.75

Ⓐ V-38

1.326.572.00.44300

Access cards

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<b>Sub-Total ex Tax</b>	\$950.00
<b>Tax</b>	\$61.75
<b>Total inc Tax</b>	\$1,011.75
<b>Amount Applied</b>	\$0.00
<b>Balance Due</b>	\$1,011.75

There will be a 1.5% interest charge per month on late invoices.



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www.smarthome.biz  
sales@smarthome.biz

PLEASE PAY BY	AMOUNT	INVOICE DATE
05/16/2019	\$1,011.75	04/25/2019

**INVOICE NO. 123973**

## How To Pay

**INVOICE NO. 123973**



**Credit Card (MasterCard, Visa, Amex )**

Credit Card No.

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Card Holder's Name: \_\_\_\_\_ CCV: \_\_\_\_\_

Expiry Date:  /  Signature: \_\_\_\_\_

**DUE DATE: 05/16/2019 AMOUNT DUE: \$1,011.75**



**Mail**

*Detach this section and mail check to:*

**Atlantic Security  
1714 Cesery Blvd  
Jacksonville, FL 32211**



**Direct Deposit**

Bank  
Acc. Name  
Routing  
Number  
Acc. No.



VISION • EXPERIENCE • RESULTS

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

April 10, 2019

Project No: 17348.00000

Invoice No: 0190217

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

**Professional Services rendered through March 31, 2019**

**Professional Personnel**

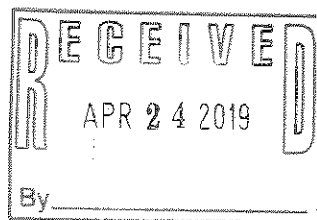
		Hours	Rate	Amount
Engineer				
Bledsoe, Grant	3/23/2019	3.50	151.00	528.50
Project Manager				
Lockwood, Scott	3/2/2019	4.00	178.00	712.00
Lockwood, Scott	3/9/2019	8.75	178.00	1,557.50
Lockwood, Scott	3/16/2019	3.25	178.00	578.50
Lockwood, Scott	3/23/2019	.75	178.00	133.50
Lockwood, Scott	3/30/2019	4.00	178.00	712.00
Administrative Support				
Blair, Shelley	3/16/2019	1.25	81.00	101.25
Totals		25.50		4,323.25
<b>Total Labor</b>				<b>4,323.25</b>

**Expenses**

Mileage			16.24
Reproductions			1.00
<b>Total Expenses</b>	<b>1.15 times</b>	<b>17.24</b>	<b>19.83</b>

**Invoice Total this Period**

**\$4,343.08**



V-5 (A)  
001-340-51300-31100

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

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS  
14775 Old St. Augustine Road • Jacksonville, Florida 32226 • Tel 904-642-8890 • Fax 904-646-6485  
CA-00002644 LD-00000318





## Invoice

Date  
Invoice #4/22/2019  
131295585460

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

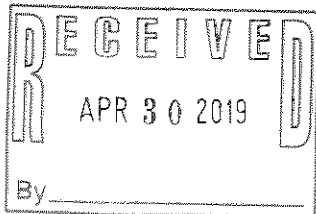
Terms	Net 20
Due Date	6/12/2019
PO #	
Delivery Ticket #	Sales Order #1325987
Delivery Date	4/19/2019
Delivery Location	Meadow View at Twin Creeks CDD Activity Po...
Customer #	13BEA030

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

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

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

Item ID	Item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	200	gal	1.50	300.00
160-050	Pool Acid bulk by Gallon	60	gal	3.00	180.00
<i>Bkpts 4-30-19 Pool Chemicals 001.320.57200.45506</i>					



Total 480.00  
Amount Due \$480.00

V-22

001-320.57200-45506

## Remittance Slip

Customer  
13BEA030  
Invoice #  
131295585460

Amount Due \$480.00

Amount Paid

Make Checks Payable To  
Poolsure  
PO Box 55372  
Houston, TX 77255-5372



131295585460



## Invoice

Date  
Invoice #4/22/2019  
131295585462

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

Terms	Net 20
Due Date	5/12/2019
PO #	
Delivery Ticket #	Sales Order #1325988
Delivery Date	4/19/2019
Delivery Location	Meadow View at Twin Creeks CDD Pool
Customer #	13BEA030

## Bill To

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

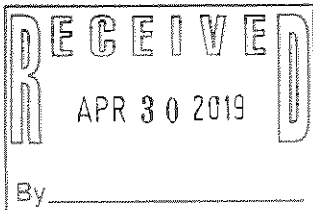
## Ship To

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

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

Item ID	Item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	450	gal	1.50	675.00
160-050	Pool Acid bulk by Gallon	60	gal	3.00	180.00
<p><i>BHyl 4-30-19</i> <i>Pool Chemicals</i> <i>001.320.57200.45506</i></p>					

Total 855.00  
Amount Due \$855.00

*V-22**001-320-57200.45506**(A)*

## Remittance Slip

Customer  
13BEA030  
Invoice #  
131295585462

Amount Due \$855.00

Amount Paid \_\_\_\_\_

Make Checks Payable To  
Poolsure  
PO Box 55372  
Houston, TX 77255-5372



131295585462



8619 Western Way  
Jacksonville FL 32256-036060

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

Account Number	3-0687-0013996
Invoice Number	0687-000974685
Invoice Date	April 16, 2019
Previous Balance	\$577.78
Payments/Adjustments	-\$577.78
<b>Current Invoice Charges</b>	<b>\$202.90</b>

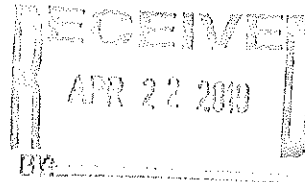
<b>Total Amount Due</b>	<b>Payment Due Date</b>
<b>\$202.90</b>	<b>May 06, 2019</b>

### PAYMENTS/ADJUSTMENTS

<u>Description</u>	<u>Reference</u>	<u>Amount</u>
Payment - Thank You 03/31	218	-\$577.78

### CURRENT INVOICE CHARGES

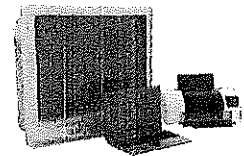
<u>Description</u>	<u>Reference</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Amount</u>
Meadowview At Twin Creeks Cdd 550 Beacon Lake Pkwy PO Y				
St. Augustine, FL Contract: 9687022 (C51)				
1 Waste Container 6 Cu Yd, 1 Lift Per 2 Weeks				
Waste/Recycling Overage 04/09		1.0000	\$72.60	\$72.60
Pickup Service 05/01-05/31			\$68.25	\$68.25
Container Refresh 05/01-05/31		1.0000	\$9.00	\$9.00
Container Refresh Credit 05/01-05/31		1.0000	\$9.00	-\$9.00
<b>Administrative Fee</b>				\$5.95
<b>Total Fuel/Environmental Recovery Fee</b>				\$46.40
<b>Total Franchise - Local</b>				\$9.70
<b>CURRENT INVOICE CHARGES</b>				<b>\$202.90</b>



12BCACDTSN 014753 1NNNNNNNNNN NNN NNN 001 001 029509 21147920.1

# Electronics Recycling with BlueGuard™

Convenient recycling solutions that are safe for your business and good for our planet. To learn more, visit [RepublicServices.com/Electronics](http://RepublicServices.com/Electronics)



V-28

1-320-572 00-45914



8619 Western Way  
Jacksonville FL 32256-036060

**Please Return This  
Portion With Payment**

**Total Enclosed**

Return Service Requested



L2RCACDTSN 014753



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

Total Amount Due	\$202.90
Payment Due Date	May 06, 2019
Account Number	3-0687-0013996
Invoice Number	0887-000974685

For Billing Address Changes,  
Check Box and Complete Form

**Make Checks Payable To:**



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

30687001399600000009746850000202900000202909

THE LIFEGUARD STORE



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

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

# Invoice

DATE

INVOICE #

01/24/2019

INV789180



## BILL TO

Riverside Management Services  
 Danielle Simpson  
 1001 Bradford  
 Kingston, TN 37763

## SHIP TO

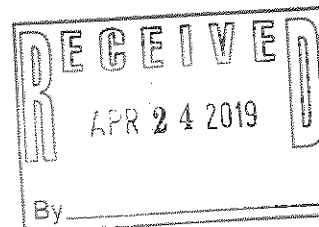
Riverside Management Services  
 Danielle  
 9655 Florida Mining Blvd West  
 Suite 305  
 Jacksonville, FL 32257

**Account Number: W92322**

P.O. NUMBER	TERMS	REP	SHIP	VIA	Order Number
	NET 30	002	01/29/2019	UPS GROUND	
QUANTITY	ITEM CODE	DESCRIPTION	PRICE EACH	AMOUNT	
2	1100ROW	DROPSHIP: Heavy-Duty Lifeguard Umbrella 6" Diameter Color: Royal/White #639AT	\$77.45	\$154.90	
2	2010W	DROPSHIP: Lifeguard "Chair-In-A-Box" #LG500 Color: White	\$470.00	\$940.00	
1	ZZCUSTOM	DROPSHIP: Need in hand 2/1/2019	\$0.00	\$0.00	

Page 1 of 1

UPS Tracking Number:



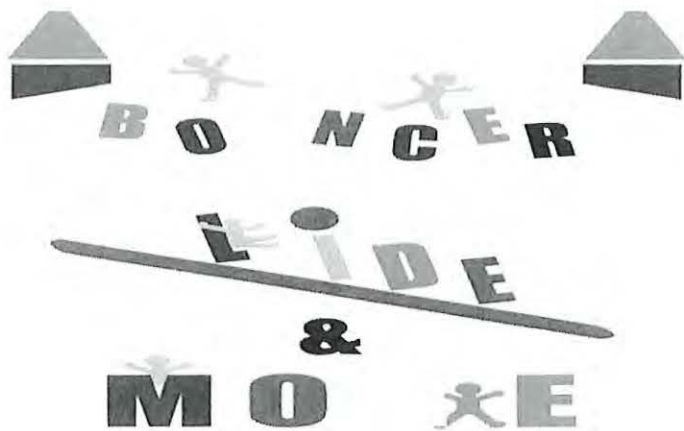
V-32 (A)  
 001-320-54200-44200

Subtotal	\$1,094.90
Discount Amount	\$0.00
Shipping, Packaging & Handling	\$0.00
Tax	\$0.00
<b>TOTAL</b>	<b>\$1,094.90</b>

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

Balance Due

**\$1,094.90**



# Invoice



(A) V-36

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

Event Address: 1, 320, 572, 494  
Beacon Lake  
850 Beacon Parkway  
St. Augustine, Florida 32095

DESCRIPTION	HOURS	RATE	AMOUNT
July 19 — Family Movie Night—Showing : Dumbo	Starts @ Dark		\$400
July 26 - Family Movie Night—Showing: Mary Poppins	Starts @ Dark		\$400
July 4—Poolside Party DJ	11-2pm	\$100 per hour	\$300
August 9—Back to School Bash	5-8pm		\$700
Bounce House - large			
Rockwall			
Bounce House—small			
Obstacle Course			
Food Trucks Planned For Friday Night Months			
May - Movie Nights May 10 & 31			
June - Movie Nights June 7 & 28			
July - Movie Nights July 19 & 26			
August - Back to School Bash— August 9	5-8 pm		
		TOTAL	\$1800.00

Thank you for your business!

Hello,

Thanks for choosing Comcast Business.

### Your bill at a glance

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

Previous balance		\$693.66
Payment - thank you	Apr 12	-\$693.66
<b>Balance forward</b>		<b>\$0.00</b>
Regular monthly charges	Page 3	\$663.29
Taxes, surcharges & fees	Page 3	\$30.15
<b>New charges</b>		<b>\$693.44</b>

**Amount due May 18, 2019 \$693.44**



### 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 Apr 27, 2019 will show up on your next bill. View your most up-to-date account balance at [business.comcast.com/myaccount](http://business.comcast.com/myaccount).

(A) V-35

1.310, 513, 410

May Phone/Cable/Internet

### Need help?

- Visit [business.comcast.com/myaccount](http://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

Do not include correspondence with payment

COMCAST  
BUSINESS

141 NW 16TH ST  
POMPANO BEACH FL 33060-5250  
96330310 NO RP 27 20190427 NNNNNNNY 0000322 0001

MEADOW VIEW AT TWIN CREEK  
ATTN ERNESTO TORRES  
475 W TOWN PL STE 114  
SAINT AUGUSTINE, FL 32092-3649

Account number

**8495 74 140 1436385**

Payment due

May 18, 2019

**Please pay**

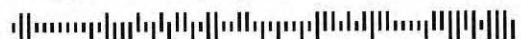
**\$693.44**

Amount enclosed

\$

Make checks payable to Comcast  
Do not send cash

COMCAST  
PO BOX 71211  
CHARLOTTE NC 28272-1211



849574140143638500693440

## Download the Comcast Business App

Manage your account anytime, anywhere with the Comcast Business App – an innovative all-in-one tool designed with your business in mind.

- Manage your account details
- Pay your bill and customize billing options
- View upcoming appointments



## Did you know?

No more mailing monthly checks!  
With Auto Pay, it's easy to save time, energy and stamps. Enroll today at [business.comcast.com/myaccount](http://business.comcast.com/myaccount)



## Need help? We're here for you



### Visit us online

Get help and support at  
[business.comcast.com/help](http://business.comcast.com/help)



### Call us anytime

800-391-3000

Open 24 hours, 7 days a week for billing and technical support

## Useful information

### Moving?

We can help ensure it's a smooth transition.  
Visit [business.comcast.com/learn/moving](http://business.comcast.com/learn/moving) to learn more.

### Accessibility:

If you are hearing impaired, call 711. For issues affecting customers with disabilities, call **1-855-270-0379**, chat live at [support.xfinity.com/accessibility](http://support.xfinity.com/accessibility), email [accessibility@comcast.com](mailto:accessibility@comcast.com), fax **1-866-599-4268** or write to Comcast at 1701 JFK Blvd., Philadelphia, PA 19103-2838 Attn: M. Gifford.



## Ways to pay



### No more mailing monthly checks

Set up Auto Pay to save time, energy and stamps. It's easy to enroll, just visit [business.comcast.com/myaccount](http://business.comcast.com/myaccount)



### Go paperless and say goodbye to clutter

Sign up for EcoBill to view and pay your bill online. It's faster, easier and helps cut down on clutter. Visit [business.comcast.com/myaccount](http://business.comcast.com/myaccount) to get started.

## Additional billing information

### More ways to pay:



#### Online

Visit My Account at [business.comcast.com/myaccount](http://business.comcast.com/myaccount)



#### By App

Download the Comcast Business App



#### In-Store

Visit [business.comcast.com/servicecenter](http://business.comcast.com/servicecenter) to find a store near you





## Regular monthly charges

\$663.29

## 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 &amp; 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

\$24.24

Universal Connectivity Charge	\$1.86
Regulatory Recovery Fees	\$0.78
Broadcast TV Fee	\$10.00
Regional Sports Fee	\$7.60
Voice Network Investment	\$2.00
Directory Listing Management Fee	\$2.00

## Taxes, surcharges &amp; fees

\$30.15

## Taxes &amp; surcharges

\$30.15

State And Local Sales Tax	\$2.11
State Communications Services Tax	\$21.56
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](https://business.comcast.com/myaccount) for more details

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





**Governmental Management Services, LLC**1001 Bradford Way  
Kingston, TN 37763**Invoice****Bill To:**Meadow View at Twin Creeks CDD  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

Invoice #: 41

Invoice Date: 4/1/19

Due Date: 4/1/19

Case:

P.O. Number:

Description	Hours/Qty	Rate	Amount
Management Fees - April 2019	1,310.513, 340	3,750.00	3,750.00
Information Technology - April 2019	357	166.67	166.67
Dissemination Agent Services - April 2019	316	416.67	416.67
Office Supplies	570	18.01	18.01
Postage	420	36.10	36.10
Copies	425	327.45	327.45
Telephone	410	47.60	47.60

V-1  
(A)**Total** \$4,762.50**Payments/Credits** \$0.00**Balance Due** \$4,762.50

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

Invoice #: 42

Invoice Date: 5/1/19

Due Date: 5/1/19

Case:

P.O. Number:

**Bill To:**

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



Description	Hours/Qty	Rate	Amount
Management Fees - May 2019 1,310, 513, 340		3,750.00	3,750.00
Information Technology - May 2019 351		166.67	166.67
Dissemination Agent Services - May 2019 316		416.67	416.67
Office Supplies 510		33.45	33.45
Postage 420		13.92	13.92
Copies 425		399.15	399.15
Telephone 410		57.30	57.30

(A)  
V-1

**Total** \$4,837.16**Payments/Credits** \$0.00**Balance Due** \$4,837.16

# Hopping Green & Sams

Attorneys and Counselors

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

## STATEMENT

February 18, 2019

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

Bill Number 105484  
Billed through 01/31/2019

General Counsel  
MVCDD 00001

JLE



### FOR PROFESSIONAL SERVICES RENDERED

01/07/19	JLE	Confer with Lockwood, et al., regarding construction documents; follow-up conference call with contractor regarding same; follow-up regarding the same; email regarding pool safety plan; review notice to owner and response to the same.	1.20 hrs
01/08/19	JLE	Confer with Simpson regarding pool safety plan; review email correspondence and revise the same; email to Vincent regarding the same.	0.40 hrs
01/09/19	JLE	Revise pool safety plan; email and phone correspondence regarding the same.	0.30 hrs
01/09/19	LMG	Conference with Diot regarding bid protest; prepare link for responsive documents; send email regarding same.	0.40 hrs
01/09/19	KEM	Prepare receipt of disclosure; confer with developer.	0.20 hrs
01/10/19	JLE	Review insurance certificate; confer with Lockwood; email regarding status of contracts.	0.80 hrs
01/11/19	KEM	Research responses to request for records; review and organize files; confer with district manager.	2.20 hrs
01/15/19	JLE	Follow-up on pool permit; confer with Smith regarding the same; revise safety plan; email regarding the same.	0.60 hrs
01/17/19	JLE	Analyze issue regarding delinquent assessments; confer with Fulks regarding the same; prepare for and attend Board meeting.	0.70 hrs
01/30/19	LMG	Review and revise access card agreement.	0.10 hrs
01/31/19	JLE	Confer with Oliver regarding policies.	0.20 hrs
01/31/19	LMG	Review and revise access card form.	0.80 hrs

Total fees for this matter

\$1,782.50

### DISBURSEMENTS

Lexis Nexis

33.58



=====

United Parcel Service	8.90
Total disbursements for this matter	\$42.48

**MATTER SUMMARY**

Earlywine, Jere L.	4.20 hrs	275 /hr	\$1,155.00
Ibarra, Katherine E. - Paralegal	2.40 hrs	145 /hr	\$348.00
Gentry, Lauren M.	1.30 hrs	215 /hr	\$279.50
TOTAL FEES			\$1,782.50
TOTAL DISBURSEMENTS			\$42.48
			-----
<b>TOTAL CHARGES FOR THIS MATTER</b>			<b>\$1,824.98</b>

**BILLING SUMMARY**

Earlywine, Jere L.	4.20 hrs	275 /hr	\$1,155.00
Ibarra, Katherine E. - Paralegal	2.40 hrs	145 /hr	\$348.00
Gentry, Lauren M.	1.30 hrs	215 /hr	\$279.50
TOTAL FEES			\$1,782.50
TOTAL DISBURSEMENTS			\$42.48
			-----
<b>TOTAL CHARGES FOR THIS BILL</b>			<b>\$1,824.98</b>

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

# Hopping Green & Sams

Attorneys and Counselors

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

1,310, 513.815

(H)

V-3

## STATEMENT

April 29, 2019

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

Bill Number 107041  
Billed through 03/31/2019



General Counsel

MVTCDD 00001

JLE

### FOR PROFESSIONAL SERVICES RENDERED

03/05/19	JLE	Review assessment resolutions and estoppel certificate; email correspondence with Ganz regarding the same.	0.40 hrs
03/05/19	KCD	Prepare demand letter for transmittal.	0.50 hrs
03/07/19	KEM	Review recorded bond documents; confer with bond counsel; review final punch list items for release of retainage.	0.50 hrs
03/11/19	KEM	Research status of landscaping agreement.	0.20 hrs
03/20/19	JLE	Review revised plats; email correspondence regarding the same.	0.60 hrs
03/20/19	LMG	Prepare landscape contract.	0.70 hrs
03/21/19	JLE	Review and revise draft landscape agreement; review correspondence regarding claim on bid bond; follow-up regarding the same; review draft agenda; confer with Oliver regarding the same; prepare landscape RFP shell form, and evaluation criteria; email correspondence regarding the same; prepare for and attend Board meeting; follow-up regarding the same; review and revise letter to bonding company; email correspondence regarding landscape RFP.	2.60 hrs
03/21/19	KCD	Draft letter to bond company; revise same.	1.00 hrs
03/25/19	KEM	Review executed direct purchase forms.	0.20 hrs
03/29/19	KEM	Prepare direct purchase forms; review and organize files; confer with district manager; review notices to owner.	0.70 hrs

Total fees for this matter

\$1,695.00

### DISBURSEMENTS

Lexis Nexis

40.04

Total disbursements for this matter

\$40.04

**MATTER SUMMARY**

Earlywine, Jere L.	3.60 hrs	275 /hr	\$990.00
Diot, Kristen C.	1.50 hrs	215 /hr	\$322.50
Ibarra, Katherine E. - Paralegal	1.60 hrs	145 /hr	\$232.00
Gentry, Lauren M.	0.70 hrs	215 /hr	\$150.50

TOTAL FEES	\$1,695.00
TOTAL DISBURSEMENTS	\$40.04

<b>TOTAL CHARGES FOR THIS MATTER</b>	<b>\$1,735.04</b>
--------------------------------------	-------------------

**BILLING SUMMARY**

Earlywine, Jere L.	3.60 hrs	275 /hr	\$990.00
Diot, Kristen C.	1.50 hrs	215 /hr	\$322.50
Ibarra, Katherine E. - Paralegal	1.60 hrs	145 /hr	\$232.00
Gentry, Lauren M.	0.70 hrs	215 /hr	\$150.50

TOTAL FEES	\$1,695.00
TOTAL DISBURSEMENTS	\$40.04

<b>TOTAL CHARGES FOR THIS BILL</b>	<b>\$1,735.04</b>
------------------------------------	-------------------

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

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

*General Fund*



**Check Request**

Date	Amount	Authorized By
May 9, 2019	\$14,870.70	Bernadette Peregrino

Payable to:

Meadow View at Twin Creeks CDD C/O US Bank (24)
---

Date Check Needed:

Budget Category:

ASAP	1.300.20700.10100
------	-------------------

Intended Use of Funds Requested:

Ferguson Refund Check
(Attach supporting documentation for request.)

V-24

(A)

1,800,207.100



Riverside Management Services, Inc

9655 Florida Mining Blvd West  
Suite 305  
Jacksonville, FL 32257

# Invoice

Date	Invoice #
5/7/2019	18

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
	4/26/19 - Epoxy paint - Crew House	580.00	580.00
<i>B. Sept 5-8-2019</i> <i>CAPITAL</i> <i>001.320.57200.49202</i> <i>V-20</i> <i>(A)</i>			
		<b>Total</b>	\$580.00





Riverside Management Services, Inc.  
9655 Florida Mining Blvd W, Bldg. 300, Suite 305  
Jacksonville, Florida 32257  
(904) 288-7667  
[www.riversidemngtsvc.com](http://www.riversidemngtsvc.com)

Number: \_\_\_\_\_

Date: 5/3/2019

Bill To:

MEADOW VIEW AT TWIN CREEKS

Ship To:

Date	Description	Quantity/Hour	Price/Rate	Amount
4/26/19	Epoxy Paint - Crew House Clean out crew house, Prep floor, acid wash Epoxy paint the floor, add decorative color chips Apply Top Seal Clear Coat - let dry 24 hours Apply second Clear Coat			\$ 580.00
			Total:	\$ 580.00

PLEASE MAKE CHECKS PAYABLE TO: RIVERSIDE MANAGEMENT SERVICES, INC.

ACCEPTANCE OF PROPOSAL: The above prices and specifications are satisfactory and are hereby accepted. You are authorizing Riverside Maintenance Services, Inc. to complete the work as described above and to perform the work in a timely and professional manner.

Customer Signature: \_\_\_\_\_

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

Manager Signature: \_\_\_\_\_

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

Riverside Management Services, Inc

9655 Florida Mining Blvd West  
Suite 305  
Jacksonville, FL 32257

# Invoice

Date	Invoice #
5/7/2019	19

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
8	Event Staff Services - Easter Bunny 4/20/19	25.00	200.00
4	Lifeguard Services - Easter Bunny 4/20/19	16.00	64.00
<p>Special Events</p> <p>1. 320,572,4940</p> <p>V-20</p> <p>(A)</p>			
Total			\$264.00

Rvw  
5, 8, 19

# Riverside Management Services, Inc.

9655 Florida Mining Blvd., Building 300, Suite 305, Jacksonville, Florida 32252

## Meadow View at Twin Creeks Special Events Staff Invoice Detail

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
Event Staffing Hours:			
4	Ann Gattoni	\$ 25.00	\$ 100.00
4	Timi Wright	\$ 25.00	\$ 100.00
8	Leah Tincher - Manager	N/C	\$ -
Lifeguards:			
4	Abi Verez	\$ 16.00	\$ 64.00
TOTAL:			<u>\$ 264.00</u>

Meadow View at Twin Creeks Easter Bunny  
April 20, 2019

Riverside Management Services, Inc

9655 Florida Mining Blvd West  
Suite 305  
Jacksonville, FL 32257

# Invoice

Date	Invoice #
5/1/2019	17

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 - May 2019 320,572,45507	1,295.00	1,295.00
	Pool Maintenance Services - May 2019 320,572,45505	1,365.00	1,365.00
	Operations Management Services - May 2019 320,572,45504	1,666.67	1,666.67
	Facility Management Services - May 2019 320,572,4550	5,000.00	5,000.00
	V-20 (A)		
Total			\$9,326.67

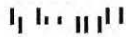
RMW  
5.2.19

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

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

## Invoice

MDG2019 00000116 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:	May 09, 2019
Invoice #:	286141ES
Due Date:	June 03, 2019
Current Charges:	\$56.39
Last Payment:	\$67.93
Payment Date:	April 25, 2019
Prior Balance Due:	\$0.00
Total Amount Due:	\$56.39

### Current Charge Summary

Description	Term	Therm	Cost
INSIDE FERC FGT Z3	04/02/19 - 05/02/19	102.00	\$35.60
Fuel	04/02/19 - 05/02/19	3.30	\$1.15
<b>Commodity Charges Sub Total:</b>		<b>105.30</b>	<b>\$36.75</b>
Transportation			\$10.25
<b>Transportation Charges Sub Total:</b>			<b>\$10.25</b>
Customer Charge			\$5.95
<b>Miscellaneous Charges Sub Total:</b>			<b>\$5.95</b>
<b>Pre-Tax Sub Total:</b>			<b>\$52.95</b>
Sales Taxes			\$3.44
<b>Taxes Sub Total:</b>			<b>\$3.44</b>
<b>Total Current Charges:</b>			<b>\$56.39</b>

V-21

1,320.572, 45913

Thank you for your business.

Apr 2 Gas



Please detach and remit this portion with your payment

Billing Group #:	39005
Invoice Date:	May 09, 2019
Invoice #:	286141ES
Due Date:	June 03, 2019
Current Charges:	\$56.39
Last Payment:	\$67.93
Payment Date:	April 25, 2019
Prior Balance Due:	\$0.00
Total Amount Due:	\$56.39
Amount Paid:	

### Customer Information

Meadow View at Twin Creeks C  
Accounts Payable  
475 W. Town Place #114  
St Augustine, FL 32092-0000

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

### Wire/ACH Payment To:

Bank: Wells Fargo Bank Atlanta GA  
ABA #: 121000248  
Acct Name: Florida Natural Gas  
Account #: 2000036933330

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



**Florida Natural Gas**

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

Page 2 of 2

Invoice #: 286141ES

**Account Detail**

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

**Current Charges**

Natural Gas - Commodity				
Description	Term	Therm	Price	Cost
INSIDE FERC FGT Z3	04/02/19 - 05/02/19	102.00	\$0.3490	\$35.60
Fuel	04/02/19 - 05/02/19	3.30	\$0.3490	\$1.15
Totals:		105.30		\$36.75

Transportation Charges				
Description		Units	Price	Cost
Transportation		102.00	\$0.1005	\$10.25
Totals:				\$10.25

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

Taxes				
Description				Cost
Florida State Tax				\$3.18
St. Johns County Tax				\$0.26
Totals:				\$3.44

**Total Account Charges:** \$56.39



# Municipal Asset Management, Inc.

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

# INVOICE

INVOICE NO:

0617261

DATE:

5/1/2019

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



DUE DATE	RENTAL PERIOD
6/7/2019	

PMT NUMBER	DESCRIPTION	AMOUNT
5	Lease payment due pursuant to Tax-Exempt Lease Purchase Agreement dated October 25, 2018 for the acquisition of fitness equipment  may lease payment 1,320,572.45915	2,307.62

TOTAL DUE

\$2,307.62

(A) V-14

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
0617261	6/7/2019	\$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 #
4/30/2019	20

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
95.63	Lifeguard Services through May 5, 2019  320,572,45501  (A) V-20  Apr  	16.00	1,530.08
Total			\$1,530.08

2019  
5, 20, 19



**Riverside Management Services, Inc.**  
9655 Florida Mining Blvd., Building 300, Suite 305, Jacksonville, Florida 32257

MVTC CDD

LIFEGUARD INVOICE DETAIL

Quantity	Description	Rate	Amount
95.63	Lifeguard Services	\$ 16.00	\$ 1,530.00

Covers Period: May 5, 2019

\$ 1,530.00

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>
4/4/19	7.5	J.S.	Lifeguarding
4/6/19	6.5	J.S.	Lifeguarding
4/7/19	5.37	A.S.	Lifeguarding
4/7/19	5.35	A.V.	Lifeguarding
4/7/19	5.32	H.M.	Lifeguarding
4/13/19	5	J.S.	Lifeguarding
4/14/19	5.25	A.V.	Lifeguarding
4/14/19	5.35	H.M.	Lifeguarding
4/20/19	5.05	A.V.	Lifeguarding
4/20/19	1.5	J.S.	Lifeguarding
4/21/19	5.53	A.V.	Lifeguarding
4/21/19	5.53	H.M.	Lifeguarding
4/27/19	5.5	A.V.	Lifeguarding
4/27/19	5.98	S.S.	Lifeguarding
4/28/19	5.22	H.M.	Lifeguarding
4/28/19	5.18	S.S.	Lifeguarding
5/4/19	5.53	S.S.	Lifeguarding
5/5/19	2.5	H.M.	Lifeguarding
5/5/19	2.47	S.S.	Lifeguarding

<b>TOTAL</b>	<u><u>95.63</u></u>
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Supervisor Lifeguarding	95.63
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Riverside Management Services, Inc

9655 Florida Mining Blvd West  
Suite 305  
Jacksonville, FL 32257

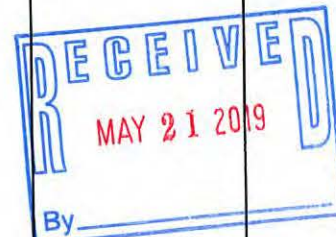
# Invoice

Date	Invoice #
5/14/2019	21

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 April 1 - April 30, 2019 Maintenance Supplies	2,104.91 1,047.75	2,104.91 1,047.75
	Facility Maint. 320,572,45508  (H) V-20		
Total			\$3,152.66



301 W  
5,20,19

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/2/19	5	K.B.	Assembled furniture, collapsed boxed and moved to dumpster
4/4/19	5	B.L.	Relocate kitchen supplies from crew house to kitchen storage, install two hose reel storage racks on block walls in pump/tank area, relocate lane line reels and lines to pump area to include gate removal and reinstall, unwind and rewind lane lines on reel after relocation, relocate 5 gallon buckets of paint to pool pump area, relocate 1 gallon cans of paint to above women's bathroom
4/4/19	3	R.M.	Cleaned out "Crew House" to prepared for Kayak rentals, relocated pool lap lines to pump enclosure
4/5/19	2	C.P.	Washed off all pool deck furniture
4/9/19	8	S.A.	Inspected and cleaned construction lakes and outfall structures
4/9/19	8	J.L.	Inspected and cleaned construction lakes and outfall structures
4/9/19	3	B.L.	Assemble 2 picnic tables and 2 benches in pavilion area
4/9/19	4	R.M.	Assembled new furniture for playground - 2 benches and 2 picnic table
4/10/19	8	S.A.	Pressure washed rear of building, patio, upper deck patio fencing, furniture and lounge
4/16/19	8	K.H.	Pressure washed pool furniture, pillars and fence at amenity center
4/24/19	2.5	C.P.	Blew off main deck and tennis courts, washed off pool deck furniture
4/30/19	1	K.B.	Fixed 6 stone steps with SIKA
4/30/19	1	K.H.	Re-anchored paver steps on pool deck

**TOTAL**      58.5

**MILES**      129

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 05/5/19

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
MEADOWVIEW				
AT TWIN CREEKS CDD				
(MUTC)				
	4/1/19	Site Map Copies for Landscape	88.16	B.S.
	4/5/19	Pool Brush	14.94	D.S.
	4/5/19	Pool Pole	21.84	D.S.
	4/8/19	Lockbox	37.92	B.S.
	4/9/19	Contractor Trash Bags	22.94	S.A.
	4/10/19	Key Copies for Crew House	30.62	B.S.
	4/10/19	Craftsman Pressure Washer	435.85	B.S.
	4/16/19	Safety Rotating Latch (3)	17.97	K.B.
	4/16/19	Combo Lock (3)	25.74	K.B.
	4/30/19	SIKA Adhesive (2)	68.28	K.H.
	5/1/19	Slide Bolt Lock	295.49	D.S.
		TOTAL	<u>\$1,047.75</u>	



# 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	4492142	05/03/2019
Sales Person	P.O. Number	Terms
Bob Jones	LEAH T	NET 30 DAYS
Ship VIA		Due Date
SPECIAL		06/02/2019

108




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

Page 1 of 1

Product Number	Quantity Ordered	Unit	Description	Quantity Shipped	Back Ordered	Unit Price	Amount	Taxable
104131	3	EACH	SSFM100 SS FLOOR MODEL DISPENSER CREATED FROM LOG# 42656    V-33      (A)	2		\$265.66	\$531.32	9
**ASK ABOUT EMAILED INVOICES AND STATEMENTS**						SUBTOTAL		\$531.32
						SALES TAX		\$0.00
						SHIPPING&HANDLING		\$48.38
						TOTAL DUE		\$579.70

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

Thank you for your business!

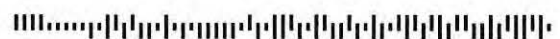
Customer Name	Customer No.	Invoice No.	Invoice Date	Amount Due
MEADOW VIEW O TWIN CREEKS CDD	91037	4492142	05/03/2019	\$579.70
Check No.		Amount Paid		

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





10	11	12	13	14	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT	
03/31		Balance Forward						\$161.60	
04/29	P80734	Payment - Lockbox 243						\$-161.60	
04/17 04/17	103163111-04172019	ANNUAL AUDIT SERV	SA St Augustine Record	1.00 x 5.5000	5.5	1	\$8.98	\$49.39	
04/17 04/17	103163111-04172019	ANNUAL AUDIT SERV	SA St Aug Record Online	1.00 x 5.5000	5.5	1	\$8.97	\$49.34	

PREVIOUS AMOUNT OWED: \$161.60  
NEW CHARGES THIS PERIOD: \$98.73  
CASH THIS PERIOD: (\$161.60)  
DEBIT ADJUSTMENTS THIS PERIOD: \$0.00  
CREDIT ADJUSTMENTS THIS PERIOD: \$0.00

We appreciate your business.

Your account remains past due. Past due balances are reported to credit reporting bureaus. You must send us your payment immediately in order to continue advertising schedules. Protect your credit.



(A) V-2 1,310.513.480

**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
	\$98.73		\$673.14	\$80.78	\$0.00	\$753.92		\$98.73
SALES REP/PHONE #								
Melissa Rhinehart 904-819-3423								
ADVERTISER INFORMATION								
1	BILLING PERIOD	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	2	ADVERTISER/CLIENT NAME	
	04/01/2019 - 05/05/2019		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

The St. Augustine Record

Payment is due upon receipt.

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

The St. Augustine Record Dept 1261  
PO Box 121261  
Dallas, TX 75312-1261

**ADVERTISING INVOICE and STATEMENT**

1	BILLING PERIOD	2	ADVERTISER/CLIENT NAME
	04/01/2019 - 05/05/2019		MEADOW VIEW AT TWIN CREEKS CDD
COMPANY	23	TOTAL AMOUNT DUE	* UNAPPLIED AMOUNT
SA 7		\$98.73	\$753.92
24	TERMS OF PAYMENT		
	NET 15 DAYS		
21	CURRENT NET AMOUNT	22	30 DAYS
	\$98.73		\$673.14
25	60 DAYS	26	OVER 90 DAYS
	\$80.78		\$0.00
4	PAGE #	5	BILLING DATE
			05/05/2019
6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER
	15651		15651
24	STATEMENT NUMBER		
	0000044436		

B BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS



8 - 3558

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

Wed, Apr 17, 2019  
8:26:42AM

## 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

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

**E-Mail:**  
**Client:** MEADOW VIEW AT TWIN CREEKS ( **City:** SAINT AUGUSTINE **State:** FL **Zip:** 32092

**Ad Number:** 0003163111-01 **Caller:** COURTNEY HOGGE **Paytype:** BILL  
**Start:** 04/17/2019 **Issues:** 1 **Stop:** 04/17/2019  
**Placement:** SA Legals **Rep:** Melissa Rhinehart  
**Copy Line:** MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNU.

Lines	65
Depth	5.50
Columns	1
Price	\$98.73

**MEADOW VIEW AT TWIN CREEKS  
COMMUNITY DEVELOPMENT  
DISTRICT REQUEST FOR  
PROPOSALS FOR ANNUAL AUDIT  
SERVICES**

The Meadow View at Twin Creeks Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2019, with an option for two additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in St. Johns County and has a general fund and debt service fund.

The Auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) original and one electronic copy of their proposal to GMS, LLC, District Manager, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, telephone (904) 940-5850, in an envelope marked on the outside "Auditing Services - Meadow View at Twin Creeks Community Development District." Proposals must be received by 2:00 p.m. on Wednesday, May 8, 2019, at the office of the District Manager. The District reserves the right to reject any and all proposals, make modifications to the scope of the work, and waive any minor informalities or irregularities in proposals as it deems appropriate. Please direct all questions regarding this Notice to the District Manager.

Meadow View at Twin Creeks  
Community Development District  
James Oliver, District Manager  
0003163111 April 17, 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# 0003163111-01

PO#

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

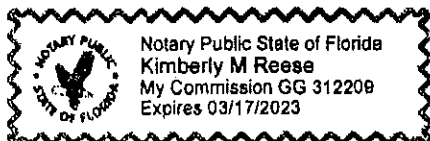
STATE OF FLORIDA  
COUNTY OF ST. JOHNS

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 **REQUISITION OF PROPOSALS** in the matter of **ANNUAL AUDIT SERV** was published in said newspaper on **04/17/2019**.

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 APR 17 2019  
by Melissa Rhinehart who is personally known to me  
or who has produced as identification

Kimberly M Reese  
(Signature of Notary Public)



MEADOW VIEW AT TWIN CREEKS  
COMMUNITY DEVELOPMENT  
DISTRICT REQUEST FOR  
PROPOSALS FOR ANNUAL AUDIT  
SERVICES

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Meadow View at Twin Creeks  
Community Development District  
James Oliver, District Manager  
0003163111 April 17, 2019



## ACCOUNT INVOICE

peoplesgas.com



Statement Date: 05/08/2019

Account: 221004398311

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

Current month's charges:	\$109.00
Total amount due:	\$109.00
Payment Due By:	05/29/2019

### Your Account Summary

Previous Amount Due	\$107.64
Payment(s) Received Since Last Statement	-\$107.64
Current Month's Charges	\$109.00
<b>Total Amount Due</b>	<b>\$109.00</b>

DO NOT PAY. Your account will be drafted on 05/29/2019



### Digging? Make the right call



Know what's below.  
Call before you dig.

Call 811 two business days before your project to have utility lines marked for free. Utility lines can easily be damaged by planting trees, installing fences, etc. Avoid potential service interruptions for you and your neighbors. Digging on Saturday? Call 811 by Wednesday. Visit [sunshine811.com](http://sunshine811.com) or [peoplesgas.com/811](http://peoplesgas.com/811).

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

Hot baths, warm towels and perfect meals.  
Plus cash-back rebates when you upgrade  
existing or install new natural gas appliances.

*Love Natural Gas*  
[peoplesgas.com/rebates](http://peoplesgas.com/rebates)

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



#### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221004398311

Current month's charges:	\$109.00
Total amount due:	\$109.00
Payment Due By:	05/29/2019

Amount Enclosed \$

636568329903 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 05/29/2019

00000082 01 AV 0.38 32092 FTECO105081923541010 00000 05 00000000 007 06 28099 002

MEADOW VIEW AT TWIN CREEKS CDD BEACON LAKES AMENITY

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

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

636568329903 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 05/29/2019

**Account:** 221004398311  
**Statement Date:** 05/08/2019  
**Current month's charges due** 05/29/2019

## Details of Current Month's Charges – Service from - 04/05/2019 to 05/06/2019

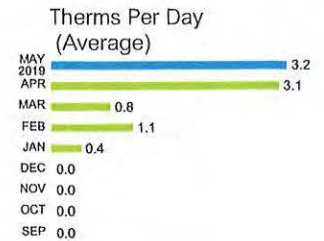
Service for: 850 BEACON LAKES PKWY, ST AUGUSTINE, FL 32095

**Rate Schedule: General Service 2 - Transportation**

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion =	Total Used	Billing Period
ALQ12613	05/06/2019	231	143	88 CCF	1.038	1.1168	102.0 Therms	32 Days

Customer Charge						\$47.52	
Distribution Charge			102.0 THMS @ \$0.26035			\$26.56	
Swing Service Charge			102.0 THMS @ \$0.02170			\$2.21	
Florida Gross Receipts Tax						\$2.71	
<b>Natural Gas Service Cost</b>							<b>\$79.00</b>
<b>Miscellaneous Charges</b>							
Gas Management			1 X \$30.0000			\$30.00	
<b>Total Miscellaneous Charges</b>							<b>\$30.00</b>
<b>Total Current Month's Charges</b>							<b>\$109.00</b>

### Peoples Gas Usage History





# Invoice



WEST ORANGE  
NURSERIES, INC.

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

DATE

4/1/2019

INVOICE #

11563


**BILL TO:**

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

**SHIP TO:**

Beacon Amenity Maintenance  
April 2019

*Past Due*

P.O. NUMBER	TERMS	REP	SHIP	VIA	F.O.B.	PROJECT
			4/1/2019			
QUANTITY	ITEM CODE	DESCRIPTION			PRICE EACH	AMOUNT
1	Maintenance	Monthly Lawn Maintenance : includes Pest Control & Fertilization to Property April 2019			6,968.21	6,968.21
<div>(A) V-13 1, 320, 538, 45003</div> <div></div>						
TOTAL					\$6,968.21	



296791

# Invoice



**WEST ORANGE  
NURSERIES, INC.**

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

DATE

4/1/2019

INVOICE #

11564

**BILL TO:**

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

**SHIP TO:**

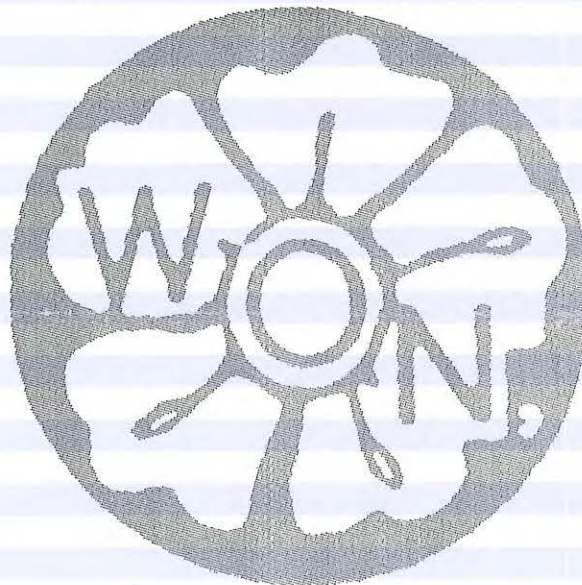
Beacon Lake  
April 2019

*past Due*

P.O. NUMBER	TERMS	REP	SHIP	VIA	F.O.B.	PROJECT
			4/1/2019			

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

(A) V-13 1,320,538,45003



**TOTAL**

\$20,461.29



296791

6:50 AM

## West Orange Plant Installation Inc.

05/07/19

## Customer Open Balance

Accrual Basis

April 1 through May 7, 2019

Type	Date	Num	Memo	Due Date	Open Balance	Amount
<b>Meadow View @ Twin Creeks</b>						
Invoice	04/01/2019	11563		04/01/2019	6,968.21	6,968.21
Invoice	04/01/2019	11564		04/01/2019	20,461.29	20,461.29
Invoice	05/01/2019	11592		05/01/2019	3,484.10	3,484.10
Invoice	05/01/2019	11593		05/01/2019	10,230.64	10,230.64
Total Meadow View @ Twin Creeks					41,144.24	41,144.24
<b>TOTAL</b>					<b>41,144.24</b>	<b>41,144.24</b>



# Invoice



**WEST ORANGE  
NURSERIES, INC.**

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

DATE

5/1/2019

INVOICE #

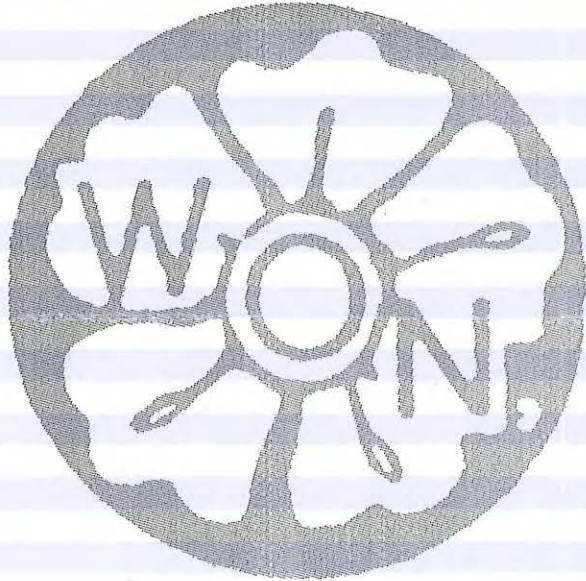
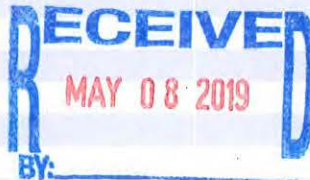
11592

**BILL TO:**

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

**SHIP TO:**

Beacon Amenity Maintenance  
May 2019  
1/2 Month Billing

P.O. NUMBER	TERMS	REP	SHIP	VIA	F.O.B.	PROJECT
			5/1/2019			
QUANTITY	ITEM CODE	DESCRIPTION			PRICE EACH	AMOUNT
1	Maintenance	Monthly Lawn Maintenance : includes Pest Control & Fertilization to Property May 2019			3,484.10	3,484.10
V-13 (A)		1,320.538.45003				
<div></div> <div></div>						
TOTAL					\$3,484.10	



296791

# Invoice



WEST ORANGE  
NURSERIES, INC.

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

DATE

5/1/2019

INVOICE #

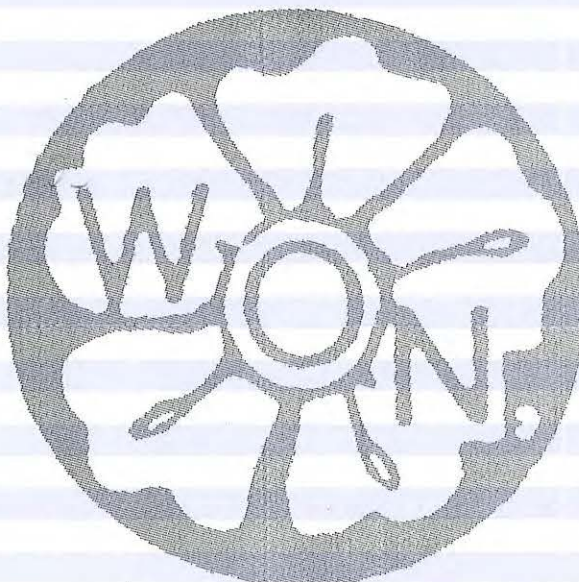
11593

**BILL TO:**

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

**SHIP TO:**

Beacon Lake  
May 2019  
1/2 Month Billing

P.O. NUMBER	TERMS	REP	SHIP	VIA	F.O.B.	PROJECT
			5/1/2019			
QUANTITY	ITEM CODE	DESCRIPTION			PRICE EACH	AMOUNT
1	Maintenance	Monthly Lawn Maintenance : includes Pest Control & Fertilization to Property May 2019			10,230.64	10,230.64
<div>V-13 (A) 1,320,538.45003</div> <div></div> <div>RECEIVED MAY 08 2019 BY: _____</div>						
TOTAL					\$10,230.64	



296791



# Hopping Green & Sams

Attorneys and Counselors

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

## STATEMENT

May 28, 2019

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

Bill Number 107593  
Billed through 04/30/2019

General Counsel  
MVTCD 00001

*APZ*  
JLE



(A) V-S  
1,310,513.315

### FOR PROFESSIONAL SERVICES RENDERED

04/02/19	LMG	Review bid dispute letter; respond to emails regarding Wylem purchase order.	0.40 hrs
04/02/19	KEM	Review executed direct purchase forms.	0.10 hrs
04/03/19	KEM	Prepare responses to notices to owner.	0.30 hrs
04/04/19	LMG	Email correspondence with Butler regarding Xylem purchase orders.	0.20 hrs
04/08/19	KEM	Prepare and send response to notice to owner.	0.40 hrs
04/10/19	JLE	Review draft agreement for web-site ADA compliance; email correspondence regarding the same; review correspondence regarding landscape RFP; email correspondence regarding the same; review landscape addendum; email Oliver regarding the same.	0.60 hrs
04/18/19	DKS	Correspond with Diot and Earlywine regarding insurance response to bond claim; correspond with Argo insurance regarding same.	0.90 hrs
04/18/19	JLE	Review RFP proposals; calculate pricing scores; confer with Oliver regarding RFP and Board meeting; prepare for and attend Board meeting.	2.30 hrs
04/18/19	KCD	Conference with Safriet regarding case; research regarding complaint.	1.50 hrs
04/19/19	LMG	Circulate Xylem purchase orders for signature.	0.20 hrs
04/19/19	KEM	Prepare notice of award letters and landscape and irrigation maintenance services agreement.	1.60 hrs
04/22/19	DKS	Correspond with insurance adjuster regarding claim processing; draft emails to same; confer with Earlywine and Gentry regarding same.	0.90 hrs
04/22/19	JLE	Review and revise landscape maintenance agreement; email correspondence regarding the same.	0.50 hrs
04/26/19	DKS	Review letter from insurance company regarding payment of bond; confer with Earlywine and clients regarding same.	0.60 hrs

04/29/19	DKS	Correspond with Argo regarding settlement and payment; confer with clients regarding W-9 for same.	0.40 hrs
04/29/19	LMG	Email correspondence with Butler regarding Xylem purchase orders.	0.30 hrs
04/30/19	DKS	Review check and release; correspond with parties regarding distribution of same.	0.50 hrs
04/30/19	LMG	Locate and send W-9 to Safriet.	0.20 hrs
04/30/19	CGS	Monitor proposed legislation which may impact district.	0.30 hrs
Total fees for this matter			\$3,217.00

**DISBURSEMENTS**

United Parcel Service	3.00
Total disbursements for this matter	\$3.00

**MATTER SUMMARY**

Stuart, Cheryl G.	0.30 hrs	425 /hr	\$127.50
Safriet, D. Kent	3.30 hrs	365 /hr	\$1,204.50
Earlywine, Jere L.	3.40 hrs	275 /hr	\$935.00
Diot, Kristen C.	1.50 hrs	215 /hr	\$322.50
Ibarra, Katherine E. - Paralegal	2.40 hrs	145 /hr	\$348.00
Gentry, Lauren M.	1.30 hrs	215 /hr	\$279.50

TOTAL FEES	\$3,217.00
TOTAL DISBURSEMENTS	\$3.00

<b>TOTAL CHARGES FOR THIS MATTER</b>	<b>\$3,220.00</b>
--------------------------------------	-------------------

**BILLING SUMMARY**

Stuart, Cheryl G.	0.30 hrs	425 /hr	\$127.50
Safriet, D. Kent	3.30 hrs	365 /hr	\$1,204.50
Earlywine, Jere L.	3.40 hrs	275 /hr	\$935.00
Diot, Kristen C.	1.50 hrs	215 /hr	\$322.50
Ibarra, Katherine E. - Paralegal	2.40 hrs	145 /hr	\$348.00
Gentry, Lauren M.	1.30 hrs	215 /hr	\$279.50

TOTAL FEES	\$3,217.00
TOTAL DISBURSEMENTS	\$3.00

<b>TOTAL CHARGES FOR THIS BILL</b>	<b>\$3,220.00</b>
------------------------------------	-------------------

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





8619 Western Way  
Jacksonville FL 32256-036060

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

Account Number 3-0687-0013996  
Invoice Number 0687-000980851  
Invoice Date May 16, 2019  
Previous Balance \$202.90  
Payments/Adjustments -\$202.90  
Current Invoice Charges \$102.88

Total Amount Due	Payment Due Date
<b>\$102.88</b>	<b>June 05, 2019</b>

#### PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 05/16	255	-\$202.90

#### CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Meadowview At Twin Creeks Cdd 550 Beacon Lake Pkwy PO Y St. Augustine, FL Contract: 9687022 (C51) 1 Waste Container 6 Cu Yd, 1 Lift Per 2 Weeks				
Pickup Service 06/01-06/30	June Refuse		\$68.25	\$68.25
Container Refresh 06/01-06/30		1.0000	\$9.00	\$9.00
Container Refresh Credit 06/01-06/30		1.0000	\$9.00	-\$9.00
Administrative Fee				\$5.95
Total Fuel/Environmental Recovery Fee				\$23.73
Total Franchise - Local				\$4.95
CURRENT INVOICE CHARGES				<b>\$102.88</b>

(A) V-28 1,320,572.45914



## Electronics Recycling with BlueGuard™

Convenient recycling solutions that are safe for your business and good for our planet. To learn more, visit [RepublicServices.com/Electronics](http://RepublicServices.com/Electronics)



8619 Western Way  
Jacksonville FL 32256-036060

Please Return This  
Portion With Payment

Total Enclosed

Return Service Requested

L2RCACDTU3 014599



MEADOWVIEW AT TWIN CREEKS CDD  
BRIAN STEPHENS  
475 W TOWN PL  
STE 114  
ST AUGUSTINE FL 32092-3649

Total Amount Due	\$102.88
Payment Due Date	June 05, 2019
Account Number	3-0687-0013996
Invoice Number	0687-000980851



For Billing Address Changes,  
Check Box and Complete Reverse.

Make Checks Payable To:



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

30687001399600000009808510000102880000102885

L2RCACDTU3 014599 1NNNNNNNN NNN NNN 001 001 029201 21188768.1

*D.*

# Meadow View at Twin Creeks

Community Development District

Funding Request #36

June 10, 2019

PAYEE	GENERAL FUND
<b>1 Comcast</b> June Internet, TV and Telephone 5/27/19	\$ 713.87
<b>2 Governmental Management Services, LLC</b> June Management Fees Inv #43 6/1/19	\$ 5,781.39
<b>3 MunicipalAsset Management Inc</b> June Lease Payment Invoice #0617299 6/1/19	\$ 2,307.62
<b>4 Poolsure</b> May Pool Chemical Inv #131295586186 5/30/19 May Pool Chemical Inv #131295586188 5/30/19	\$ 840.00 \$ 540.00
<b>5 Riverside Management Services Inc</b> Facility and Management Services June 2019 Inv #22 6/1/19	\$ 9,326.67
<b>6 Southeastern Paper Group Inc</b> Maintenance Supplies Inv #4517443 5/31/19	\$ 349.48
<b>Total Funding Request</b>	<b>\$ 19,859.03</b>

Please make check payable to:

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

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

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

# Hello,

Thanks for choosing Comcast Business.

## Your bill at a glance

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

Previous balance		\$693.44
Payments		\$0.00
<b>Balance forward due now</b>		<b>\$693.44</b>
Regular monthly charges	Page 3	\$663.29
One-time charges	Page 3	\$10.00
Taxes, surcharges & fees	Page 3	\$40.58
<b>New charges due Jun 17, 2019</b>		<b>\$713.87</b>

**Amount due** **\$1,407.31**

### ! Your account is past due

Your account is past due, so you may have been charged a late fee of \$10.00. To keep your account current, please pay the balance forward immediately.



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

Do not include correspondence with payment

**COMCAST  
BUSINESS**

141 NW 16TH ST  
POMPANO BEACH FL 33060-5250  
96330310 NO RP 27 20190527 NNNNNNNY 0000326 0001

MEADOW VIEW AT TWIN CREEK  
ATTN ERNESTO TORRES  
475 W TOWN PL STE 114  
SAINT AUGUSTINE, FL 32092-3649



849574140143638501407311

## Your bill explained

- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.
- The charge on your bill is different this month because you have some one-time charges on your account. See One-time charges for more details.
- Any payments received or account activity after May 27, 2019 will show up on your next bill. View your most up-to-date account balance at [business.comcast.com/myaccount](http://business.comcast.com/myaccount).

## Need help?

- Visit [business.comcast.com/myaccount](http://business.comcast.com/myaccount) or see page 2 for other ways to contact us.

Please write your account number on your check or money order

Account number **8495 74 140 1436385**

Balance forward due now **\$693.44**

New charges due Jun 17, 2019 **\$713.87**

**Total amount due** **\$1,407.31**

Amount enclosed

\$

Make checks payable to Comcast  
Do not send cash

COMCAST  
PO BOX 71211  
CHARLOTTE NC 28272-1211





## Regular monthly charges

\$663.29

## 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 &amp; 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

\$24.24

Universal Connectivity Charge	\$1.86
Regulatory Recovery Fees	\$0.78
Broadcast TV Fee	\$10.00
Regional Sports Fee	\$7.60
Voice Network Investment	\$2.00
Directory Listing Management Fee	\$2.00

## One-time charges

\$10.00

## Other charges

\$10.00

Late Fee	May 27	\$10.00
----------	--------	---------

## Taxes, surcharges &amp; fees

\$40.58

## Taxes &amp; surcharges

\$40.58

State And Local Sales Tax	\$2.14
State Communications Services Tax	\$21.56
Local Communications Services Tax	\$16.01

## 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](https://business.comcast.com/myaccount) for more details

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



continues...

**Important Notice for Voice Customers:****Comcast Notice of Toll-Free Dialing to Reach 711****For access to Telecommunications Relay Services for people who are deaf or hard-of-hearing**

The FCC requires that all voice service providers nationwide provide toll-free, three-digit 711 dialing for access to all Telecommunications Relay Services (TRS). TRS facilitates telephone conversations between people with hearing or speech disabilities and people with or without such disabilities.

TRS uses operators, called communications assistants (CAs), to facilitate telephone calls between people with hearing and speech disabilities and other individuals. A TRS call may be initiated by either a person with a hearing or speech disability, or a person without such disability. When a person with a hearing or speech disability initiates a TRS call, the person uses a teletypewriter (TTY), another text input device such as a smartphone or a video phone to call the TRS relay center, and gives a CA the number of the party that he or she wants to call. The CA in turn places an outbound traditional voice call to that person. The CA then serves as a link for the call, relaying the text of the calling party in voice to the called party, and converting to text what the called party voices back to the calling party.

Dialing 711 to reach TRS makes relay access convenient, fast, and uncomplicated.

TRS is available 24 hours a day, seven days a week and all calls are confidential.

**For more information about the various types of TRS, see the FCC's consumer fact sheet at <https://www.fcc.gov/general/telecommunications-relay-services-trs>, or visit the Web site of the Disability Rights Office (DRO) at <https://www.fcc.gov/general/disability-rights-office>.**



**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

Invoice #: 43

Invoice Date: 6/1/19

Due Date: 6/1/19

Case:

P.O. Number:

**Bill To:**

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



Description	Hours/Qty	Rate	Amount
Management Fees - June 2019		3,750.00	3,750.00
Information Technology - June 2019		166.67	166.67
Dissemination Agent Services - June 2019		416.67	416.67
Office Supplies		17.83	17.83
Postage		51.19	51.19
Copies		529.65	529.65
Telephone		40.32	40.32
Laptop & Computer		809.06	809.06
		<b>Total</b>	<b>\$5,781.39</b>
		<b>Payments/Credits</b>	<b>\$0.00</b>
		<b>Balance Due</b>	<b>\$5,781.39</b>

## Municipal Asset Management, Inc.

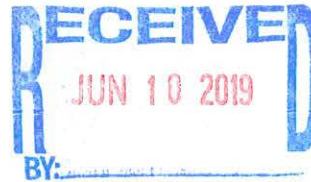
25288 Foothills Drive North  
Suite 225  
Golden, CO 80401  
(303) 273-9494

# INVOICE

**INVOICE NO:** 0617299

**DATE:** 6/1/2019

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



DUE DATE	RENTAL PERIOD
7/7/2019	

PMT NUMBER	DESCRIPTION	AMOUNT
6	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
0617299	7/7/2019	\$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 #
6/1/2019	22

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 - June 2019 320, 572, 45507	1,295.00	1,295.00
	Pool Maintenance Services - June 2019 320, 572, 45505	1,365.00	1,365.00
	Operations Management Services - June 2019 320, 572, 45504	1,666.67	1,666.67
	Facility Management - Meadow View - June 2019 320, 572, 4550	5,000.00	5,000.00
Total			\$9,326.67

RMW  
6, 3, 19



# Southeastern Paper Group, Inc.

Supply Systems ♦ Service ♦ Solutions

1-800-632-1296

PO Box 6220  
Spartanburg SC 29304-6220

## STATEMENT



Customer No.	Statement Date	Terms
91037	06/03/2019	NET 30 DAYS

Total Balance	Current	Past Due
\$349.48	\$349.48	\$0.00

632



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

**Remit To:**

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

Did you know we offer a complete line of packaging supplies? Call Linda Liles at 800-858-7230 Ext. 2128 for more details. Page 1 of 1

Invoice	Type	PO Number	Invoice Date	Due Date	Current Amount	Past Due
4517443	I	LEAH T	05/31/2019	06/30/2019	\$349.48	\$0.00

RECEIVED  
JUN 10 2019  
BY \_\_\_\_\_

Did we receive invoice?

CODES: B=Balance I=Invoice C=Credit P=Unapplied Payment R=Returned Check M=Miscellaneous Billing

00198855



# **SOUTHEASTERN PAPER GROUP**

OF JACKSONVILLE FL

REMIT TO:

PO BOX 890671 CHARLOTTE NC 28289-0671

TELEPHONE 800-632-1296

**Sold to**

MEADOW VIEW O TWIN CREEKS CDD  
475 WEST TOWN PLACE SUTIE 114

SAINT AUGUSTINE


FL 32092

**Shipped to**

BEACON LAKE SUBDIVISION  
850 BEACON PARKWAY

ST. AUGUSTINE

FL 32095

Terms		Your order number		Customer #	Sold by	Shipped Via		Page	Invoice Date	Invoice number
NET 30 DAYS		LEAH T		91037 01	Bob Jones	OUR TRUCK		1 of 1	5/31/2019	4517443
Product No.	Qty Ord	Unit	Description	Packaging	Qty ship	Qty BO	Unit price	Amount		
051251	4	CASE	23000 SIGNATURE WHITE C/FOLD TOWEL	12/120	4		36.86	147.44		
058143	4	CASE	X7658QK BLACK 38X58 LINER (2.0)	100	4		49.26	197.04		
998100	1		FUEL ADJUSTMENT		1		5.00	5.00		
**ASK ABOUT EMAILED INVOICES AND STATEMENTS**										
OUR OFFICES WILL BE CLOSED THURSDAY, JULY 4TH FOR INDEPENDENCE DAY HOLIDAY										
Merchandise total		Sales tax			Freight		Please pay This amount 		349.48	
349.48										